



# 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 Features**Land

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 & Observations**Applicant

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.

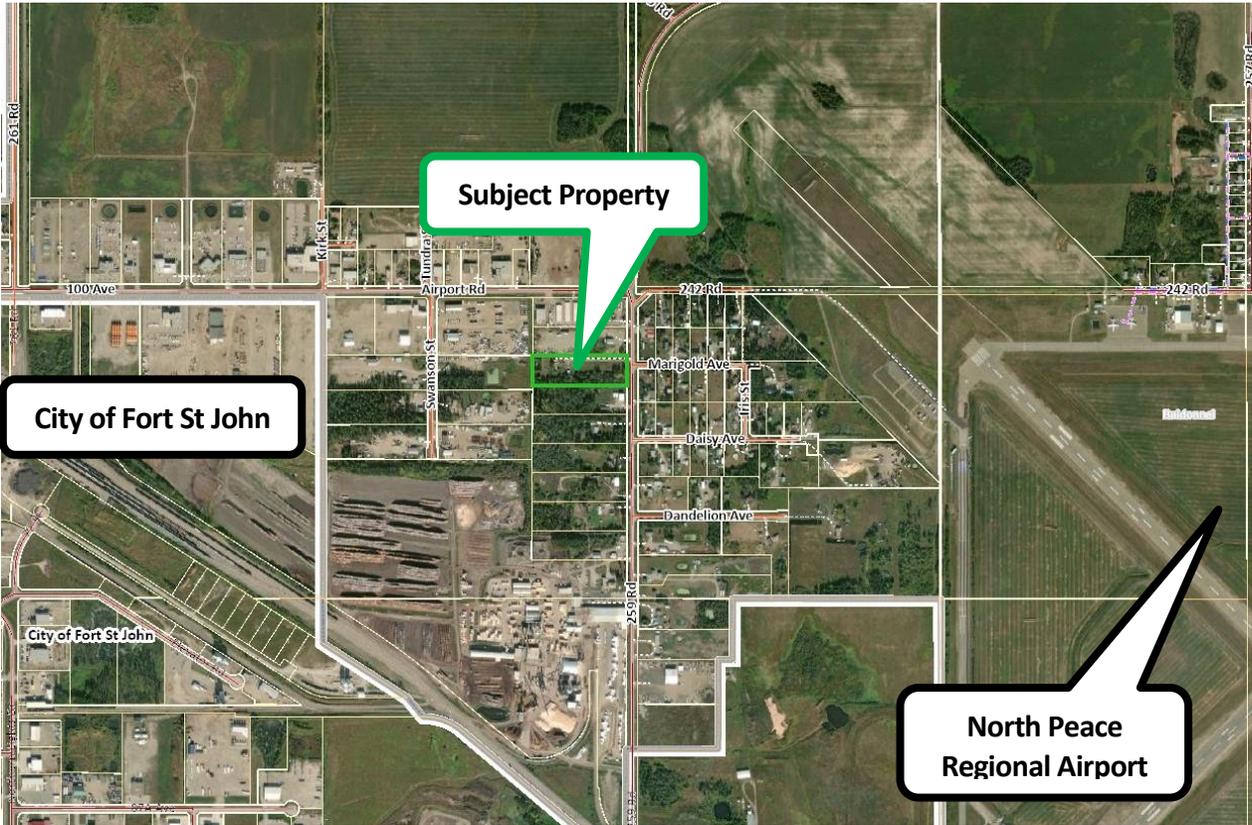
**OTHER CONSIDERATION(S):**

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

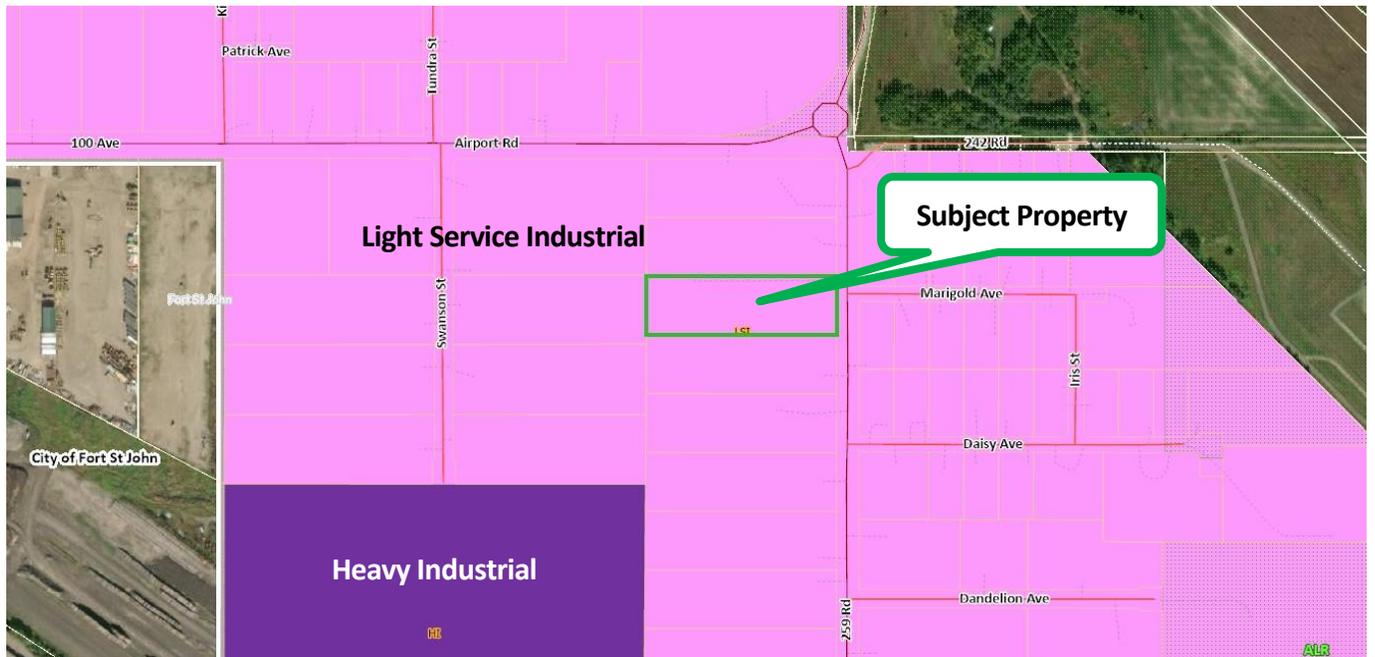
Location: Fort St John Rural area



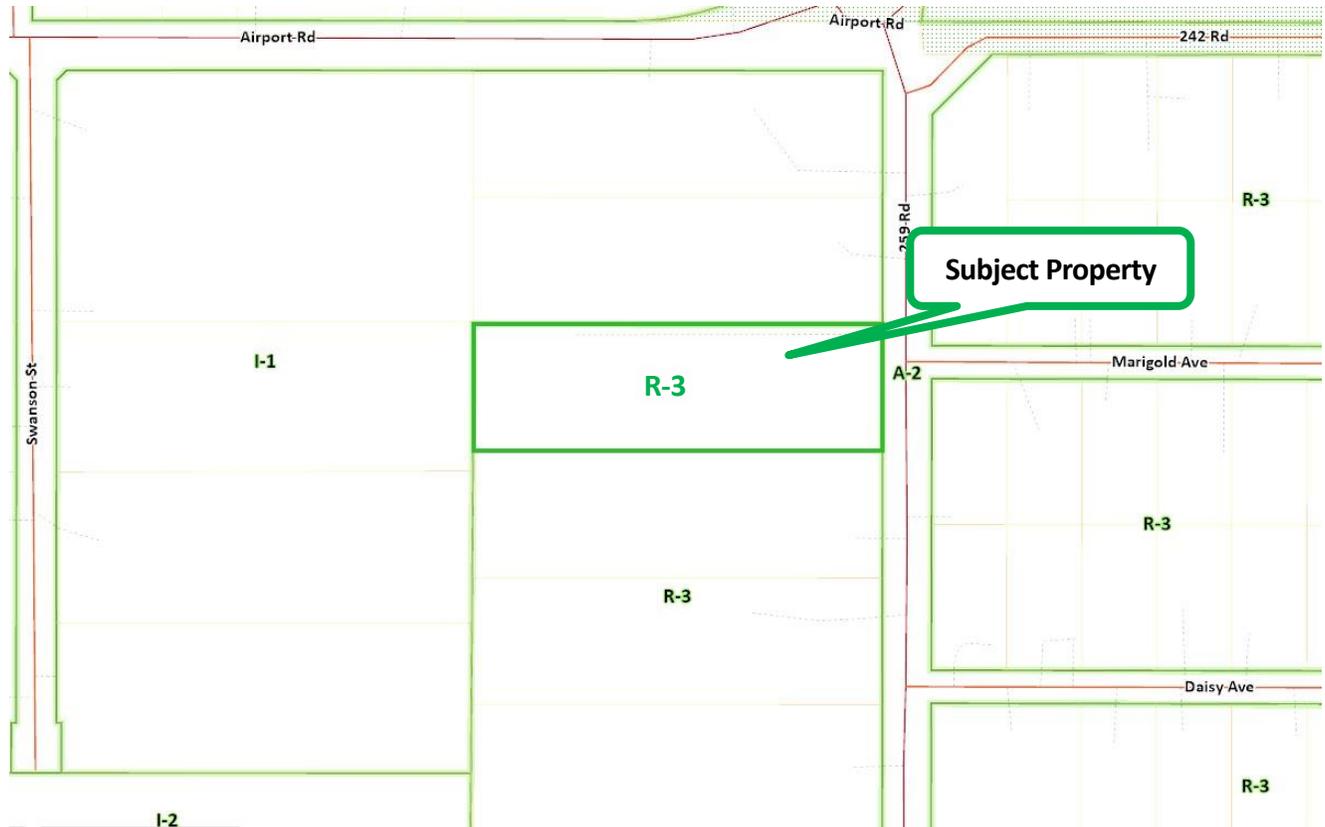
Aerial imagery



**North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: Light Service Industrial (LSI)**



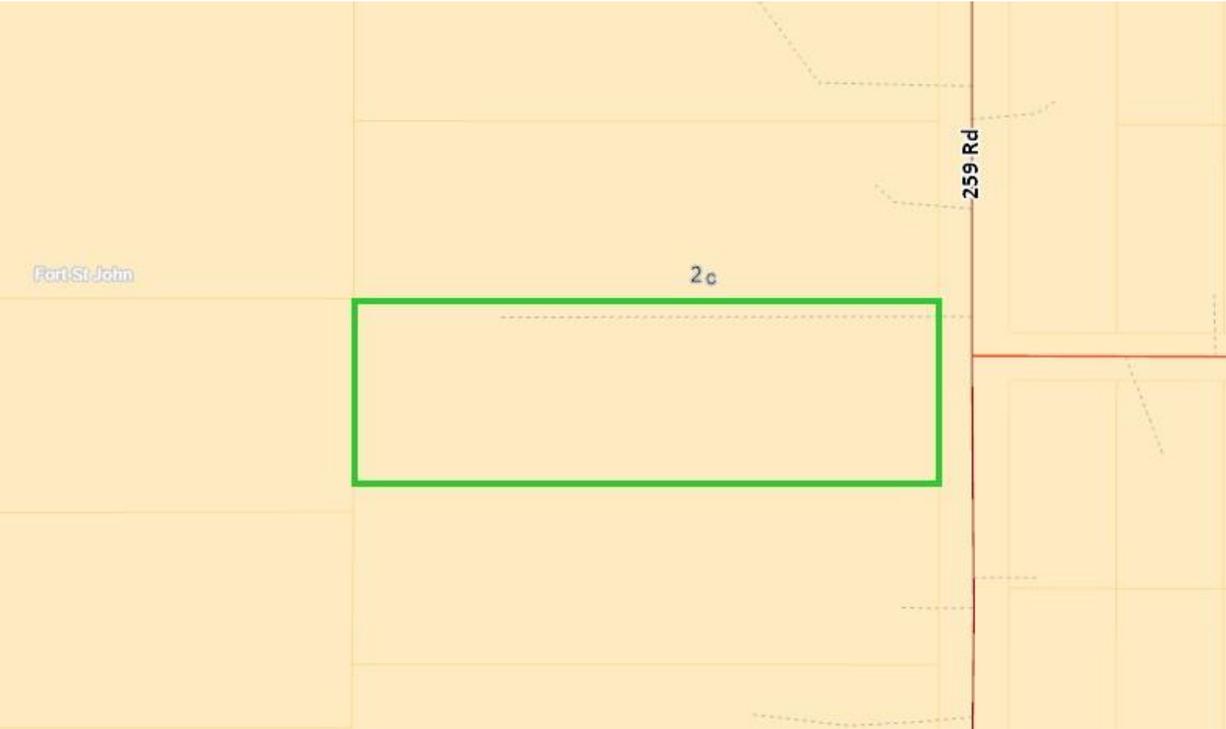
**PRRD Zoning Bylaw No. 1343, 2001: Residential 3 Zone (R-3)**



**Agricultural Land Reserve: Not Within**



**CLI Soil Classification: 2c**





For Office Use:

Receipt # Vadim # 8915

Date Received Feb 9 2023

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

Sign Issued: Yes  No  N/A

### Application for Development

1. TYPE OF APPLICATION

- |   |     |             |
|---|-----|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment*                     | FEE | \$ 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<br>(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|---|-------------|

2. PLEASE PRINT

Property Owner's Name <u>Nancy Dany Desjarlais</u>	Authorized Agent of Owner (if applicable)
Address of Owner	Address of Agent
	City/Town/Village:
	Postal Code:
	Telephone Number:
	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
L3 SEC 33 TP 83 R18	1.92 <sup>ha</sup> 4.74 acres ha./acres
PID - 013-228-960	ha./acres
	TOTAL AREA ha./acres

4. Civic Address or location of property: 9842 259 Rd

**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: B-3 - Residential 3 zone

Proposed zone: I-1 - Light Industrial zone

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:

Mobile Home GARAGE two Storage Sheds

residential use

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

(a) North light industrial

(b) East residential

(c) South light industrial

(d) West light industrial

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

Store equipment

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

Surrounding industrial uses  
Source of income home based business

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

existing will suffice / No additional sewage  
generate from development

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

existing will suffice No additional sewage  
generate from development

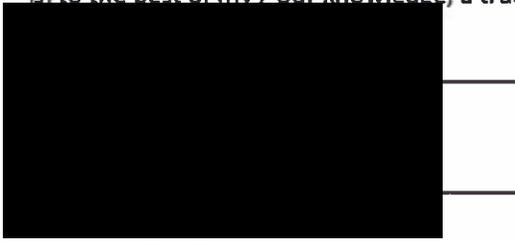
**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:**

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.



Feb 9 2023  
Date signed

Feb 9 2023  
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 <u>NANCY Desjarlais</u> and <u>DANNY Desjarlais</u> hereby authorize (name of landowner) (name of landowner)	
<u>NANCY Desjarlais</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner	Date: <u>FEB 9 2023</u>
Signature of Owner	Date: <u>FEB 9 2023</u>



**CONTAMINATED SITE DECLARATION FORM**

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

**Legal Description(s):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

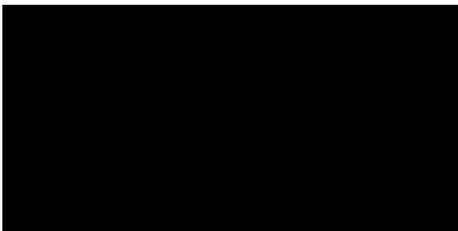
**Please check only one:**

I have read [Schedule 2](#) 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 [Schedule 2](#) 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 [Schedule 2](#) 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 [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

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



09/02/23  
dd mm yyyy

09/09/23  
dd mm yyyy

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

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2518, 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. 2518, 2023."
2. Schedule A– Map 14 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 3, Section 33, Township 83, Range 18, W6M, PRD, Plan 19327, from R-3 "Residential 3 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 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. 2518, 2023", as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2023.

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

Schedule A

