

March 9, 2023

Re: PRRD Referral No. 23-004 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 partially inconsistent with surrounding residential land uses and may have the potential to adversely affect those properties. The City would like to know if there is a plan to buffer the Light Service Industrial uses to minimize conflicts with adjacent residential properties that may not seek zoning amendment.
- 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 City of Fort St. John Rural Fire Protection Area. 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.

Sincerely,

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