



# REPORT

To: Chair and Directors

Report Number: DS-BRD-137

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

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

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## **RECOMMENDATION #1: *[Corporate Unweighted]***

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

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

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

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

## **BACKGROUND/RATIONALE:**

### **Proposal**

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

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

**File Details**

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

**Site Context**

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

**Summary of Procedure**

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

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

**Comments Received from the Public**

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

**ALTERNATIVE OPTIONS:**

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

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

2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

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

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

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

**External Links:**

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