



REPORT

To: Chair and Directors

Date: February 28, 2020

From: Tyra Henderson, Corporate Officer

Subject: OCP & Zoning Amendment Bylaw No. 2244 & 2245, 2016, PRRD File No. 15/236

RECOMMENDATION #1: [All Directors – Unweighted]

That the Regional Board rescind first three readings of Official Community Plan Amendment Bylaw No. 2244, 2016 and mark the bylaw as ‘never used’.

RECOMMENDATION #2: [All Directors – Unweighted]

That the Regional Board adopt Zoning Bylaw Amendment No. 2245, 2016, to rezone a 6.1 ha portion of the property identified as PID 028-817-125 from A-2 (Large Agricultural Holdings) Zone to C-2 (Highway Commercial) Zone, and a 1 ha portion of the same property from A-2 (Large Agricultural Holdings) Zone to I-1 (Light Industrial) Zone.

BACKGROUND/RATIONALE:

Proposal

To rezone 6.1 ha (15 ac) of the parcel from A-2 (Large Agricultural Holdings Zone) to C-2 (Highway Commercial Zone) for the construction and operation of a convenience store, gas station, and office space. Also to rezone a 1 ha (2.6 ac) portion of the same parcel to I-1 (Light Industrial Zone) for a heavy equipment rental and sales facility.

File Details

Owners: Diane & Patrick Gayse
Area: Electoral Area E
Location: Chetwynd
Legal: District Lot 4227 PRD, as shown on Plan EPP19152
PID: 028-817-125
Civic Address: None
Lot Size: 10.2 ha (25.3 ac)

Summary of Procedure

The PRRD received the application on October 23, 2015. The bylaw received first and second reading on May 12, 2016. A public hearing was held on July 12, 2016. The bylaw received third reading on July 28, 2016. Prior to adoption, this bylaw required approval from the Ministry of Transportation and Infrastructure as per Section 52 of the *Transportation Act*. The Ministry of Transportation and Infrastructure formally approved the bylaw on February 27, 2020.

Official Community Plan

The new *West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018* designates this property as Settlement and Industrial. The proposed uses and new zoning of the property comply with the new

Staff Initials: KC

Dept. Head: TH

CAO:

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March 12, 2020

designations, and therefore Official Community Plan Amendment Bylaw No. 2244, 2016 is no longer required to redesignate the property.

ALTERNATIVE OPTIONS:

1. That the Regional Board rescind first three readings of Official Community Plan Amendment Bylaw No. 2244, 2016 and mark the bylaw as never used; further, that the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2245, 2016, to rezone the property identified as PID 006-487-033, as submitted.
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):

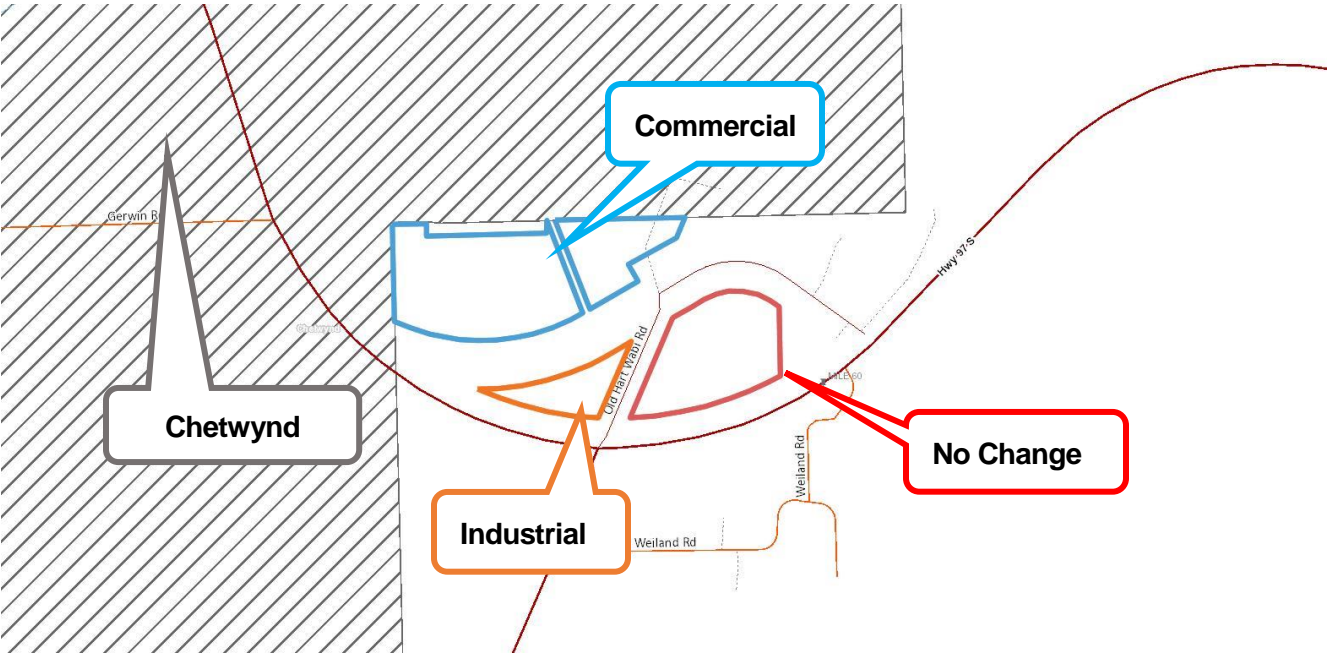
Attachments:

1. Maps
2. Ministry of Transportation and Infrastructure Letter, Dated February 27, 2020
3. Bylaw No. 2244, 2016
4. Bylaw No. 2245, 2016

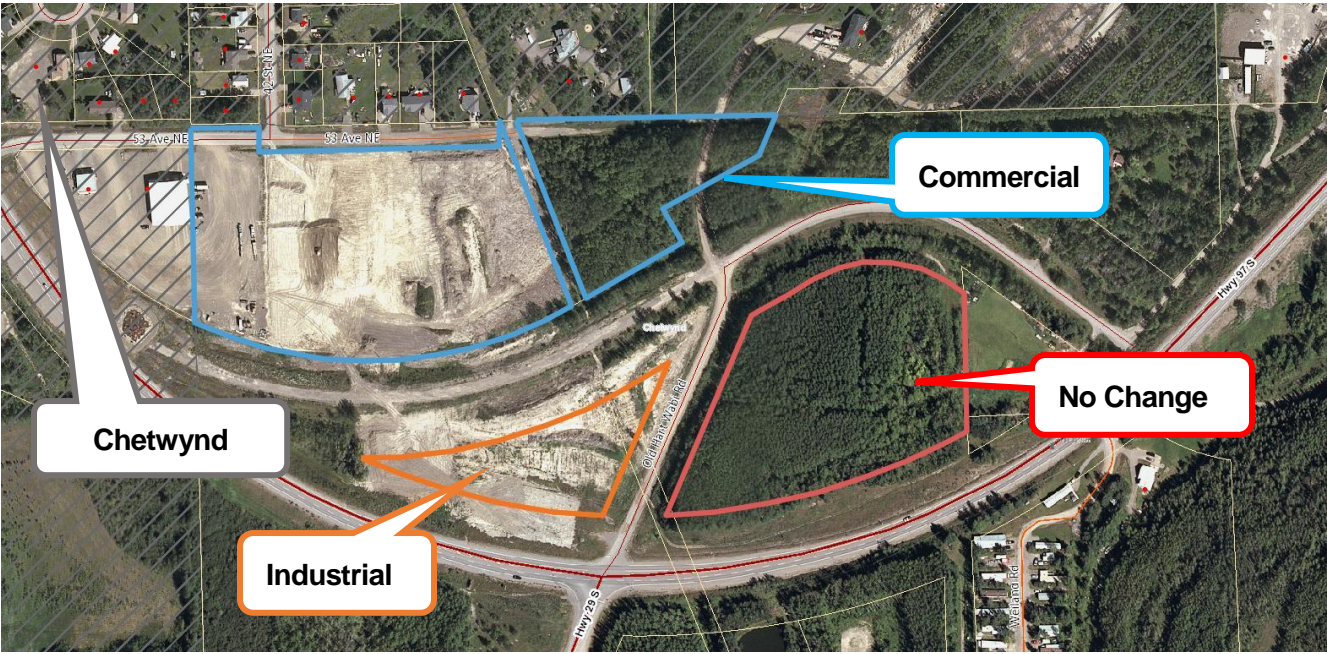
External Links:

1. [April 21, 2016 Staff Report – OCP & Zoning Amendments Bylaw Nos. 2244 & 2245, 2016](#)
2. [July 20, 2016 Staff Report – OCP & Zoning Amendments Bylaw Nos. 2244 & 2245, 2016](#)

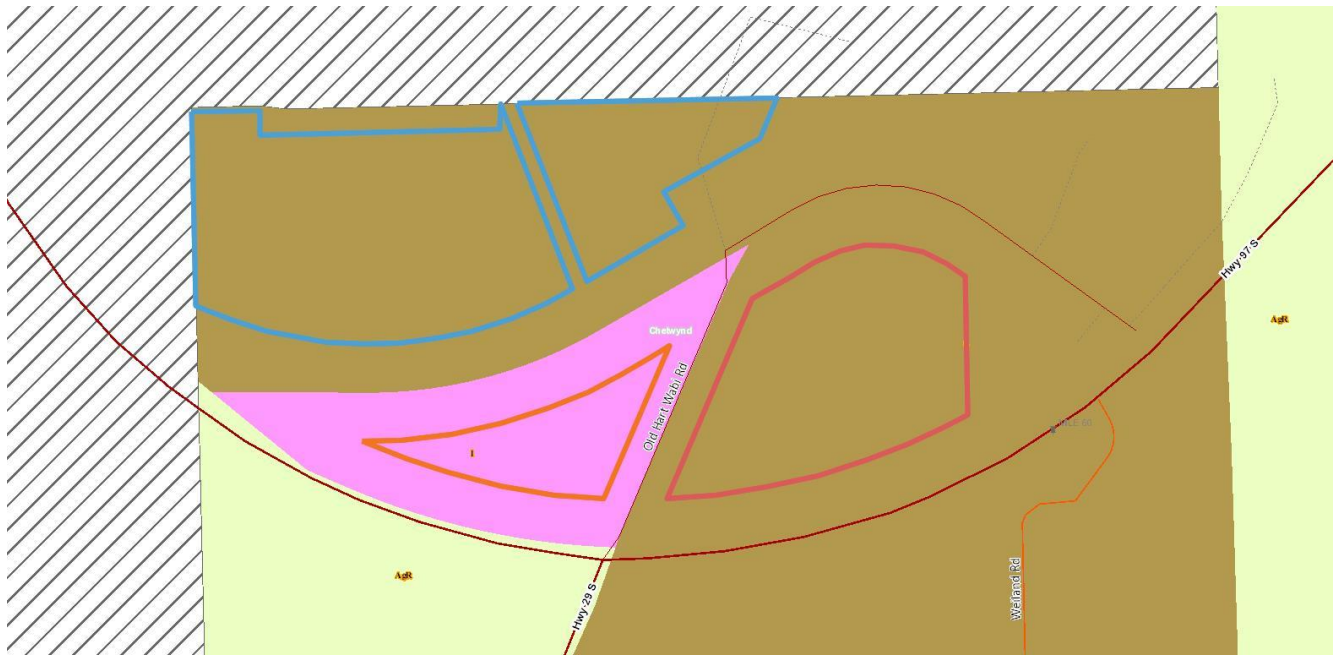
Context Map



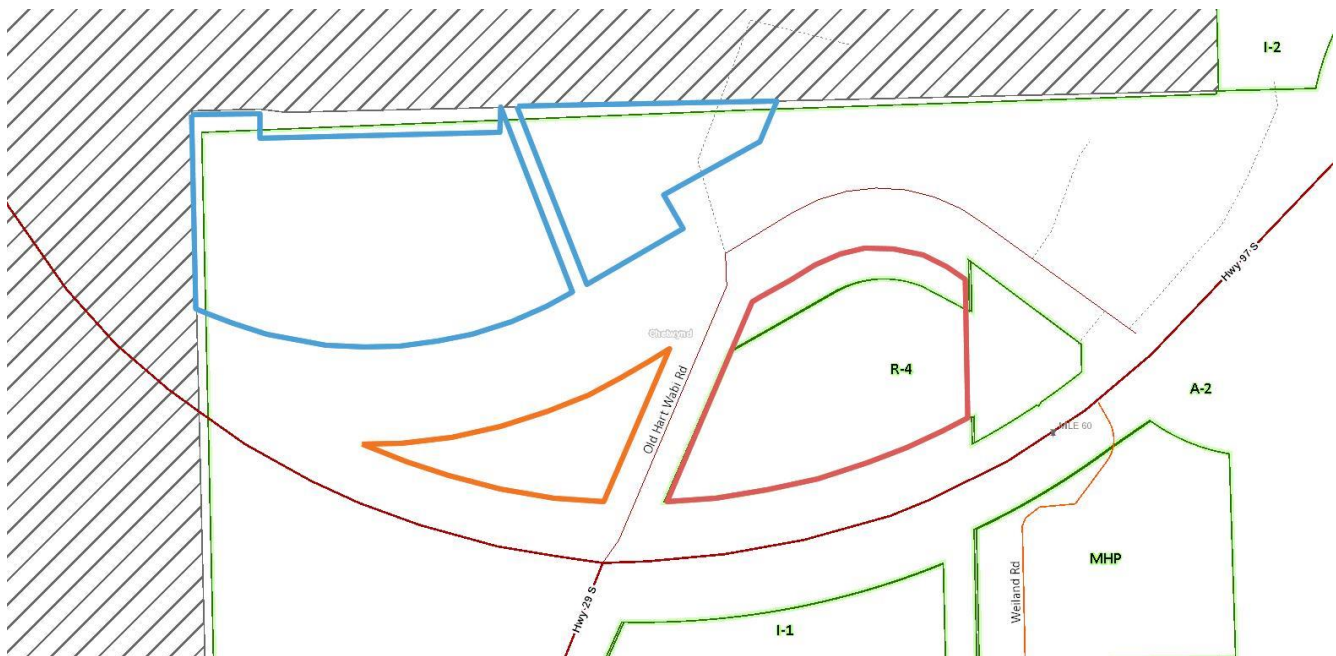
Aerial Photo



West Peace Fringe Area OCP Bylaw No. 2312, 2018: 'Settlement & Industrial'



PRRD Zoning Bylaw No. 1343, 2001: A-2 'Large Agricultural Holdings Zone'



Agricultural Land Reserve: Outside



CLI-Soil Classification: 5_{cw} & 4⁶_{tp}5⁴_{tp}





Sent via eDAS

Peace River Regional District
1981 Alaska Avenue
Dawson Creek, BC
V1G 4H8

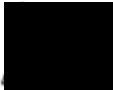
Attn: Kole Casey, South Peace Land Use Planner

This communication is a follow up regarding the letter dated April 20, 2016 (attached).

All of the conditions outlined in our letter dated April 20, 2016 have been satisfied and the Ministry has no concerns with the proposal.

Thank you for allowing us the opportunity to comment on the proposal. If you have any questions, please call me at 778-576-1109.

Sincerely,



Jennifer Dyer, Development Technician
Peace District



April 20, 2016

MoTI File: 2016-01196

Your File: 236/2015

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC.
V1G 4H8

Attention: Kole Casey

The Ministry of Transportation and Infrastructure has received and reviewed your referral of March 10, 2016 for the rezoning and official community plan (OCP) amendment to re-designate a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD Plan EPP19152 from “residential” and “resource agriculture” to “settlement”, rezone a 6.1 ha (15 acre) portion of District Lot 4227, PRD, Plan EPP 19151 from A-2 (Large Agricultural Holdings Zone) to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop and rezone a 1 ha (2.6 acre) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) for heavy equipment rental and sales facility. The proposal falls within Section 52 of the Transportation Act and will require formal bylaw approval from the Ministry of Transportation and Infrastructure. The Ministry recommends approval however the following conditions must be met prior to approval by the Ministry of Transportation and Infrastructure.

