



PEACE RIVER REGIONAL DISTRICT

Public Hearing Agenda

May 18, 2021, 6:00 p.m.
Via Teleconference

	Pages
1. CALL TO ORDER	
<i>Zoom audio/video call. Join the call by: Dialing:1-647-558-0588; Meeting ID: 936 0752 1276#; Participant ID: Please press #; Password: 533208#.</i>	
1.1. Notice of Public Hearing	3
2. STATEMENT OF PUBLIC HEARING	
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5.1. Ministry of Transportation and Infrastructure	27
5.2. Agricultural Land Commission	28
5.3. Northern Health	30
6. WRITTEN COMMENTS RECEIVED FROM THE PUBLIC	
<i>None at this time.</i>	
7. COMMENTS FROM THE APPLICANT	
8. COMMENTS FROM THE PUBLIC	
9. COMMENTS FROM THE APPLICANT	

10. ADJOURN PUBLIC HEARING

No further comments regarding Bylaw 2434 will be accepted once the public hearing is closed.



Residential

Industry

Farm Use

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2434, 2021

File No. 21-002 ZN

Peace River Regional District

How to Participate

Property Location: Parcel B (T18682), Block 1, Section 32, Township 79, Range 14, W6M, PRD, Plan 10648
5209 Rolla Road

Proposal: To rezone a ± 0.06 ha portion of subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone).

1 Get More Information

Contact the Peace River Regional District to get more information about the proposal.

Office Locations/Mailing Address

Dawson Creek Office

1981 Alaska Avenue/Box 810
Dawson Creek, BC V1G 4H8
Tel: 250-784-3200

Fort St John Office

9505 100 Street
Fort St John, BC V1 4N4
Tel: 250-785-8084

2 Send in a Written Comment

Through the planning webpage, e-mail, fax, mail, or in person.

Website: prrd.bc.ca/services/planning

Email: planning@prrd.bc.ca

Tel: 1-800-670-7773 **Fax:** 250-784-3201

Written comments will be accepted until 4:00 pm on May 17, 2021.

3 Participate in the virtual Public Hearing

When: Tuesday, May 18, 2021 at 06:00 pm

Where: Zoom audio/video call. Join the call by:

Dialing: 1-647-558-0588

Meeting ID: 936 0752 1276#

Participant ID: Please Press #

Password: 533208#

Presently, public attendance at public hearings is not permitted due to COVID-19. Please check the Peace River Regional District 'Official Page' on Facebook in advance of the public hearing to get the most up-to-date information on participating in the public hearing as per the latest public health guidelines.



STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board regarding the following proposed zoning amendment:

- Zoning Amendment Bylaw No. 2434, 2021 (PRRD File No. 21-002 ZN)

Due to COVID-19, public attendance at the hearing is not permitted. You are encouraged to participate in the public hearing via the Zoom audio or video call.

A zoning amendment bylaw amendment will be considered at today's hearing. The hearing for Zoning Amendment Bylaw No. 2434, 2021 will be conducted and concluded.

The notice of public hearing for the proposed bylaw was advertised in the newspaper and mailed to neighboring landowners to alert residents to the proposed changes, and invited them to provide their feedback by e-mail, letter, or attendance at the public hearing today via the Zoom audio or video call.

Every one of you present via the Zoom call, who believes that your interest is affected by the proposed bylaw amendment shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

When speaking please commence your remarks by clearly stating your first and last name.

Please take turns and ensure that you do not make follow up comments until each person has had a chance to speak.

Should the need arise, the zoom audio call moderator has the ability to mute every person. If this becomes necessary to preserve order, each participant will be unmuted, one at a time, and invited to speak. Thank you for your cooperation and patience with this process.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaws.

After each public hearing is concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

Once the hearing is concluded, no further comments will be accepted.

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Zoning Amendment Bylaw Nos. 2434, 2021

Property Location: North of the City of Dawson Creek in the Rolla Subdivision.

Legal Description: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648

Civic Address: 5209 Rolla Road.

Proposal:

To rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire property one zone and for the final purpose building a machine shop.

Permitted New Uses in the Proposed Zone:

- Restaurant;
- Car wash establishment;
- Gasoline service station;
- Sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes and boats;
- Sale, service and repair of machinery, farm implements, and equipment;
- Meat cutting and packing excluding the slaughtering of animals;
- Auction market not including sale of animals;
- Trade contractor office, storage yard;
- Trucking contractor office, storage yard;
- Construction contractor office, storage yard;
- Oil field service contractor office, storage yard;
- Personal service establishment;
- Warehousing, cartage, express and freight facilities;
- Building material supply;
- Public transportation depots including taxi dispatch office;
- Public utility offices and works yard;
- Animal kennel;
- Wholesale establishment;
- Automotive parts supply;
- Medical or veterinary clinic;
- Machine shop, welding shop;
- Fuel sales;
- Retail sale of farm and garden supplies;
- Agriculture;
- Gravel extraction and processing facilities including screening and asphalt plants;
- Single family dwelling,
- Two family dwelling;
- Home occupation and home industry;
- Accessory building

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2434, 2021

A bylaw to amend "Dawson Creek Rural Area Zoning
Bylaw No. 479, 1986"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986";

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. 2434, 2021."
2. Schedule B – Map 15 (Rolla) of "Dawson Creek Rural Area District Zoning Bylaw No. 479, 1986" is hereby amended by rezoning a 0.06 ha (0.15 acre) portion Parcel B (T18682), Block 1, Section 32, Township 79, Range 14, W6M, PRD, Plan 10648, from R-1 "Residential Zone" to M-1 "Service Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS 25th day of March , 2021.

READ A SECOND TIME THIS 25th day of March , 2021.

Public Notification on the 6th and 13th day of May , 2021.

Public Hearing held on the _____ day of _____ , 2021.

READ A THIRD TIME THIS _____ day of _____ , 2021.

Ministry of Transportation approval
received this _____ day of _____ , 2021.

ADOPTED THIS _____ day of _____ , 2021.

Chair

(Corporate Seal has been affixed to the original bylaw)

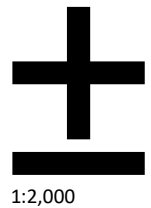
Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2434, 2021,
as adopted by the Peace River Regional District
Board on _____, 20__.

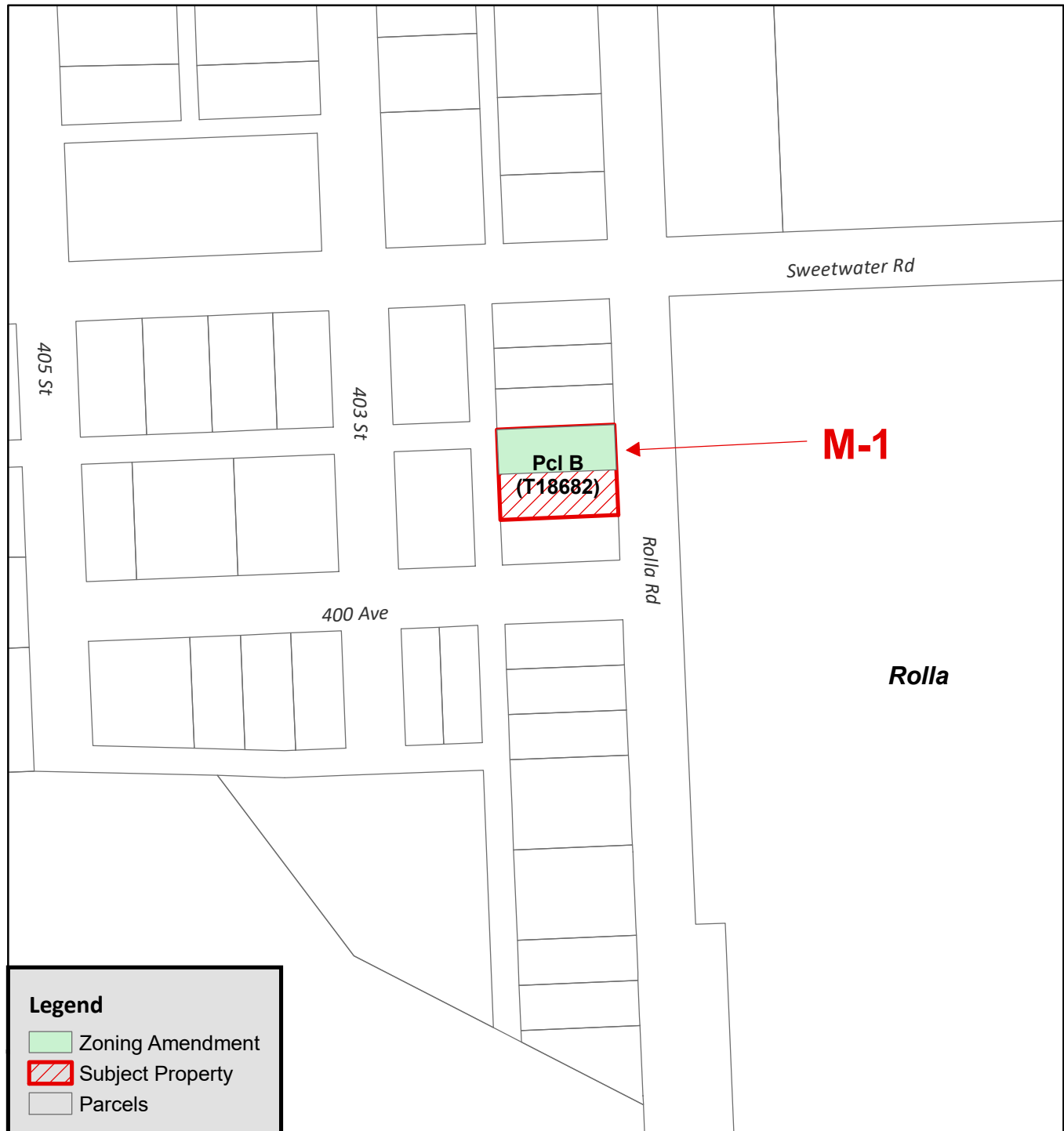
Corporate Officer



Peace River Regional District
Bylaw No. 2434, 2021
SCHEDULE "A"



