



# REPORT

To: Chair and Directors

Report Number: DS-BRD-343

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: October 5, 2023

**Subject: OCP & Zoning Amendment Bylaws Nos. 2527 & 2528, 2023, PRRD File No. 23-010**

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## **RECOMMENDATION: [Corporate - Unweighted, Pouce Coupe Excluded]**

That the Regional Board respectfully refuse third reading of North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2527, 2023 to change the designation of the property identified as PID: 011-576-855 from Industrial Study Area to Rural Residential and third reading of Peace River Regional District Zoning Amendment Bylaw No. 2528, 2023, to rezone a ±21.63 ha portion of the same property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3); further, That first and second readings of OCP and Zoning Amendment Bylaws No. 2527 & 2528, 2023 be rescinded and the bylaws be marked abandoned, as the proposal is not consistent with the North Peace Fringe Area Official Community Plan.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking to change the designation on the subject property from Industrial Study Area (ISA) to Rural Residential (RR), and to rezone a portion of the property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3) to facilitate a future subdivision of the property.

### **Rationale**

Staff is recommending refusal based on the intent of the North Peace Fringe Area Official Community Plan (NPFA OCP) Industrial Study Area (ISA) land designation and the lack of adequate access to the property. Should the OCP and Zoning Amendment be approved, the PRRD will have limited input into the future subdivision and development of the lands, as that approval process is under the jurisdiction of the Ministry of Transportation and Infrastructure.

Lands were placed in the ISA designation to allow for additional analysis to be undertaken to determine the future land use needs of the area in collaboration with relevant agencies and following the legislated public processes. Pursuant to Section 11 of the NPFA OCP:

“... so long as any parcel continues to be designated in the Plan as part of a Study Area Lands designation, no zoning amendment bylaw should be adopted to change the permitted use of the parcel.”

Staff is anticipating that work on the ISA land use analysis will occur concurrently with the Regional Growth Strategy.

The property is currently accessed via a single lane  $\pm 10.1$  m wide panhandle driveway, while the standard Ministry of Transportation and Infrastructure (MoTI) road right-of-way width is 25 m. The applicant has indicated that they intend to subdivide the lands, therefore this rezoning could permit the creation of 11 new parcels. Staff note that the transportation network throughout the ISA designation area is inadequate and requires further analysis.

### File Details

Owner: Brandi Shaman  
Agent: Parker Minard  
Area: Electoral Area C  
Location: Fort St John Rural  
Legal: Lot B Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District Plan 1703  
PID: 011-576-855  
Civic Address: 8507 269 Rd  
Lot Size: 24.08 ha (59.51 ac)

### Site Context

The subject property is approximately half a kilometer south-west from the City of Fort St John boundary in the rural area known as Grandhaven. The area includes small to large residential properties as well as larger agricultural properties. A 36.85 ha agricultural property lies between the subject property and the industrial area to the east.

### Summary of Procedure

OCP & Zoning Amendment Bylaw No.s 2527 & 2528, 2023 were read for a first and second time on August 17, 2023. The following activities have occurred since then:

August 25, 2023	Public notification mailed to landowners within the notification area.
August 31 & September 7, 2023	Notice of public hearing advertised in the Alaska Highway News.
September 12, 2023	Public Hearing Held in Fort St. John.

### Comments Received from the Public

A public hearing was held on September 12, 2023, in accordance with the *Local Government Act*. The Minutes are attached to this report.

### ALTERNATIVE OPTIONS:

1. That the Regional Board give Official Community Plan Amendment Bylaw No. 2527, 2023 which changes the designation of the property identified as PID:011-576-855 from Industrial Study Area to Rural Residential, third reading and give Zoning Amendment Bylaw No. 2528, 2023, which rezones a  $\pm 21.63$  ha portion of the same property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3) third reading. **[Corporate - Unweighted, Pouce Coupe Excluded]**

2. That the Regional Board adopt Official Community Plan and Zoning Amendment Bylaw Nos. 2527 & 2528, 2023. [*Corporate - Unweighted, Pouce Coupe Excluded, 2/3 Majority*].
3. 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. Official Community Plan Amendment Bylaw No. 2527, 2023
2. Zoning Bylaw No. 2528, 2023
3. Public Notification for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023
4. Minutes – Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010 OCP ZN

## External Links:

1. Report – [OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010](#) – August 17, 2023 – [Agenda Item No. 9.3](#).
2. Agenda – [Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010 OCP ZN](#)