The Ministry is requiring that a Traffic Impact Study (TIS) be conducted prior to development to assess and identify any localized improvements needed. The developer is to contact the Ministry Development Approval group to set up a scope development meeting to determine the scope of the TIS prior to development and construction.

The Ministry will not support or approve a direct access to the John Hart Highway- Rte 97 from any of the proposed developments; all accesses must be from secondary road network.

Permitting and approvals from the Ministry is required for this proposal which can include but is not limited to permanent access to 53rd Ave and/ or Old Hart Wabi Road No. 91 with the installation and construction of a paved apron and throat for the



Ministry of
Transportation
and Infrastructure

permanent accesses. Additional permitting and approval from the Ministry may be required for any construction and/ or road upgrades within Ministry right of way and road allowances for further permitting and approval information and to submit the application online, please refer to the Ministry's website:

<http://www.th.gov.bc.ca/permits/index.asp>

Thank you for the opportunity to comment. If you have any questions or concerns please contact me at (250) 787-3237 or by email at Melissa.Nitz@gov.bc.ca.

Yours truly,

A handwritten signature in black ink that reads "Melissa Nitz".

Melissa Nitz
District Development Technician

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2244, 2016**

A bylaw to amend the "West Peace Official
Community Plan Bylaw No. 1086, 1997."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "West Peace Official Community Plan Bylaw No. 1086, 1997;

AND WHEREAS, an application has been made to amend "West Peace Official Community Plan No. 1086, 1997" to facilitate an associated rezoning affecting a portion of District Lot 4227, PRD, Plan EPP19152;

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 "West Peace Community Plan Amendment Bylaw No. 2244, 2016."
2. Map 7 of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD, Plan EPP19152, from "Residential" and "Resource Agriculture" to "Settlement", as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>May</u>	, 2016.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>May</u>	, 2016.
Public Notification mailed on	<u>21st</u>	day of	<u>June</u>	, 2016.
Public Hearing held on the	<u>12th</u>	day of	<u>July</u>	, 2016.
READ A THIRD TIME THIS	<u>28th</u>	day of	<u>July</u>	, 2016.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2019.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2244, 2016,
as adopted by the Peace River Regional District
Board on _____, 20__.

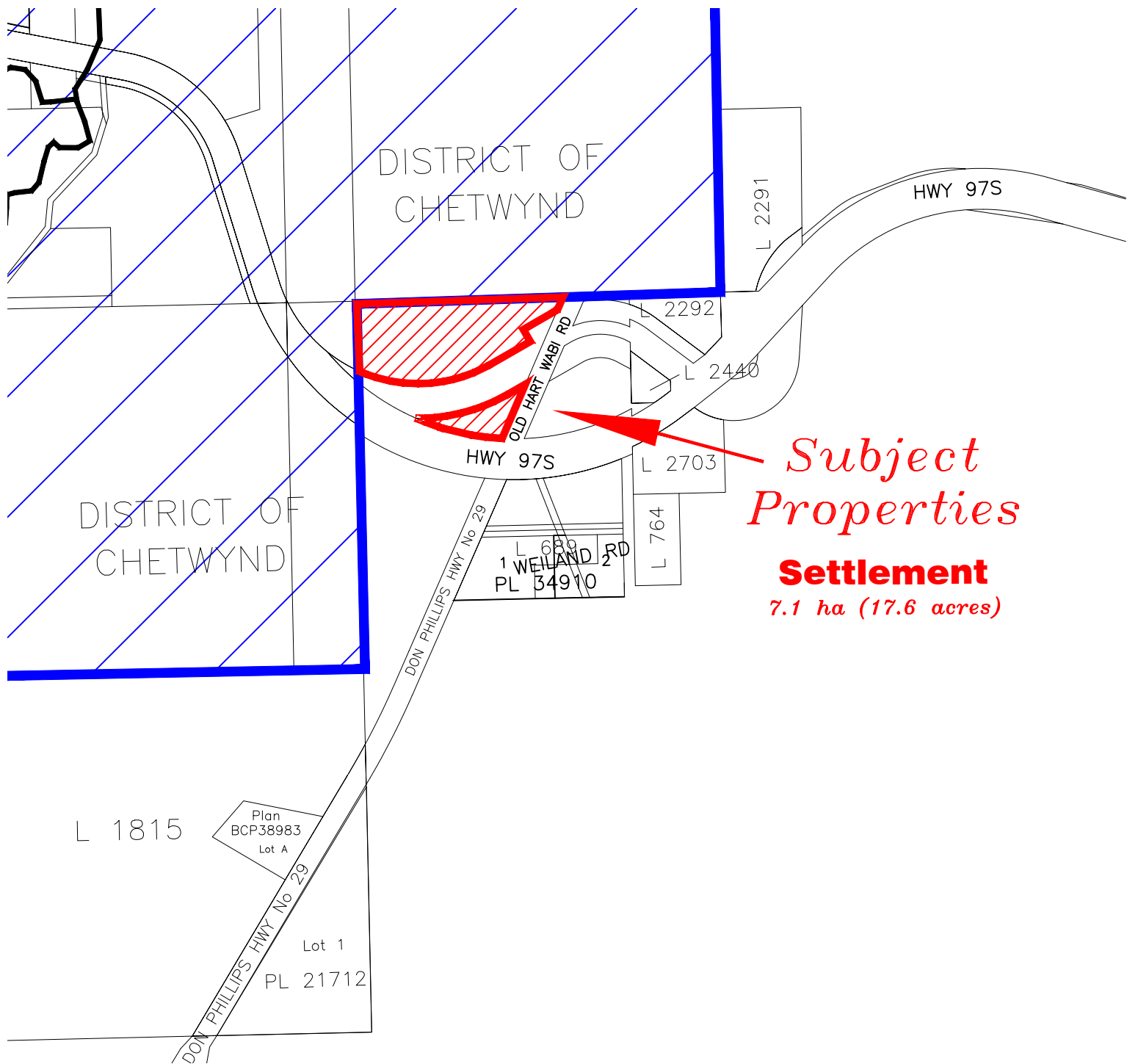
Corporate Officer

March 12, 2020

Peace River Regional District
By-law No. 2244, 2016
SCHEDULE "A"



Map. No. 7 - "West Peace Official Community Plan By-law No. 1086, 1997" is hereby amended by redesignating a 7.1 ha (17.6 acres) portion of District Lot 4227, PRD, Plan EPP19152, **from** "Residential" and "Resource Agriculture" **to** "Settlement" as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2245, 2016**

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 by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2245, 2016."
2. Schedule C – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 6.1 ha. (15 acre) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 "Large Agricultural Holdings Zone" to C-2 "Highway Commercial" and a 1 ha. (2.6 acre) portion of the same property from A-2 "Large Agricultural Holdings 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	<u>12th</u>	day of	<u>May</u>	, 2016.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>May</u>	, 2016.
Public Notification mailed on	<u>21st</u>	day of	<u>June</u>	, 2016.
Public Hearing held on the	<u>12th</u>	day of	<u>July</u>	, 2016.
READ A THIRD TIME THIS	<u>28th</u>	day of	<u>July</u>	, 2016.
Ministry of Transportation approval received this	<u>27th</u>	day of	<u>February</u>	, 2020.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2020.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2245, 2016,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer

March 12, 2020

Peace River Regional District
By-law No. 2245, 2016
SCHEDULE "A"



Map. No. 7 - Schedule C of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning 6.1 ha (15 acres) **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "Highway Commercial" and 1 ha (2.6 acres) **from** A-2 "Large Agricultural Holdings Zone" **to** I-1 "Light Industrial Zone" within District Lot 4227, PRRD, Plan EPP19152, as shown shaded on the drawing below:

