



PEACE RIVER REGIONAL DISTRICT

Public Hearing Agenda

May 28, 2024, 6:00 p.m.

North Peace Leisure Pool - Meeting Room
9505 100 Street
Fort St. John BC

Pages

1. CALL TO ORDER

1.1 Notice of Public Hearing, Including Map

a. Zoning Amendment Bylaw No. 2547, 2024 3

b. Zoning Amendment Bylaw No. 2548, 2024 4

2. STATEMENT OF PUBLIC HEARING

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3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2547, 2024

3.1 INTRODUCTION TO PROPOSAL

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3.2 SUMMARY OF APPLICATION PROCEDURE

a. Summary of Application Timeline 8

b. Board Report - 1st and 2nd Readings 9

3.3 COMMENTS FROM AGENCIES & MUNICIPALITIES

Please see Item 3.2 - b - Board Report.

3.4 WRITTEN COMMENTS RECEIVED FROM THE PUBLIC

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b. Public Comment 2 34

c. Public Comment 3 36

d. Public Comment 4 37

3.5 COMMENTS FROM THE APPLICANT

3.6 COMMENTS FROM THE PUBLIC

3.7 FINAL COMMENTS FROM THE APPLICANT

4. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2548, 2024

4.1 INTRODUCTION TO PROPOSAL

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4.2 SUMMARY OF APPLICATION PROCEDURE

a. Summary of Application Timeline 40

b. Board Report - 1st and 2nd Readings 41

4.3 COMMENTS FROM AGENCIES & MUNICIPALITIES

Please see Item 4.2 - b - Board Report.

4.4 WRITTEN COMMENTS RECEIVED FROM THE PUBLIC

4.5 COMMENTS FROM THE APPLICANT

4.6 COMMENTS FROM THE PUBLIC

4.7 FINAL COMMENTS FROM THE APPLICANT

5. TERMINATION OF PUBLIC HEARING

No further comments will be accepted following the conclusion of the Public Hearing.



Notice of Public Hearing

Zoning Amendment Bylaw No. 2547, 2024

FILE NO. 24-002 ZN

When:

May 28, 2024 |

6:00 PM

Where:

North Peace Leisure Pool

9505 100 St,

Fort St. John, B.C

For More Information:

Contact:

Development Services

250-784-3200

Toll Free:

1-800-670-7773

Email:

planning@prrd.bc.ca

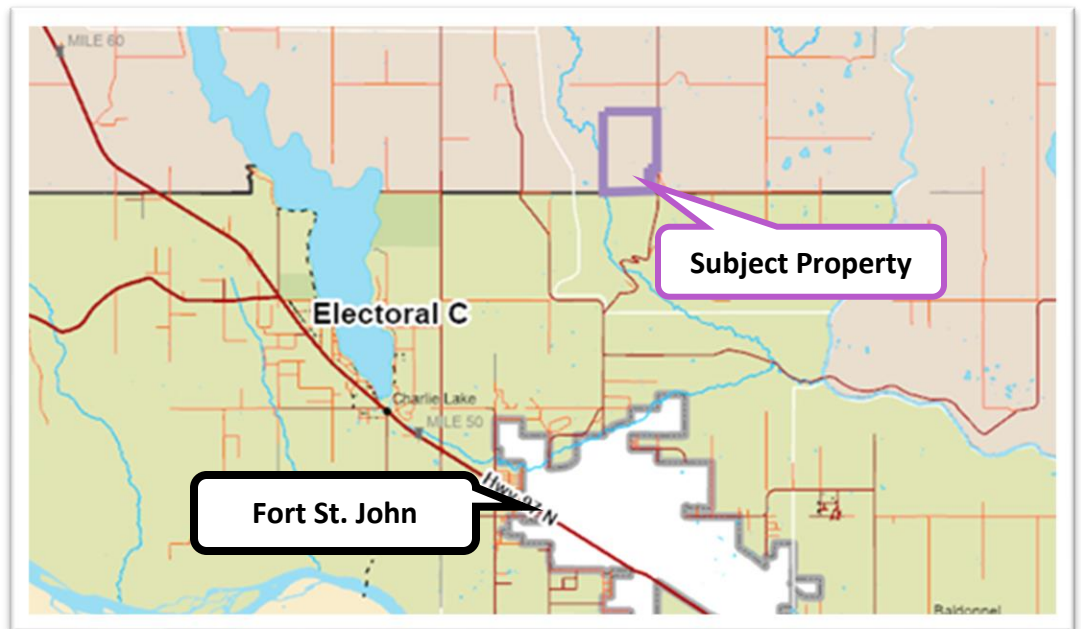
Pineview Area

Legal Description: Lot A St. John Indian Reserve No. 172 Township 85 Range 18 West Of The 6th Meridian Peace River District Plan Epp95788

Address: 13801 Rose Prairie Road

The Peace River Regional District is hosting a meeting to discuss the proposed Zoning Amendment.

Proposal: The applicant is looking to rezone their property from the A-2 zone (Large Agricultural Holdings zone) to the C-F zone (Communal Farm zone).



View applications at:

www.prrd.bc.ca

Peace River Regional District Official Page

@prrdistrict

Written comments or concerns accepted until 4:00 pm May 28, 2024. Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981 Alaska Avenue Dawson Creek, BC V1G 4H8

This public hearing has been delegated to the Director of Electoral Area B.



Notice of Public Hearing

Zoning Amendment NO. 2548, 2024

FILE NO. 24-003 ZN

When:

May 28, 2024 |
6:00 P.M.

Where:

North Peace Leisure
Pool Meeting Room
9505 100 St, Fort St.
John, B.C.

For More Information:

Contact:

Development
Services
250-784-3200

Toll Free:

1-800-670-7773

Email:

planning@prrd.bc.ca

Fort St. John Area

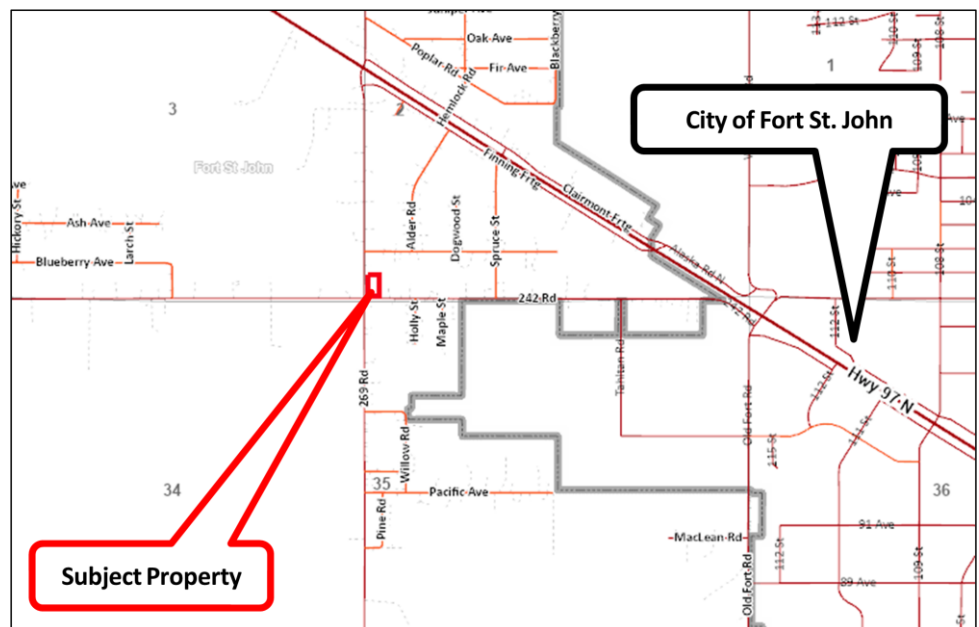
LOT 5 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE
6TH MERIDIAN PEACE RIVER DISTRICT PLAN 9723

Address: 10097 269 Road

The Peace River Regional District is hosting a meeting to discuss
the proposed Zoning Amendment.

Proposal:

The applicant is looking to rezone the subject property from R-3
(Residential 3 Zone) to I-1 (Light Industrial Zone).



