



REPORT

To: Chair and Directors

Report Number: DS-BRD-399

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

Date: May 2, 2024

Subject: Zoning Amendment Bylaw No. 2548, 2024, PRRD File No. 24-003 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2548, 2024 to rezone the property identified as PID 012-806-391 from Residential 3 Zone (R-3) to Light Industrial Zone (I-1) first and second readings; and further,

That a Public Hearing be held and delegated to the Director of Electoral Area C.

BACKGROUND/RATIONALE:

Proposal

To rezone the property from Residential 3 zone (R-3) to Light Industrial zone (I-1) so the applicant can operate a printing and publishing establishment (sign shop).

Rationale

Support is being recommended as the proposal is consistent with the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021.

File Details

Owner: Creative Signworks Inc.
Agent: Peter Franklin, Cory Franklin
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 5 Block 1 Section 2 Township 84 Range 19 West of The 6th Meridian Peace River District Plan 9723
PID: 012-806-391
Civic Address: 10097 269 Rd
Lot Size: 0.41 ha (1.02 ac)

Site Context

The parcel is situated approximately 360 meters west of Fort St. John. Currently, the land is utilized for both industrial and residential purposes. Surrounding properties consist of a mix of residential and industrial land uses.

Site Features

Land

The property is cleared of all natural trees with no notable topographical features on the property.

Structures

The subject property consists of a 248.79 m² shop.

Access

The property is accessed from the west via 269 Road.

Comments & ObservationsApplicant

The applicant is seeking to rezone the parcel to operate a printing and publishing establishment (sign shop) within the existing 248.79 m² shop.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan (NPFA OCP) Bylaw No. 2460, 2001 the subject property is designated Light Service Industrial (LSI). Land within this designation should “generally be used for industrial uses that service the natural resource sector and nearby residents and businesses”. The applicant is seeking to rezone the property to I-1 – Light Industrial, therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 3 (R-3). The proposed printing and publishing establishment (sign shop) is not a permitted use in the R-3 zone, however it is a permitted use within the I-1 (Light Industrial) zone, therefore this zoning amendment is required.

The minimum parcel size for an I-1 parcel is 1.80 ha (4.45 ac), the subject property is considered undersized at 0.41 ha (1.02ac) however, subdivision is not proposed. Therefore, the proposal is consistent with the regulations of the proposed I-1 zone.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within the Industrial Development Permit Area pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2001. A Development Permit will be required prior to any building.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Impact AnalysisContext

The surrounding area is a mixture of residential and industrial zoned properties.

Population & Traffic

Rezoning to I-1 may increase traffic to the parcel due to the operation of a business.

Sewage & Water

The property has a cistern for water and a septic field for sewer. The applicant has indicated there will be no changes to the water and sewage system.

Comments Received from Municipalities & Provincial AgenciesBylaw Enforcement Officer

The business has already started operating from this location in an R-3 Zone. A successful re-zoning would bring the current use of the property into compliance with the Zoning Bylaw. An unsuccessful re-zoning may require that the business be removed from the property.

The applicant indicates that the intent is to construct a sign shop. If there is to be any new construction an Industrial Development Permit and a Building Permit are mandatory prior to the commencement of any construction. If there is to be any renovation of the existing building that the business is currently operating from, a Building Permit may also be mandatory prior to the commencement of any work.

The applicant indicates a structure has been removed. This demolition should have had a Demolition Permit prior to commencement of the work.

Charlie Lake Fire Department

Interests unaffected.

GIS Department

No concerns.

BC Hydro

BC Hydro Property Rights has no objection in principle to the proposed as BC Hydro has no works, nor a Right of Way registered on the property.

The Ministry of Transportation and Infrastructure

Subject lands currently take access off Riverview Rd 269 which will require a new permit for the proposed industrial use. No direct access to Road 242 is supported by the ministry. Any new buildings must meet the required setbacks as per the Bylaw.

