



REPORT

To: Chair and Directors

Date: December 19, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: **OCP & Zoning Amendments Bylaw Nos. 2389 & 2390, 2020, PRRD File No. 19-201**

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board has considered the requirements of s. 475 of the *Local Government Act* and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the staff report from the General Manager of Development Services dated December 19, 2019 regarding Bylaw Nos. 2389 and 2390; further,

That Official Community Plan Amendment Bylaw No. 2389, 2020, to amend the designation of the property identified as PID 017-498-937 from Agriculture (Reserve – Light/Service Industrial) to Light/Service Industrial, be read a first and second time; and further,

That Zoning Amendment Bylaw No. 2390, 2020, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), be read a first and second time; and finally

That a public hearing, delegated to the Director of Electoral Area C, be scheduled upon receipt of the previously requested drainage study for the property.

BACKGROUND/RATIONALE:

Proposal

To re-designate the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture-Reserve Light/Service Industrial to Light/Service Industrial and to rezone the subject property within PRRD Zoning Bylaw No. 1343, 2001 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).

File Details

Owner: Maddigan Holdings Ltd.
 Area: Electoral Area C
 Location: Fort St. John
 Legal: Lot 1 Section 26 Township 83 Range 19 W6M Peace River Plan PGP35699
 Civic Address: 8425 Old Fort Road
 PID: 017-498-937
 Lot Size: 2.05 ha (5.07 ac)

Site Context

The subject property is southwest of Fort St. John, south of Highway 97N. The property was subdivided from the rest of the quarter section in 1991. The area has a mix of land uses, including industrial and residential to the north and east of the subject property. Land to the south and west is used for agriculture.

Site FeaturesLand

The property is partially cleared of trees and has a developed home site.

Structures

There is a residence and shop on the property.

Access

The subject property is accessed from Old Fort Road. There is also an undeveloped right-of-way along the northern property line.

CLI Soil Rating

Soil on the property classified as 2C. Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes an adverse climate.

Comments & ObservationsApplicant

The applicant intends to develop the property in the future to accommodate growth of Maddex Turbine Services Ltd., currently located at 8600 Old Fort Road (approximately 150m north of the subject property). According to their website, Maddex Turbine Services Ltd. specializes in overhauling, maintaining, and repairing gas turbines.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR. The property was excluded in 2016 by resolution #47/2016. In authorizing the application for ALR exclusion to proceed to the Agricultural Land Commission, the Regional Board passed the following resolution, instructing that a drainage study would be required as part of a rezoning process:

PRRD Resolution No. RD/15/10/17(22):

- 1) That ALR Exclusion Application 121/2015 (Surinak), be authorized to proceed to the Agricultural Land Commission on the basis that the proposal is consistent with the Official Community Plan, particularly in regards to Policy 8 of Section 8.3.3 Agriculture (Reserve – Light/Service Industrial); and
- 2) That a letter be forwarded to the proponent to advise that a completed drainage study will be required as part of the rezoning process.

Official Community Plan (OCP)

Pursuant to North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Agriculture-Reserve Light/Service Industrial. The purpose of this designation is to retain land for agricultural use, until substantial infilling (more than 50% in use) is achieved within the areas designated Light/Service Industrial and Light/Service Industrial (Serviced), as shown on Schedule B, Map No. 5 of the Official Community Plan.

On July 23, 2015, PRRD Development Services staff calculated that of the 248 parcels designated Light/Service Industrial or Light/Service Industrial (Serviced), 64% were occupied by an industrial use. An

additional 20% were occupied by a non-industrial use, leaving 16% of parcels available for development. Therefore, the 50% threshold was reached and land designated Agriculture-Reserve Light/Service Industrial is eligible for industrial development.

As stated in Section 8.3.1, Policy 4 of the Official Community Plan, land with the proposed Light/Service Industrial designation will generally be used for industrial uses, such as machinery or equipment servicing, repair, and sales. As stated in Section 8.3.1, Policy 6 of the Official Community Plan, the minimum parcel size for land with the Light/Service Industrial designation is 1.6 ha (4 ac).

Therefore, the proposal to re-designate the parcel from Agriculture-Reserve Light/Service Industrial to Light/Service Industrial is supported by the Official Community Plan, the business's services are permitted, and the parcel meets the minimum parcel size policy for the proposed designation.

The North Peace Fringe Area Official Community Plan is currently under review and more public engagement is planned regarding land uses in this area.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). Since the proposed land use is not consistent with the A-2 Zone, the landowner is applying to rezone the property to I-1 (Light Industrial Zone). As stated in Section 45.1 of the zoning bylaw, permitted uses within this zone include servicing and repairs of machinery. As stated in Section 45.2, the minimum parcel size is 1.8 ha (4.5 ac).

Therefore, the proposed use and current parcel size are consistent with the I-1 Zone regulations.

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. Since no industrial development is proposed at this time, a Development Permit is not yet required. A Development Permit will be required prior to any construction of buildings or structures on the property.

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, but the charge does not apply to industrial properties.

Impact Analysis

Context

Though no new development is proposed at this time, the proposed bylaw amendments would facilitate future industrial use of the subject property. The surrounding area's land uses are a mix of industrial, residential, and agriculture, which are prone to conflict with one another. Potential land use conflicts should be addressed through the development permitting process.

Population & Traffic

No increase in population is anticipated. An increase in industrial traffic is anticipated if the property is rezoned and redeveloped for industrial use.

Sewage & Water

The existing home site has an established lagoon and well.

Comments Received from Municipalities & Provincial AgenciesCharlie Lake Fire Department

In favor of rezoning, with a variety of caveats to be implemented during the permitting process.

MoTI

No objections to the rezoning. The owner must apply for a Resource and Industrial access permit.

Northern Health

Approval recommended subject to compliance with standard public health legislation. The owner should provide mitigation and response planning for chemical leaks and spills.

