



REPORT

To: Chair and Directors

Report Number: DS-BRD-137

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: OCP and Zoning Amendment Bylaw No. 2400 and 2401, 2020, PRRD File No. 19-236

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a $\pm$ 0.21 ha portion of the property identified as PID 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), third reading; further,

that the Regional Board give Zoning Amendment Bylaw No. 2401, 2020, to amend the zoning of the same property from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and to add a site specific text amendment to the I-1 (Light Industrial Zone) to allow a minimum parcel size of 0.6 ha for the subject property to allow future consideration of subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, third reading.

RECOMMENDATION #2: [Corporate Unweighted, 2/3 majority required]

That the Regional Board adopt Official Community Plan Amendment Bylaw No. 2400, 2020 and Zoning Amendment Bylaw No. 2401, 2020.

BACKGROUND/RATIONALE:

Proposal

The property is currently one parcel, and is split zoned – the northern most portion (approx. 2/3) of the property is zoned for industrial use, and the southern 1/3 is zoned for civic use. The applicant wishes to subdivide the subject property into three lots, and has requested that a small portion of the proposed middle lot be rezoned from Civic, Assembly, and Institutional (P-2) to Light Industrial (I-1). The proposed lots will then align with the OCP designation and zoning, with no more split zoning across parcels, and the current and proposed uses will conform to the zoning regulations.

Proposed Lots 1 & 2 (the northern lots) would be used for the expansion of warehousing services and Lot 3 would continue to be used for civic use. The text amendment is included to exempt the proposed Lot 1 and Lot 2 from the current minimum lot size of 1.8 ha specified in the I-1 (Light Industrial) zone. The proposed industrial lots are 0.9 and 0.6 hectares. PRRD Zoning Amendment Bylaw 2249, 2016 amended the minimum parcel size to 0.9 ha in instances when a parcel is connected to a community sewage system in the portion of Area D covered by South Peace Fringe Area OCP Bylaw 2048, 2012. The text amendment for the exemption to the minimum parcel size is required for the 0.6 ha parcel proposed by the applicant.

File Details

Owner: Rudy Vanspronsen
Agent: Tryon Land Surveying
Area: Electoral Area D
Location: Kilkerran
Legal: Lot 1 Block 1 of Section 28 Township 78 Range 15 W6M Peace River District Plan 12614
PID: 012-325-767
Civic Address: 8219, 8249, and 8265 219 Road
Lot Size: 1.92 ha (4.75 ac)

Site Context

The subject property is located north of the City of Dawson Creek and 210 Road. Nearby properties to the north and west, are similar in size and designation to the subject property. To the east are two large agricultural parcels that are within the ALR.

Summary of Procedure

OCP & Zoning Amendment Bylaw No. 2400 & 2401, 2020 were read for a first and second time on August 5, 2020. Given COVID-19 restrictions, no public hearings were taking place until they were reconvened as virtual events recently. The following activities have occurred since then:

March 8, 2021	Public notification mailed to landowners within notification area
March 11 & 18, 2021	Notice of public hearing advertised in the Dawson Creek Mirror
March 23, 2021	Virtual Public hearing

Comments Received from the Public

A public hearing, delegated to Electoral Area D Director Hiebert, was held on March 23, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a ± 0.21 ha portion of the property identified as PID 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), rescind first and second readings, and mark the bylaw as unused; and further,

that the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2401, 2020, to amend the zoning of a ± 0.21 ha portion of the property identified as 012-325-767 from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and to add a site specific text amendment to the I-1 (Light Industrial) Zone to allow a minimum parcel size of 0.6 ha for the subject property to allow future consideration of subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, rescind first and second readings, and mark the bylaw as unused.

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. 2400, 2020
2. Zoning Amendment Bylaw No. 2401, 2020
3. Minutes of Public Hearing - March 23, 2021

External Links:

1. [Report – OCP & Zoning Amendment Bylaw No. 2400 & 2401, 2020, PRRD File No. 19-236 – August 13, 2020](#)
2. [Agenda – Public Hearing for OCP & Zoning Amendment Bylaw No. 2400 & 2401, 2020, PRRD File No. 19-236 – March 23, 2021](#)



**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES**

- Proposed OCP Amendment Bylaw No. 2400, 2020 and
Proposed Zoning Amendment Bylaw No. 2401, 2020

March 23, 2021 @ 6:00 p.m.

Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area D (Chair)
Jack Irving-Peckham, South Peace Land Use Planner (Recorder)
Anmol Anand, Junior Planner (Moderator)
Kathy Suggitt, General Manager of Development Services

Proposed OCP Amendment Bylaw No. 2400, 2020 & Proposed Zoning Amendment Bylaw No. 2401, 2020

Public: 1 member of the public

1. CALL TO ORDER

The South Peace Planner called the Public Hearing to order on behalf of the Chair at 6:05 pm for proposed Zoning Amendment Bylaw No. 2397, 2020, OCP Amendment Bylaw No. 2400, 2020 and Proposed Zoning Amendment Bylaw No. 2401, 2020, and proposed Zoning Amendment Bylaw No. 2402, 2020.

The proceedings for proposed OCP Amendment Bylaw No. 2400, 2020 and Zoning Amendment Bylaw No. 2401, 2020 began at 6:15pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed OCP Amendment Bylaw No. 2400, 2020 and proposed Zoning Amendment Bylaw No. 2401, 2020 as written in the agenda.

3.1. PROPOSED OCP AND ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed OCP Amendment Bylaw No. 2400, 2020 and proposed Zoning Amendment Bylaw No. 2401, 2020, for a ± 0.21 ha (0.52 ac) portion of the property legally described as Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614

- 3.1.1. Staff summarized the proposal to re-designate a ± 0.21 ha (0.52 ac) portion of the subject property from “Civic, Assembly and Institutional” (CIVIC) to “Light Industrial” (LI)
- 3.1.2. Staff summarized the proposal to rezone a ± 0.21 ha (0.52 ac) portion of the subject property from P-2 “Civic, Assembly and Institutional” to I-1 “Light Industrial Zone”.

3.2. SUMMARY OF APPLICATION PROCEDURE

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

3.3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on March 23, 2021 the Peace River Regional District had received no written comments from the public regarding the proposed OCP Amendment Bylaw No. 2400, 2020 and the proposed Zoning Amendment Bylaw No. 2401, 2020.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant, if present on the zoom call, to make any comments in support of the application. None were offered.

3.6. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaws. None were offered.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

3.7. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. None were offered.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2400, 2020 and 2401, 2020

4. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:25 pm for proposed OCP Amendment Bylaw No. 2400, 2020 and proposed Zoning Amendment Bylaw No. 2401, 2020.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP Amendment Bylaw No. 2400, 2020 and proposed Zoning Amendment Bylaw No. 2401, 2020 held on Tuesday, March 23, 2021.

Original copy signed by:

Director Leonard Hiebert, Chair
Anmol Anand, Moderator

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2400, 2020

A bylaw to amend the "South Peace Fringe Area Official
Community Plan Bylaw No. 2048, 2012"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012";

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 "South Peace Fringe Area Official Community Plan Amendment Bylaw No. 2400, 2020."
2. Schedule B – Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating a ± 0.21 ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from "Civic, Assembly and Institutional" (CIVIC) to "Light Industrial" (LI), as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u>23rd</u>	day of	<u>March</u>	, 2021.
READ A THIRD TIME THIS		day of		, 2021.
ADOPTED THIS		day of		, 2021.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"South Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2400, 2020", as adopted by the
Peace River Regional District Board
on _____, 20__.

Corporate Officer

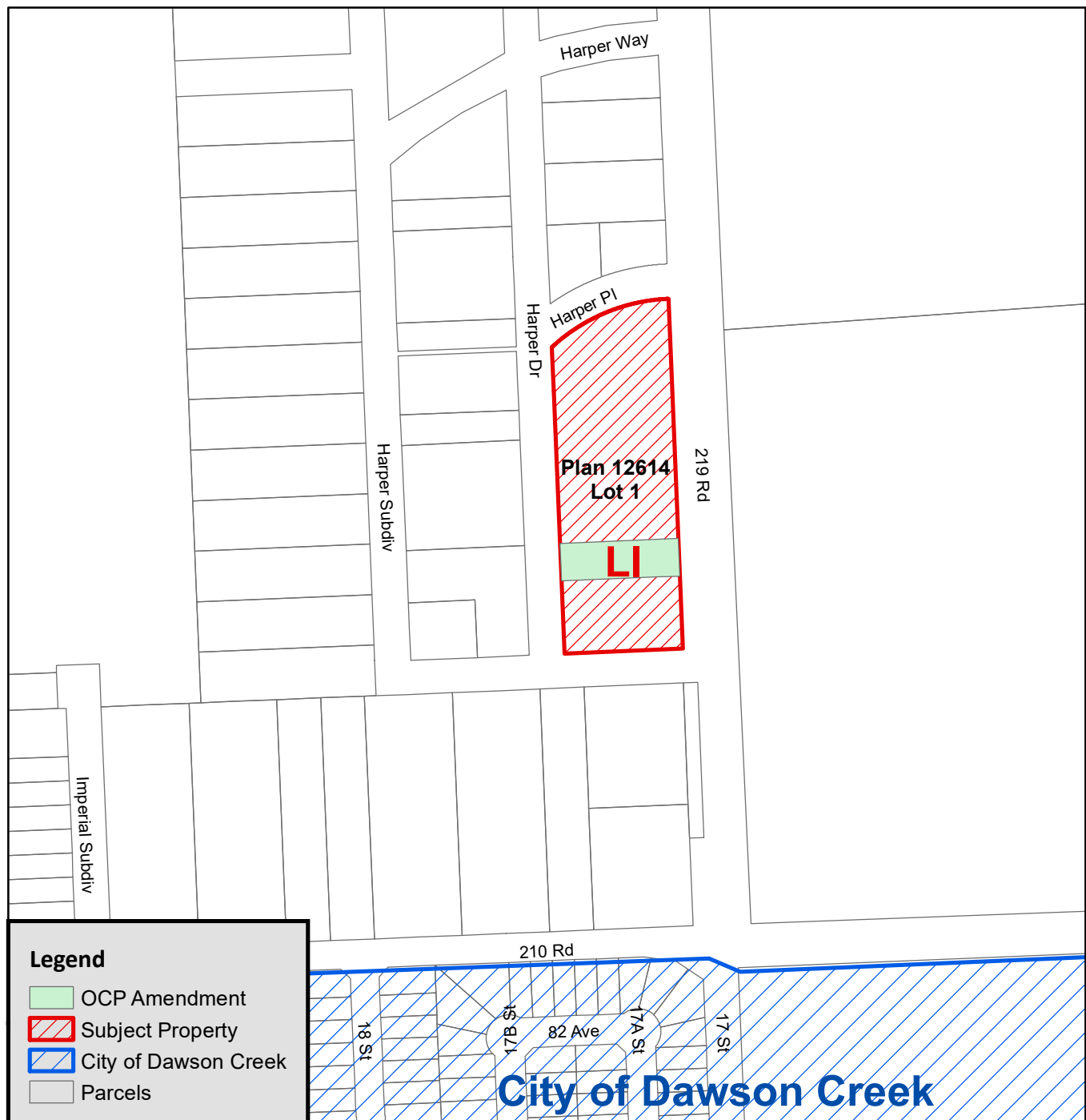


Peace River Regional District
Bylaw No. 2400, 2020
SCHEDULE "A"



1:4,200

Schedule B - Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw 2048, 2012" is hereby amended by redesignating a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** Civic, Assembly and Institutional (CIVIC) **to** Light Industrial (LI) as shown on the drawing below:



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2401, 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. 2401, 2020."
2. Schedule B – Map 3 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 0.21 ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from P-2 "Civic, Assembly and Institutional" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI Zones, Section 45 I-1 (Light Industrial Zone) 2. Regulations Minimum Parcel Size:

Exceptions to the minimum parcel size as follows:

- (cc) Lot 1, Block 1, Section 28, Township 78, Range 15, W6M PRD Plan 12614, for which the minimum parcel size shall be 0.6 ha (1.48 acres)"

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u>23rd</u>	day of	<u>March</u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2021.

(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. 2401, 2020",
as adopted by the Peace River Regional District Board on
_____, 20__.

Tyra Henderson - Corporate Officer



Peace River Regional District
Bylaw No. 2401, 2020
SCHEDULE "A"



Schedule B - Map 3 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** P-2 "Civic, Assembly and Institutional" **to** I-1 "Light Industrial Zone" as shown on the drawing below:

