



REPORT

To: Chair and Directors

Report Number: DS-BRD-294

From: Ashley Murphey, RPP, MICP, Planning Services Manager

Date: March 30, 2023

Subject: Zoning Amendment Bylaw No. 2390, 2023, Consideration of 3rd Reading and Adoption

RECOMMENDATION #1: [Corporate Unweighted – excluding Pouce Coupe]

That the Regional Board give Zoning Amendment Bylaw No. 2390, 2023 to rezone a ±2.04 ha property identified as PID: 017-498-937 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) third reading.

RECOMMENDATION #2: [Corporate Unweighted- 2/3 Majority – excluding Pouce Coupe]

That the Regional Board adopt Zoning Amendment Bylaw No. 2390, 2023.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to rezone the subject property from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). There is an existing shop on the subject property which is used for a printing and publishing establishment.

File Details

Owner: Maddigan Holdings Ltd.
Agent: Tara Maddigan
Area: Electoral Area C
Location: Fort St. John
Legal: LOT 1 SECTION 26 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP35699
PID: 017-498-937
Civic Address: 8425 Old Fort Road
Lot Size: 2.04 ha

Rationale

The proposed zoning amendment is supported by staff as it will bring the subject property into alignment with the North Peace Fringe Area OCP.

Site Context

The subject property is located south-east of the City of Fort St. John along Old Fort Road. The surrounding land uses to the north and west are predominantly light industrial in nature. Land uses to the east and south are predominantly agricultural in nature and those properties are within the Agricultural Land Reserve.

Summary of Procedure

Zoning Amendment Bylaw No. 2390, 2023 was read for a first and second time on February 2, 2023. The following activities have occurred since then:

February 17, 2023	Public notification mailed to landowners within notification area
February 23 & March 2, 2023	Notice of public hearing advertised in the Alaska Highway News
March 7, 2023	Public hearing held in Fort St. John

Comments Received from the Public

A public hearing was held on March 7, 2023, in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2390, 2023.
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. 2390, 2023
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2390, 2023, PRRD File No. 19-201 ZN

External Links:

1. [Zoning Amendment Bylaw No. 2390, 2023, PRRD File No. 19-201 ZN](#) – Item No. 9.3
2. [Public Hearing Agenda - Zoning Amendment Bylaw No 2390, 2023, PRRD File No. 19-201](#)



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2390, 2023**

March 7, 2023, 6:00pm
Pomeroy Sports Centre

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director Electoral Area D (Chair)
Brad Sperling, Director Electoral Area C
Ashley Murphey, Planning Services Manager

Applicant/Owner: Tara Maddigan & Jim Maddigan

Public: Three (3) 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 Zoning Amendment Bylaw No. 2390, 2023 for the property legally described as LOT 1 SECTION 26 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP35699.

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 and summarized the comments received from agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

diverse. vast. abundant.

No written comments were received from the public.

7. COMMENTS FROM APPLICANT(S)

The applicant summarized their intent to expand their existing industrial business which is located across the road from the subject property.

The applicant noted that the surrounding properties are light industrial.

8. COMMENTS FROM PUBLIC

Paul Marston – Indicated that he does not completely oppose the proposal, but has concerns related to increasing encroachment of industrial lands on residential and agricultural parcels. Enquired about buffering requirements between industrial and non-industrial land uses.

9. FINAL COMMENTS FROM APPLICANT(S)

Applicant summarized the intent is to zone the property to light industrial to align with the existing uses in the area and to be able to expand their existing business.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:21 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2390, 2023, held on March 7, 2023.

Original signed by:

Ashley Murphey, RPP, MICP
Planning Services Manager

Director Leonard Hiebert, Chair

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2390, 2023**

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, 2023."
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 2nd day of February , 2023.

READ A SECOND TIME THIS 2nd day of February , 2023.

Public Notices mailed on the 17th day of February , 2023.

Public Notice published on 23rd day of February , 2023.

Public Notice published on 2nd day of March , 2023.

Public Hearing held on the 7th day of March , 2023.

READ A THIRD TIME THIS _____ day of _____ , 2023.

ADOPTED THIS _____ day of _____ , 2023.

Leonard Hiebert, 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
"PRRD Zoning Amendment Bylaw No. 2390, 2023,
as adopted by the Peace River Regional District
Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A