Fort St. John

Approval not recommended due to concerns about long-range planning near the municipal border.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2389, 2020, to amend the designation of the property identified as PID 017-498-937 from Agriculture (Reserve – Light/Service Industrial) to Light/Service Industrial, and Zoning Amendment Bylaw No. 2390, 2020, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), as submitted.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):**

The decision of the Regional Board will be communicated to the applicant.

OTHER CONSIDERATION(S):

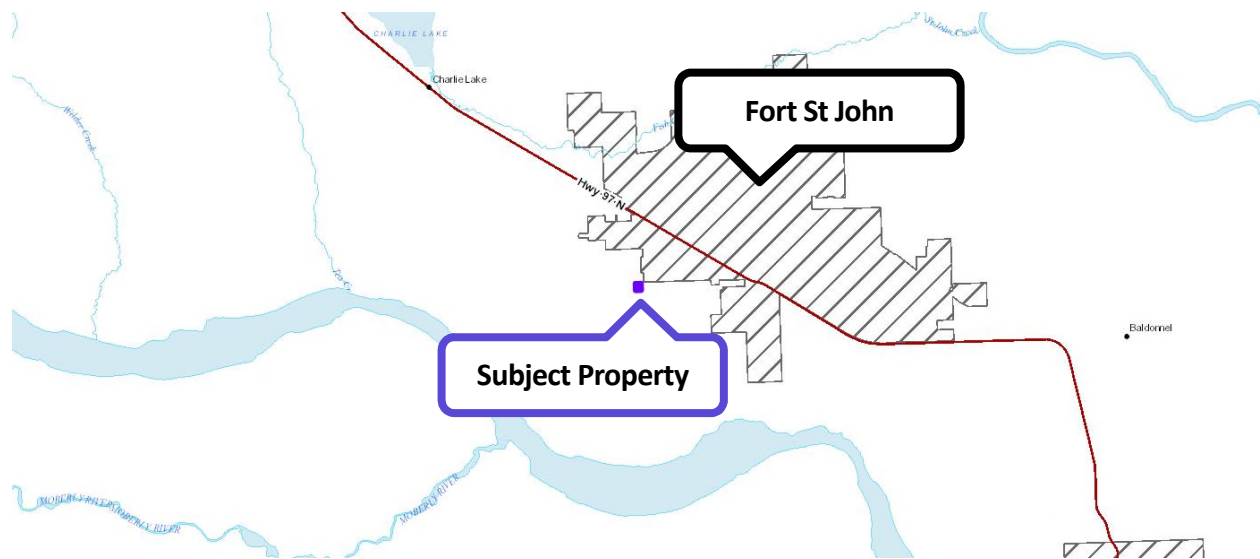
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Sections 8.3.1 – 8.3.3 of PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009
6. Section 45 of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Official Community Plan Amendment Bylaw No 2389, 2020
8. Draft Zoning Amendment Bylaw No. 2390, 2020

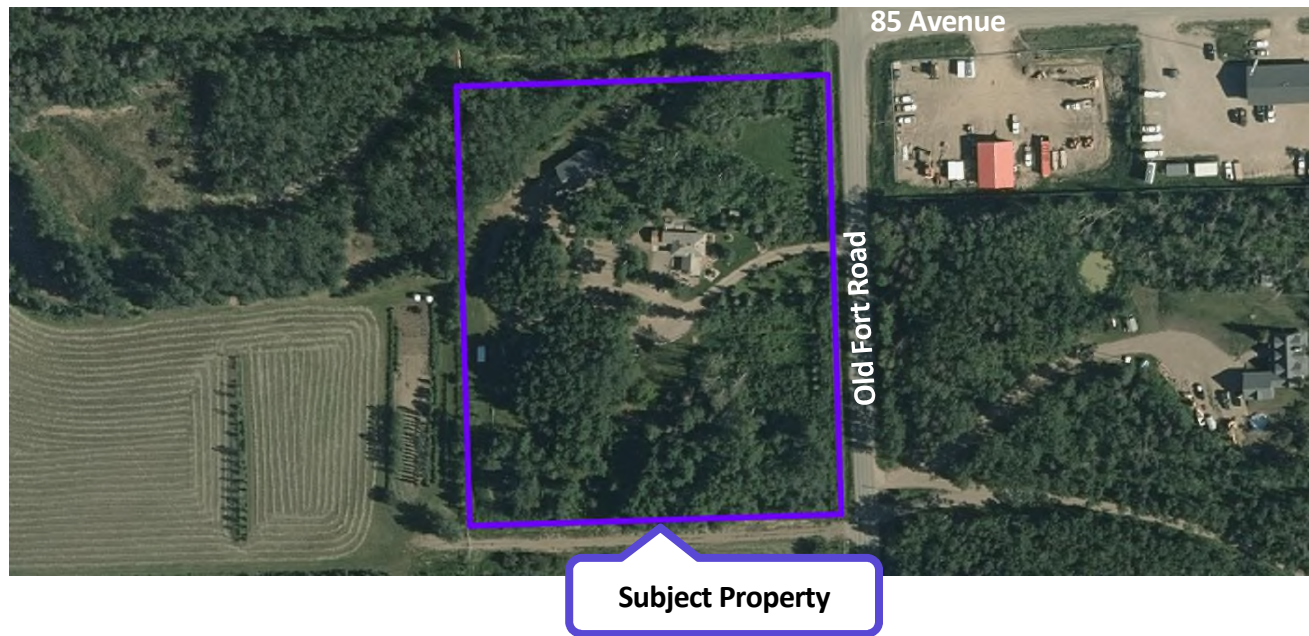
External Links:

1. [Staff Report - ALR Exclusion Application 121/15 Surinak, dated October 16, 2015](#)

