



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.

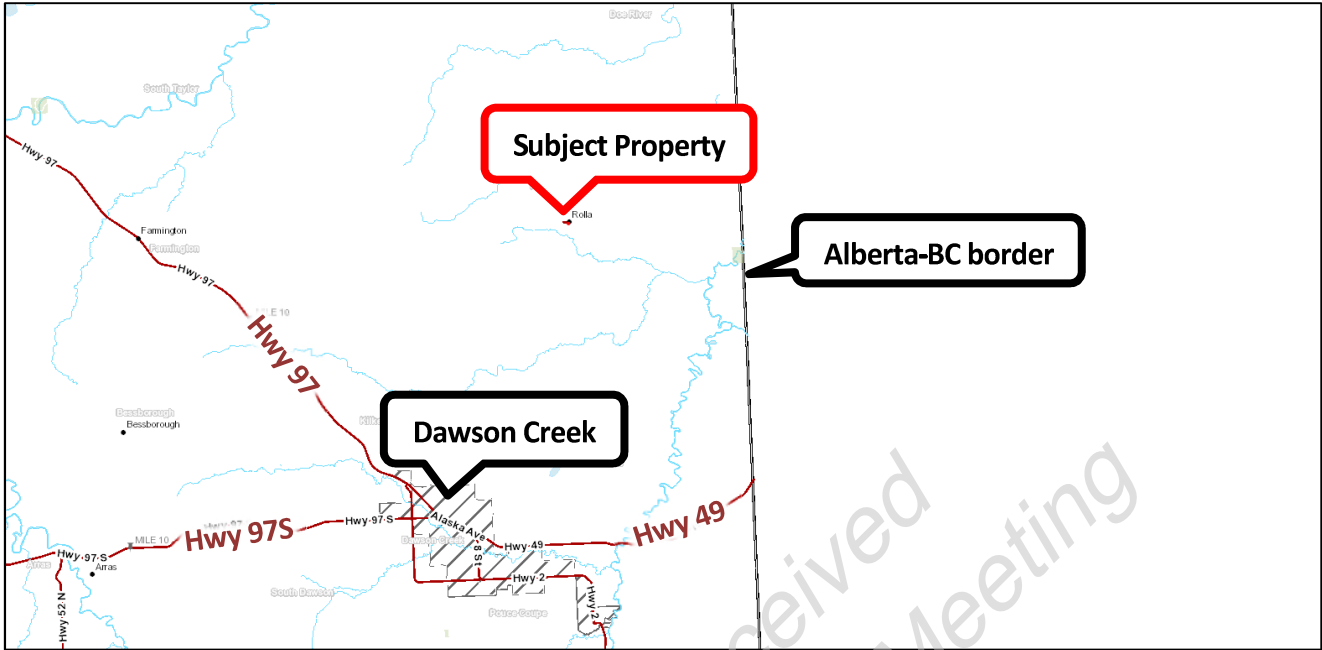
OTHER CONSIDERATION(S):

None at this time.

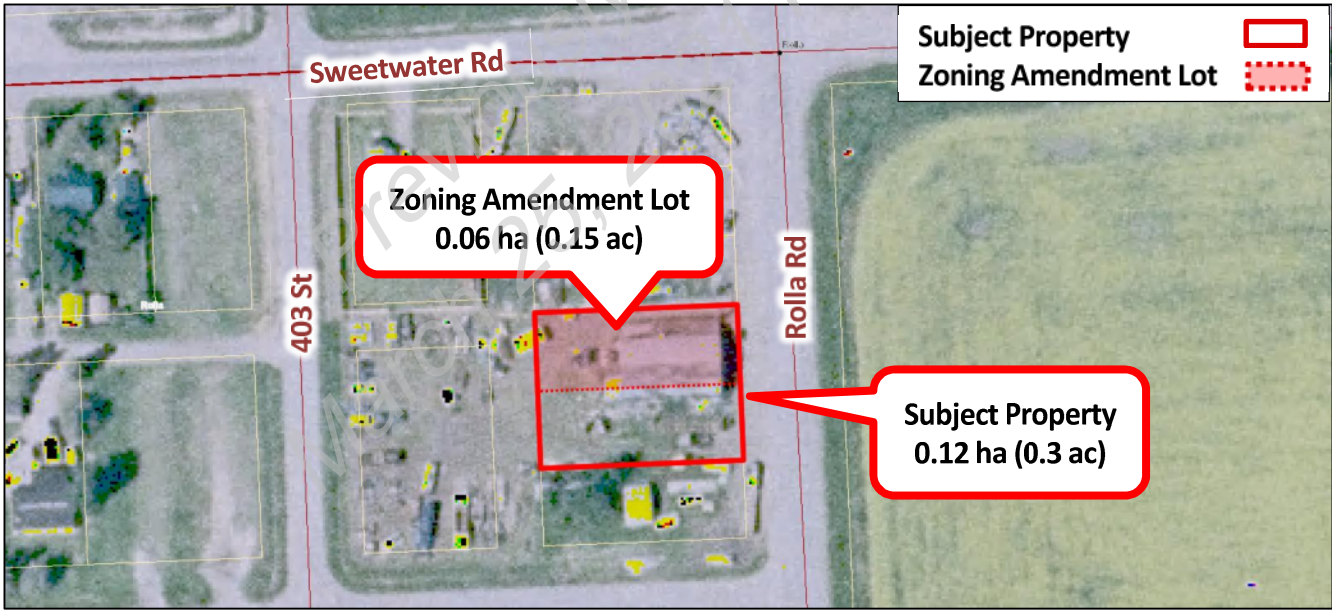
Attachments:

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

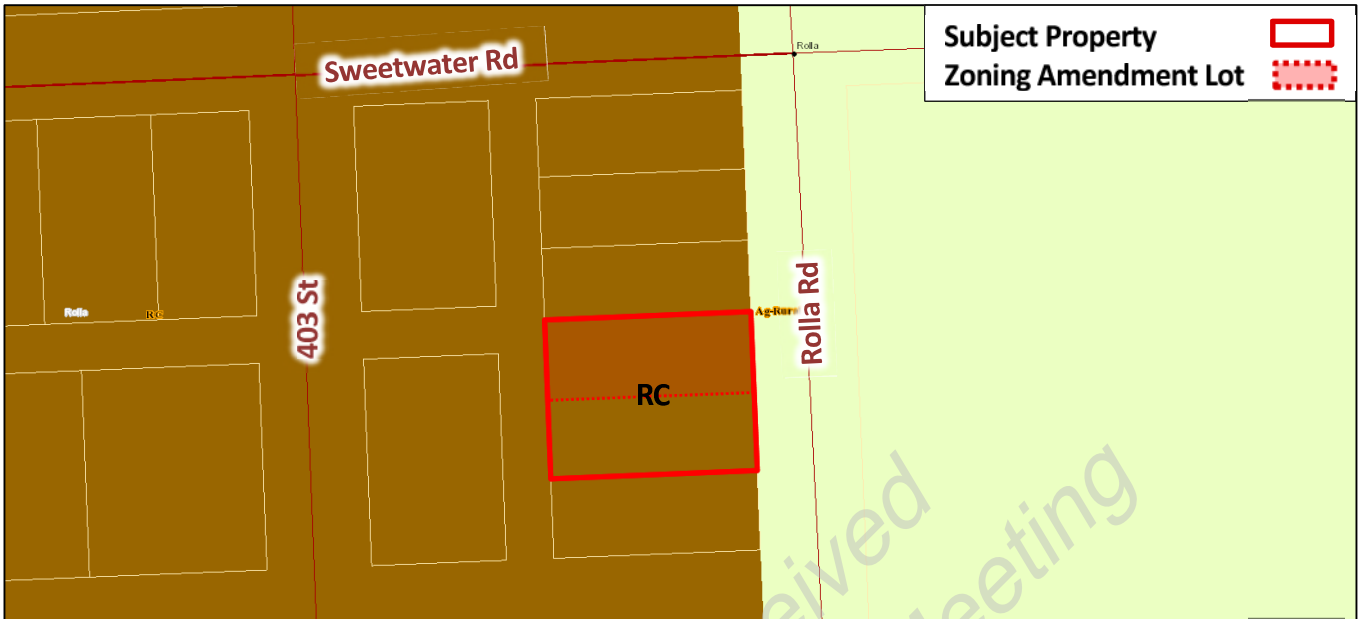
Location: Rolla



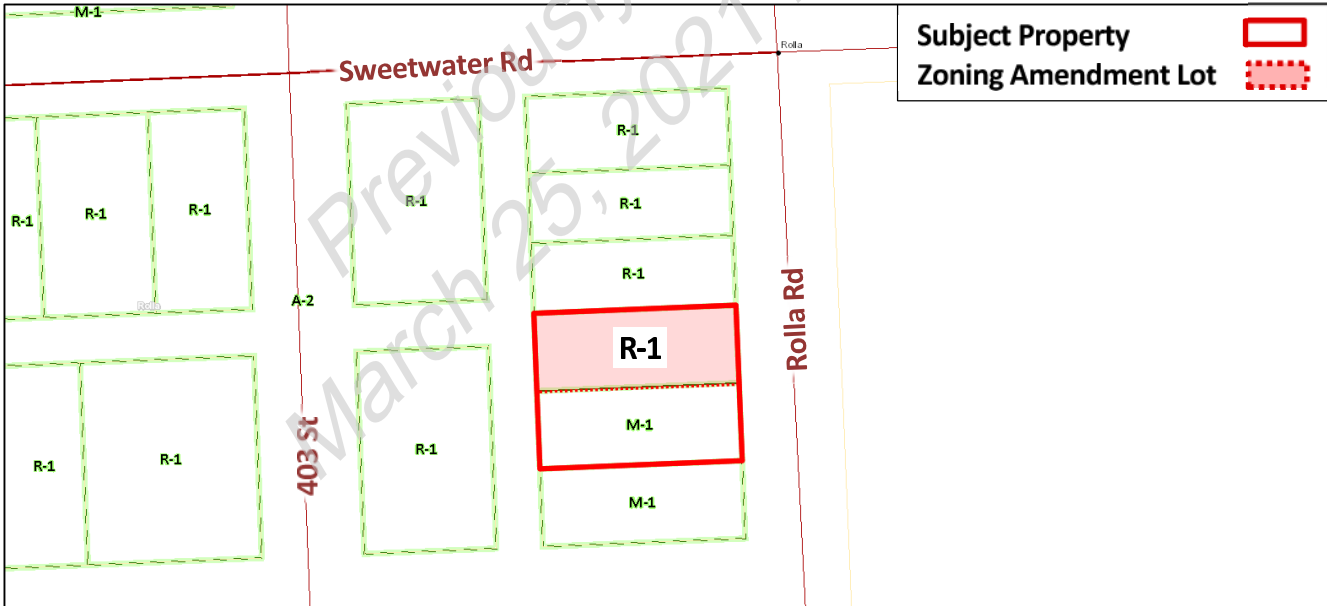
Aerial imagery



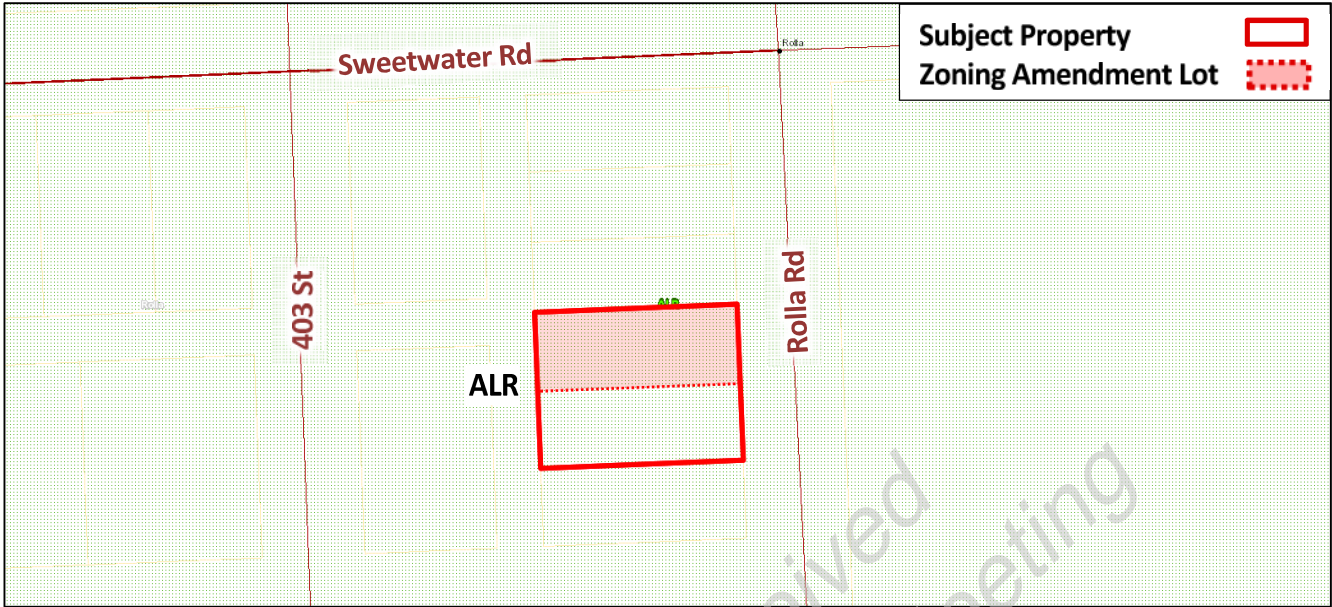
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Rural Community (RC)



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



Agricultural Land Reserve (ALR): Inside





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 [Redacted]

Jan 13 2021
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 <u>Kane Clay</u>	and	hereby
(name) <u>Ryan Neilson</u>	[Redacted]	to act on my/our behalf regarding this application.
Agent address: [Redacted]		
Telephone: [Redacted]	Fax: [Redacted]	Email: [Redacted]
Signature of Owner: [Redacted]	Date: <u>Jan 13.2021</u>	
Signature of Owner: [Redacted]	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) 785-1125 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
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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:

