



REPORT

To: Chair and Directors

Report Number: DS-BRD-392

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: March 21, 2024

Subject: **OCP & Zoning Amendment Bylaws No. 2540 & 2541, 2024, PRRD File No. 23-014 OCPZN**

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give West Peace Fringe Area Official Community Plan Amendment Bylaw No. 2540, 2024 to amend the designation on a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from AgR (Agriculture Resource) and S (Settlement) to I (Industrial), S (Settlement), and AgR (Agriculture Resource) third reading; and further

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2541, 2024 to rezone a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from A2 (Large Agriculture Holdings Zone) and P-1 (Park and Open Space) to I-1 (Light Industrial Zone), A-2 (Large Agriculture Holdings Zone), and P-2 (Civic, Assembly and Institutional Zone) third reading.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board adopt Official Community Plan Amendment Bylaw No. 2540, 2024 and Zoning Amendment Bylaw No. 2541, 2024.

BACKGROUND/RATIONALE:

Proposal

The applicant is looking to amend a ± 7.75 ha (19.15 ac) portion of the property to the 'I' designation and the 'I-1' zone to allow for Oil and Gas Field Services, to make the existing lay down yard permanent, as the Temporary Use Permit renewal has expired.

Staff also recommends amendments to address parcel configuration issues identified through the application review. Staff have recommended to amend a separate ± 3.06 ha (7.56 ac) portion of the property to better reflect the existing public utility use on the parcel, by amending to the 'S' designation and a 'P-2' zone. The parcel configuration also requires amending the designation on a ± 0.015 ha (0.036 ac) portion of the property from 'S' to 'AgR', and the zoning on a different ± 0.035 ha (0.085 ac) portion of the property from 'P-1' to 'A-2'.

Rationale

The Oil and Gas Field Services Contractor use (laydown yard) has been occurring since 2018. In that time there have been no complaints regarding the use, and supportive comments or comments of no concern have been provided by internal and external agencies; therefore, the proposal is supported by staff.

File Details

Owner: Curtis and Elizabeth Brewster
Agent: Aspen Grove Property Services
Area: Electoral Area E
Location: Chetwynd
Legal: DISTRICT LOT 1912 PEACE RIVER DISTRICT INCLUDING THE AREA DESIGNATED ON PLAN EPP122924 EXCEPT PLAN EPP124664
PID: 014-907-852
Lot Size: 83.6 ha (206.6 ac)

Site Context

The subject property is located immediately west of the District of Chetwynd's boundary and southwest of Chetwynd Airport. The Pine River is directly south of the subject property and smaller residential lots are north of the subject property.

Summary of Procedure

OCP & Zoning Amendment Bylaw Nos. 2540 & 2541 were read for the first and second time on January 25, 2024. The following activities have occurred since then:

February 13, 2024	Notice of Public Hearing advertised on the PRRD website and Facebook page.
February 14, 2024	Public notification mailed to landowners within notification area.
February 27, 2024	Public hearing held in Chetwynd.

Comments Received from the Public

A public hearing was held on February 27, 2024 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give West Peace Official Community Plan Amendment Bylaw No. 2540, 2024 to amend the designation on a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from AgR (Agriculture Resource) and S (Settlement) to I (Industrial), S (Settlement), and AgR (Agriculture Resource) third reading; and further,

That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2541, 2024 to rezone a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from A-2 (Large Agriculture Holdings Zone) and P-1 (Park and Open Space) to I-1 (Light Industrial Zone), A-2 (Large Agriculture Holdings Zone), and P-2 (Civic, Assembly and Institutional Zone) third reading; and further,

That the bylaw be marked as abandoned.

2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Official Community Plan Amendment Bylaw No. 2540, 2024
2. Zoning Amendment Bylaw No. 2541, 2024
3. Public Notification for Official Community Plan Amendment Bylaw No. 2540, 2024 & Zoning Bylaw No. 2541, 2024
4. Agenda – Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2540 & 2541, 2024, PRRD File No. 23-014 – February 27, 2024
5. Minutes – Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2540 & 2541, 2024, PRRD File No. 23-014

External Links:

1. Report – [OCP & Zoning Amendment Bylaw Nos. 2540 & 2541, 2024, PRRD File No. 23-014 OCPZN – January 25, 2024](#)



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed OCP & Zoning Amendment Bylaws No. 2540, 2541, 2024**

February 27, 2022, 6:00pm
Chetwynd Recreation Centre

ATTENDANCE:

Peace River Regional District: Larry Houley, Alternate Director Electoral Area E
Ashley Murphey, GM of Development Services

Applicant/Owner: Mario Roy - On behalf of the applicants.

Public: Eight (8) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed OCP and Zoning Amendment Bylaws No. 2540 & 2542, 2024 for the property legally described as District Lot 1912, PRD Plan EPP122924, except Plan EPP124664.

Staff summarized the proposal to the public.

4. SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud the comments received from agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

No comments were received from the public.

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No members of the public were in attendance.

7. COMMENTS FROM APPLICANT(S)

Mr. Roy stated that the property is not in the ALR, will not be used to store anything noxious and there will be no risk of invasive plants to neighbouring farmland.

8. COMMENTS FROM PUBLIC

None.

9. FINAL COMMENTS FROM APPLICANT(S)

None.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:10 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP & Zoning Amendment Bylaws No. 2540 & 2541, 2024, held on February 27, 2024.

Original signed by:

Ashley Murphey, RPP, MCIP
General Manager of Development Services

Alternate Director Houley, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2540, 2024

A bylaw to amend the "West Peace Fringe Area
Official Community Plan Bylaw No. 2312, 2018"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018;

NOW THEREFORE, the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "West Peace Fringe Area Official Community Plan Amendment Bylaw No. 2540, 2024."
2. Schedule B - Map 4 of the "West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018" is hereby amended by redesignating District Lot 1912, PRD Plan EPP122924, except Plan EPP124664, as follows:
 - i) Amendment Area 1 - ± 7.75 ha. (19.1 acre) portion from AgR "Agriculture Resource and S "Settlement" to I "Industrial";
 - ii) Amendment Area 2 - ± 3.06 ha. (7.56 acre) portion from AgR "Agriculture Resource to S "Settlement";
 - iii) Amendment Area 3 - ± 0.0145 ha. (0.036 acre) portion from S "Settlement" to AgR "Agriculture Resource".as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>25th</u>	day of	<u>January</u>	, 2024.
READ A SECOND TIME THIS	<u>25th</u>	day of	<u>January</u>	, 2024.
Public Notice mailed on the	<u>14th</u>	day of	<u>February</u>	, 2024.
Public Notice published on the	<u>13th to 27th</u>	day of	<u>February</u>	, 2024.
Public Hearing held on the	<u>27th</u>	day of	<u>February</u>	, 2024.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2024.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2024.

Brad Sperling, Chair

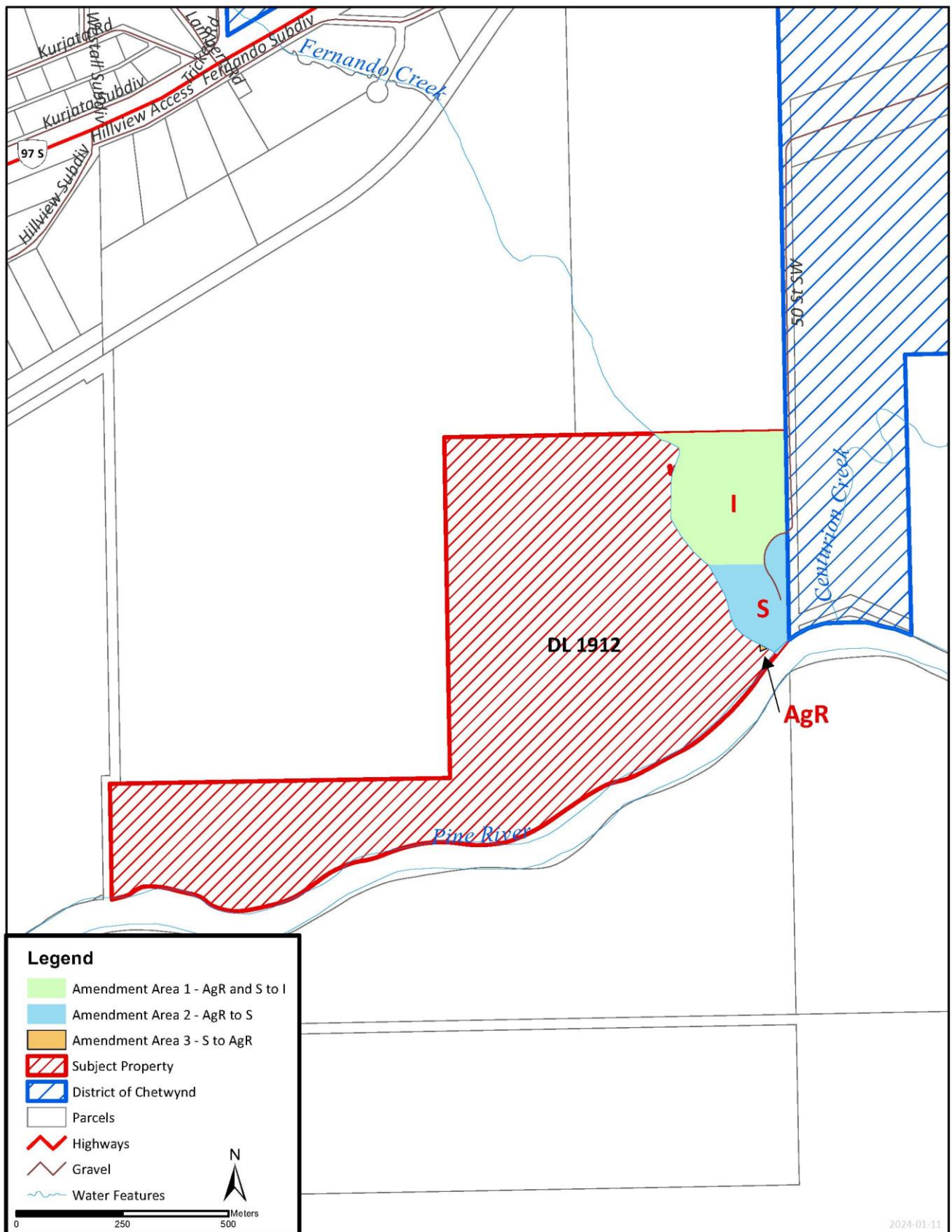
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of
West Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2540, 2024", as adopted by
the Peace River Regional District Board
on _____, 2024.

Tyra Henderson, Corporate Officer

Schedule A



Schedule A

