



# REPORT

To: Chair and Directors

Report Number: DS-BRD-273

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: February 2, 2023

**Subject: Zoning Amendment Bylaw No. 2390, 2023, PRRD File No. 19-201 ZN**

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## **RECOMMENDATION: [Corporate Unweighted – excluding Pouce Coupe]**

That the Regional Board give Zoning Amendment Bylaw No. 2390, 2023 to rezone a ±2.04 ha property identified as PID: 017-498-937 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) first and second readings; and further,

That a public hearing be held pursuant to the *Local Government Act* Section 464(1), delegated to the Chair of the Regional Board, and public notification be authorized pursuant to *Local Government Act* Section 466.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking to rezone the subject property from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). There is an existing shop on the subject property which is used for a printing and publishing establishment.

### **File Details**

Owner: Maddigan Holdings Ltd.  
Agent: Tara Maddigan  
Area: Electoral Area C  
Location: Fort St. John  
Legal: LOT 1 SECTION 26 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP35699  
PID: 017-498-937  
Civic Address: 8425 Old Fort Road  
Lot Size: 2.04 ha

### **Rationale**

The proposed zoning amendment is supported by staff as it will bring the subject property into alignment with the NPFA OCP.

### **Background**

November 2019: OCP and Zoning amendment application to redesignate the subject property from Agriculture (Reserve – Light/Service Industrial) to Light/Service Industrial and to rezone the subject property from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) was received.

January 9, 2020: The Board considered the application and resolved to defer the application until the NPFA OCP was complete.

October 2022: NPFA OCP Bylaw No. 2460, 2021 was adopted by the Board. The OCP designation for the subject property is now Light Service Industrial and no OCP amendment is required.

December, 2022: Applicant was contacted by staff and submitted a revised application for a zoning amendment only.

### **Site Context**

The subject property is located south-east of the City of Fort St. John along Old Fort Road. The surrounding land uses to the north and west are predominantly light industrial in nature. Land uses to the east and south are predominantly agricultural in nature and those properties are within the agricultural land reserve.

### **Site Features**

#### Land

The property is flat and mostly treed.

#### Structures

There is an existing residential dwelling and a 1344 square foot shop.

#### Access

The subject property is accessed off of Old Fort Road.

### **Comments & Observations**

#### Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

#### Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, the subject property is designated Light Service Industrial. Land within this designation is intended to be used for industrial uses that service the natural resources sector and nearby residents and businesses.

Therefore, the proposal is consistent with the Official Community Plan.

#### Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Land within this zone may be used for agriculture, dwelling unit etc. The minimum parcel size is 63 ha. Therefore the current use and parcel size are not consistent with the zoning bylaw, and this zoning amendment is required.

The proposed I-1 (Light Industrial Zone) lists uses such as a trucking contractor, sales, rental and servicing of automobiles, along with a printing and publishing establishment amongst other uses as permitted uses. A Dwelling Unit is listed as a permitted accessory use within the I-1 zone. The minimum

parcel size for the I-1 zone is 1.8 ha. Therefore the use and size of the subject property is consistent with the regulations of the proposed zone.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within the Industrial Development Permit Area pursuant to NPFA Official Community Plan Bylaw No. 2460, 2021. A Development Permit will be required prior to any new construction on the subject property.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

**Impact Analysis**

Population & Traffic

No increase to traffic or population is anticipated as no new development is proposed at this time.

Sewage & Water

Lagoon and cistern.

**Comments Received from Municipalities & Provincial Agencies**

City of Fort St. John

Approval not recommended. See attached letter.

Ministry of Agriculture

This proposal is not in the best interest of agriculture in the long-term. See attached letter.

Agricultural Land Commission

No objection.

BC Hydro

No comments.

Charlie Lake Fire Department

Interests unaffected.

Bylaw Enforcement Officer

There is no active Bylaw Enforcement File on this property.

**PRRD GIS**

No concerns.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2390, 2023 to rezone a ±2.04 ha property identified as PID: 017-498-937 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).
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. Application
2. Maps
3. Comments Received from Municipalities & Provincial Agencies
4. Zoning Amendment Bylaw No. 2390, 2023

**External Links:**

1. [OCP & Zoning Amendments Bylaw Nos. 2389 & 2390, 2020, PRRD File No. 19-201 – See Item# B-2](#)

PEACE RIVER REGIONAL DISTRICT

**Dawson Creek** | Box 810, 1981 Alaska Avenue BC, V1G 4H8  
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

**Fort St. John** | 9505 100 Street BC, V1J 4N4  
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

**For Office Use:**

Receipt # \_\_\_\_\_

Date Received \_\_\_\_\_

File No. \_\_\_\_\_

Sign Issued: Yes ☐ No ☐ N/A ☐

## Application for Development

### 1. TYPE OF APPLICATION

#### FEE

- |   |             |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment*                     | \$ 1,150.00 |
| ✓ <input checked="" type="checkbox"/> Zoning Bylaw Amendment* #                       | \$ 800.00   |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit*  | \$ 500.00   |
| <input type="checkbox"/> Temporary Use Permit Renewal                                 | \$ 350.00   |
| <input type="checkbox"/> Development Permit #   | \$ 165.00   |
| <input type="checkbox"/> Development Variance Permit                                  | \$ 165.00   |

\* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

# Contaminated Site Declaration Form required for this application type.

- |  |             |
|--|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve  | \$ 1,500.00 |
| (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) |             |

### 2. PLEASE PRINT

Property Owner's Name <b>MADDIGAN HOLDINGS LTD</b>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village: [REDACTED]	City/Town/Village:
Postal Code: [REDACTED]	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

#### 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*.

### 3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
LOT 1, SECTION 26, TOWNSHIP 83	2.0 ha./acres
RANGE 19, WEST OF THE 16 <sup>TH</sup> MERIDIAN	ha./acres
PRO PLAN# PGP35699	ha./acres
	TOTAL AREA 2.0 ha./acres

4. Civic Address or location of property: 8425 OLD FORT RD, FORT ST JOHN

### 5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

☐ Zoning Bylaw amendment:

Existing zone: \_\_\_\_\_ property is now designated LSI

Proposed zone: \_\_\_\_\_ zoning amendment only

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:

HOUSE & 1344 SQFT SHOP (RENTAL)  
\_\_\_\_\_  
\_\_\_\_\_

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

(a) North RESIDENTIAL - HOUSE & KMAC SIGNS & GRAPHICS  
(b) East INDUSTRIAL - INDUSTRIAL YARD W/SHOP  
(c) South AGRICULTURAL - FARM - FIELD  
(d) West AGRICULTURAL - FARM - FIELD

8. Describe your proposal. Attach a separate sheet if necessary:

OCP ZONING CHANGED

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

10. Describe the proposed and/or existing means of sewage disposal for the property:

LAGOON

11. Describe the proposed and/or existing means of water supply for the property:

WELL

**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location and size 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 survey 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.

\_\_\_\_\_

Dec 6, 2022

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 _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

**CONTAMINATED SITE DECLARATION FORM**

I, TARAMADIGAN, hereby acknowledge that the  
*Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

**Legal Description(s):**

LOT 1 PLAN PGP35699  
TOWNSHIP 83 RANGE 19 W6M

**Please check only one:**

☒ I have read \_\_\_\_\_ and based on my personal knowledge of the property in question,  
I do not believe that it is or has been used for any of the industrial or commercial  
purposes and activities specified in \_\_\_\_\_ of the regulations. Accordingly, I elect not  
to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the  
*Act*.

☐ I have read \_\_\_\_\_ and one or more of the identified purposes or activities is or has  
occurred on the land(s) legally described above.

\*Please contact staff to submit a "site disclosure statement" at \_\_\_\_\_

I further acknowledge that this declaration does not remove any liability, which may otherwise be  
applicable under the legislation.

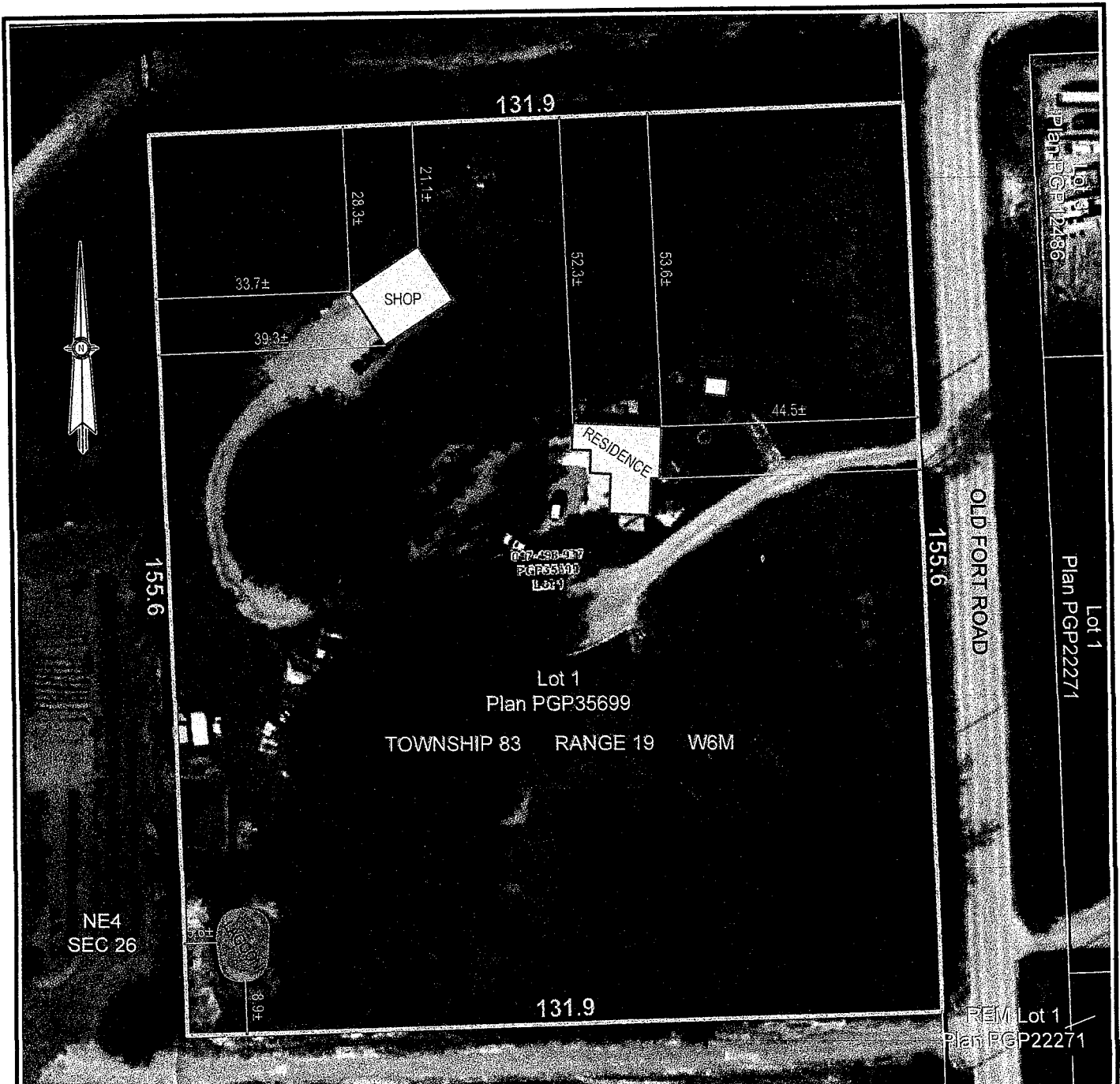


07/12/2022  
dd mm yyyy

\_\_\_\_\_  
Owner/Agent

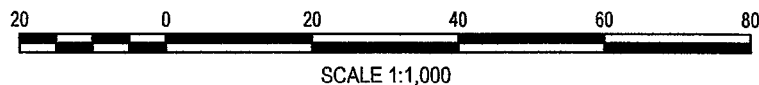
    /    /      
dd mm yyyy

*For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail*



## MADDIGAN HOLDINGS LTD.

SKETCH PLAN SHOWING LOT 1, NORTH EAST 1/4, SECTION 26,  
TOWNSHIP 83, RANGE 19, WEST OF THE 6th MERIDIAN, PLAN PGP35699



SHEET: 1 OF 1



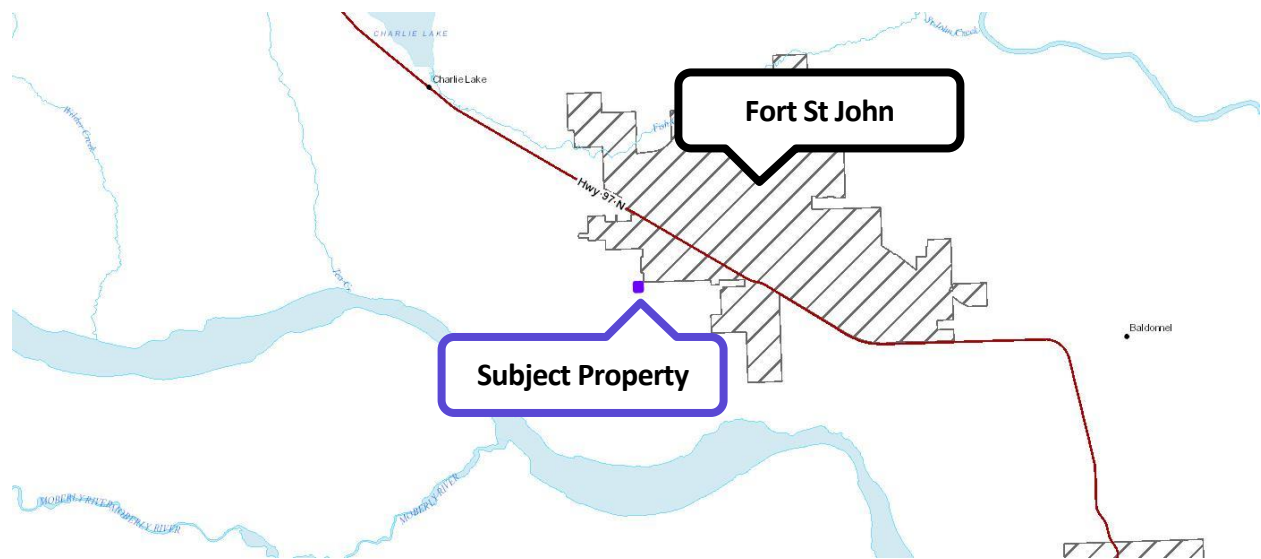
Caltech Surveys Land Surveying BC Ltd.  
#203-9711 100th Ave., Fort St. John, BC  
Tel: 250.263.9121  
www.caltechsurveys.com

JOB:  
DATE (Y/M/D):  
DRAFTER:

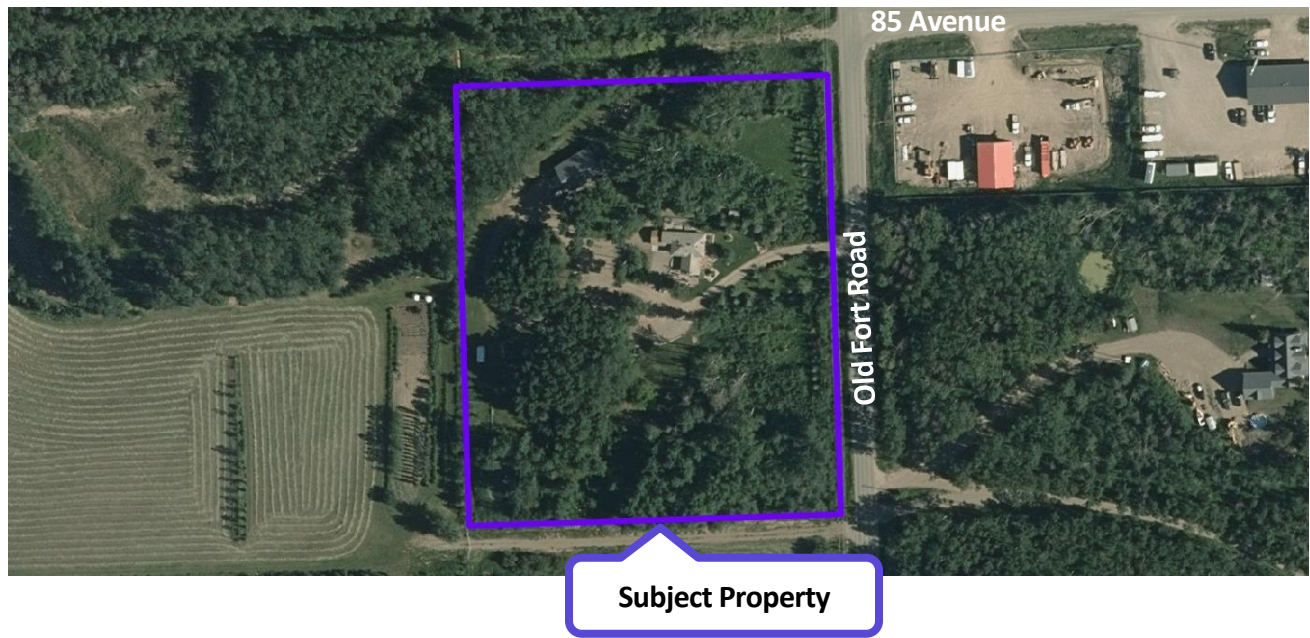
MADDIGAN\_PRRD Sketch  
OCTOBER 22, 2019  
AJM



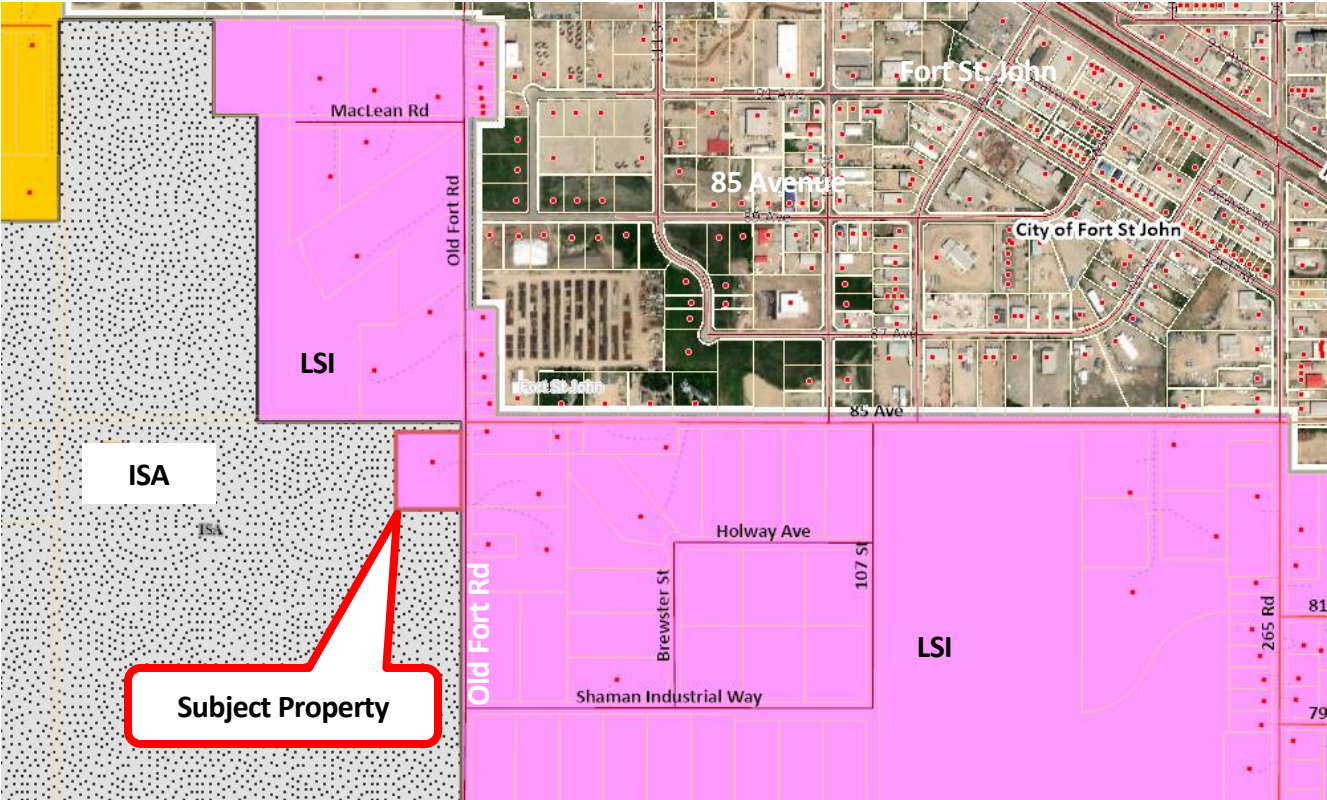
**Location:** Fort St. John area



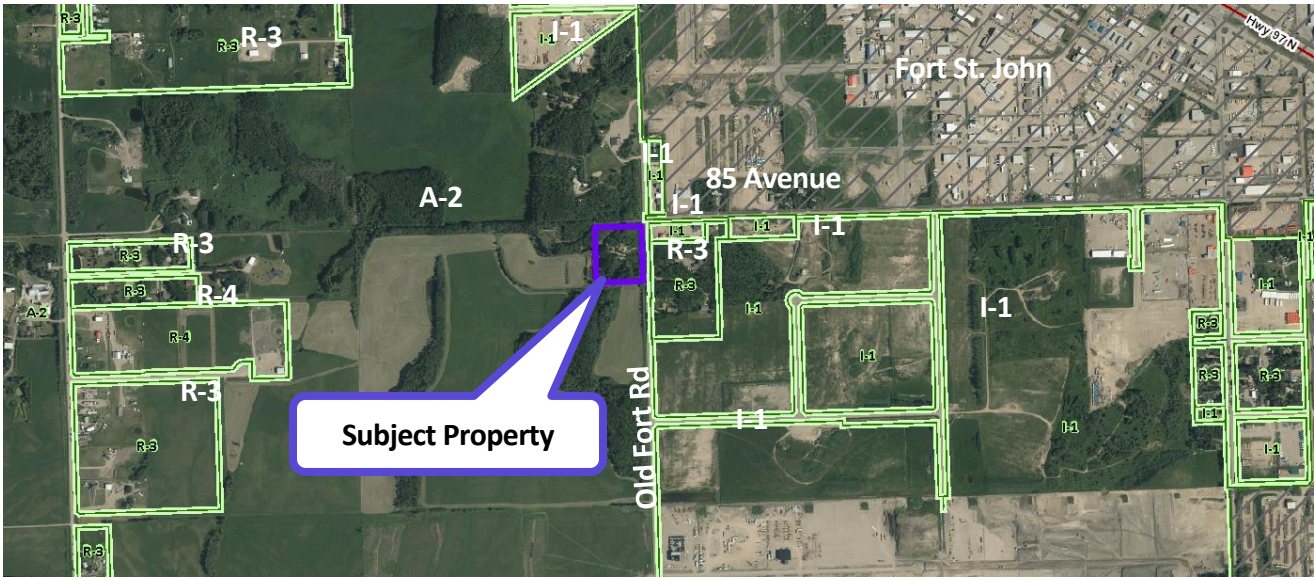
**Aerial imagery**



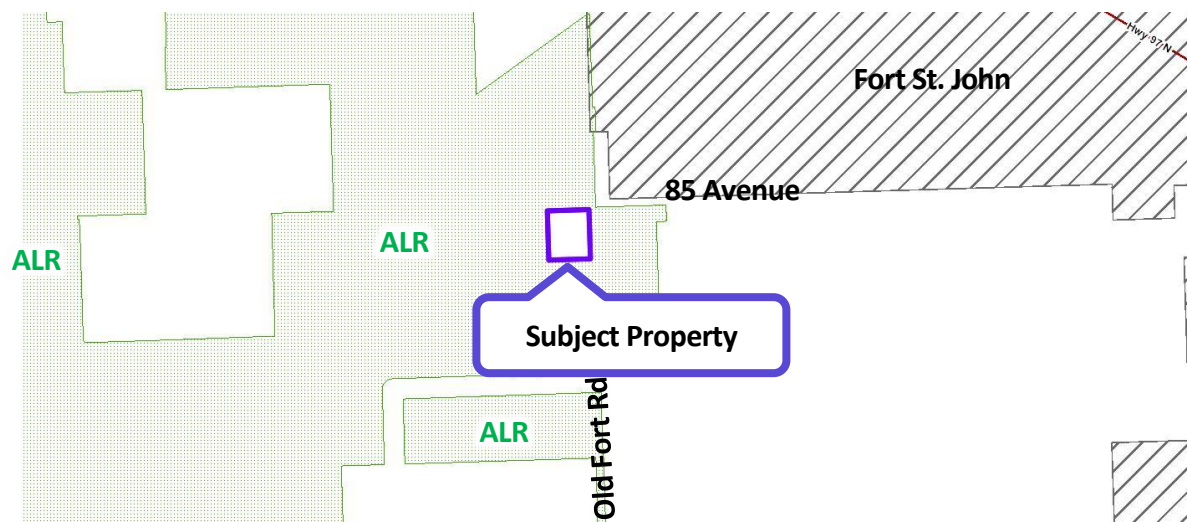
**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:**  
Agriculture (Reserve-Light/Service Industrial)



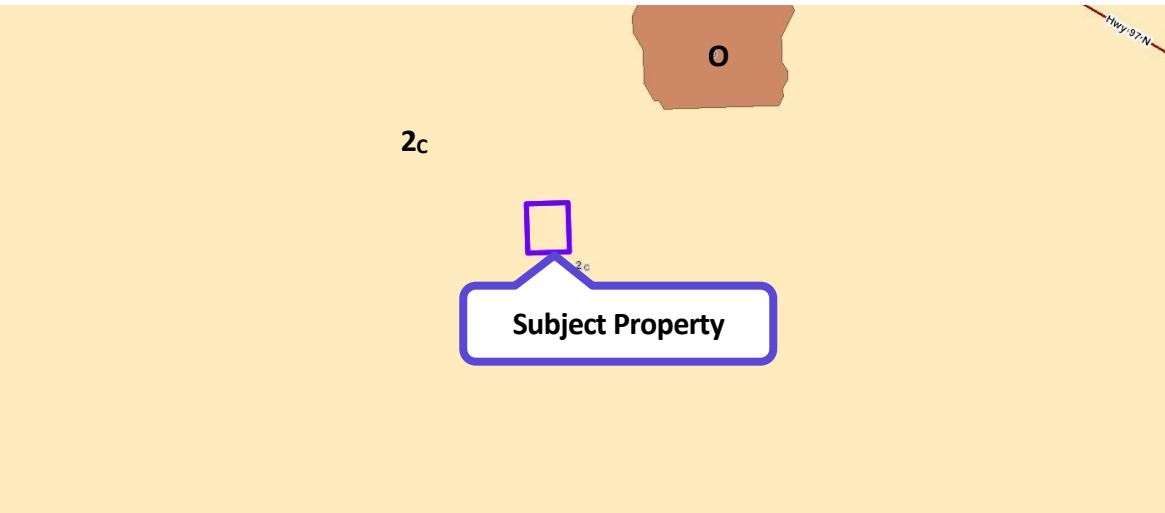
**PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings (A-2) Zone**



Agricultural Land Reserve: Outside



CLI Soil Classification: 2<sub>c</sub>



January 3, 2023

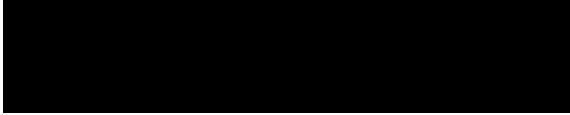
**Re: PRRD Referral No. 19-201 ZN**

The City of Fort St. John thanks you for the opportunity to provide comment on this application and notes the following items for consideration:

- As per the NPFA OCP No. 2460, 2022 "According to BC Assessment, the combined total of industrial and commercial vacant land is about 200 ha within the North Peace Fringe Area, not including the City of Fort St. John and District of Taylor."
  - Does the current industrial land need and demand in the Peace River Regional District (excluding municipalities) justify or explain this proposed land use change?
  - What policy support is there to develop existing industrial-zoned land before other land is converted to industrial land?
- The amendment to Light Service Industrial is inconsistent with surrounding active agriculture operations and may have the potential to adversely affect the agricultural land. The City would like to know if there is a plan to buffer the Light Service Industrial uses to minimize conflicts with adjacent agricultural lands.
- The City supports a planned and principled approach to further light industrial development, and sees this as an opportunity for consideration as part of the growth management strategies as identified in the NPFA OCP No. 2460, 2022.
  - "In partnership with the City of Fort St. John and the District of Taylor, the Peace River Regional District will work towards creating an industrial land strategy to evaluate existing supply and to forecast the need for additional industrial land in the North Peace Fringe Area, taking into consideration any relevant strategies that have been created by these partner municipalities."
- This property is within the Charlie Lake Fire Protection area, whom with the City of Fort St. John Fire Department has a mutual aid agreement. This proposal does not provide information to determine if appropriate fire response requirements are adequate. Consideration must be given to ensure fire apparatus response requirements such as access and turnaround routes are met.
- There have been examples of previous fringe area development that did not consider fire apparatus access including turnarounds nor adequate water supply for fire protection. These include the recent Enterprise Road Development and the older MacLean Road Development. The City believes that encouraging industrial development in areas without adequate on-site water supply for fire response and apparatus access necessary may increase the risk to fire fighters, on-site improvements and surrounding properties.

- Does the construction of the building intended for the light industrial use meet BC Building code requirements to support the intended use? ie: fire suppression, occupancy, etc.

Sincerely,



Charlene Jackson, Planner I  
Planning and Engineering Department  
City of Fort St. John



January 23, 2023

Local Government File: 19-201 ZN

Ashley Murphey, Planning Services Manager  
Peace River Regional District (PRRD)  
VIA EMAIL: [Ashley.Murphey@prrd.bc.ca](mailto:Ashley.Murphey@prrd.bc.ca)

**Re: Zoning Bylaw Amendment – 8425 Old Fort Road (PID 017-498-937)**

Dear Ashley Murphey,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment to rezone a Large Agricultural Holdings (A-2) 2.04-hectare non-Agricultural Land Reserve (non-ALR) parcel, to Light Industrial (I-1), consistent with the recently adopted North Peace Fringe Area Official Community Plan (OCP) (Bylaw No. 2460, 2021).

Ministry staff offer the following comments:

- The subject parcel is close to the City of Fort St John south-west boundary, with smaller parcels within the City to north-east and larger parcels outside the City to the south-west. While the subject parcel is not in the ALR, it is surrounded by ALR parcels with active farming taking place along its southern and western boundaries. The minimum parcel size for A-2 zones is 63-hectares and 1.8-hectares for I-2 zones, as per Regional District Zoning Bylaw 1343, 2001.
- Based on B.C.'s [Soil Information Finder Tool](#) (SIFT) the lot is composed of moderately well drained silty clay, silt loam, and silty clay loam. It has an agricultural capability rating of 2C. Lands with an agricultural capability rating of 1-3 are considered prime agricultural lands with only slight to moderate management limitations. They can be managed and cropped with little difficulty. The subclass rating of 'C' indicates an adverse climate, which may cause other mild management limitations.
- Ministry staff note that while Agriculture is a permitted principal use in the existing A-2 zone, it is not a permitted use in the proposed I-1 zone, effectively removing this parcel from potential farming if approved. The proposed rezoning may also

raise the parcel's value, making it harder for farmers wanting to access it. And while the Zoning Bylaw's Agricultural Industrial zone (I-3) includes abattoirs as a permitted use (in addition to other specified farming related uses), the I-1 zone does not (although it does allow meat cutting and packing). This proposal is not in the best interest of agriculture in the long-term.

- Ministry staff further note the Regional District's OCP's section 9 Industrial Land Use provisions which help support minimizing potential issues between adjacent land uses, and landscape buffering opportunities on the subject parcel. OCP section 9, Industrial Policy #8 specifically mentions the B.C. Government's [Guide to Edge Planning](#). More information on level 2 buffers along the urban side of urban/agricultural boundaries can be found on page 22 of this Guide. The Regional District may wish to consider reviewing these items with the applicant, if the proposal is approved.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle  
Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)

Brenna Schilds, P. Ag  
Regional Agrologist- BC Peace  
Ministry of Agriculture and Food  
Phone: 250-795-4101  
Email: [Brenna.Schilds@gov.bc.ca](mailto:Brenna.Schilds@gov.bc.ca)

**PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2390, 2023**

A bylaw to amend Peace River Regional District  
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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. 2390, 2023."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 26, Township 83, Range 19, W6M, PRD, Plan PGP35699, from A-2 "Large Agricultural Holdings Zone" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Notice mailed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Notice published on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Leonard Hiebert, Chair

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Tyra Henderson,  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2390, 2023,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tyra Henderson, Corporate Officer

Schedule A

