



# REPORT

To: Chair and Directors

Report Number: DS-BRD-004

From: Tyra Henderson, Corporate Officer

Date: May 6, 2020

**Subject: OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020, PRRD File No. 17-218**

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

That the Regional Board give Official Community Plan Amendment Bylaw No. 2325, 2020, to re-designate the property identified as PID 008-845-549 from 'Settlement' to 'Industrial', third reading; further,

That the Regional Board give Zoning Amendment Bylaw No. 2326, 2020, to rezone the property identified as PID 008-845-549 from R-4 'Residential 4 Zone' to I-1 'Light Industrial Zone', third reading.

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

That the Regional Board adopt Official Community Plan Amendment Bylaw No. 2325, 2020 and Peace River Regional District Zoning Amendment Bylaw No. 2326, 2020.

## **BACKGROUND/RATIONALE:**

### **Proposal:**

To re-designate and rezone the subject property for the purpose of allowing the storage of equipment, as a permitted use. For clarity, the entire parcel, and not only a 4 ha parcel (as noted in the staff report on the February 13, 2020 Board meeting agenda, at the time the bylaw was given first and second reading) is proposed to be re-designated and rezoned. The bylaw and public notice(s) indicated the entire property was the subject of the application.

### **File Details**

Owners: Canadian Forest Products Ltd.  
Area: Electoral Area E  
Location: Jackfish Lake  
Legal: Lot A District Lot 2964, PRD, Plan PGP32590  
Civic Address: 2956 Jackfish Subdivision  
PID: 008-845-549  
Lot Size: 24.3 ha (59.9ac)

### **Site Context**

The subject property is located within the community of Jackfish Lake, which is approximately 8 km northeast of the District of Chetwynd's boundary. Dominant land uses surrounding the subject property include Crown land, small agricultural holdings, and smaller rural residential lots.

**Summary of Procedure**

Official Community Plan & Zoning Amendment Bylaw No. 2325 & 2326, 2020 was read for a first and second time on February 13, 2020, and authorization was given for a public hearing. The following activities have occurred since then:

March 3, 2020	Notice of Public Hearing mailed to landowners within notification area
March 5 & 12, 2020	Notice of Public Hearing advertised in the Mirror News
March 17, 2020	Public Hearing Held in Jackfish Lake, BC

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2325, 2020, and Zoning Amendment Bylaw No. 2326, 2020 as submitted.
2. That the Regional Board give Official Community Plan Amendment Bylaw No. 2325, 2020, to re-designate the property identified as PID 008-845-549 from 'Settlement' to 'Industrial', third reading; further,

That the Regional Board give Zoning Amendment Bylaw No. 2326, 2020, to rezone the property identified as PID 008-845-549 from R-4 'Residential 4 Zone' to I-1 'Light Industrial Zone', third reading; and finally,

That the consideration of adoption of Official Community Plan Amendment Bylaw No. 2325, 2020, and Zoning Amendment Bylaw No. 2326, 2020, be subject to the registration of a restrictive covenant on title for the subject property limiting uses to: equipment storage; public utility use; mining, including gravel extraction and processing facilities; trucking contractor; logging contracting; construction trade contractor, including repair and maintenance of heavy trucks and equipment; and oil and gas field services contractor – except tank farm and chemical storage, steamer wash bay facility, or storage of well servicing, cementing, stimulation, or scrubber systems equipment.

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 outcome of the Boards decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

None at this time.

Attachments:

1. Draft Official Community Plan Amendment Bylaw No.2325, 2020
2. Draft Zoning Amendment Bylaw No.2326, 2020
3. Public Hearing Minutes for OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020

External Links:

1. [Public Notice for OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020](#)
2. [Public Hearing Agenda for OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020](#)
3. [Staff Report \(1<sup>st</sup> and 2<sup>nd</sup> Reading\) – Official Community Plan and Zoning Amendment Bylaw No. 2325 & 2326, 2020](#)