Schedule B - Map 15 (Rolla) of "Dawson Creek Rural Area District Zoning Bylaw No. 479, 1986" is hereby amended by rezoning a 0.06 ha (0.15 acres) portion of Parcel B (T18682), Block 1, Section 32, Township 79, Range 14, W6M, PRD, Plan 10648, **from** R-1 "Residential Zone" **to** M-1 "Service Industrial Zone" as shown on the drawing below:



SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	January 13, 2021
The PRRD referred the application and proposed Zoning Amendment Bylaw Nos. 2434, 2021 to municipalities and provincial agencies.	February 18, 2021
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	March 25, 2021
The PRRD mailed a notification of the public hearing to landowners within the notification area.	May 4, 2021
The PRRD advertised the public notification in the Dawson Creek Mirror.	May 6 & 13, 2021



REPORT

To: Chair and Directors

Report Number: DS-BRD-133

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

Subject: Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2434, 2021 to rezone a ± 0.06 hectare portion of the subject property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), 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.

BACKGROUND/RATIONALE:

Proposal

To rezone a ± 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone). The applicant has stated they intend to build a machine shop.

File Details

Owner: Kane Clay
Agent: Ryan Neilson
Area: Electoral Area D
Location: Rolla
Legal: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th
Meridian Peace River District Plan 10648
PID: 004-384-105
Civic Address: 5209 Rolla Road
Lot Size: 0.12 ha (0.30 ac)

Site Context

The subject property has direct access to Rolla Road and is surrounded by residential land uses to the north and west, service industrial in the south, and agricultural in the east.

Site Features

Land

The subject property is currently vacant of any structures or vegetation.

Structures

There are currently no structures on the subject property. The structure reflected in the application was taken down recently and has been confirmed in a site inspection as per the attached site inspection images.

Access

The subject property is accessed via Rolla Road.

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 applicant intends to build a machine shop that will be used for mechanical and sand blasting purposes.

Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply. In a letter to the Peace River Regional District, the Agricultural Land Commission states that they do not object to the amendment bylaw.

Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community (RC). Policy 3 in the RC designation states, the principle use of land within the RC designation should be Agricultural-Rural, Residential, Commercial, Light Industrial, Civic, Assembly, Institutional, Park and Natural Environment.

Policy 5 states that the minimum parcel size should be 1.6 ha (4 ac), however, smaller parcel sizes are permitted to a maximum density of 10 parcels per ha (4 parcels per ac) where a community sewage system is installed.

Since the proposed zoning amendment occurs on a lot on a community sewage system, the use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 479, 1986 (the Dawson Creek Rural Zoning Bylaw), the subject property is split zoned R-1 (Residential 1 Zone) and M-1 (Service Industrial Zone). Land within the R-1 Zone may be used for a single family dwelling, home occupation, and a home industry. The proposed use of a machine shop does not comply with the R-1 zone, however, a machine shop is a permitted use in the M-1 Zone.

Therefore, a zoning amendment of the R-1 zoned portion of the subject property to the M-1 Zone is required.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however Building Permits are available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Impact Analysis**Context**

The proposed rezoning will no longer permit residential uses to occur on the subject property. However, the proposed rezoning will permit larger buildings to be constructed that contain a permitted use in the M1 Zone. The zoning amendment will be consistent with the uses to the south of the subject property.

Population & Traffic

It is anticipated that there will be minimal increase to population and traffic in the area, as a result of having a new community business.

Sewage & Water

The subject property is currently not connected to any sewage or water systems due to absence of any building structure, however, the applicant will be able to connect with Rolla sewer in future.

Comments Received from Municipalities & Provincial Agencies**Ministry of Transportation and Infrastructure (MoTI)**

In a letter dated March 1, 2021, MoTI acknowledged the property does not require formal approval for the zoning bylaw amendment. However, MoTI has the following requirement:

The applicant is to apply online for a Resource and Industrial access permit to MoTI for the access to Rolla Road.

Agricultural Land Commission (ALC)

In a letter dated March 8, 2021, the ALC states the amendment bylaw is intended to facilitate a permitted use under the Rural Community designation in Rural Official Community Plan Bylaw No. 1940, 2011. For this reason, ALC staff do not object to the bylaw.

Northern Health

Northern Health has no objections.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Bylaw Amendment No. 2434, 2021, to rezone a \pm 0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), first and second readings; further,

That a public hearing be held pursuant to the *Local Government Act* Section 464(1) and public notification be issued pursuant to the *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Bylaw Amendment No. 2434, 2021, to rezone a ± 0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), first and second readings.
3. 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.

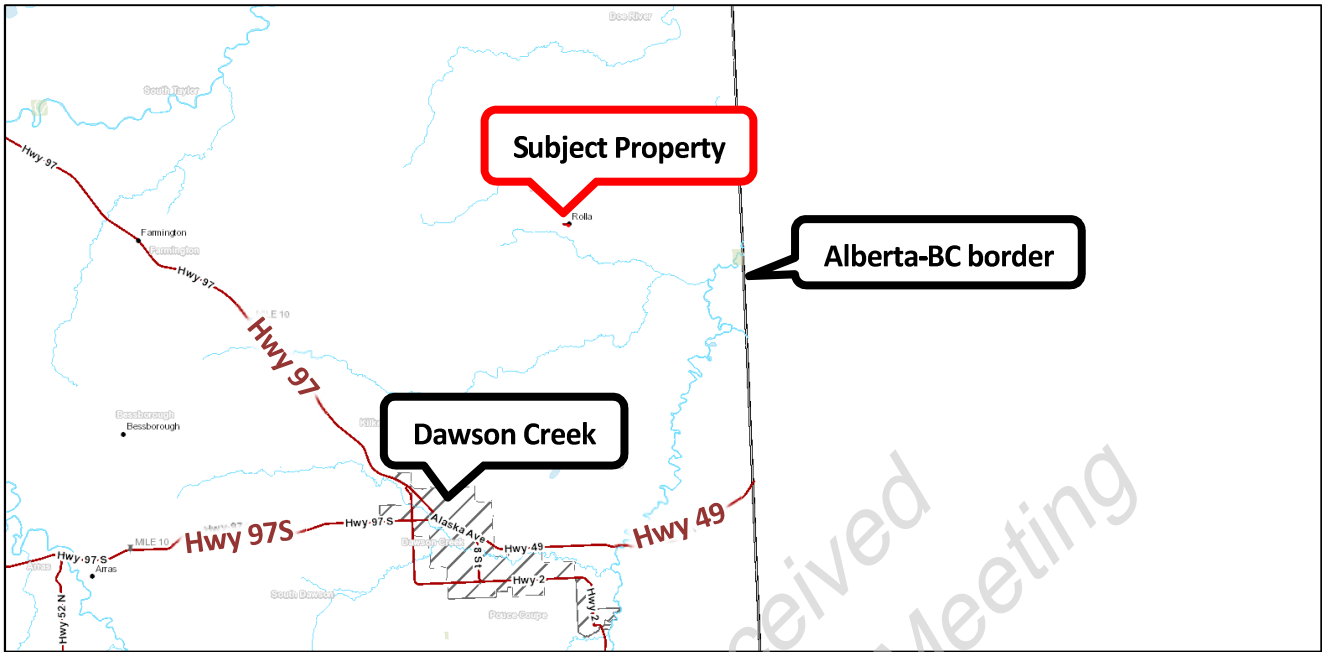
OTHER CONSIDERATION(S):

None at this time.

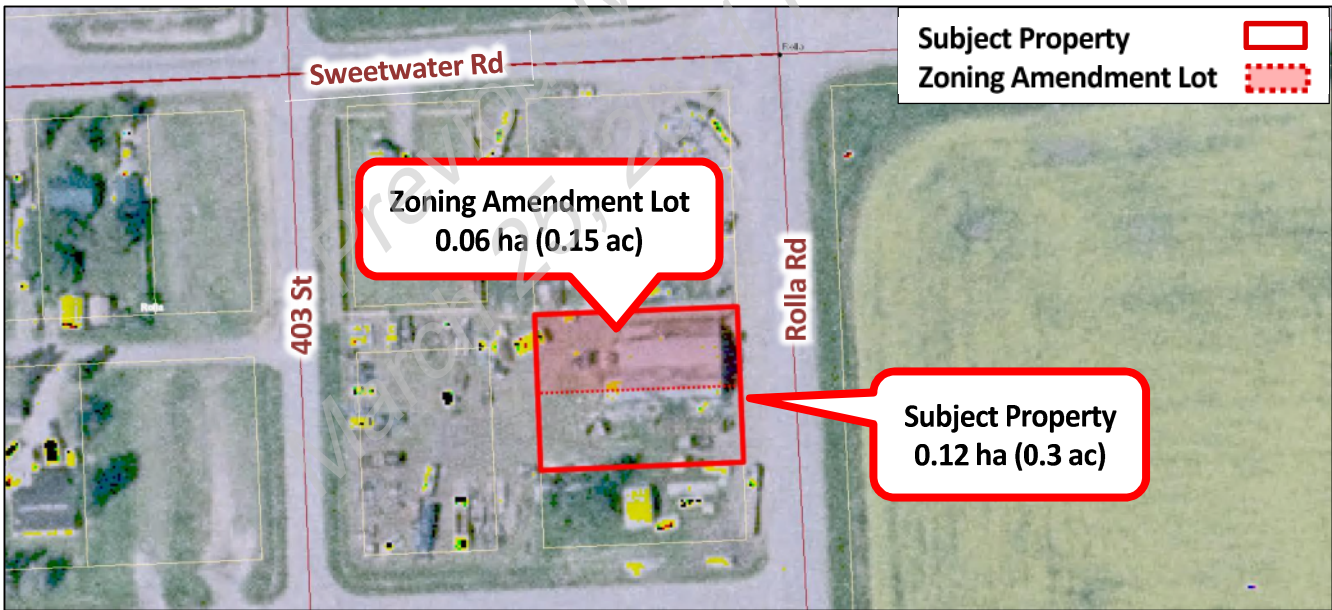
Attachments:

1. Maps
2. Application
3. Comments Received from Municipality and Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 6.60 of PRRD Zoning Bylaw No. 479, 1986
6. Draft Zoning Bylaw No. 2434, 2021
7. Site Inspection Images

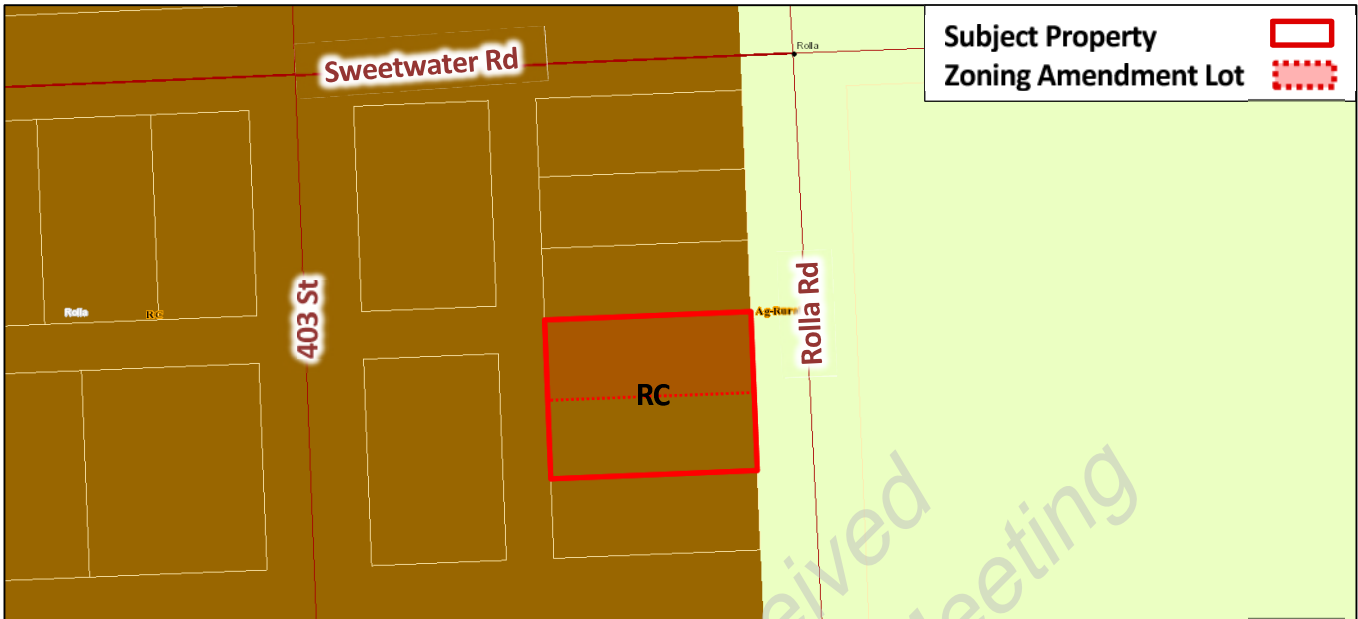
Location: Rolla



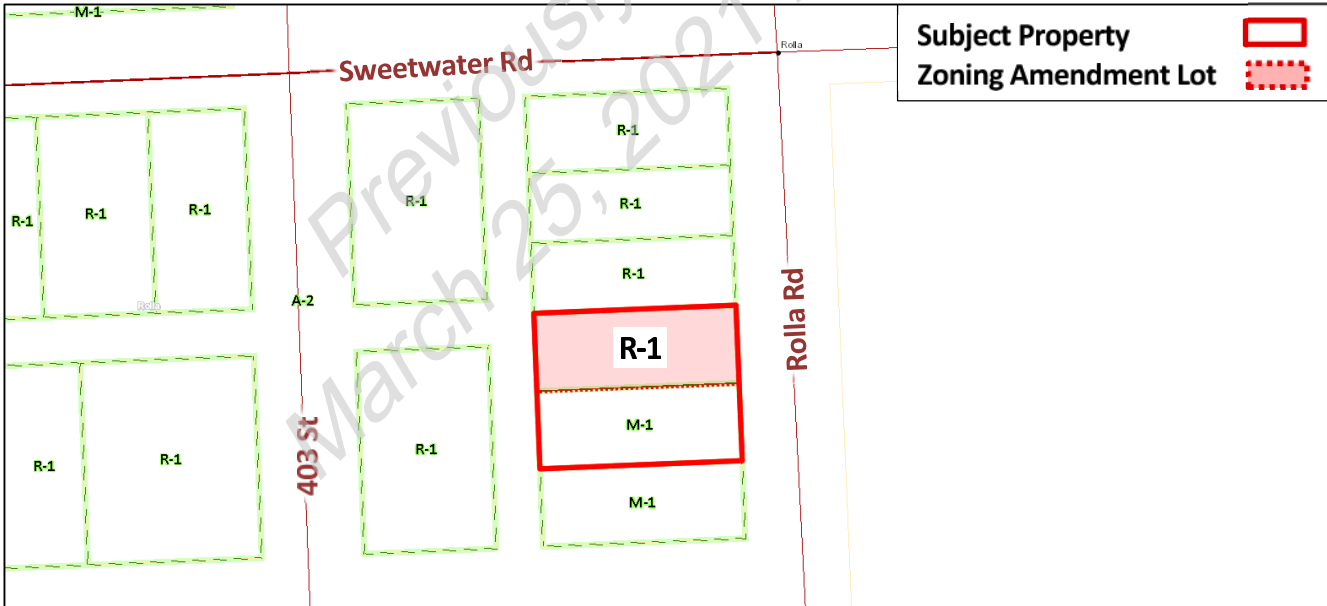
Aerial imagery



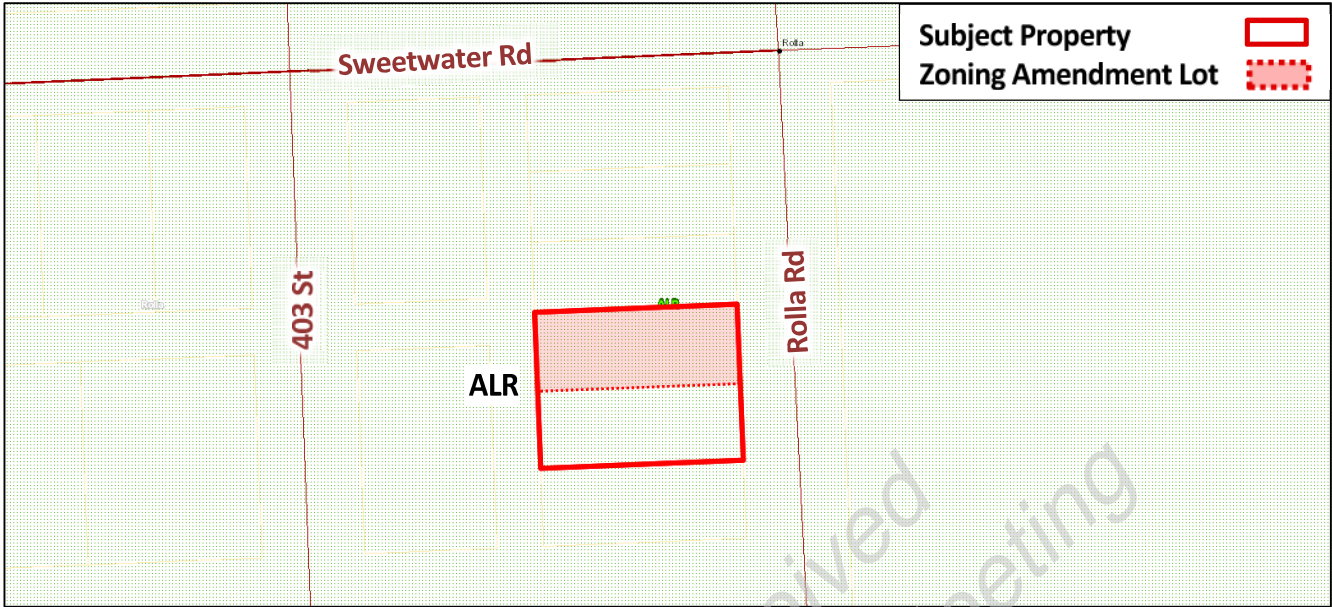
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Rural Community (RC)



PRRD Zoning Bylaw No. 479, 1986: Residential Zone (R-1)



Agricultural Land Reserve (ALR): Inside



Previously Received
March 25, 2021 RB Meeting



PEACE RIVER REGIONAL DISTRICT

21-0027n

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 # [REDACTED]

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> 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 <i>Kane Clay</i>	Authorized Agent of Owner (if applicable) <i>Ryan Neilson</i>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>Parcel B (T18682) Block 1 SEC 32</i>	<i>.30</i> ha./acres
<i>TP 79, R 14, W 6M, PRD, Plan 10648</i>	ha./acres
	ha./acres
	TOTAL AREA <i>.3</i> 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*.

4. Civic Address or location of property: 5209 Rolla Rd.

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: R-1 and M-1 (split zone) Bylaw 479

Proposed zone: change R-1 to M-1

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:

No buildings currently
mechanical work, painting, welding etc.

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

(a) North vacant - R-1

(b) East Rolla Rd + A-2

(c) South M-1 - vacant

(d) West Mo's Row + R-1 vacant and R-1 with dwelling

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

Re build use will be mechanical, welding
etc.

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

property used to be used for salvage. Has been
cleaned up to be used for a community business.

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

No sewer to new build at this time
able to connect to: Rolla Sewer.

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

No water to new build at this time

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; survey
 - (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.

Sig

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 / We authorize	Kane Clay	and		hereby
(name)	Ryan Neilson			to act on my/our behalf regarding this application.
Agent address:				
Telephone		Fax:		Email
Signature of Owner				Date: Jan 13.2021
Signature of Owner				Date:



Peace River Regional District



- Legend**
- Hwy Mile Marker
 - Rural Community
 - 911 Civic Address-Label
 - 911 Civic Address Rural
 - Parcel / District Lot
 - Highway
 - Municipal Road
 - Hard Surface
 - Gravel
 - Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
 - Driveway
 - PRRD Sewer Systems
 - Sewer Line
 - Storm Water Drainage
 - PRRD Water Systems
 - Streams/Rivers

1: 625



31.8 0 15.88 31.8 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Jack Peckham, South Peace Land Use Planner
DATE: February 18, 2021
RE: **Zoning Amendment Bylaw No. 2434, 2021**
PRRD File No. 21-002 ZN

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.

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 March 4, 2021

No comment ☐

Hello Jack,

I support this rezone application.

Director Leonard Hiebert

Date February 25, 2021

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) 785-1130 Email: prrd.fsj@prrd.bc.ca

Proposal: To rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) for the final purpose of building a machine shop.

File Details

Owner: Kane Clay
Agent: Ryan Neilson
Area: Electoral Area D
Location: Rolla
Legal: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648
Civic Address: 5209 Rolla Road
PID: 004-384-105
Lot Size: 0.12 ha (0.30 ac)

Official Community Plan

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community (RC). Policy 3 states that the principle use of land within the RC designation should be Agricultural-Rural, Residential, Commercial, Light Industrial, Civic, Assembly, Institutional, Park and Natural Environment. Policy 5 states that the minimum parcel size should be 1.6 ha (4 ac), however, smaller parcel sizes are permitted to a maximum density of 10 parcels per ha (4 parcels per ac) where a community sewage system is installed.

Therefore, the proposed use and size is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 479, 1986 (the Zoning Bylaw), the subject property is split zoned R-1 (Residential 1 Zone) and M-1 (Service Industrial Zone). Land within R-1 zone may be used for single family dwelling, home occupation, and a home industry. The proposed use of a machine shop does not comply with the R-1 zone, however, a machine shop is a permitted use in the M-1 zone.

Therefore, a zoning amendment to the R-1 zoned portion of the subject property to the M-1 zone is required. Although the minimum parcel size for the M-1 Zone is 1.8 ha (4.5 ac), the existing parcel size is consistent with the characteristics of the surrounding properties in the Rolla subdivision.

M-1 Service Industrial Zone

Permitted Uses

- 6.60 (A) The following uses and no others are permitted in a M-1 zone except as provided for in Part 7 of this Bylaw:
- (i) restaurant;
 - (ii) car wash establishment;
 - (iii) gasoline service station;
 - (iv) sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes and boats;
 - (v) sale, service and repair of machinery, farm implements, and equipment;
 - (vi) meat cutting and packing excluding the slaughtering of animals
 - (vii) auction market not including sale of animals;
 - (viii) trade contractor office, storage yard;
 - (ix) trucking contractor office, storage yard;
 - (x) construction contractor office, storage yard;
 - (xi) oil field service contractor office, storage yard;
 - (xii) personal service establishment;
 - (xiii) warehousing, cartage, express and freight facilities;
 - (xiv) building material supply;
 - (xv) public transportation depots including taxi dispatch office;
 - (xvi) public utility offices and works yard;
 - (xvii) animal kennel;
 - (xiix) wholesale establishment;
 - (xix) automotive parts supply;
 - (xx) medical or veterinary clinic;
 - (xxi) machine shop, welding shop;
 - (xxii) fuel sales;
 - (xxiii) retail sale of farm and garden supplies;
 - (xxiv) agriculture;
 - (xxv) gravel extraction and processing facilities including screening and asphalt plants;
 - (xxvi) single family dwelling,
 - (xxvii) two family dwelling;
 - (xxviii) home occupation and home industry;
 - (xxix) accessory building.

Regulations

- (B) On a parcel located in an M-1 zone:

Number of Family Dwellings

- (i) not more than one single family dwelling or a two family dwelling is permitted, but not both;

Height

- (ii) no building or structure shall exceed 20 metres in height;

M-1 Service Industrial Zone (continued)

Siting

- (iii) no building or structure shall be located within:
- (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line;
 - (d) 7 metres of the rear parcel line;

Home Occupation and Home Industry

- (iv) (a) home occupations shall be conducted entirely within a building containing a dwelling or dwellings or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted within a building accessory to a single family dwelling or a two family dwelling;
- (c) the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,229 square feet);

Off Street Parking and Loading

- (v) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vi) the minimum parcel size is 1.8 hectares (4.5 acres).

Previously Built Shop:



Site after shop removal:





Ministry of
Transportation
and Infrastructure

Our file: 2021-00953

Your file: 21-002 ZN

Date: March 1, 2021

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

Attn: PRRD, Service Planning

The Ministry of Transportation and Infrastructure has received and reviewed your referral of February 18, 2021 to rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) for the final purpose of building a machine shop. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval however, we have the following requirement:

1. Applicant to apply online for a Resource and Industrial access permit to the Ministry of Transportation and Infrastructure for the access to Rolla Road. Applicant to apply online here: <http://www.th.gov.bc.ca/permits/Apply.asp>

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kelsi Windhorst at (250) 787-3237.

Sincerely,



Development Officer



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

March 8, 2021

Reply to the attention of Sara Huber
ALC Issue: 52106
Local Government File: 21-002-ZN

Jack Irving-Peckham
South Peace Land Use Planner, PRRD
Jack.Peckham@prrd.bc.ca

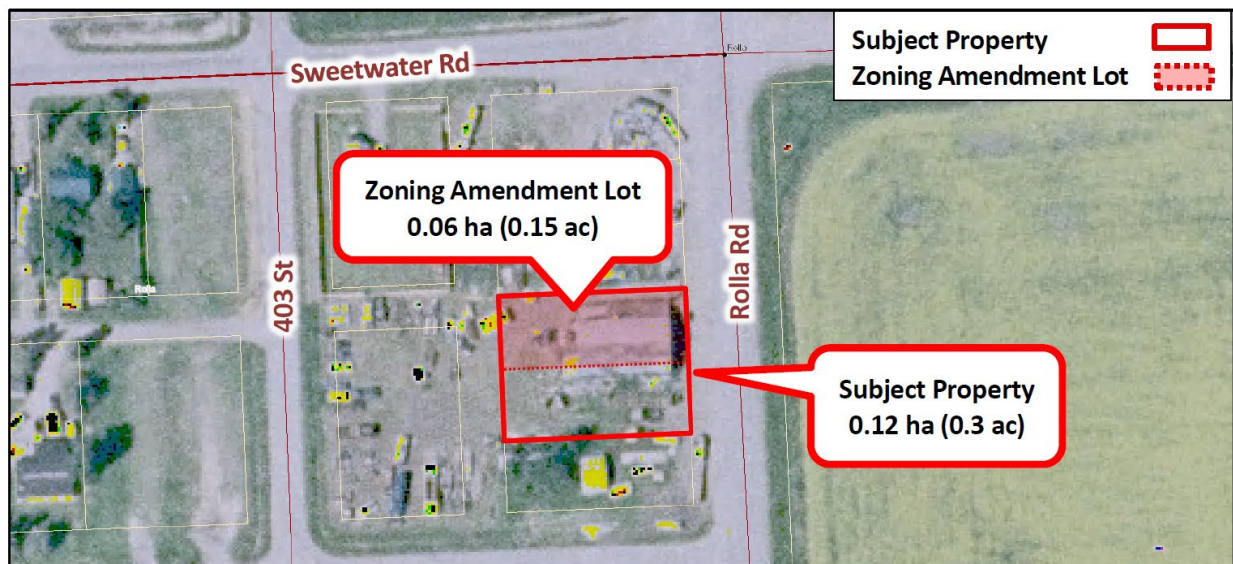
Re: **Peace River Regional District Zoning Amendment Bylaw No. 2434, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2434, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

Current Proposal:

The Amendment Bylaw proposes to rezone the 0.06 ha northern portion of the property identified as 5209 Rolla Road; PID: 004-384-105 (the “Property”) from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire Property one zone and for the final purpose of building a machine shop. The Property is 0.1 ha and is designated Rural Community under the PRRD Rural Official Community Plan (OCP) Bylaw No. 1940, 2011.

Proposal Map:



ALC File History:

In 2013, in review of the PRRD Rural OCP Bylaw No. 1940, 2011, the ALC endorsed the Rural Community designation of the Property and surrounding area (Planning Review File 46403; Resolution #26N/2013). The objective of the Rural Community designation is to provide areas for population growth that can enhance volunteer groups, support civic facilities, and to provide

suitable areas where rural businesses can locate. Principal uses under this designation include agriculture, residential, commercial, light industrial, civic, assembly, institutional, and park and natural environment.

ALC Staff Comments:

ALC staff recognize that the Property's Rural Community designation was previously endorsed by the Commission in review of the PRRD Rural OCP Bylaw No. 1940, 2011. This designation allows for rural businesses and light industrial use. As the proposal is to rezone to the M-1 zone, one of three industrial zones under the PRRD Dawson Creek Rural Area Zoning Bylaw No. 479, 1986, the Amendment Bylaw is intended to facilitate a permitted use under the Rural Community designation. For this reason, ALC staff do not object to the Amendment Bylaw.

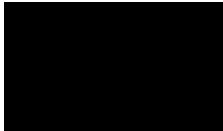
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions 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 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-002-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers (Lori.Vickers@gov.bc.ca)

52106m1

01 March 2021

Jack Peckham,
South Peace Land Use Planner

RE: Zoning Amendment Bylaw No. 2434, 2021 PRRD File No. 21-002 ZN (Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648 PID: 004-384-105)

I have reviewed the application for Zoning amendment to rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire property one zone and for the final purpose building a Machine Shop.

Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the applicant must not cause a health hazard during demolition of existing structure or building the Machine Shop.
- As per the Public Health Act [SBC 2008] Ch. 28, if the applicant is required by regulation to have a licence or permit to engage in a regulated activity, the applicant must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an applicant who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the 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 as a result of discharge from the Machine Shop.

Please note that Northern Health's recommendation for approval of the zoning bylaw amendment does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred in writing by an Approving Officer with the Ministry of Transportation and Infrastructure on the basis of current provincial health legislation and Northern Health policies and guidelines.

Please do not hesitate to contact me if you have any questions at 250-263-6000 or seyoum.gebeyehu@northernhealth.ca

Sincerely



Seyoum Gebeyehu, BSc, MSc, BASc, MPH, CPHI (C)
Environmental Health Officer,
Health Protection and Disease Prevention,
Northern Health