



REPORT

To: Chair and Directors

Report Number: DS-BRD-303

From: Kathy Suggitt, RPP, MCIP, General Manager of Development Services Date: April 20, 2023

Subject: Zoning Amendment Bylaw No. 2518, 2023, PRRD File No. 23-004 ZN

RECOMMENDATION: [Corporate Unweighted – excluding Pouce Coupe]

That the Regional Board give Zoning Amendment Bylaw No. 2518, 2023 to rezone a ±1.92 ha property identified as PID: 013-228-960 from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone), first and second reading; and further

That a public hearing be held pursuant to Section 464 of the *Local Government Act*, delegated to Director of Electoral Area C, and that public notification be authorized pursuant to Section 466 of the *Local Government Act*.

BACKGROUND/RATIONALE:

Proposal

The applicant has applied to amend the zoning on a property from Residential 3 Zone (R-3) to Light Industrial (I-1) within Zoning Bylaw 1343, 2001, to align with the Official Community Plan designation of Light Service Industrial.

File Details

Owner: Daniel Desjarlais and Nancy Desjarlais
Agent: Nancy Desjarlais
Area: Electoral Area C
Location: Fort St John
Legal: Lot 3 Section 33 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 19327
PID: 013-228-960
Civic Address: 9842 259 Rd
Lot Size: 1.92 ha (4.74 ac)

Rationale

The proposed zoning amendment is supported by staff as it will bring the zoning of the subject parcel into alignment with the North Peace Fringe Area Official Community Plan.

Site Context

The subject parcel is located approximately 550m east of the City of Fort St John along the 259 Rd and 3kms north of the Alaska Highway (Highway 97 North). The parcel is adjacent to Light Industrial (I-1) zoned parcels to the north and west, and residential 3 zoned (R-3) parcels to the south and across the 259 Rd to the east. All surrounding parcels in the area including the subject parcel are designated as Light Service Industrial within the North Peace Fringe Area Official Community Plan 2460, 2023 (NPFA OCP).

Site FeaturesLand

The parcel is relatively flat and approximately 50% cleared of trees which includes a long (187 m) graveled access. The southern half of the parcel remains treed.

Structures

A mobile home, a shop, and two storage sheds are located on the parcel.

Access

The parcel is accessed off of the 259 Rd along the east side of the parcel.

Comments & ObservationsApplicant

The applicant has stated that the surrounding land uses are industrial. The proposal will create opportunity for a source of income for the applicant.

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 (LSI). Pursuant to Section 9.1, land within this designation will generally be used for industrial uses that service the natural resource 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 currently zoned Residential 3 Zone (R-3). Land within this zone may be used for residential purposes. The minimum parcel size is 1.8 ha (4.5 ac).

The proposal is to align the zoning of the parcel with the NPFA OCP Light Service Industrial designation to allow for industrial uses on the property.

Therefore, a zoning amendment to I-1 is required. Land within the I-1 zone may be used for industrial purposes. The minimum parcel size is 1.8 ha (4.5 ac). The proposal is consistent with the regulations of the proposed zone.

Fire Protection Area

The subject property is within the Fort St John Rural 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 the NPFA OCP Bylaw No. 2460, 2021. A Development Permit will be required prior to subdivision of land or the construction of a building or structure.

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

Context

The proposed I-1 zone permitted uses are consistent with the uses currently occurring on the parcels to the north and west of the parcel. Potential conflict may arise with the current residential parcels to the south and to the east, however, the parcel is within the Industrial Development Permit area. Prior to construction on the property, a development permit must be obtained conditions of which will help to mitigate land use conflicts including possibly providing fencing, landscaping and/or a berm along parcel lines.

Population & Traffic

There is no anticipated change in traffic and/or population at this time. A potential traffic increase could be anticipated if industrial development does occur on the parcel.

Sewage & Water

The home is currently serviced by a water cistern and sewage lagoon.

Comments Received from Municipalities & Provincial Agencies

PRRD Building Inspection

Interests unaffected.

PRRD Bylaw Enforcement

The PRRD does not have an existing bylaw enforcement file on this property.

PRRD GIS

No concerns.

The City of Fort St John

Approval not recommended due to reasons outlined - See attached letter.

Fort St John Fire

No response.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2518, 2023 to rezone a ±1.92 ha property identified as PID: 013-228-960 from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone), first and second readings.
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. Maps, PRRD File No. 23-004 ZN
2. Application, PRRD File No. 23-004 ZN
3. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 23-004 ZN
4. Draft Zoning Bylaw No. 2518, 2023