



REPORT

To: Chair and Directors

Date: January 7, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: **Zoning Amendment Bylaw No. 2376, 2020, PRRD File No. 19-076**

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2376, 2020, to rezone a $\pm$ 2.9 ha portion and a $\pm$ 2.3 ha portion of the property identified as PID 014-590-689 as well as all of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), under PRRD Zoning Bylaw No. 1343, 2001, first and second readings;

Further, that a public hearing be held pursuant to the *Local Government Act* Section 464(1) and that public notification be authorized pursuant to the *Local Government Act* Section 466; and that the public hearing be delegated to the Director of Electoral Area "C".

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of a $\pm$ 2.9 ha (7.17 ac) and a $\pm$ 2.3 ha (5.75 ac) portion of the property identified as PID 014-590-689, and the entire 2.02 ha (5.00 ac) of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). Through this rezoning process and the proposed subdivision/consolidation process, the landowners intend to expand the existing industrial uses on Proposed Lots A & B, as shown on the attached maps.

File Details

Agent: Jim Little / Mackeno Ventures
 Area: Electoral Area C
 Location: Fort St. John

Parcel 1

Owner: Truman Creek Holdings Ltd.
 Legal: SE $\frac{1}{4}$ of Section 35 Township 83 Range 19 W6M Peace River except Plans B4384 M446
 PGP46335 & BCP37320
 PID: 014-590-689
 Lot Size: 42.03 hectares (103.85 acres)

Parcel 2

Owner: Kevin & Lori MacLean
 Legal: Part of the SE $\frac{1}{4}$ of Section 35 Township 83 Range 19 W6M Peace River shown on Plan M446
 PID: 013-234-421
 Lot Size: 2.02 hectares (5.00 acres)

Staff Initials: *MB*

Dept. Head: *KS*

CAO: *[Signature]*

Page 1 of 5

January 23, 2020

Site Context

The properties are located on the west side of Old Fort Road, southwest of Fort St. John. The surrounding area has a mix of land uses including commercial development within the City of Fort St. John to the north, residential and industrial uses along Old Fort Road, and agricultural and residential uses to the south and west.

Site FeaturesLand

The subject properties slope down to the south. Approximately 24 ha of Parcel 1 is cleared for agricultural use. There is a decommissioned oil well within the northern portion of Parcel 1 that is proposed to be rezoned. The rest of Parcel 1 is covered with bush. Parcel 2 has been developed and is mostly clear of trees and bush.

Structures

Parcel 1 has no structures on it. Parcel 2 has a sign shop and a residence.

Access

Parcel 1 has two developed access points: an existing driveway from Old Fort Road to the decommissioned oil well; and access from the end of Maclean Road. The property has undeveloped rights-of-way on its southern, western, and northern edges. Parcel 2 does not currently have direct access to a public road, but will have access from Old Fort Road if the proposed consolidation is approved.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes adverse climate.

Comments & ObservationsApplicant

The businesses on Parcels 2 & 3 wish to expand their operations. To do so, they each propose to consolidate their properties with portions of Parcel 1. Parcel 3 is already zoned I-1 (Light Industrial Zone), and therefore is not included in this application.

Agricultural Land Reserve (ALR)

The lands proposed to be rezoned were conditionally excluded from the ALR in December 2019.

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject properties are designated Light/Service Industrial (Serviced), and are within the Industrial Development Permit Area. Section 8.3.2 Policy 7 of the OCP states the purpose of this designation is to encourage future industrial development with a priority for connection to a community sewage system.

According to Section 8.3.2 of the OCP, the minimum parcel size for properties with this designation is 0.4 ha (1 ac) when connected to a community sewage system or 8 ha (20 ac) otherwise. The subject parcels are not connected to a community sewage system, so their minimum parcel size is 8 ha (20 ac). As shown on the attached maps, the existing and proposed parcel sizes are as follows:

Parcel Name	Current Parcel Size	Proposed Parcel Size
Parcel 1 / Remainder	42.03 ha (103.85 ac)	36.27 ha (89.62 ac)
Parcel 2 / Proposed Lot B	2.02 ha (5.00 ac)	4.35 ha (10.75 ac)

Parcel 3 / Proposed Lot A	2.02 ha (4.99 ac)	5.45 ha (13.47 ac)
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Parcel 1 currently meets the minimum parcel size in the OCP, as does the proposed remainder post-subdivision. The proposed parcel sizes of Proposed Lots A & B do not meet the OCP's minimum parcel size. However, this application moves the parcel sizes closer to consistency with the OCP.

The properties are within an area that the OCP identified as a priority area for potential sewer system expansion, though no sewer system has been developed.

Therefore, the proposed uses are consistent with the OCP but two of the proposed parcel sizes are not.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject properties are zoned A-2 (Large Agricultural Holdings Zone). The minimum parcel size in the A-2 Zone is 63 ha (155 ac). The proposed industrial uses and proposed parcel sizes do not comply with the A-2 Zone.

Therefore, the applicant submitted this zoning amendment application to rezone from A-2 to I-1 (Light Industrial Zone). The minimum parcel size in the I-1 Zone is 1.8 ha (4.5 ac). The proposed land uses and proposed parcel sizes for Proposed Lots A & B comply with the regulations in I-1 Zone. However, the remainder, which is to remain in the A-2 Zone, would be undersized. This could be addressed by requiring a Development Variance Permit prior to approval of the proposed subdivision.

Fire Protection Area

The subject properties are within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject properties are within the Mandatory Building Permit Area.

Development Permit Area

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject properties are within the Industrial Development Permit Area. If the rezoning is approved, a Development Permit will be required prior to subdivision.

Development Cost Charge Area

The subject properties are outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

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

Impact Analysis

Context

While there are a mix of uses in the surrounding area, the Official Community Plan supports industrial development on these properties. Potential conflicts between uses can be addressed during the Development Permitting process.

Population & Traffic

An increase in industrial traffic is anticipated if this bylaw is passed, as a result of the expansion of the businesses.

Sewage & Water

No changes to sewage and water servicing are proposed.

Comments Received from Municipalities & Provincial Agencies

This application was referred to municipalities and provincial agencies twice. During the first round of referrals in spring 2019, the Agricultural Land Commission indicated it would not support the proposal as long as the properties remained in the Agricultural Land Reserve. In response to the ALR concerns, the landowners applied for and were conditionally granted an exclusion from the ALR. The application was also amended to only rezone portions of Parcel 1, rather than the entire property as originally proposed. The revised application and ALC decision were then re-referred to municipalities and provincial agencies on December 17, 2019. The comments below reflect the most current responses received.

ALC

No objections.

Charlie Lake Fire Department

No concerns.

Dawson Creek

Interests unaffected.

Fort St. John

Approval not recommended due to concerns including industrial land demands, urban fringe planning, water servicing, and emergency response.

MoTI

In support of the proposal, subject to application for access permits and that storm drainage be dealt with on-site.

Northern Health

Approval recommended, subject to applicable health legislation and regulations.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2376, 2020, to rezone a $\pm$ 2.9 ha portion and a $\pm$ 2.3 ha portion of the property identified as PID 014-590-689, as well as all of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), under PRRD Zoning Bylaw No. 1343, 2001, first and second readings;

Further, that a public hearing be waived pursuant to the *Local Government Act* Section 464(2) and public notification be authorized pursuant to the *Local Government Act* Section 467.

2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2376, 2020, to rezone a $\pm$ 2.9 ha portion and a $\pm$ 2.3 ha portion of the property identified as PID 014-590-689 as well as all of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) under PRRD Zoning Bylaw No. 1343, 2001, as submitted.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None.

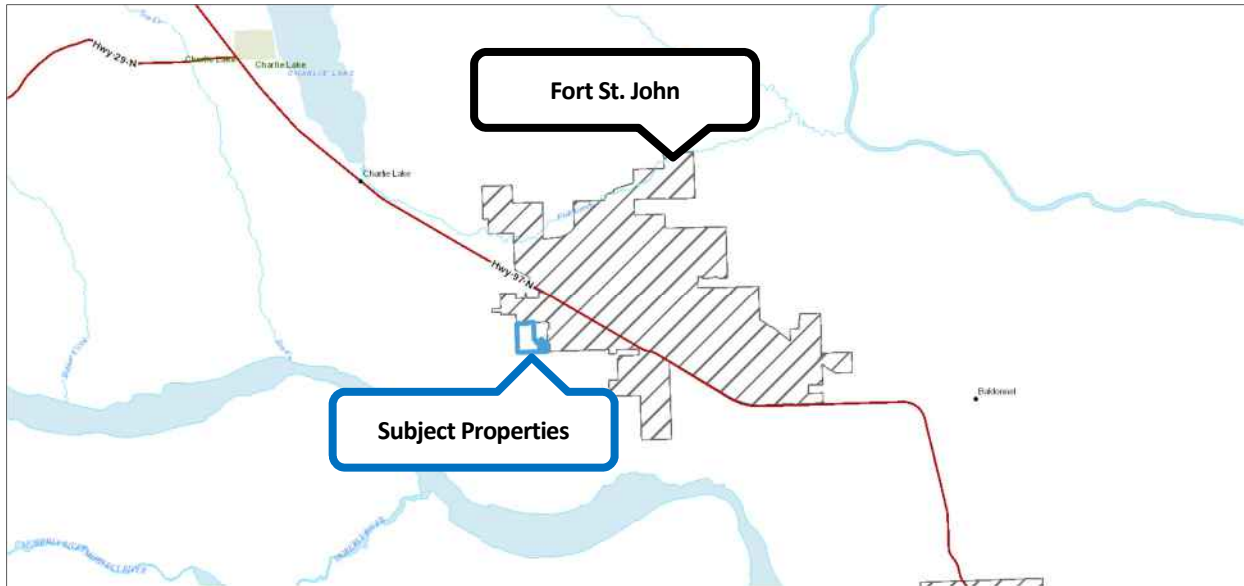
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Draft Zoning Bylaw No. 2376, 2020

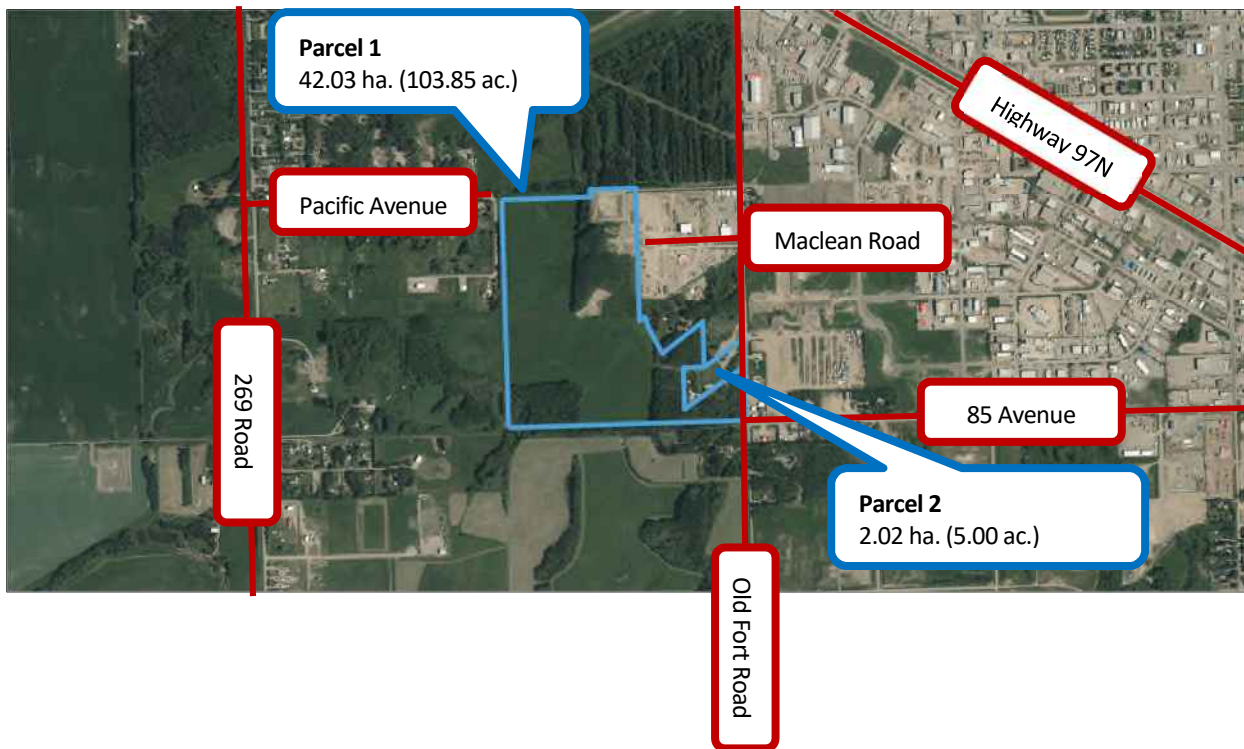
External Link:

1. [Report dated August 13, 2019 – Exclusion from the ALR, PRRD File No. 19-135, ALC ID 59366](#)

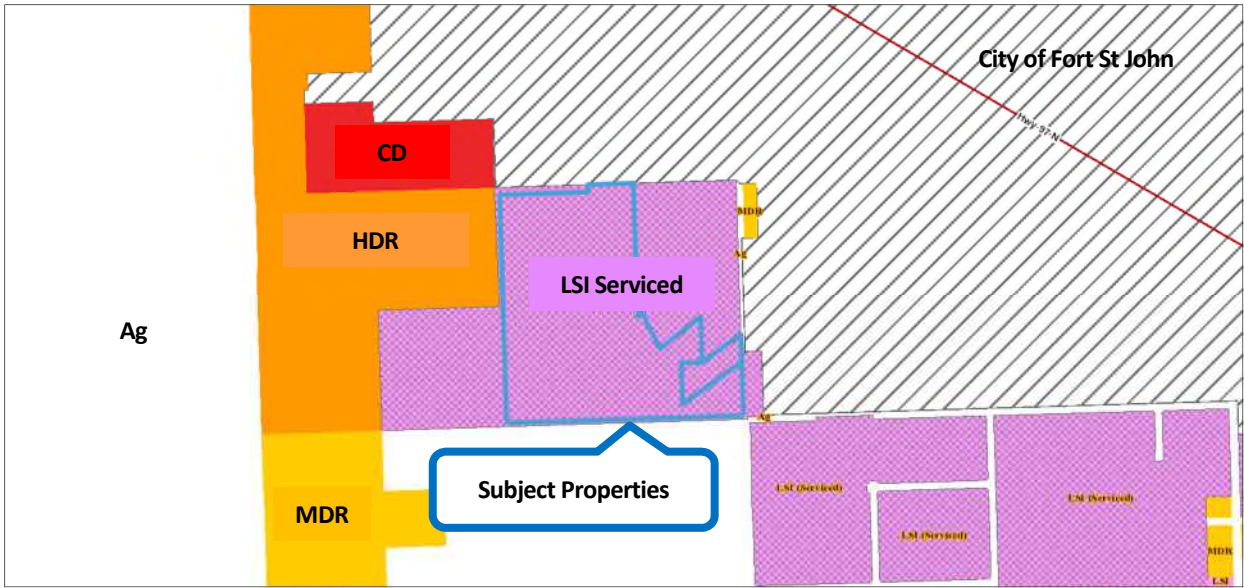
Location: Fort St. John



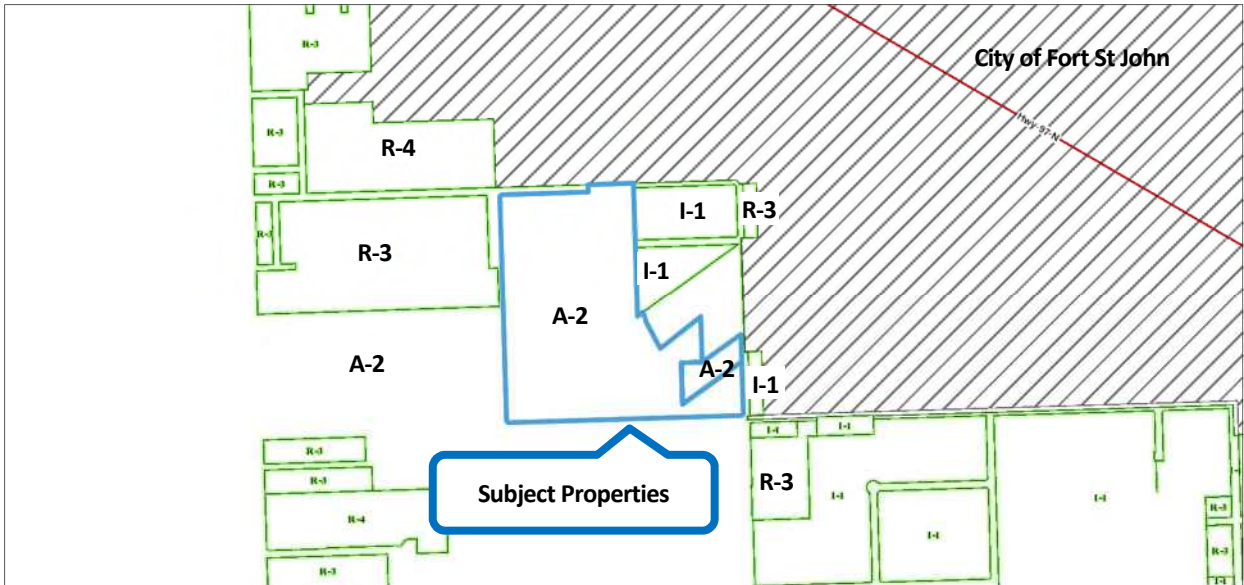
Aerial imagery



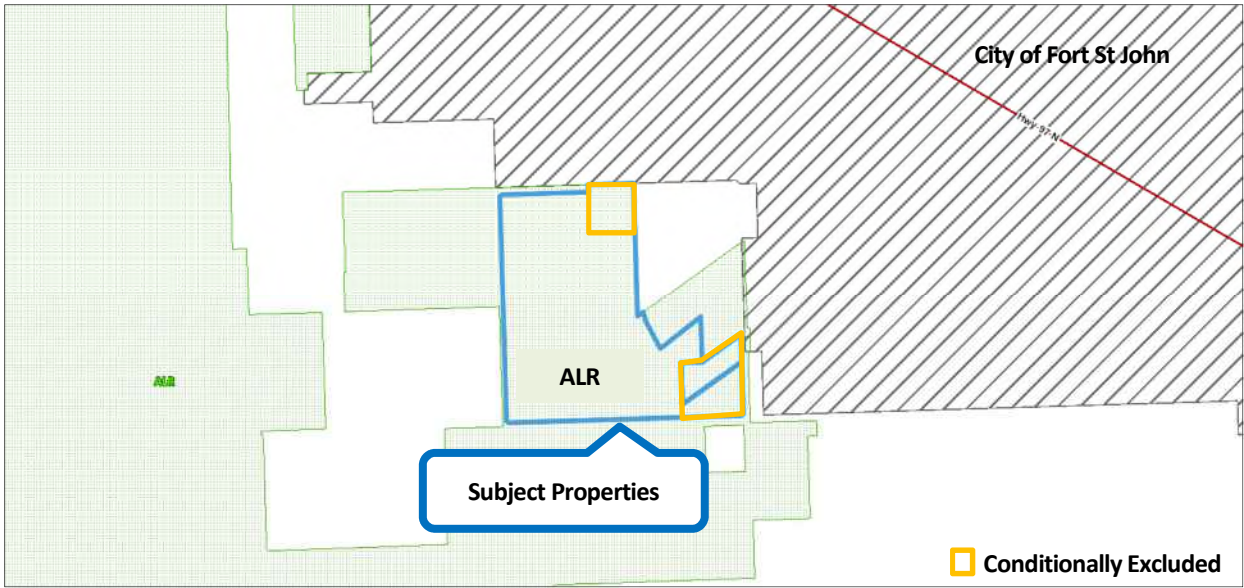
PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009: Light/Service Industrial (Served)