PNG

No concerns from PNG.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment No. 2548, 2024 to rezone the subject property identified as PID 012-806-391 from R-3 to I-1 first and second readings.
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. Zoning Amendment Bylaw No. 2548, 2024
2. Maps, PRRD File No. 24-003 ZN
3. Application, PRRD File No. 24-003 ZN



PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fs@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☒ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☐ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name CREATIVE SIGNWORKS INC.	Authorized Agent of Owner (if applicable) PETER AND CORY FRANKLIN
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
012-806-391	ha./acres
LOT 5, BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19	ha./acres
WEST OF THE 6TH MERIDIAN PEAVE RIVER DISTRICT	1 ACRE ha./acres
PLAN 9723	TOTAL 1 AREA ha./acres

4. Civic Address or location of property: 10097 269 Road Fort St. John, BC

V1J ~~8K2~~
8A6

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: RESIDENTIAL (R3)

Proposed zone: LIGHT INDUSTRIAL (I-1)

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

The property currently consists of a 2678 square foot shop and a detached garage.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential property immediately to the north and then industrial properties farther north on the 269 Road

(b) East Residential property

(c) South 242 Road then opposite side of road is residential property

(d) West Hot shot business (Ambitious Hotshot & Piloting Ltd.)

8. Describe your proposal. Attach a separate sheet if necessary:

The home that occupied the property when we bought was condemned and not could not be lived in.

It was full of black mold due to a very bad flooding in the basement. Doors and windows were smashed.

We have removed the home and would like to re-zone the property to meet the official community plan of light industrial and operating a manufacturing business on the property

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Our proposal is in line with the official community plan and we plan to operate a manufacturing

business on the property. We manufacture signs and decals for both commercial and

personal customers in the city.

10. Describe the proposed and/or existing means of sewage disposal for the property:

The property currently has a septic tank with mound and there would be no change to this in our proposal.

11. Describe the proposed and/or existing means of water supply for the property:

The property currently has a cistern tank and there would be no change to this in our proposal.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to our knowledge, a true statement of the facts related to this application.

Signature

March 8, 2024
Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>Creative Signworks</u> and <u>Peter Franklin</u> hereby authorize (name of landowner) (name of landowner)	
<u>Cony Franklin</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner	Date: <u>March 8, 2024</u>
Signature of Owner:	Date:

Section 6 – Public Notice Sign Requirements

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
 - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
 - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
 - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
 - g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
 - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
 - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.



CONTAMINATED SITE DECLARATION FORM

I, Cory and Peter Franklin, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

LOT 5, BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH
MERIDIAN PEACE RIVER DISTRICT PLAN 9723

Please check only one:

☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

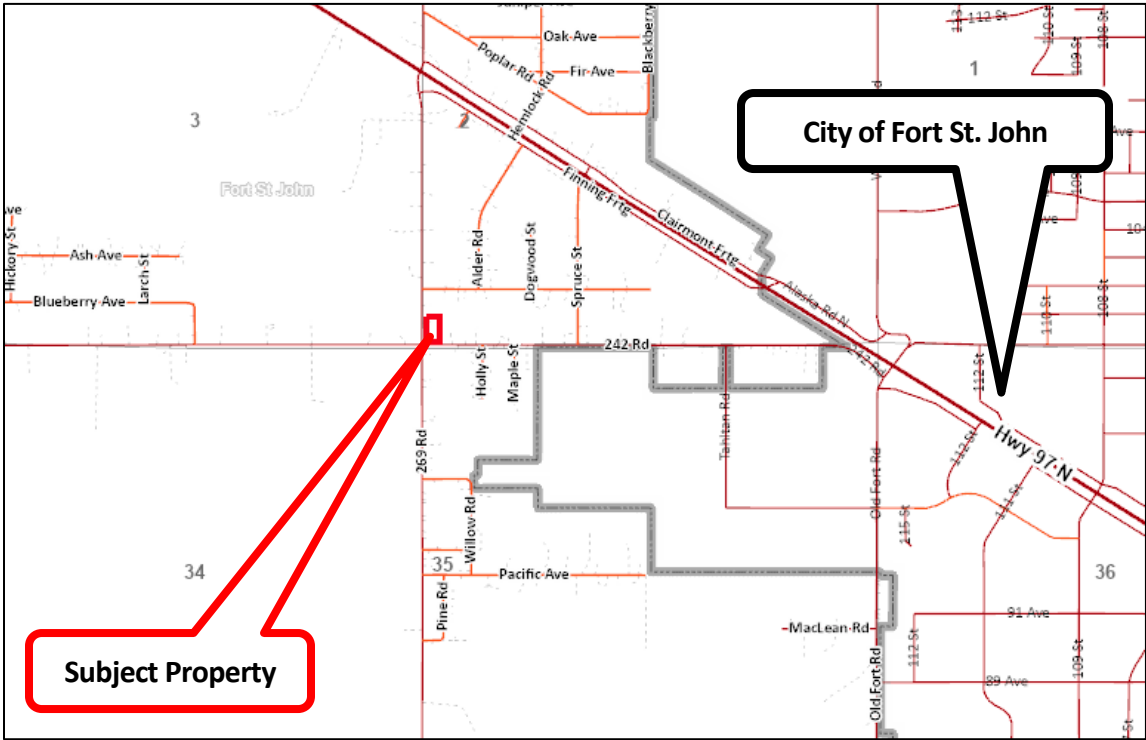
I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

Cory F / 04 / 24 /
Owner/ dd mm yyyy

Peter 0 / 04 / 24 /
Owner/ dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

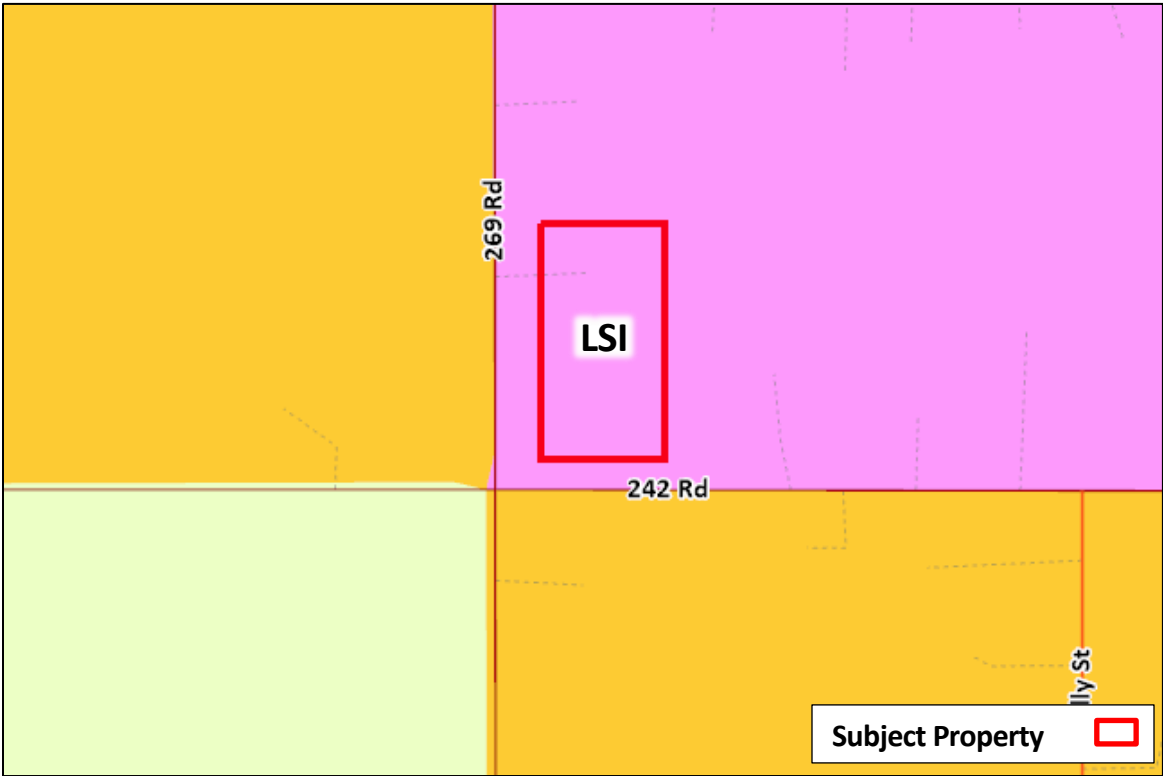