Location: Fort St. John area

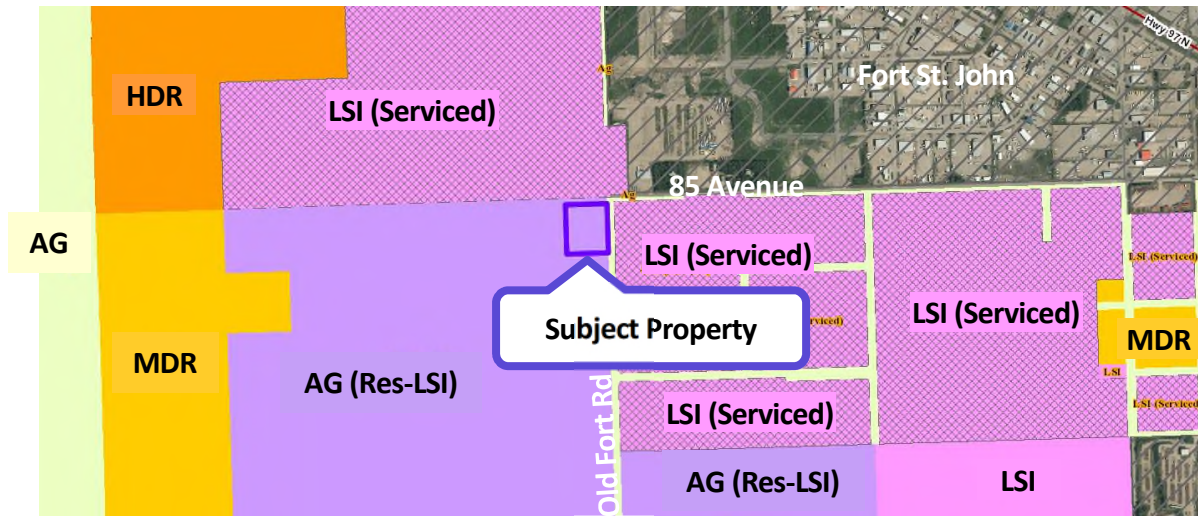


Aerial imagery

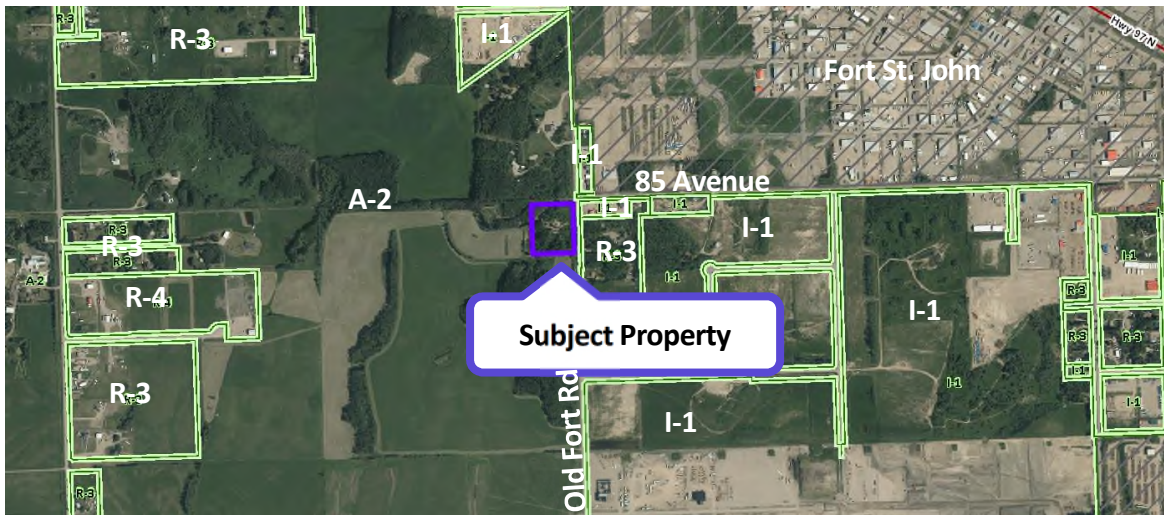


PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:

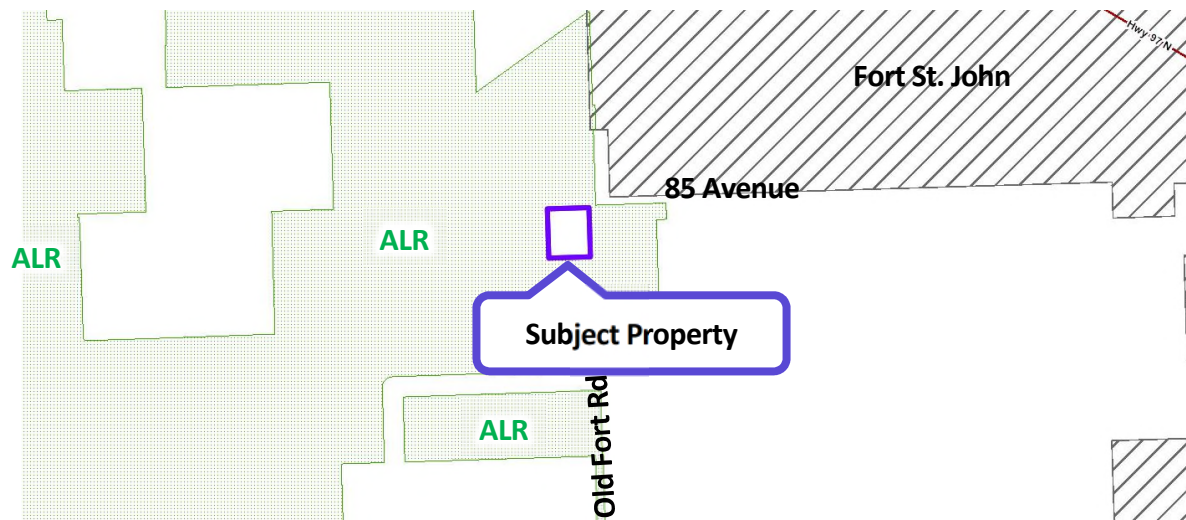
Agriculture (Reserve-Light/Service Industrial)



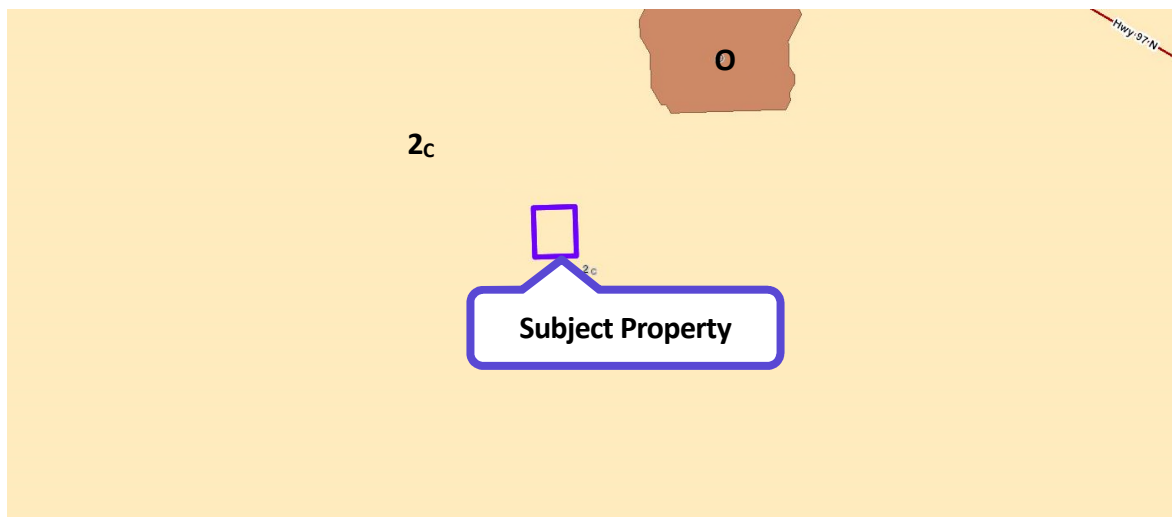
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings (A-2) Zone



Agricultural Land Reserve: Outside



CLI Soil Classification: 2c





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

File # 19-201

1. TYPE OF APPLICATION

	FEE
☒ Official Community Plan Bylaw Amendment	\$ 1,000.00
☐ Zoning Bylaw Amendment	650.00
☒ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☒ Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.



2. PLEASE PRINT

Property Owner's Name MADDIGAN HOLDINGS LTD	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: _____	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1, SECTION 26, TOWNSHIP 83 RANGE 19	2.0 ha./acres
WEST OF THE 16 TH MERIDIAN	ha./acres
PRD PLAN # P6P35699	ha./acres
	TOTAL AREA 2.0 ha./acres

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*.

January 9, 2020

4. Civic Address or location of property: 8425 OLD FORT ROAD
FORT ST JOHN, BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: AGRICULTURAL (A2) RESERVE

Proposed OCP designation: LSI

Text amendment: _____

- ☐ Zoning Bylaw amendment:

Existing zone: A2

Proposed zone: I1

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:

HOUSE + 1344 SQFT SHOP (USED FOR STORAGE)

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

(a) North RESIDENTIAL - HOUSE + KMAC SIGNS + GRAPHICS

(b) East INDUSTRIAL - INDUSTRIAL YARD W/SHOP

(c) South AGRICULTURAL / FARM - FIELD

(d) West AGRICULTURAL / FARM - FIELD

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

THE PURPOSE OF THIS PROPOSAL IS TO REMOVE THE PARCEL FROM ITS
CURRENT ZONING, IN DOING SO IT WILL ALLOW FOR THE FUTURE
GROWTH OF MADDEX TURBINE SERVICES LTD (8000 OLD FORT RD)
AT IT'S CURRENT LOCATION.

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

SEE ATTACHED

10. Describe the means of sewage disposal for the development:

LAGOON

11. Describe the means of water supply for the development:

WELL

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR 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:
 - (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 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 the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted Signature]

Signature of Owner

NOV 8 2019
Date signed

Signature of Owner

NOV 8 2019
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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



MADDIGAN HOLDINGS LTD.

SKETCH PLAN SHOWING LOT 1, NORTH EAST 1/4, SECTION 26,
TOWNSHIP 83, RANGE 19, WEST OF THE 6th MERIDIAN, PLAN PGP35699



SHEET: 1 OF 1



Caltech Surveys Land Surveying BC Ltd.
#203-6711 100th Ave., Fort St. John, BC
Tel: 250.263.9121
www.caltechsurveys.com

JOB:
DATE (Y/M/D):
DRAFTER:

MADDIGAN_PRRD Sketch
OCTOBER 22, 2019
AJM



January 9, 2020



REFERRAL FORM

B-2 a)

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	OCP & Zoning Amendment Bylaws Nos. 2389 & 2390, 2020	Date: November 19, 2019									
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (December 10, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF APPLICATION: To re-designate the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture-Reserve Light/Service Industrial to Light/Service Industrial and to rezone the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1) Zone.											
GENERAL LOCATION: Fort St. John											
LEGAL DESCRIPTION: Lot 1 Section 26 Township 83 Range 19 W6M Peace River Plan PGP35699 PID: 017-498-937											
AREA OF PROPERTY 2.05 ha (5.07 acres)	ALR STATUS: Outside	OCP DESIGNATION: Agriculture-Reserve Light/Service Industrial									
Land Owner: Maddigan Holdings Ltd.											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u>											
This referral has also been forwarded to the following agencies: ✓ Northern Health Authority ✓ Ministry of Transportation & Infrastructure via eDAS ✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development											
Other: <table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ School District 60</td><td>✓ Charlie Lake Fire Department</td></tr></table> <i>(As per the Management of Development Function)</i>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge	✓ City of Fort St. John	✓ School District 60	✓ Charlie Lake Fire Department
✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor									
✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge									
✓ City of Fort St. John	✓ School District 60	✓ Charlie Lake Fire Department									

January 9, 2020



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: November 19, 2019

Ref. PID# 017-498-937

With the rezoning of this parcel (PID# 017-498-937) from Agriculture to Light Industrial for the purposes of expanding/growth of Maddex Turbine & Service, Charlie Lake Fire Department is in favor with agreement of caveats.

Due to the nature of the business being operated on this parcel we make comment and suggestion for life/fire safety.

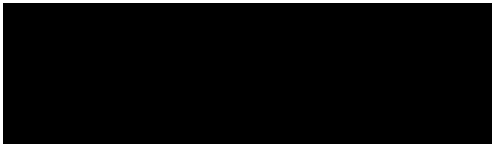
Caveat:

1. With expansion or growth on this parcel, a clear road/pathway access from Old Fort Road (driveway entrance) to the Business/building(s), complete access around the building(s) must be in place. Road way must be constructed to support heavy commercial vehicles (Largest Fire Apparatus), this includes enough road width for turning of the fire departments largest apparatus.
2. Water (Fire Water-Potable), with expansion, that water storage is put in place. Water tank/storage shall be constructed to withstand either Freezing/weather and have in place either above ground or below ground water storage, not allowing water to freeze and accessible year round for fire suppression. (Must be in place and constructed to support for close proximity for fire apparatus use – drafting, pumped or gravity use). This water must be accessible year round being a “good neighbor” for any fire activity that the fire department deems necessary for fire protection/activity on or off the property for the surrounding area. This includes water for practice events or fires activity of any kind.
Through a contract with the PRRD/Charlie Lake Fire Department for accesses to the water, the outlines of use shall be discussed, outlined and agreed upon, this will be a clear understanding for clear year round access – road way, use, maintenance, filling, damage, repairs and maintenance etc.
Understanding & Reasoning for Fire Water can be discussed through request of meeting with stake holders (PRRD Land use Planner, Fire Chief, Owner).

January 9, 2020

3. Turbines – Fuel Storage if in place/used.
A Safety Plan shall be provided to the fire department regarding fuel that is use for turbines. This shall include storage, amounts, and location. Also including suppression plan for storage area.
4. Fire Department Per-Plan shall be completed and maintained for this property/business for fire department use only.
5. Site visit (Fire Department, including Firefighters) shall take place for fire department review, inspection and site training if necessary on/for the property in relation to the Turbine Service activities. Site visit is to educate the fire department members on and for any hazards affiliated to the turbine business.
Turbine service operations have special hazards that the department should be aware of, including training on any specifics with respect to the operation being conducted on this property.
6. Any and all expansion plans/information for/of the services/expansions from/for Maddex Turbines & Service Ltd. shall be discussed with and reviewed by the PRRD Land use Planner and with respect to Charlie Lake Fire Department the PRRD Land use Planner will carry forward any information to the Fire Department for review.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department

January 9, 2020



Ministry of
Transportation
and Infrastructure

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Michael Blatz - North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral dated November 19, 2019, to re-designate the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture-Reserve Light/Service Industrial to Light/Service Industrial, and to rezone the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1) Zone (PID: 017-498-937 Lot 1 Section 26 Township 83 Range 19 W6M Peace River Plan PGP35699).

The proposal does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. Although the Ministry has no objections to the zoning amendment, we do have the following comments and recommendations for the proposal.

- The owner is to apply for a "Resource and Industrial" access permit to the Ministry of Transportation and Infrastructure for any accesses that will be used for industrial purposes prior to final approval and signature.

Below is a link to ensure that you are complying with the Ministry permitting requirements and apply online for the appropriate permits.

<http://www.th.gov.bc.ca/permits/index.asp>

The Ministry reserves the right to refuse or require changes to any proposals at the time of the application process.

Thank you for the opportunity to comment. If you or the proponent have any questions, please feel free to contact me [REDACTED].

Sincerely,

[REDACTED]

Raj Chopra – District Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:

District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:

1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

January 9, 2020

NH comments for By-Law Referral from PRRD

Re: PRRD Referral for OCP & Zoning Amendment Bylaws Nos. 2389 & 2390, 2020 dated November 19, 2019

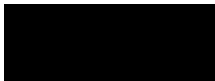
LEGAL DESCRIPTION: Lot 1 Section 26 Township 83 Range 19 W6M Peace River Plan PGP35699

PID: 017-498-937

Approval recommended subject to conditions below:

- Owner/Operator/ Applicant must follow the *Public Health Act [SBC 2008] Chapter 28* and its applicable regulations including not limited to Sewerage System Regulations, *Drinking Water Act [SBC 2001] Chapter 9* and its applicable regulations.
- The Owner/Operator/ Applicant must not create or cause a health hazard.
- The Owner/Operator/ Applicant must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Northern Health recommend the Owner/Operator/ Applicant to plan vehicle movement and traffic to reduce noise pollution as much as possible and help maintain the air quality by reducing dust levels. If dust level are high, proper dust control measures should be in place.
- Any chemical storage should include appropriate mitigation and response planning for leaks and spills.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer
Health Protection and Disease Prevention
Northern Health
10115-110th Avenue, Fort St. John, BC V1J 6M9
Tel: (250) 263-6000
Fax: (250) 263-6086

January 9, 2020

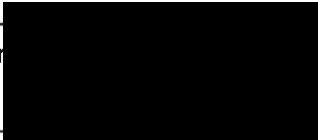


REFERRAL FORM

Peace River Regional District
 Box 810, 1981 Alaska Avenue,
 Dawson Creek, B.C. V1G 4H8
 Telephone: (250) 784-3200
 Fax: (250) 784-3201

RESPONSE SUMMARY		Bylaws Nos. 2389 & 2390, 2020
☐ Approval recommended for reasons outlined below	☐ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☒ Approval NOT recommended due to reasons outlined below	

Please see letter attached for response.

Signature: 	Title: Planning Manager
Date: December 3, 2019	Agency: City of Fort St. John.



City of Fort St. John
 10631 100 Street | Fort St. John, BC | V1J 3Z5
 (250) 787 8150 City Hall
 (250) 787 8181 Facsimile

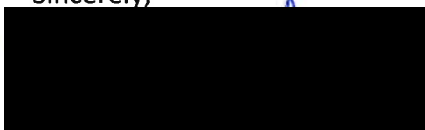
December 3, 2019

Re: PRRD File 19-201, OCP & Zoning Amendment Bylaws No. 2389 & 2390, 2020 (Maddigan Holdings Ltd.)

The City of Fort St. John notes the following:

- The proposal area is located within the fringe area in the PRRD just outside of the City boundary limits. Supporting a planned and principled approach, it is suggested that further discussion between City and Regional District on fringe planning in this area occur through the North Peace Fringe Area OCP update that is underway, and through a review of the Regional District's Comprehensive Development Plan (CDP). This can help ensure that the CPD is relevant to this fringe area and consistent with the direction for growth that is mutually beneficial to our jurisdictions.
- Questions to help inform this response include:
 - Is this business Light Industrial or is it more Heavy Industrial? For example, manufacturing of turbines is typically a heavy use; and are there noise factors to mitigate?
 - What is the status of the NPFA OCP update? It is understood that the updated OCP bylaw will provide and inform key policy direction for future growth, key areas for types of development and infill (ex: residential and industrial), and compatible uses in this fringe area close to the City boundary.
 - Is this proposal supported through the NPFA OCP? Ex: Is there other existing Light Service Industrial land that is vacant or underutilized and appropriated for PRRD to consider over this proposal?
 - Does the current Light Service Industrial land need/demand in the Peace River Regional District (excluding municipalities) justify or explain this proposed land use change?
 - Regarding storm and drainage of the proposal area, the City is concerned that further development in this area may impact the existing drainage system and would like to know if there's a drainage/stormwater plan for this area in place, and also, to inform this development request. Information to address this concern may assist with informing support for this proposal.

Sincerely,



Renee Jamurat MCIP RPP, Planning Manager
 Planning & Engineering Department
 City of Fort St. John

January 9, 2020

www.fortstjohn.ca



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
 FROM: Development Services Department
 DATE: November 27, 2019
 RE: **Application for Official Community Plan & Zoning Bylaw Amendments**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaws are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

Please find attached a copy of the Official Community Plan and zoning bylaw amendment application (**File # 19-201**) concerning Maddigan Holdings Ltd.

COMMENTS

Response requested by December 11, 2019

No comment ☐

_____ Director/Municipality	_____ Date
--------------------------------	---------------

diverse. vast. abundant.

PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

January 9, 2020

Michael Blatz

From: Chair Brad Sperling
Sent: Friday, November 29, 2019 9:55 AM
To: Planning Department
Cc: PRRD_Internal; Kevan Sumner
Subject: Re: PRRD File 19-201 | OCP & Zoning Amendment Application

Ok to the board. I do feel this should be deferred until the OCP is completed

From: Planning Department
Sent: Thursday, November 28, 2019 10:12:37 AM
To: Chair Brad Sperling
Cc: PRRD_Internal; Kevan Sumner
Subject: RE: PRRD File 19-201 | OCP & Zoning Amendment Application

Good morning Chair Sperling,

I understand you had some questions about the new referral procedure. Please see the attached memo for reference. The original referral package is also attached.

Best,
Development Services
PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200
planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Planning Department
Sent: Wednesday, November 27, 2019 2:18 PM
To: Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 19-201 | OCP & Zoning Amendment Application

Good afternoon Chair Sperling,

Please review the attached application for proposed OCP & Zoning Bylaw amendments in the Fort St. John area. If you have any comments, please submit them by December 11, 2019.

Best,
Development Services
PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

SECTION 8 INDUSTRIAL AREAS

8.1 Goal

To support a diversified economy that provides for employment opportunities that are mindful of achieving a sustainable healthy community.

8.2 Objectives

1. To provide for lands that can accommodate a range of industrial activities to meet the needs for new or expanding industrial development.
2. To recognize that industrial development often impacts or generates conflict with surrounding land uses such as residential or agriculture, and that this Plan encourages initiatives taken by industry to mitigate conflict with adjoining land.
3. To undertake the preparation of an Industrial Land Use Study in the North Peace area, to identify potential sites for future Heavy Industrial use, in partnership with but not limited to the Agricultural Land Commission, City of Fort St. John, District of Taylor, Ministry of Transportation and Infrastructure, Ministry of Environment, Crown Lands, Northern Health, First Nations, public and other stakeholders.
4. To minimize harmful effects of industrial development on the natural environment within the Plan area.
5. To work together with MOTI to ensure industrial developments are compatible with area road networks and consider public health and safety a priority.
6. To recognize that resource extraction industries are often best located in areas close to the resource.
7. To recognize the triangular area known as **Grandhaven** lying east of the 269 Rd, north of the 242 Rd, and southwest of the Alaska Highway, is designated for future industrial development and is considered to be in a transition stage, due to some lands in this area remaining residential.

8.3 General Policies

Policy 1 The proposed Industrial Land Use Study as referenced above should commence within one (1) year of the adoption of this OCP.

The evaluation of suitable sites for heavy industrial use may include, but are not limited to the following:

- agricultural capability;
- proximity to railway and highways and impacts to the transportation network;
- severity of topographic features;
- impact of proposed industrial sites on immediate and surrounding air sheds;
- potential conflicts with uses on the subject property or immediate area;
- environmental impact and potential for hazardous conditions;
- availability of existing services and utilities, ie., water, sewer, electricity, telephone, natural gas, etc.;
- employee commuting distance.

Any lands within the ALR identified for development by the Industrial Land Use Study, will require ALC approval prior to development.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

- Policy 2** To generally consider Industrial development as outlined below:
- i) Within the Grandhaven triangular area as described above, the current land use zone will continue to allow for existing use; however the **change** to Light/Service Industrial designation, will provide opportunity for and support future industrial use in this area as shown on Map No. 5, Schedule B.
 - ii) **Existing and new** Light/Service Industrial land designated in this Plan, generally located along the Alaska Highway, along the Airport Road and in that area lying southwest of the City of Fort St. John.
 - iii) **Existing** Heavy Industrial areas have been designated as such in this Plan.
 - iv) No land has been pre-designated for **future** Heavy Industrial use at this time.
 - v) Proposals for new industrial development outside the designated areas are not encouraged and will only be considered through an amendment process to this Plan and zoning by-law.
- Policy 3** Industrial developments will be first directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1 Policy No. 10 to 12.

8.3.1 Light/Service Industrial (LSI)

- Policy 4** Within the Light/Service industrial designation the principal use of the land will generally be for industrial uses, including but not limited to: trucking, logging, construction trade, or oil field service contractors; automotive, recreation vehicle, machinery or equipment servicing, repair and sales; fuel retail sales; manufactured home sales; recycling centre; building material or gardening supplies outlet; wholesale or warehousing establishments; agri-outlet; airport associated facilities, subject to zoning regulations .

Abattoirs, salvage yards, or asphalt plants are not permitted in this designation.

- Policy 5** To mitigate potential conflicts between residential, agricultural and Light/Service Industrial use this Plan supports the following;
- a) Infilling of the Light/Service Industrial designated areas is a priority;
 - b) All Light/Service Industrial designated lands are subject to Industrial Development Permit Area No. 2, guidelines as described within Section 13.5 as shown shaded on Map No. 2 and No. 3 of Schedule C, of this OCP;
 - c) To consider various measures to mitigate impacts between different land uses to avoid noise, traffic, visual or emission conflicts;
 - d) To direct Light/Service Industrial development away from watercourses or any environmentally sensitive areas.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

Policy 6 Within the areas designated for Light/Service Industrial, not including Light/Service Industrial (Served) or (Reserved) the minimum parcel size will not be less than:

- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

8.3.2 Light/Service Industrial (Served)

Policy 7 The purpose for this (served) Light/Service Industrial designation is to encourage future industrial development with a priority for connection to a community sewage system, as referenced in Section 11.3.1, Policy 10 to 12 and shown on Schedule B, Map No. 5.

The minimum parcel size in this designation will not be less than:

- a) **0.40 ha (1 acre)** for lands connected to a community sewage system;
- b) **8 ha (20 acres)** for lands not connected to a community sewage system.;

The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.

8.3.3 Agriculture (Reserve – Light/Service Industrial)

Policy 8 The purpose of this (reserve) designation is to retain this area in its existing agricultural use, until such time as substantial infilling (more than 50% in use) is achieved within the areas designated Light/Service Industrial and Light/Service Industrial (Served). As shown on Schedule B, Map No. 5.





PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an I-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 45;

- (a) RESTAURANT;
- (b) Car wash;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) Sales, rentals, servicing, and repairs of automobiles, recreational vehicles, automotive parts, manufactured homes, machinery, farm machinery, and boats;
[Bylaw No. 1436, 2003]
- (e) Meat cutting and packing, excluding ABATTOIRS;
- (f) Auction market, excluding the sales of animals;
- (g) Trucking contractor, logging contractor, construction trade contractor, including repair and maintenance of heavy trucks and equipment; [Bylaw No.1921, 2011]
- (h) Machine shop, welding shop, woodworking shop or sandblasting shop;
- (i) Warehousing, cartage, express and freight facilities;
- (j) Building material supply;
- (k) Transportation depots, including taxi dispatch office;
- (l) PUBLIC UTILITY USE, including an office building or works yard (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (m) Bulk fuel sales;
- (n) Wholesale establishment;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) GARDEN CENTRE;
- (q) Mining, including gravel extraction and processing facilities;
- (r) Printing and publishing establishment;
- (s) ANIMAL HOSPITAL;
- (t) RECYCLE CENTRE;
- (u) Mini-Storage; [Bylaw No. 1566, 2005]
- (v) AUTOMOTIVE TOWING and STORAGE; [Bylaw No. 1921, 2011]
- (w) Instrumentation, small equipment sales, rentals and service; [Bylaw No.1921, 2011]
- (x) GAS BAR; [Bylaw No. 1921, 2011]
- (y) Septic tanks services; [Bylaw No. 1921, 2011]
- (z) Truck wash;
- (aa) Oil and Gas Field Services contractor, except tank farm and chemical storage, steamer wash bay facility, or storage of well servicing, cementing, stimulation, or scrubber systems equipment. [Bylaw No. 1921, 2011]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha) continued

The following ACCESSORY uses and no others are permitted in an I-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 45:

- (bb) DWELLING UNIT(S);
- (cc) ACCESSORY buildings or ACCESSORY structure;
- (dd) Retail sales.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) Block A, District Lot 689, PRD, except the south 12.5 metres and Plan 26739 for which the minimum parcel size is 1.6 ha (4.0 acres). [Bylaw No. 2258, 2016]
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM, OR a system approved by the Northern Health Authority as the agency having jurisdiction regarding sewage disposal, in the area covered by the North Peace Official Community Plan Bylaw No. 820, 1993. [Bylaw No. 1567, 2005] (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWER, OR a system approved by the Northern Health Authority as the agency having jurisdiction regarding sewage disposal, in the area covered by the North Peace Official Community Plan Bylaw No. 820, 1993. [Bylaw No. 1567, 2005] (Electoral Area C only); [Bylaw No. 2249, 2016]

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (d) No building or structure shall exceed 20 metres (65.6 ft.) in HEIGHT.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha) continued

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.
- (f) No setbacks are required from the REAR or INTERIOR SIDE PARCEL LINE of the I-1 zoned lands that adjoin other industrial zoned land.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (g) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 300 square metres (3200 sq. ft.).

Recycle Centre

- (h) A RECYCLE CENTRE does not include any outside storage and is not a SALVAGE YARD.

Additional Uses

- (i) The following additional use is permitted as a Principle Use on lands legally described as:
 - Lot 2, Plan 7680, Section 28, Township 78, Range 15, W6M; and
 - Lot 2, Plan 9915, Section 28, Township 78, Range 15, W6M.
- i) the storage of vehicles associated with a towing business where no salvage, wrecking, parts or vehicle sales are to occur from the properties.
[Bylaw No. 1786, 2008]

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2389, 2020

A bylaw to amend the "North Peace Fringe Area
Official Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009";

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 "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2389, 2020."
2. Schedule B – Map 5 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 1, Section 26, Township 83, Range 19, W6M, PRD, Plan PGP35699, from Agr(Res-LSI) "Agriculture-Reserve Light/Service Industrial" to LSI "Light/Service Industrial" as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2020.

READ A SECOND TIME THIS _____ day of _____, 2020.

Public Notification mailed on the _____ day of _____, 2020.

Notification mailed on the _____ day of _____, 2020.

Public Hearing held on the _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020.

ADOPTED THIS _____ day of _____, 2020.

Chair

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
Bylaw No. 2389, 2020", as adopted by the
Peace River Regional District Board
on _____, 20____.

Corporate Officer

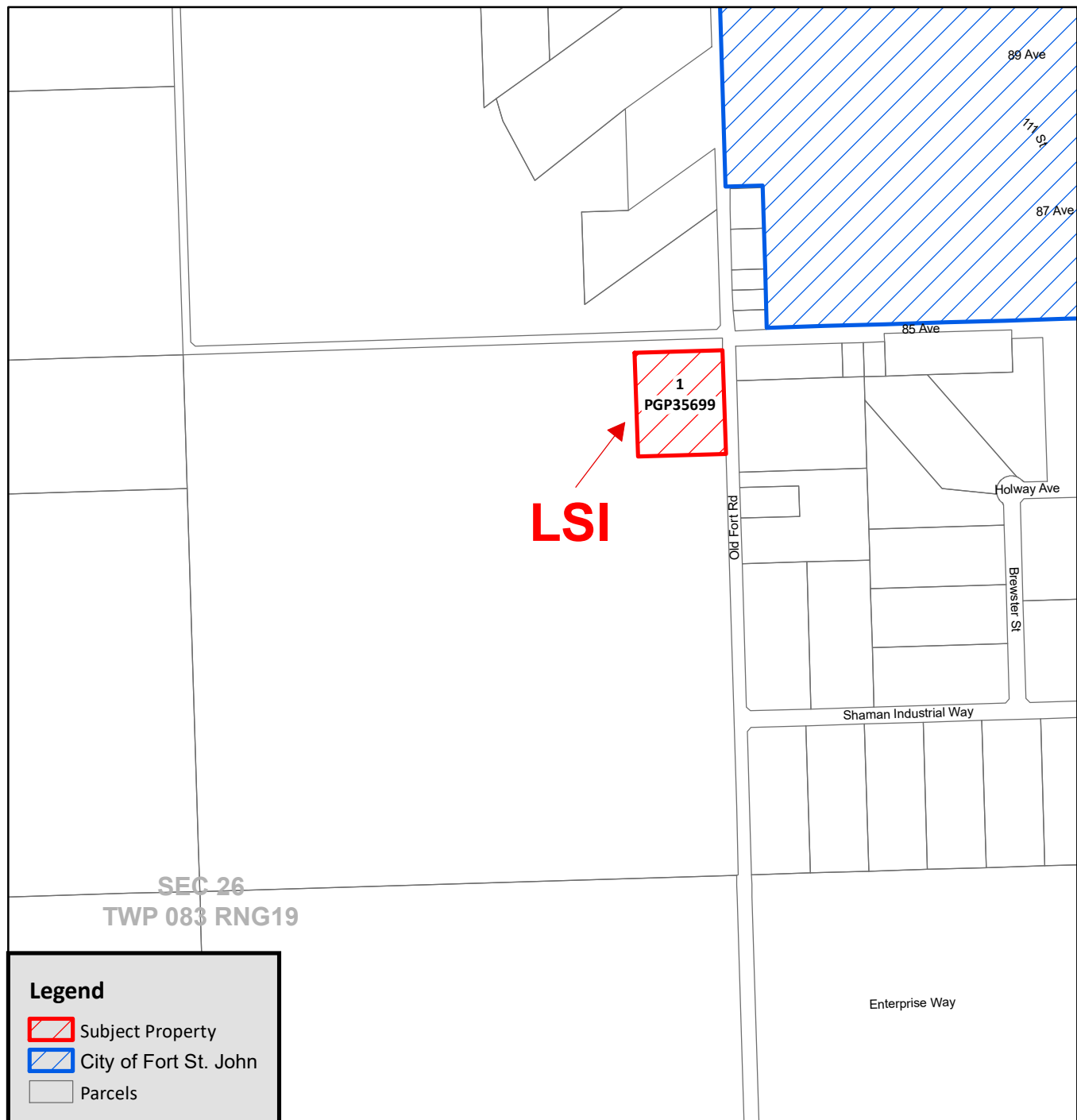
January 9, 2020



Peace River Regional District
Bylaw No. 2389, 2020
SCHEDULE "A"



Schedule B - Map 5 of "North Peace Fringe Area Official Community Plan Bylaw 1870, 2009" is hereby amended by redesignating Lot 1, Section 26, Township 83, Range 19, W6M, PRD, Plan PGP35699 **from** Agr (Res-LSI) "Agriculture-Reserve Light/Service Industrial" **to** LSI "Light/Service Industrial" as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2390, 2020**

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. 2390, 2020."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 26, Township 83, Range 19, W6M, PRD, Plan PGP35699, from A-2 "Large Agricultural Holdings 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 _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Notification mailed on the	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Hearing held on the	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2390, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

January 9, 2020



Peace River Regional District
Bylaw No. 2390, 2020
SCHEDULE "A"



1:9,000

Schedule A - Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 26, Township 83, Range 19, W6M, PRD, Plan PGP35699 **from** A-2 "Large Agricultural Holdings Zone" **to** I-1 "Light Industrial Zone" as shown shaded on the drawing below:

