



REPORT

To: Chair and Directors

Report Number: DS-BRD-014

From: Tyra Henderson, Corporate Officer

Date: April 9, 2020

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

RECOMMENDATION #1: [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), third reading as amended, to correctly refer to the legal description of the properties as the Southeast $\frac{1}{4}$ of Section 35, in all instances in the bylaw .

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2376, 2020.

BACKGROUND/RATIONALE:

Proposal

To rezone a $\pm$ 2.9 ha (7.2 ac) and a $\pm$ 2.3 ha (5.8 ac) portion of PID 014-590-689, as well as all 2.0 ha (5.0 ac) of 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 maps attached to the January 7, 2020 Staff Report.

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: 42.0 ha (103.9 ac)

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: 2.0 ha (5.0 ac)

Summary of Application Procedure

Zoning Amendment Bylaw No. 2376, 2020 was read for a first and second time on January 23, 2020. The following activities have occurred since then:

February 6, 2020	Notification of the public hearing mailed to landowners in the notification area
February 13 & 20, 2020	Notice of public hearing advertised in the Alaska Highway News
February 25, 2020	Public hearing held in Fort St. John, BC (see attached minutes)
April 8, 2020	The Ministry of Transportation & Infrastructure approved the Bylaw

ALTERNATIVE OPTIONS:

1. 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), as submitted.
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. 2376, 2020
2. Minutes – February 25, 2020 Public Hearing for Zoning Amendment Bylaw No. 2376, 2020

External Links:

1. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2376, 2020](#)
2. [January 7, 2020 Staff Report – Zoning Amendment Bylaw No. 2376, 2020](#)

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	<u>23rd</u>	day of	<u>January</u>	, 2020.
READ A SECOND TIME THIS	<u>23rd</u>	day of	<u>January</u>	, 2020.
Public Notification published on	<u>13th and 20th</u>	day of	<u>February</u>	, 2020.
Notification mailed on the	<u>6th</u>	day of	<u>February</u>	, 2020.
Public Hearing held on the	<u>25th</u>	day of	<u>February</u>	, 2020.
READ A THIRD TIME THIS		day of		, 2020
Ministry of Transportation and Infrastructure approval received this	<u>8th</u>	day of	<u>April</u>	, 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

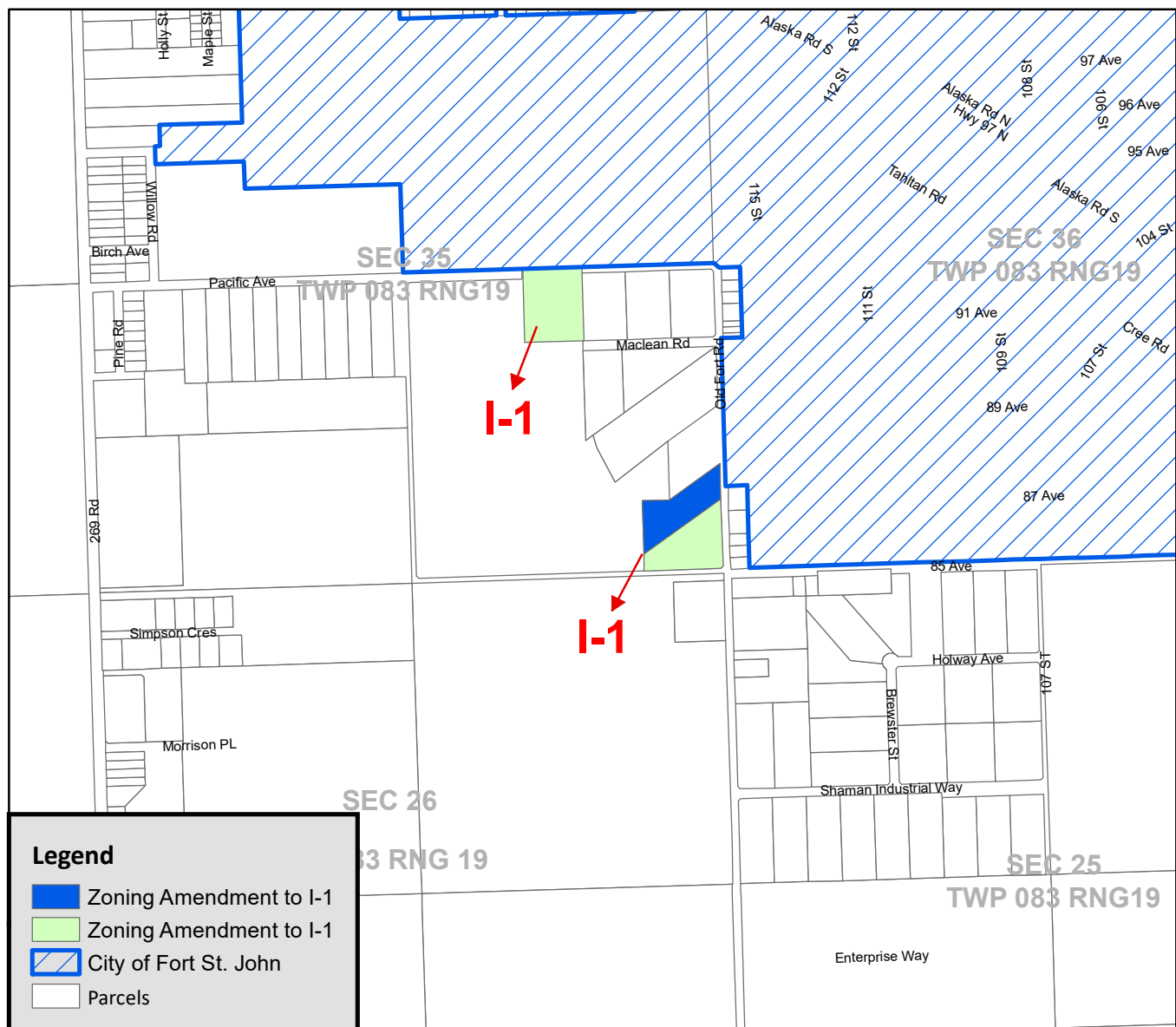


Peace River Regional District
Bylaw No. 2376, 2020
SCHEDULE "A"



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 Southeast 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:





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2376, 2020
February 25, 2020 @ 7:30 p.m.
Pomeroy Sport Centre, 9324 96 Street, Fort St. John, BC

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Kevan Sumner, General Manager of Development Services
Michael Blatz, North Peace Land Use Planner (Recorder)

Agent: Jim Little

Public: 6 additional members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:30 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. 2376, 2020 for the properties legally described as SE ¼ of Section 35 Township 83 Range 19 W6M Peace River except Plans B4384 M446 PGP46335 & BCP37320 ("Property 1") and Part of the SE ¼ of Section 35 Township 83 Range 19 W6M Peace River shown on Plan M446 ("Property 2").

Staff summarized the proposal to rezone a ± 2.9 ha and a ± 2.3 ha portion of Property 1 as well as all 2.02 ha of Property 2 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).

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

Staff called for any written comments from members of the public in attendance. None were offered.

Staff stated that as of 4:00 pm on February 25, 2020 the Peace River Regional District had not received any written comments from the public.

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

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

7. COMMENTS FROM APPLICANT(S)

The Chair asked the agent if he had any comments related to the proposed bylaws. Mr. Little stated that the agenda package covered the proposal well. He stated that the abandoned well site has been completely remediated, which is a service to the area.

8. COMMENTS FROM PUBLIC

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.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the agent to make any final comments. Mr. Little declined.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:35pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2376, 2020, held on Tuesday, February 25, 2020.

Original copy signed by:

Director Brad Sperling, Chair

Michael Blatz, Recorder