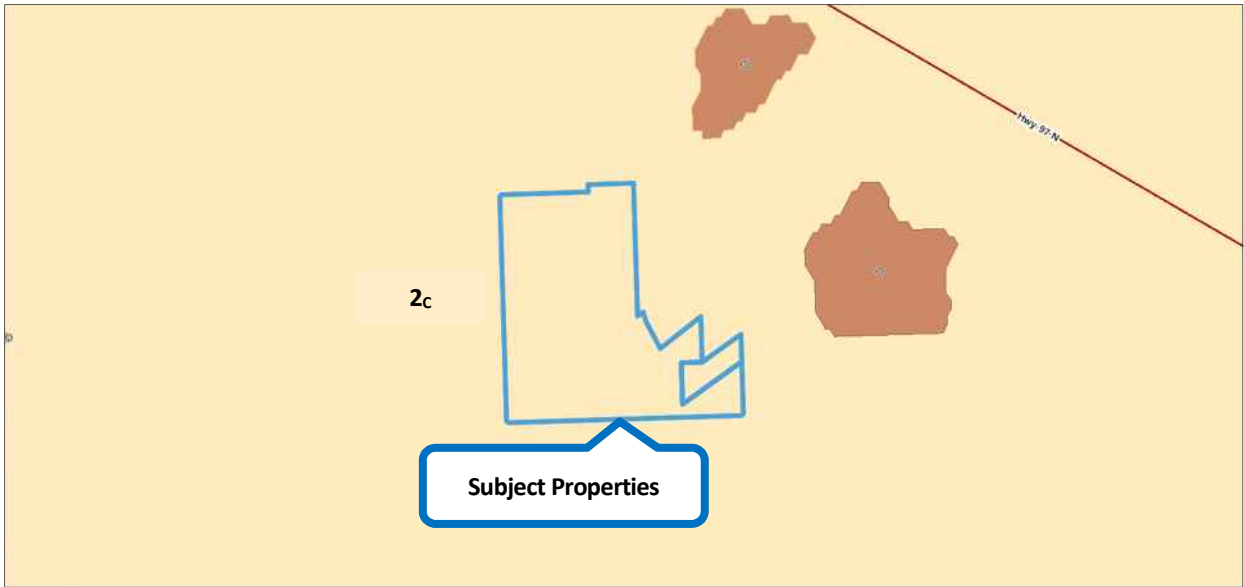
PRRD Zoning Bylaw 1343, 2001: A-2 (Large Agricultural Holdings Zone)



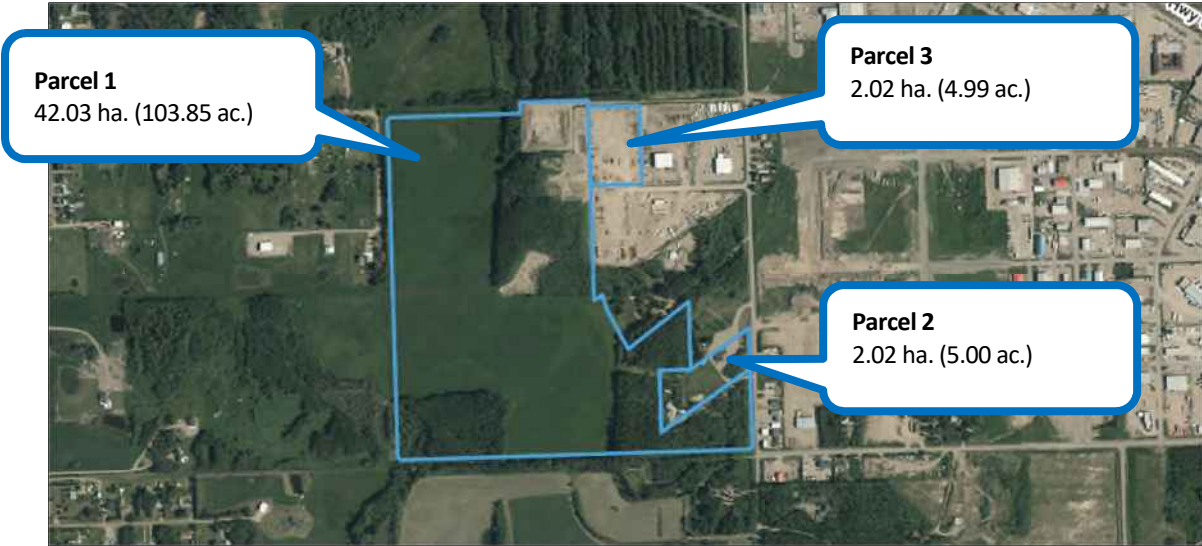
Agricultural Land Reserve: Portions conditionally excluded



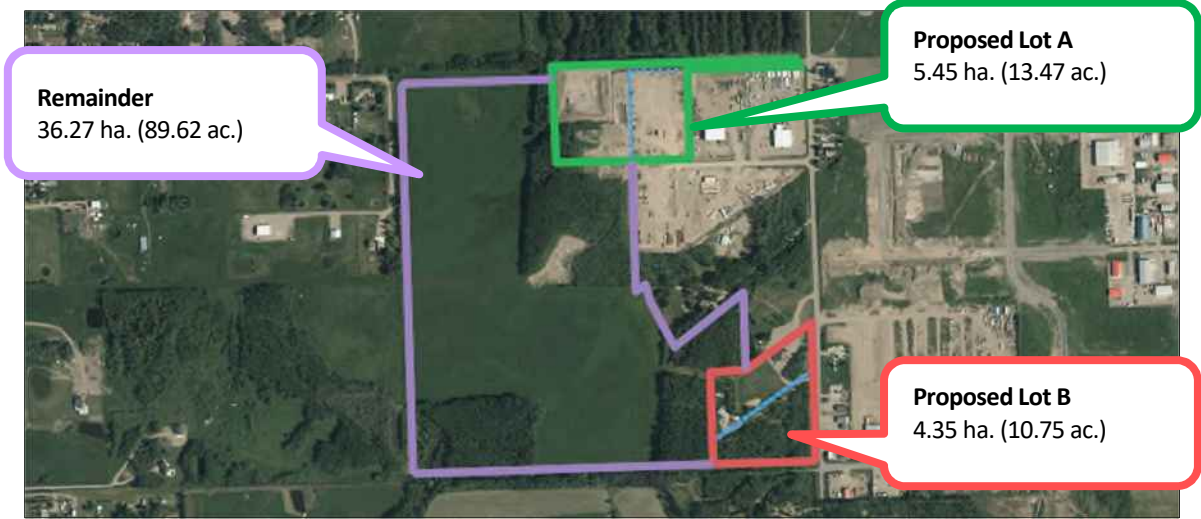
CLI Soil Classification: 2_c



Existing Lots



Proposed Lots after Subdivision and Consolidation – PRRD File No. 19-073 (ALR Subdivision)





PEACE RIVER REGIONAL DISTRICT

2N19-076

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 # **7385**

Application for Development

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: Trueman Creek Holdings Ltd	Authorized Agent of Owner (if applicable) James Little

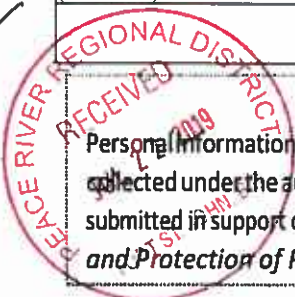
3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Part SE ¼, Section 35, Township 83, Range 19, W6M PRD (Parcel 1)	42.03 ha
Plan M446, Part SE 1/4 Section 35, Township 83, Range 19 W6M PRD (Parcel 2)	2.08 ha
Lot 3, Plan BCP37320, Section 35, Township 83, Range 19 W6M PRD (Parcel 3)	2.02 ha
TOTAL AREA	46.12 ha

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 23, 2020



4. Civic Address or location of properties: OLD FORT ROAD, Fort St. John, BC (Parcel 1), 8585 OLD FORT ROAD (Parcel 2), & 11784 MACLEAN ROAD (Parcel 3)

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2 (OCP shows area as LSI)

Proposed zone: I-1 (Light Industrial Zone)

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

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

Describe the existing use and buildings on the subject property:

No buildings on property to be subdivided. Site is 70 % hayfield with the rest being light bush

Second Parcel is a sign shop and residence of Kevin and Lori MacLean (owners)

Third Parcel is Construction shop with supportive yard and storage – Great Northern Bridgeworks Ltd. (owner)

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

(a) North - Main Parcel – City of Fort St. John Subdivision

(b) East - Combination of Light Industrial and Residential use

(c) South Agriculture -OCP is LSI

(d) West - Combination of MDR (North ½) Rural residential & Agriculture – pasture (LSI service)

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

See attached sheet.

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

Owner of Parcel 2 requires larger parcel for business and residence. Intends to amalgamate 2.27 ha of adjacent land to make a parcel 4.35 ha.

Owner of parcel 3 intends to include adjacent lands into larger parcel for existing business. Wellsite on adjacent land is in the process of being remediated and would complement existing holdings.

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

Parcel 2 has existing systems for resident and sign shop. Additional land will use existing systems

Parcel 3 has existing systems for Industrial Shop and yard. Additional land will use existing systems

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

Parcel 2 has existing systems for resident and sign shop. Additional land will use existing systems

Parcel 3 has existing systems for Industrial Shop and yard. Additional land will use existing systems

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.

Signature of Owner

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 Ian MacLean for Trueman Creek Holdings Ltd, Kevin & Lori MacLean, and Steve Ross for Great Northern Bridgeworks Ltd. authorize			and hereby		
James Little			to act on our behalf regarding this application.		
Agent address: [REDACTED]					
Telephone: [REDACTED]		Fax-250-785-5353		Email: [REDACTED]	
Signature of Owner:		See attached Agent Authorization forms for all three parcels		Date:	
[REDACTED]				April 10, 2019	
Signature of Agent:				Date:	

B-1 a)

MACKENO VENTURES
Div of Company #588255 B C LTD.
KASKADEENA KENNELS
Margaret & Jim Little
S.S. #2, Site 13, Comp. 23
Fort St. John, B.C. V1J 4M7

Phone: 250-785-5365 or 250-262-7840
Fax: 250-785-5353
Email: mackeno@xplomet.ca



Sand & Gravel

GST #866491277RT0001

January 3, 2019

I, Ian MacLean of Truman Creek Holdings Ltd

Authorize James Little of MACKENO VENTURES to act as my agent for the purpose of obtaining necessary permits for this/these applications.

Yours truly

Client's name and signature:

Ian MacLean --



Address:



Contact Numbers:

Phone:

Cell Phone:

Fax:

E-mail:



January 23, 2020

AGENT AUTHORIZATION LETTER

I (we) Kevin Ian MacLean & Lori Joanne MacLean
Printed/typed name(s) of landowner(s)

hereby appoint James Little to
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to
 the following parcel (s): *Insert legal description for each parcel under application*

That part of the SE 1/4 of Section 35 Township 83 Range 19 West of the Sixth
 Meridian Peace River District as shown on Plan M446

I James Little understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being
 submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

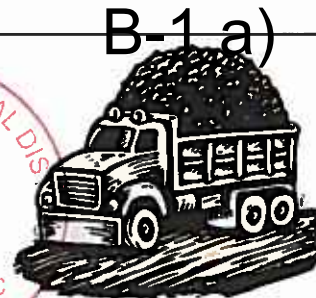
	<u>Kevin Ian MacLean</u>	
Signature	Printed Name	Date

	<u>Lori Joanne MacLean</u>	
Signature	Printed Name	Date

January 23, 2020



MACKENO VENTURES
Div of Company #588255 B.C. LTD.
KASKADEENA KENNELS
Margaret & Jim Little



Sand & Gravel

GST #866491277RT0001

ZN 19-076

April 10, 2019

PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4

(T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1125

Dear Sirs/Madames:

RE: Application to Subdivide:

Full legal description of each property under application	Area of each lot
Part SE ¼, Section 35, Township 83, Range 19, W6M PRD (Parcel 1)	42.03 ha
Plan M446, Part SE 1/4 Section 35, Township 83, Range 19 W6M PRD (Parcel 2)	2.08 ha
Lot 3, Plan BCP37320, Section 35, Township 83, Range 19 W6M PRD (Parcel 3)	2.02 ha
TOTAL AREA	46.12 ha

The application for this subdivision is attached to this cover letter. An application was filed with the ALC for subdivision on April 5, 2019, ALC file number 58080.

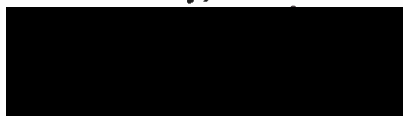
The above 3 parcels are involved with this subdivision. The larger parcel is to be split into 3 parcels with the two smaller parcels being amalgamated with the respective adjacent parcel. The results of this subdivision will be 3 parcels with two parcels enlarging to provide additional area for the existing operations.

Rezoning is only required for the smaller parcels as no further subdivision of the remainder is contemplated at this time.

The ALC have indicated that their fee is \$1,500.00 to be paid to the PRRD. Payment for this amount and the required fee for the PRRD of \$800.00 is attached to this application.

I have reviewed both applications with the respective agencies and the application was accepted as essentially correct by the reviewers.

Yours truly,



James Little P.Ag., RPF
Agent for the applicants

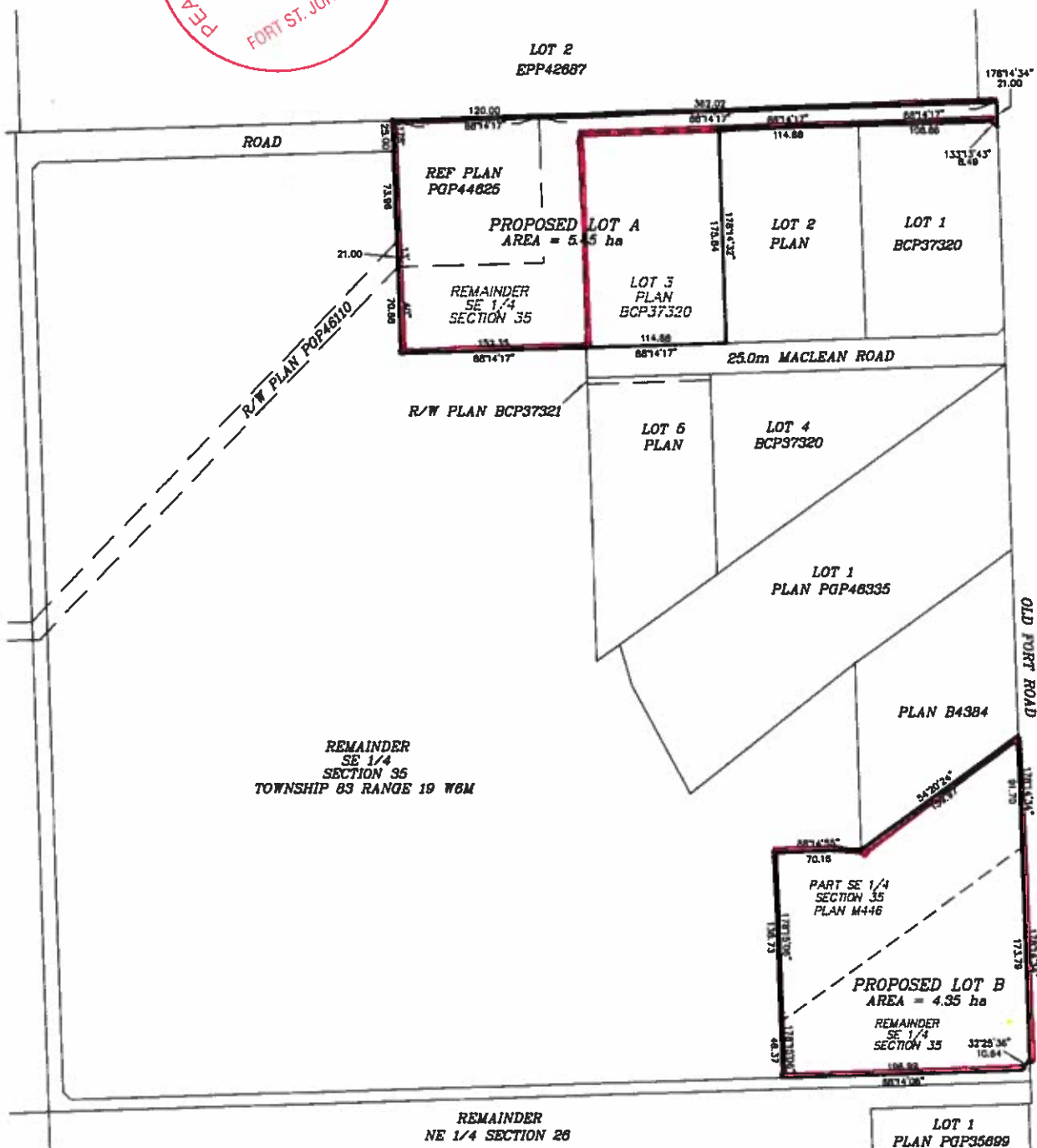
January 23, 2020

B-1 a)

 areas to be rezoned to I-1



JK



PROPOSED SUBDIVISION OF LOT 3 SECTION 35
PLAN BCP37320, THAT PART OF THE SE 1/4 OF
SECTION 35 AS SHOWN ON PLAN M446 AND
THE SE 1/4 OF SECTION 35 EXCEPT PLANS
B4384, M446, PGP46335 AND BCP37320 ALL OF
TOWNSHIP 83 RANGE 19 W6M PEACE RIVER
DISTRICT
BCGS 94A.028

MACKENO VENTURES

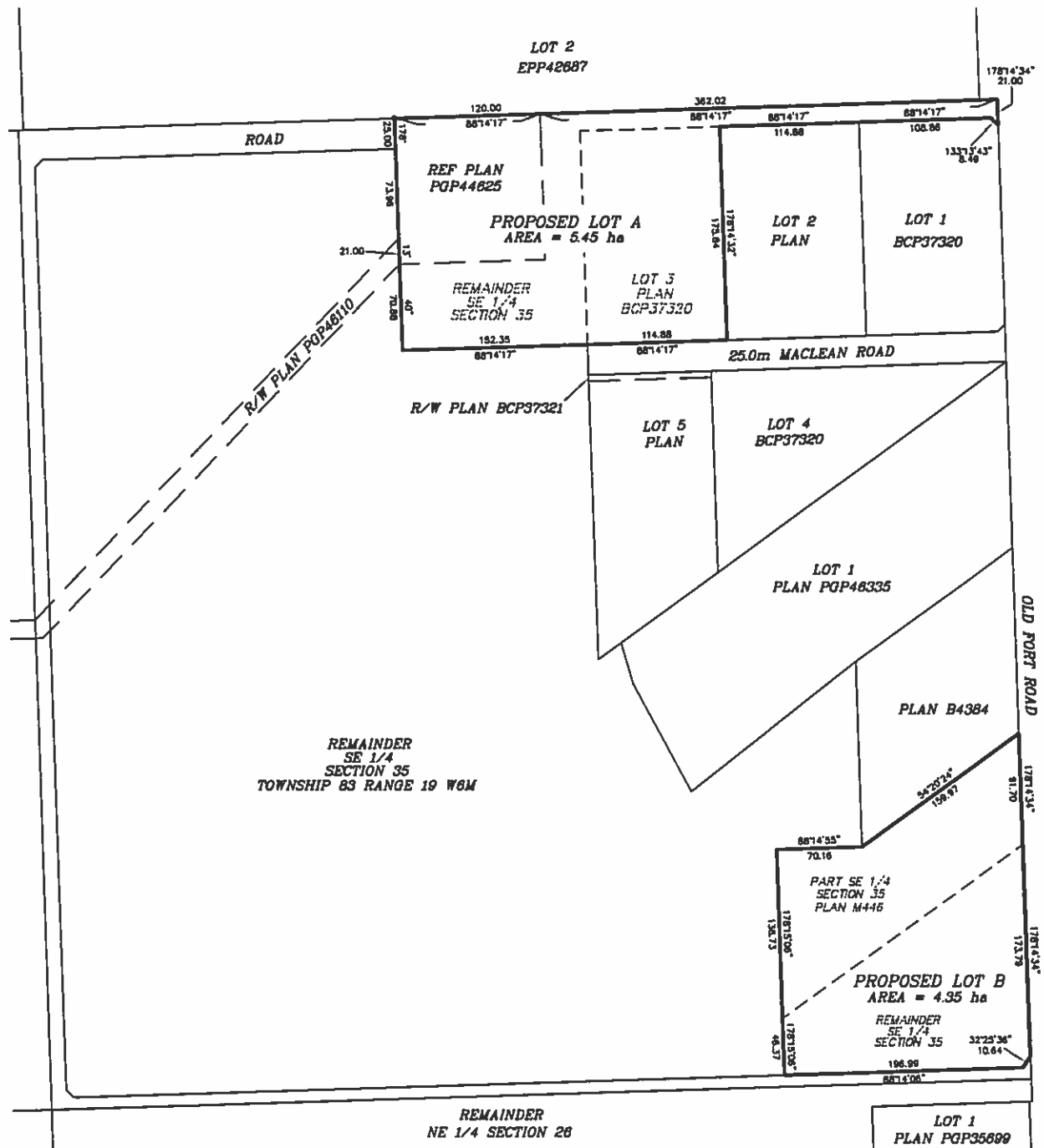


Tryon Land Surveying Ltd.
Devon Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



TRYON FILE:
2018-0255

January 23, 2020



PROPOSED SUBDIVISION OF LOT 3 SECTION 35
PLAN BCP37320, THAT PART OF THE SE 1/4 OF
SECTION 35 AS SHOWN ON PLAN M446 AND
THE SE 1/4 OF SECTION 35 EXCEPT PLANS
B4384, M446, PGP46335 AND BCP37320 ALL OF
TOWNSHIP 83 RANGE 19 W6M PEACE RIVER
DISTRICT
BCGS 94A.026

MACKENO VENTURES

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January 23, 2020

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Dawson Creek 250-782-5688
Fort St John 250-252-0031
www.tryongroup.ca



TRYON FILE
2018-0258

LOT 2
PLAN EPP42687

REF PLAN PQP-44625

LOT A
AREA = 5.45 ha

LOT 3
PLAN BCP37320

**LOT 2
PLAN**

LOT 1
BCP37320

REMAINDER
SE 1/4
SECTION 35

REMAINDER
SE 1/4
SECTION 35
TOWNSHIP 83 RANGE 18 W6M

25.0m MACLEAN ROAD

R/W PLAN BCP37321

**LOT 5
PLAN**

LOT 4
BCP37320

PROPOSED SUBDIVISION OF
LOT 3 PLAN BCP37320 AND 5E1/4 SECTION 35
TOWNSHIP 63 RANGE 19 W6M
PEACE RIVER DISTRICT
R/C/G 04A.026

MACKENO VENTURES

Tryon Land Surveying Ltd.
Dawson Creek 250-762-5863
Fort St John 250-282-6031
www.tryongroup.ca



TRYON

January 23, 2020



REFERRAL FORM

B-1 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	Zoning Bylaw No. 2376, 2020	Date: December 17, 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 (January 7, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF APPLICATION: To rezone the shaded portions (see draft bylaws) of the subject properties from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). The applicant intends to subdivide/consolidate the rezoned areas with existing lots in a separate application.		
GENERAL LOCATION: Fort St. John, BC		
LEGAL DESCRIPTIONS: 1. SE ¼ of Section 35 Township 83 Range 19 W6M Peace River except Plans B4384 M446 PGP46335 & BCP37320 [PID 014-590-689] 2. Part of the SE ¼ of Section 35 Township 83 Range 19 W6M Peace River shown on Plan M446 [PID 013-234-421]		
AREA OF PROPERTY 1. 42.03 ha (103.85 acres) 2. 2.02 ha (5.00 acres)	ALR STATUS: Conditionally excluded	OCP DESIGNATION: Light/Service Industrial (Serviced)
Land Owner: 1. Truman Creek Holdings Ltd 2. Kevin & Lori Maclean		
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 ✓ Agricultural Land Commission		
Other: ✓ 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		
(As per the Management of Development Function)		

January 23, 2020


Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 31, 2019

Reply to the attention of Sara Huber
ALC Issue: 51397
Local Government File: 19-076

Michael Blatz
Land Use Planner
Peace River Regional District

Delivered Electronically
Re: PRRD Zoning Amendment Bylaw No. 2376, 2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2376, 2019 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

Current Proposal

The Bylaw seeks to rezone portions of the properties identified as 13213 281 Road; PID: 014-590-689 (“Property 1”) and 8585 Old Fort Road; PID: 013-234-421 (“Property 2”) from A-2 “Large Agricultural Holdings Zone” to I-1 “Light Industrial Zone”. The applicant intends to adjust the boundaries of Property 1 and 2 with a third property located outside of the ALR (PID: 027-578-445; “Property 3”) in order to accommodate existing industrial operations, including a sign shop and construction shop on Property 2 and Property 3, respectively.

History

In 2005, the Properties were designated “Light Industrial” under Area 7 of the Fort St. John and Area Comprehensive Development Plan (the “CDP”). The ALC had no objection to the “Light Industrial” designation for Area 7, as it was close to existing services and industrial lands, but required that these lands be excluded from the ALR (Application 17438; Resolution #111/2005).

In 2007, the ALC excluded 11 ha from the ALR, which included Property 3, for industrial development (Application 43639; Resolution #45/2007), in accordance with the previous endorsement of the CDP.

In 2009, the PRRD North Peace Fringe Area Official Community Plan (NPFA OCP) designated the Properties as Light/Service Industrial – Serviced (LSI).

In 2019, ALC staff responded to a referral from the PRRD to rezone the whole Properties to the I-1 “Light Industrial Zone” in order to facilitate the boundary adjustment. At that time, ALC staff advised that while the Properties had been slated for industrial development through the Commission’s review and endorsement of the CDP, the Commission required that these industrially designated properties be excluded from the ALR. For this reason, ALC staff advised

that until such time that the Properties had been excluded; the ALC would not be in support of the rezoning.

Shortly thereafter, the applicant submitted an application for exclusion (Application 59366) of 5.2 ha of Property 1 and the entirety of Property 2. The Commission approved the application, subject to the submission of a survey plan in substantial compliance with the approval within three years (December 11, 2022).

The PRRD has now sent a revised referral, proposing to rezone 5.1 ha of Property 1 and the entirety of Property 2, aligning with the portions of the Properties the Commission conditionally approved for exclusion.

ALC Staff Comments

ALC staff recognizes that the industrial use of the Properties has been previously endorsed by the Commission through its review of the CDP (Resolution #111/2005), as well as through the subsequent exclusion approval (Resolution #491/2019). For this reason, ALC staff has no objection to the Bylaw.

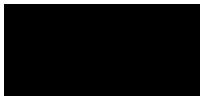
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2376

CC: Ministry of Agriculture – Attention: Lori Vickers

51397m2



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: Dec.19, 2019

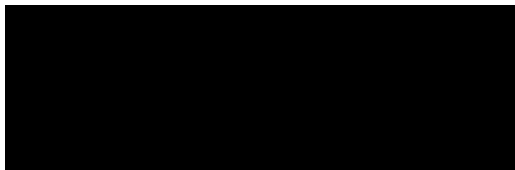
Re: PID: 013-234-421 & PID; 014-590-689

Hello Michael,

Charlie Lake Fire Department has no concerns with purposed changes to this property.

Understanding the re-zone request, this should have very little impact to our services.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department

January 23, 2020

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Friday, April 26, 2019 1:25 PM
To: Michael Blatz
Subject: RE: PRRD File 19-076 | Please comment by May 17

Micael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson

City Planner

The Corporation of the City of Dawson Creek

[REDACTED]

www.dawsoncreek.ca

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: April-26-19 1:06 PM
To: PRRD_Internal
Subject: PRRD File 19-076 | Please comment by May 17

Good day,

Please review the attached application and respond with any comments by **May 17, 2019**.

Proposal: To rezone the subject properties from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). The applicant intends to consolidate portions of the quarter section's remainder with existing lots in a separate application.

If you have any questions, don't hesitate to get in touch.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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

May 29, 2019

Re: PRRD File, 19-076, Zoning Amendment Bylaw No.2376, 2019 (Truman Creek Holdings Ltd. & Maclean)

The City of Fort St. John notes the following:

- Consideration is given to understanding what the industrial land demand is for rural industrial land and existing vacant rural LSI land, subject to this rezoning and eventual exclusion from the ALR. For example, there are 2 quarter sections to the south and east of this parcel that are removed from the ALR, zoned LSI, and remain vacant.
- 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. Questions to help inform this response include:
 - What is the current industrial land need/demand in the North Peace Regional District (excluding municipalities)?
 - What policy support is there to develop existing industrial-zoned land before other land is converted to industrial land?
- Please clarify if the application area has been removed, or is under review for exclusion, from the ALR.
- Consideration is given to connecting the road through from MacLean Road to Pacific Avenue, as an overall connection between Old Fort Road and 269 Road.
- The City is concerned with the continued reliance of water from customers outside the municipal boundary who may rely on municipal water as their permanent water source solution.
- The subject area is outside of the City's Fire Department response area; and while serviced by the Charlie Lake Fire Department; the City has a mutual aid agreement with Charlie Lake that may be impacted by the development.

Sincerely,



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

January 23, 2020

www.fortstjohn.ca



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

Attn: Michael Blatz - North Peace Land Use Planner

Please note this letter replaces and supersedes the letter dated June 10, 2019 for File 2019-02237.

The Ministry of Transportation and Infrastructure has received and reviewed your referral dated December 17, 2019 to rezone a +/- 2.9 ha (7.1 acre) and a +/- 2.3 ha (5.6 acre) portion of the Southwest 1/4 of Section 35, Township 83, Range 19, W6M, PRD except plans B4384, M446, PGP46335 and BCP37320 and to rezone Part of the Southeast 1/4 of Section 35, Township 83, Range 19, W6M, PRD shown on plan M446 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).

The property falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal approval. The ministry is in support of the proposal but has the following requirements that need to be met prior to formal approval.

1. The owner is to apply for "Resource and Industrial" access permits to the Ministry of Transportation and Infrastructure for any existing or new accesses that will be used for industrial purposes prior to final approval and signature.

Apply online here: <http://www.th.gov.bc.ca/permits/Apply.asp>

2. No storm drainage shall be directed toward ministry road right of way. This would include but is not limited to collection/run-off of the internal road system or development run-off. All onsite storm water detention must be dealt with onsite. There will be no discharge into Ministry of Transportation and Infrastructure ditches.

Please note, the ministry has received a conventional subdivision application from the owner to subdivide the subject lots as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you have any questions, please contact Raj Chopra at [REDACTED].

Sincerely,

[REDACTED]

Raj Chopra – District Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

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

Area Office Locations:
1201-103 Ave, 3rd floor
Dawson Creek, BC V1G 4J2
4744-52 Street
Chetwynd, BC V0C 1J0

January 23, 2020

NH comments for By-Law Ammendmnet Referral from PRRD

Re: OCP Amendment Bylaw # 2376, 2019

Bylaw Amendment Report

Approval recommended subject to conditions below:

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Lagoons must be planned, installed by an Authorized Person (AP), filing submitted to Northern Health and maintained regularly.

Ensure to follow the NH Subdivision Guidelines. An NH inspection, satisfactory soil profile test, percolation test be required before the Subdivision application can be recommended for approval.

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 23, 2020



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
 FROM: Development Services Department
 DATE: December 17, 2019
 RE: **Application for Zoning Bylaw Amendment (PRRD File 19-076)**

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 bylaw 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.

COMMENTS

Response requested by December 31, 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 23, 2020

Michael Blatz

From: Planning Department
Sent: Friday, December 20, 2019 12:03 PM
To: Michael Blatz
Subject: FW: PRRD File 19-076 | Rezoning

From: Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Sent: Friday, December 20, 2019 10:03 AM
To: Planning Department <planning@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Re: PRRD File 19-076 | Rezoning

I am fine with this going to the board. With the OCP moving forward again I do have some reservations on for approval.

From: Planning Department
Sent: Tuesday, December 17, 2019 3:31:40 PM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 19-076 | Rezoning

Good afternoon Chair Sperling,

Please review the attached documents regarding a rezoning application in the Fort St. John area. If you have any comments, please respond by December 31, 2019.

Best,

Development Services

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



PEACE RIVER REGIONAL DISTRICT



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PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2376, 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. 2376, 2020."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a $\pm$ 2.9 ha. (7.1 acre) portion and a $\pm$ 2.3 ha. (5.6 acre) portion of the Southeast $\frac{1}{4}$ of Section 35, Township 83, Range 19, W6M, PRD except Plans B4384, M446, PGP46335 and BCP37320 from A-2 "Large Agricultural Holdings Zone" to I-1 "Light Industrial Zone", as shown shaded green on Schedule 'A' which is attached to and forms part of this bylaw.
3. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Part of the Southeast $\frac{1}{4}$ of Section 35, Township 83, Range 19, W6M, PRD shown on Plan M446 from A-2 "Large Agricultural Holdings Zone" to I-1 "Light Industrial Zone", as shown shaded blue 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 published on	_____	day of _____	, 2020.
Notification mailed 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. 2376, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

January 23, 2020



Peace River Regional District
Bylaw No. 2376, 2020
SCHEDULE "A"



1:17,000

Map No. 10 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 2.9 ha (7.1 acre) portion and a +/- 2.3 ha (5.6 acre) portion of the Southwest 1/4 of Section 35, Township 83, Range 19, W6M, PRD except plans B4384, M446, PGP46335 and BCP37320 **from** A-2 "Large Agricultural Holdings Zone" **to** I-1 "Light Industrial Zone" as shown shaded green on the drawing below:

Map No. 10 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Part of the Southeast 1/4 of Section 35, Township 83, Range 19, W6M, PRD shown on plan M446 **from** A-2 "Large Agricultural Holdings Zone" **to** I-1 "Light Industrial Zone" as shown shaded blue on the drawing below:

