



REPORT

To: Chair and Directors

Report Number: DS-BRD-074

From: Shawn Dahlen, Chief Administrative Officer

Date: September 25, 2020

Subject: Temporary Use Permit No. 20-003

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board issue Temporary Use Permit No. 20-003, to allow outdoor parking, outdoor storage of logs and pipe, the placement of one 12 ft x 40 ft office trailer, and placement of one weigh scale on the property identified as PID 030-430-381, with an expiry date of October 8, 2023.

BACKGROUND/RATIONALE:

Proposal

To allow outdoor parking, outdoor storage of logs, outdoor storage of pipe for the oil and gas industry, placement of one 12 ft x 40 ft office trailer, and placement of one weigh scale on the subject property for a period of three years.

File Details

Owner: James Gordon
Area: Electoral Area B
Location: Pink Mountain, BC
Legal: Block A District Lot 1664 Peace River District
PID: 030-430-381
Lot Size: 6.25 ha (15.45 ac)

Site Context

The subject property is along Highway 97 N, approximately 7 kilometres northwest of the community of Pink Mountain, just north of the Beatton River and Mile 147. There is an airstrip to the north of the property and Attic Creek Road runs along its southeastern boundary. There are five residentially zoned properties, three camps, and two gas stations southeast of the subject property, all within approximately 1.5 kilometres. The surrounding area is mostly Crown land with extensive oil and gas development.

Site Features

Land

The land has been cleared of most vegetation and graded.

Structures

There are no structures on the subject property.

Access

The subject property is accessed from Attic Creek Road, which connects to Highway 97 N.

Canada Land Inventory Soil Rating

Canada Land Inventory data is not available for this area.

Comments & ObservationsApplicant

The applicant intends to develop the site to accommodate the needs of the forestry and oil and gas sectors, which are prevalent in the area. The applicant indicates that this site is a good location because it is located adjacent to Highway 97 N and there are no existing residences nearby.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community. As stated in Section 6.0 Policy 3(d), land within this designation may be used for light industrial purposes. Policy 10 states that noxious uses should not locate in Rural Communities. Section 18.0 Policy 1 states Temporary Use Permits may be considered throughout the entire OCP area.

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

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). The proposed parking and outdoor storage uses do not comply with the uses permitted in Section 36.1 of the Zoning Bylaw.

Therefore, the landowner is applying for a Temporary Use Permit to allow parking and outdoor storage on the property.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however, Building Permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

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.

Waiver/Security

The applicant has signed the TUP Waiver Form indicating their consent for structures associated with the TUP to remain on the property after the TUP expires, and that they will be used in compliance with the applicable Zoning Bylaw.

Impact Analysis**Context**

The industrial nature of the proposed uses is consistent with nearby existing industrial and commercial uses. Three lots southeast of the subject property are zoned R-2 (Residential 2 Zone) for residential use but have not yet been developed as such. If these were to be developed for residential use in the future, potential land use conflicts could arise.

Population & Traffic

No increase to population is anticipated but an increase in industrial traffic is. If approved, the applicant expects an additional 600 trips to the property annually, associated with the log storage and 100 additional trips annually associated with the pipe storage. This totals approximately 700 additional trips annually, or 2 additional trips daily.

Sewage & Water

No sewage or water servicing is planned.

Comments Received from Municipalities & Provincial Agencies**Fort St. John**

Interests unaffected.

Ministry of Transportation & Infrastructure

No objections. The applicant must apply for an access permit prior to commencement of the project.¹

Comments Received from the Public

Public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any be submitted prior to the October 8, 2020 Board Meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

Summary of Procedure

In preparation for consideration of Temporary Use Permit No. 20-003, the following activities were conducted in accordance with the *Local Government Act*:

- September 23, 2020 Public notification mailed to landowners within notification area
- October 1, 2020 Notice of intent to consider advertised in the Alaska Highway News

¹ The landowner applied for an access permit on September 21, 2020, satisfying MoTI's condition.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the issuance of Temporary Use Permit No. 20-003, to allow outdoor parking, outdoor storage of logs, outdoor storage of pipe for the oil and gas industry, placement of one 12 ft X 40 ft office trailer, and placement of one weigh scale on the property identified as PID 030-430-381.
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
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Public Notification for Temporary Use Permit No. 20-003
6. Draft Temporary Use Permit No. 20-003