Location: Fort St. John area



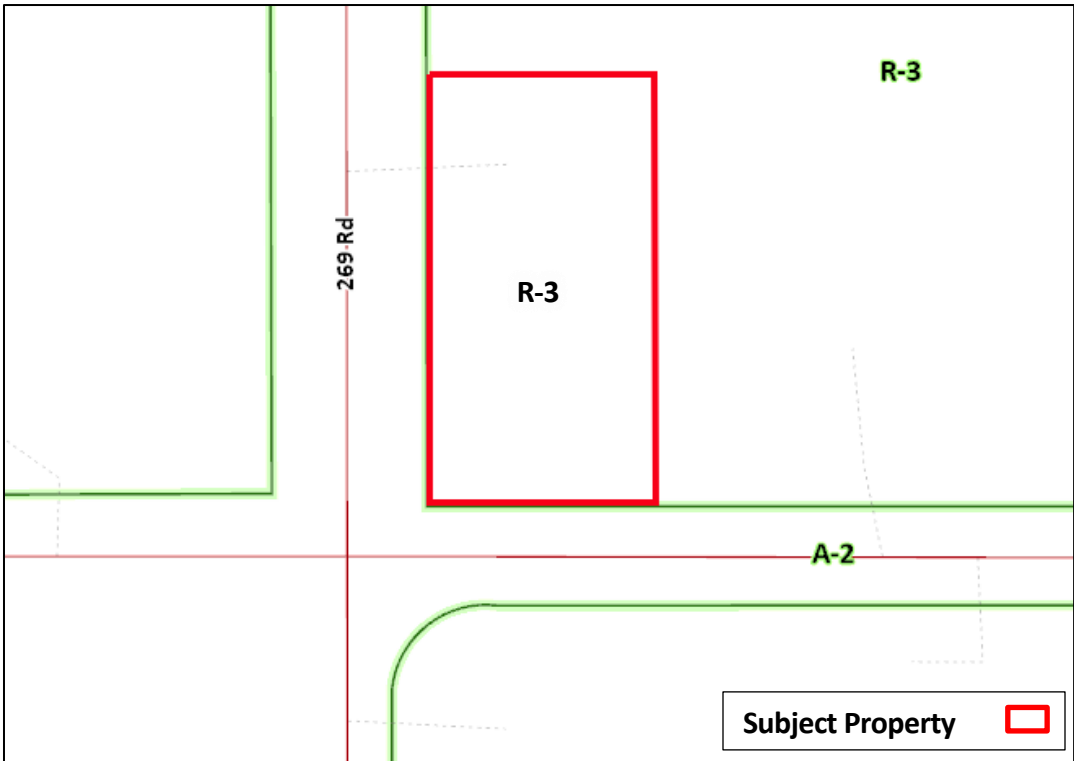
Aerial imagery



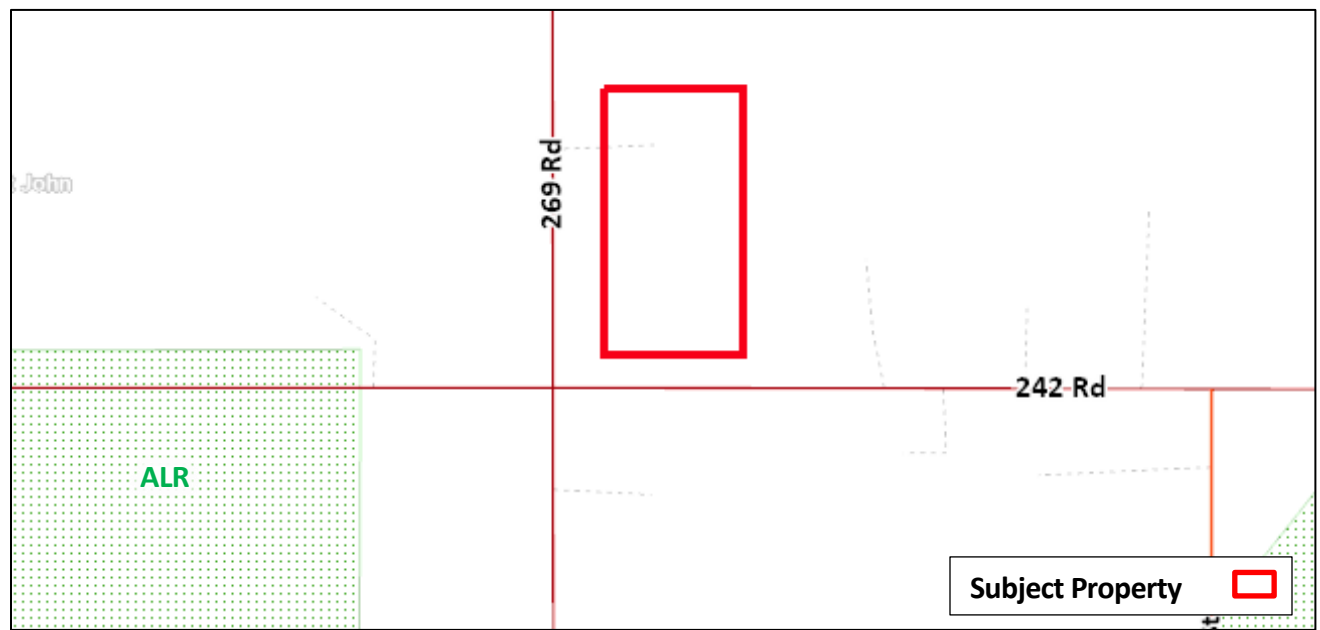
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460 2011: Light Service Industrial



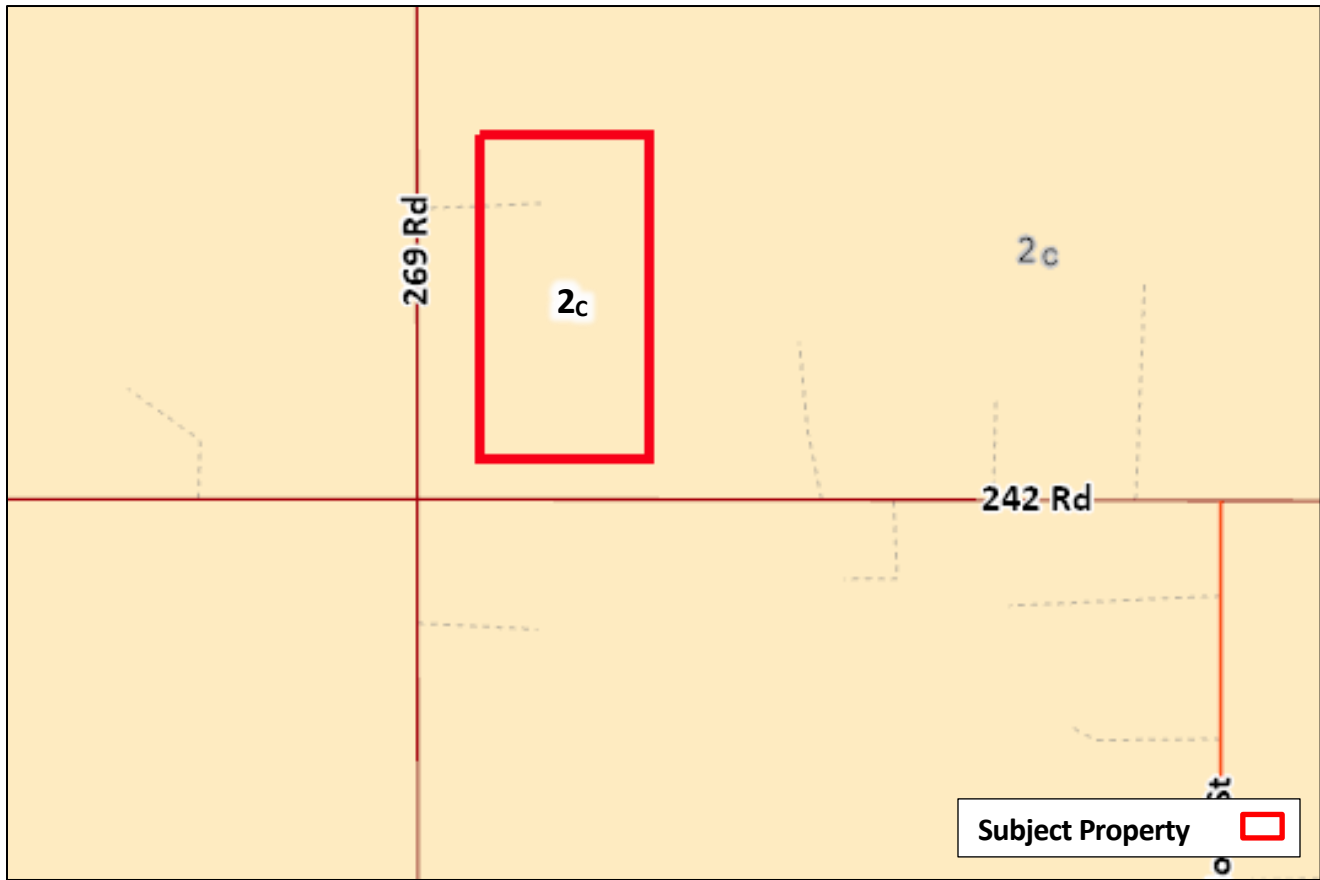
PRRD Zoning Bylaw No. 1343, 2001: Residential 3 Zone (R-3)



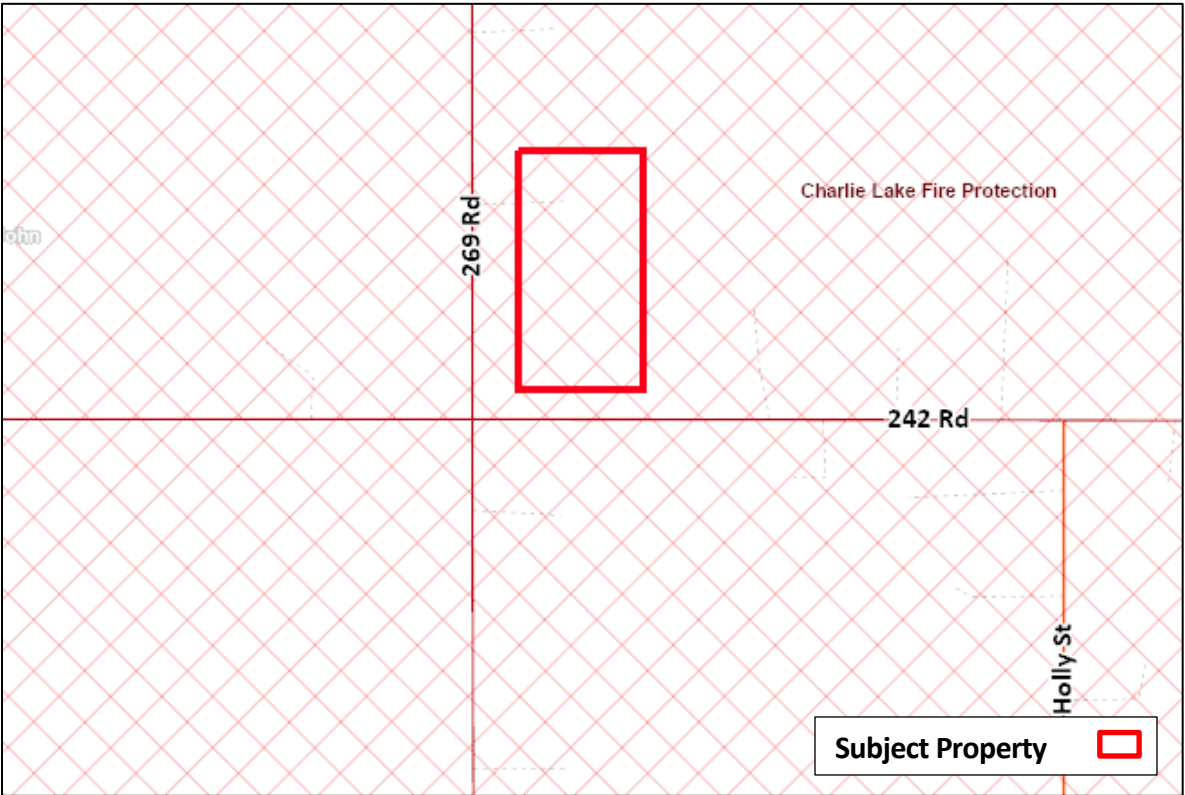
Agricultural Land Reserve: Outside



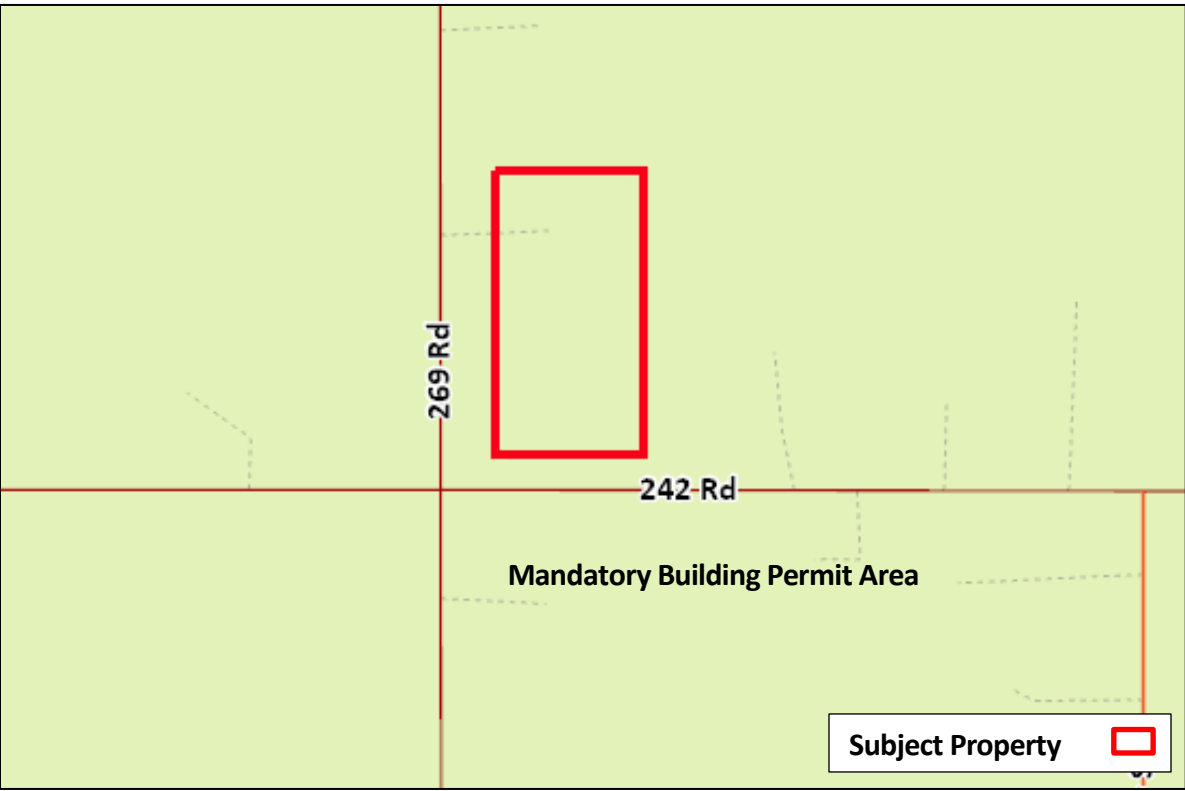
CLI Soil Classification: 2c



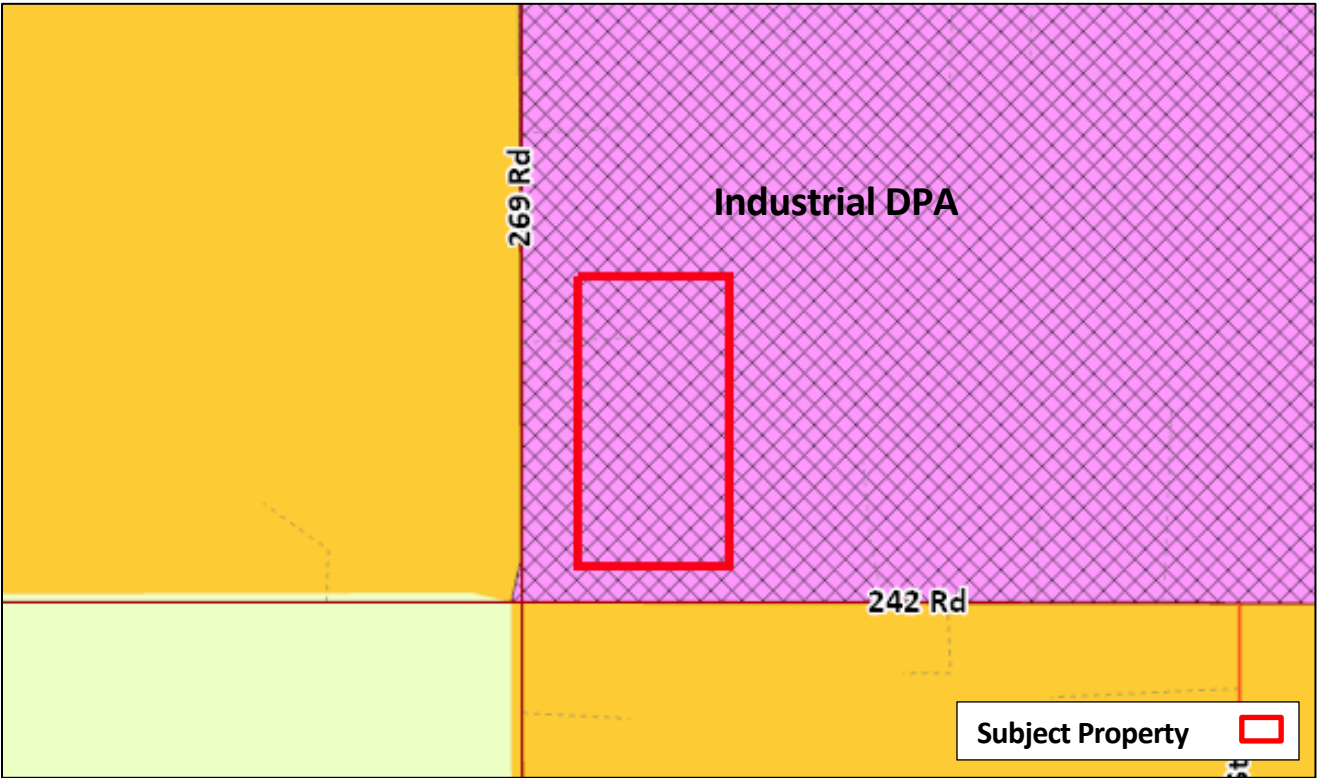
Charlie Lake Fire Protection Area: Within



Mandatory Building Permit Area: Within



NFPA OCP Industrial Development Permit Area: Within



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2548, 2024

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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 "Peace River Regional District Zoning Amendment Bylaw No. 2548, 2024."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 5, Block 1, Section 2, Township 84, Range 19, W6M, PRD, Plan 9723, from R-3 "Residential 3 Zone" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2024.

READ A SECOND TIME THIS _____ day of _____, 2024.

Public Notice published on the _____ day of _____, 2024.

Public Hearing held on the _____ day of _____, 2024.

Ministry of Transportation and
Infrastructure approval received on the _____ day of _____, 2024.

READ A THIRD TIME THIS _____ day of _____, 2024.

ADOPTED THIS _____ day of _____, 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 "Peace River Regional District Zoning Amendment Bylaw No. 2548, 2024", as adopted by the Peace River Regional District Board on _____, 2024.

Tyra Henderson, Corporate Officer

Schedule A

