



REPORT

To: Chair and Directors

Report Number: DS-BRD-023

From: Tyra Henderson, Corporate Officer

Date: May 11, 2020

Subject: Zoning Amendment Bylaw No 2405, 2020, PRRD File No. 20-005-ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2405, 2020, to add “craft brewery or distillery” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001, third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2405, 2020.

BACKGROUND/RATIONALE:

Proposal

The proposed amendment would add “craft brewery or distillery” as a permitted principal use for all properties in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. The addition of the permitted use in all properties zoned I-1 was triggered by an application for a zoning amendment to allow it on a specific property. As noted below, the applicant’s intention is to establish a craft distillery on a specific property in the rural area outside of the City of Fort St. John.

File Details

The proposed amendment would apply to all land zoned I-1 (Light Industrial Zone) within PRRD Zoning Bylaw No. 1343, 2001, not just the property listed below.

Owner: Frontier Property Investments Ltd.
Agent: Jared Giesbrecht
Area: Electoral Area C
Location: Fort St. John area
Legal: Lot 1 Section 3 Township 84 Range 19 W6M Peace River District Plan 13593
PID: 012-322-253
Civic Address: 11248 269 Road
Lot Size: 0.27 ha (0.66 ac)

Summary of Procedure

Zoning Amendment Bylaw No. 2405, 2020 was read for a first and second time on April 9, 2020. The following activities have occurred since then:

April 27, 2020	Zoning Bylaw No. 2405, 2020 approved by MoTI
May 14 & 21, 2020	Public Notice advertised in the Alaska Highway News & Dawson Creek Mirror
May 15, 2020	Public Notice advertised in the Northern Horizon

Note: the postcard mail out notification was not required for this application, as per the *Local Government Act* section 466 (7) because this is an amendment to the entire I-1 (Light Industrial) Zone.

It was identified during first and second reading that there are additional processes that are required before a liquor establishment is permitted to operate. Section 38 of the *Liquor Control and Licensing Act* states that a license cannot be issued until the local government is notified of the application. The local government may provide comments and recommendations, and gather the views of the public with respect to the application. This may include recommending a license be issued, or not, or amended. Under the *Liquor Control and Licensing Act*, the local government's comments and recommendations must be considered in any decision made regarding whether or not a permit is issued or amended.

Comments Received from the Public

As of May 21, 2020, no comments from the public have been received. Any comments received in the interim will be reported verbally and added to the report as a late item, as it remains advertised until 4:00 pm on May 27, 2020.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2405, 2020, to add "craft brewery or distillery" as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001.
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 Bylaw No. 2405, 2020
2. Notice of Intent to Consider Zoning Bylaw No. 2405, 2020

External Links:

1. [Report – Zoning Amendment Bylaw No. 2405, 2020, PRRD File No. 20-005-ZN – DS-BRD-006 – March 31, 2020](#)