View applications at:

www.prrd.bc.ca

Peace River Regional
District Official Page

@prrdistrict

Written comments or concerns accepted until 4:00 pm May 28, 2024.
Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981
Alaska Avenue Dawson Creek, BC V1G 4H8.

This public hearing has been delegated to the Director of Electoral Area C.

STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board regarding the following proposed Zoning Bylaw amendments:

1. Zoning Amendment Bylaw No. 2547, 2024 (PRRD File No. 24-002 ZN);
2. Zoning Amendment Bylaw No. 2548, 2024 (PRRD File No. 24-003 ZN)

You are encouraged to participate in the public hearing and are asked to observe the protocols noted below.

The Public Hearing is held to provide an opportunity for residents to share their views about the proposed changes to the bylaws. We will first hear from the Planner who will provide an overview of the proposal and application procedure to date, and then the Chair will call for comments from the public.

The notice of public hearing for the proposed bylaws was mailed to neighbouring properties and was advertised on the Peace River Regional District's website and Facebook page to alert residents to the proposed changes, and invite them to provide their feedback by e-mail, letter, or attendance at the public hearing today.

Every one of you present, who believes that your interest is affected by the Zoning bylaw amendments shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking, please commence your remarks by clearly stating your first and last name.

Please take turns and ensure that you do not make follow up comments until each person has had a chance to speak.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing. Once the hearing is concluded, no further comments will be accepted.

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2547, 2024**

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1000, 1996."

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. 1000, 1996";

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. 2547, 2024."
2. Schedule A – Map 1 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Lot A St. John Indian Reserve No. 172 Township 85, Range 18, W6M, PRD Plan EPP95788 from A-2 "Large Agricultural Holdings Zone" to C-F "Communal Farm Zone", as shown on Schedule 'A' attached to and forms part of this bylaw.

| | | | | |
|--------------------------------|-----------------------------|--------|-----------------------------|---------|
| READ A FIRST TIME THIS | <u>18th</u> | day of | <u>April</u> | , 2024. |
| READ A SECOND TIME THIS | <u>18th</u> | day of | <u>April</u> | , 2024. |
| Public Notice mailed on the | <u>8th</u> | day of | <u>May</u> | , 2024. |
| Public Notice published on the | <u>8th</u> | day of | <u>May</u> | , 2024. |
| Public Hearing held on the | <u> </u> | day of | <u> </u> | , 2024. |
| READ A THIRD TIME THIS | <u> </u> | day of | <u> </u> | , 2024. |
| ADOPTED THIS | <u> </u> | day of | <u> </u> | , 2024. |

Brad Sperling, Chair

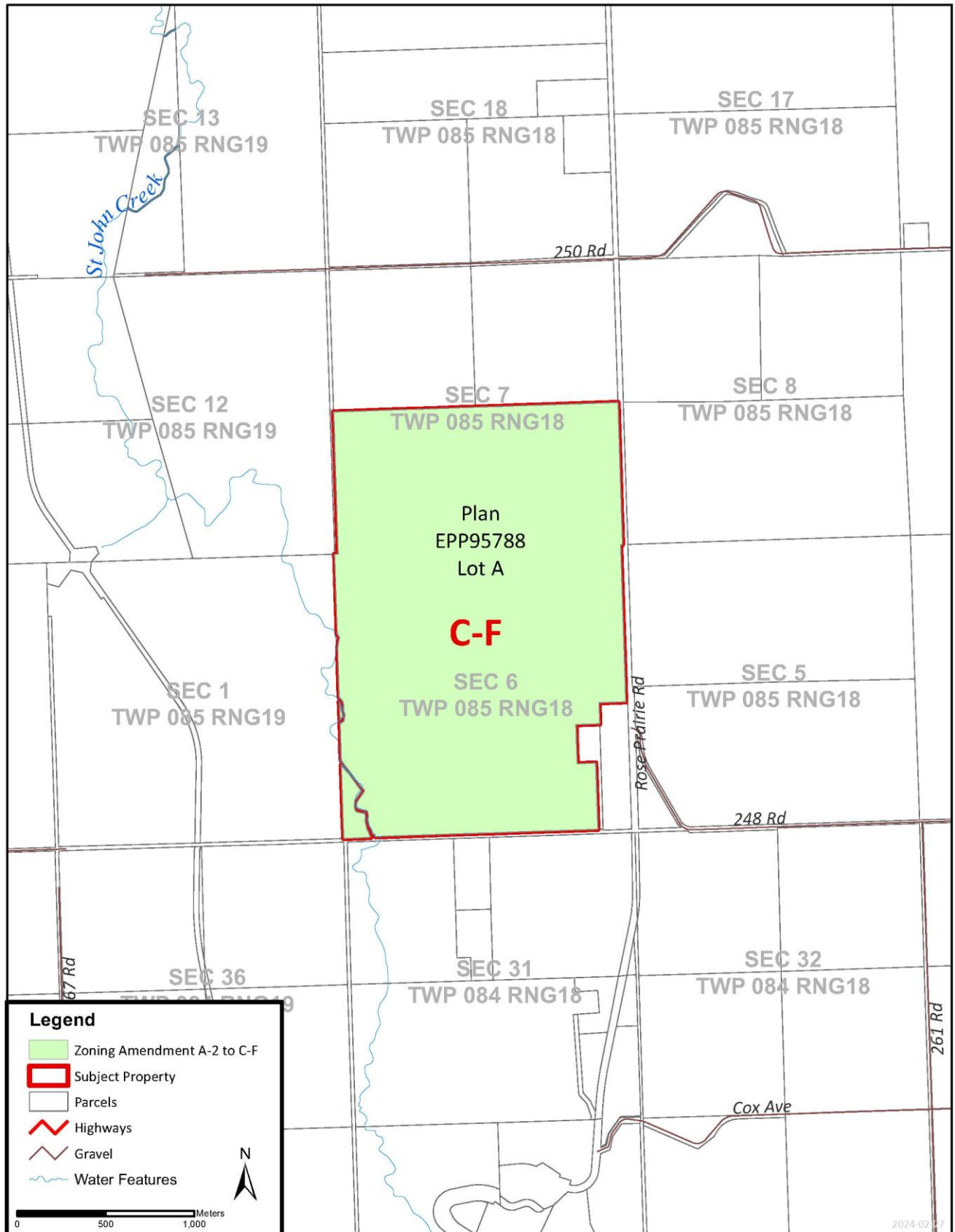
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2547, 2024,
as adopted by the Peace River Regional District
Board on _____, 2024.

Corporate Officer

Schedule A



SUMMARY OF APPLICATION PROCEDURE

| | |
|---|-----------------------------|
| The PRRD received the application. | February 21, 2024 |
| The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2547, 2024 to municipalities and provincial agencies. | February 23, 2024 |
| The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized a public hearing. | April 18, 2024 |
| The PRRD mailed notification of the public hearing to landowners within the notification area. | May 8, 2024 |
| The PRRD advertised the public notification on the PRRD's website and Facebook page. | May 14, 2024 – May 28, 2024 |



REPORT

To: Chair and Directors

Report Number: DS-BRD-398

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

Date: April 18, 2024

Subject: Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2547, 2024 to rezone the property identified as PID 030-945-461 from A-2 Zone (Large Agricultural Holdings Zone) to C-F (Communal Farm Zone) first and second readings; and further

That a Public Hearing be held pursuant to Section 464 of the *Local Government Act*, delegated to the Director of Electoral Area B, and that public notification be authorized pursuant to Section 466 of the *Local Government Act*.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board authorize the Corporate Officer to remove the Restrictive Covenant from Title which:

- a. Restricts further subdivision of the lands; and
- b. Restricts further development on the lands.

BACKGROUND/RATIONALE:

Proposal

The applicant is looking to rezone their property from the A-2 Zone (Large Agricultural Holdings Zone) to C-F Zone (Communal Farm Zone) to bring the property into compliance.

Rationale

Support is being recommended for the rezoning from the A-2 Zone to the C-F Zone since the rezoning is consistent with the OCP designation of Ag-Rural which states that land within this designation should be used for agriculture, uses permitted for operating a farm, and communal farm.

Support is being recommended for the lifting of the covenant as if the Board authorizes the zoning amendment, further development of the property would be restricted by the covenant. Additionally, the applicant is seeking to subdivide off a portion of the land to create a cemetery as authorized by the Regional Board (see File No. 22-009 ALR NFU), therefore this covenant must be removed to enable that process to occur.

File Details

Owner: Samuel Ranch Ltd.
 Agent: Doug Marquart

Area: Electoral Area B
 Location: Pineview
 Legal: LOT A ST. JOHN INDIAN RESERVE NO. 172 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP95788
 PID: 030-945-461
 Civic Address: 13801 Rose Prairie Road
 Lot Size: 373.2 ha (922.2 ac)

Property History

October 27, 2010: The PRRD Received a Zoning Amendment Application No. 10-153 ZN (Zoning Amendment Bylaw No. 1924, 2011) and the corresponding ALR Non-Farm Use Application No. 10-154 ALR NFU to rezone the subject property to allow three dwelling units.

February 10, 2011: The Regional Board authorized ALR Non-Farm Use application No. 10-154 ALR NFU to proceed to the ALC.

February 24, 2011: The Regional Board moved that consideration of 1st and 2nd Readings of Zoning Amendment Bylaw No. 1924, 2011, be deferred to a future meeting pending a response from the ALC on ALR Non-Farm Use application No. 10-154 ALR NFU.

April 21, 2011: The ALC approved ALR Non-Farm Use application No. 10-154 ALR NFU pursuant to ALC Resolution No. 162/ 2011 to permit three dwelling units based on the following conditions:
 1. The subject property be consolidated with the property to the north; and
 2. That the consolidation be completed no later than 2013.

June 23, 2011: The Regional Board gave Zoning Amendment Bylaw No. 1924, 2011 1st reading and authorized public notification.

October 27, 2011: The Regional Board gave 2nd and 3rd Readings to Zoning Amendment Bylaw No. 1924, 2011. To receive final adoption, the following conditions were to be completed within six months:
 1. Consolidation of the subject properties pursuant to the ALC resolution referenced above; and
 2. Registration of a restrictive covenant that restricts any future subdivision or development on the subject property.

November 12, 2020: The Regional Board gave Zoning Amendment Bylaw No. 1924, 2011, 3rd reading and adoption to permit the three dwelling units.

December 15, 2020: The applicant submitted Non-Farm Use application No. 20-016 ALR NFU to allow for a family cemetery on the property.

January 28, 2021: The Regional Board authorized ALR Non-Farm Use application No. 20-016 ALR NFU to proceed to the ALC.

- May 11, 2021: The ALC approved 20-016 ALR NFU based on the following conditions:
1. No subdivision is required for the cemetery;
 2. The cemetery is only for family members of the farm;
 3. The cemetery may be no greater than 0.1 ha in size; and
 4. The cemetery must be sited in accordance with Schedule A of their resolution.
- November 18, 2022: The landowner submitted 22-009 ALR NFU to bring the property into compliance with the *ALC Act* and Regulations.

Site Context

The subject property is located in Pineview, approximately 8 km north of the City of Fort St. John. The property is mostly surrounded by agricultural lands. The CN railway runs north-west along the adjacent parcel to the west.

Site Features

Land

The subject property has ±336 ha of active farmland. Along the west side of the property are gullies and ravines leading to the Montney Creek that runs north-south. The south-east corner has a total of ±20.23 ha dedicated towards non-farm uses.

Structures

The following structures exist on the property within the ±20.23 ha dedicated towards non-farm uses.

- Three dwelling units;
- Three accessory residential structures confirmed during staff's site visit;
- A fourth residential structure, specifically referenced in this application, used for the storage of children's play equipment and for a workout facility;
- A playground created with rubber matting;
- A ±2,111 m² shop (Shop 1) used for schooling, religious services, and the repair of personal farm equipment;
- ±1,149 m² shop (Shop 2) used for agriculture; and
- ±330 m² Quonset previously used for commercial sandblasting during the summer, which the applicant has stated will no longer be occurring.

Access

The property is accessed by Rose Prairie Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the west side of the subject property along the Montney Creek are classified as 6⁶_T7⁴_{TR}, the soils on the center are classified as 3_c and 2⁸_c3²_T, and the soils on the east side are classified as 3⁷_c4³_x.

Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Class 7 soils have no capacity for arable culture or permanent pasture. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices.

Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices, and Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices.

Subclass c denotes adverse climate. Subclass T denotes topography. Subclass R denotes consolidated bedrock. Subclass x denotes of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Observations

Applicant

It is the intention of the owner to re-zone to the C-F (Communal Farm Zone) to allow for the current use which is several families all working towards the common goal of financial and religious independence and the freedom to use the parcel best suited to achieving this goal.

Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply.

Official Community Plan (OCP)

Pursuant to the *Rural Official Community Plan Bylaw No. 1940, 2011*, the subject property is designated Agriculture-Rural (Ag-Rural). Section 7.2 states that land within the Ag-Rural designation should be used for agriculture, uses required for operating a farm, communal farm, residential use, home-based businesses, etc. Section 7.3 states the minimum parcel size should be 63 ha (155 ac).

The subject property has ± 336.5 ha of active farmland and ± 20.23 ha of non-farm uses consisting of a ± 6.25 ha residential area, a ± 2.5 ha yard, and ± 11.48 ha used for the roadway and open space.

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

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Land within this zone may be used for agriculture and dwelling units. The minimum parcel size is 63 ha (156 ac). The proposed use does not comply with the Zoning Bylaw because the applicant wants to construct an educational facility as well as a religious centre on the subject property which are not permitted uses within the A-2 zone.

Therefore, a Zoning Amendment to C-F Zone is required. Land within the C-F Zone may be used for agriculture, religious centres, and educational facilities. The minimum parcel size is 63 ha (156 ac). The proposal is consistent with the regulations of the proposed zone.

For the removal of the covenant, on any standard lot size of 63 ha, pursuant to Section 36.2.b, *Number and Type of Dwelling Units*, two single detached family dwellings or a semi-detached dwelling shall be permitted, but not both. The property is 373.2 ha of land (equivalent to more than 5 quarter sections) which would allow a total of ten (10) single detached dwellings on the land (2 per quarter). To lift this covenant and allow for further development on the lands, it would allow for the applicant to limit the damage to agricultural lands by further developing in the ± 20.23 ha area dedicated to non-farm uses

and continuing to farm the remaining ±336 ha of the property. Removal of the covenant will also facilitate the development of a family cemetery, which the Board authorized pursuant to ALR NFU 20-016 (ALC ID 61995).

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.

Impact Analysis

Context

The proposed land use is not changing, and the property is still going to be primarily used for agricultural purposes. This is consistent with the surrounding uses as they are all agriculture as well.

Population & Traffic

No population or traffic change is anticipated.

Sewage & Water

Current sewage disposal is done through a lagoon. A cistern is used for water supply.

Comments Received from Municipalities & Provincial Agencies

PRRD Bylaw Enforcement

Interests unaffected.

PRRD GIS

No concerns.

Ministry of Transportation & Infrastructure

See attached.

Agricultural Land Commission

The Communal Farm Zoning allows some uses that are not permitted in the ALR, such as religious centres and educational facilities. As such, it would be inconsistent with the *ALC Act*. However, the landowners have submitted an ALC Application (Application #62326) seeking to permit these uses on

the property. The outcome of that application may change the ALC's response to this proposed rezoning.

Ministry of Agriculture

See attached.

BC Hydro

1. BC Hydro has a registered right of way on the property. Please be guided by the Right of Way Agreement.
2. Should the development require distribution service, changes to the property's service or the relocation of distribution lines, please contact BC Hydro's Electrical Service Coordination Centre (ESCC) at 1-877-520-1355.
3. If there is a subdivision plan of this property and the final version of this plan includes a road dedication, please submit a copy to our office. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted. BC Hydro's signature is required before the plan can be registered. Please be advised that there is a \$315.00 fee (\$300+tax) for signing Applications to Deposits.
4. Obtain separate written approval from this office for any intended use or development on the Right of Way before construction takes place. Submit applications to properties.helpdesk@bchydro.com.
5. No building encroachment is permitted within the Right of Way.
6. Open space/parks must be assigned a lot number so that BC Hydro's rights are retained.
7. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
8. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2547, 2024 to rezone the subject property identified as PID 030-945-461 from A-2 Zone (Large Agricultural Holdings Zone) to C-F (Communal Farm Zone) first and second readings.
2. That the Regional Board respectfully refuse to authorize the Corporate Office to remove the Restrictive Covenant from Title which:
 - a. Restricts further subdivision of the lands; and
 - b. Restricts further development on the lands.
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.

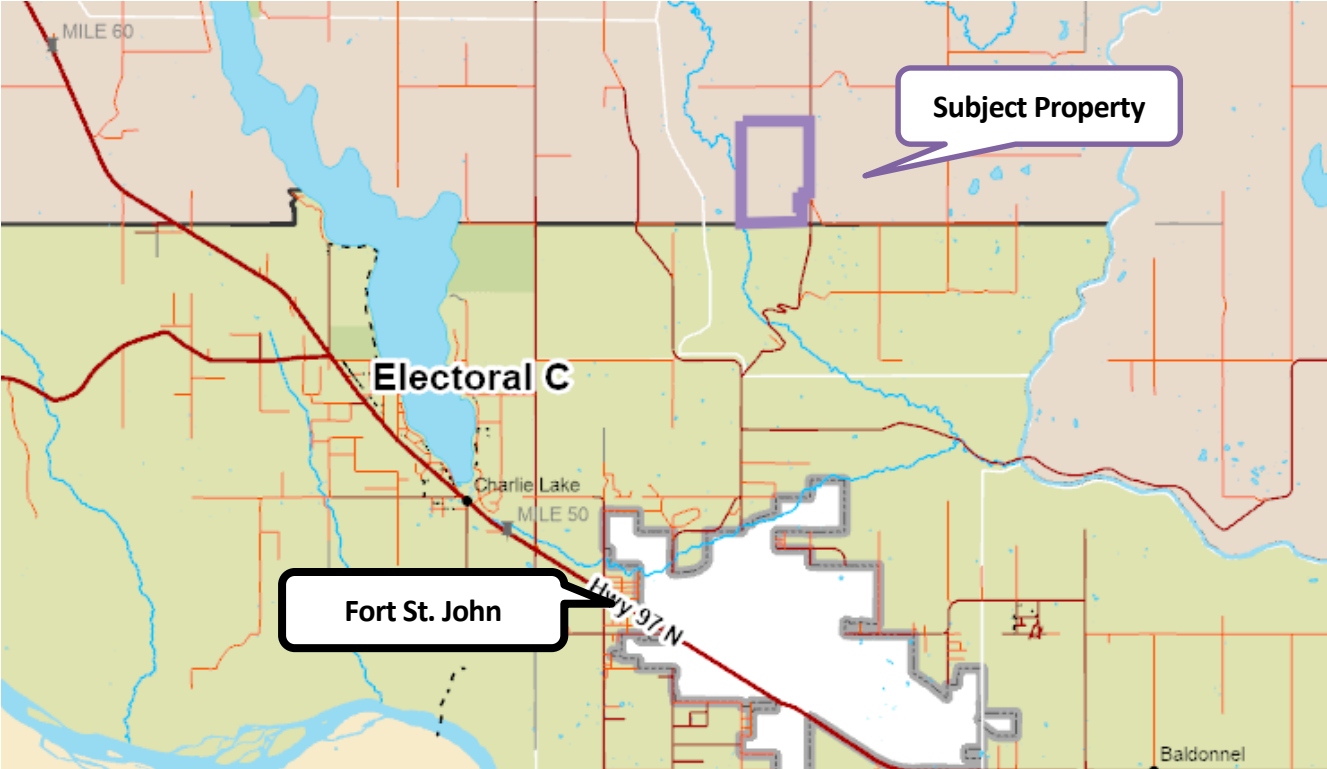
Attachments:

1. Zoning Amendment Bylaw No. 2547, 2024
2. Maps, PRRD File No. 24-002 ZN
3. Application, PRRD File No. 24-002 ZN
4. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 24-002 ZN

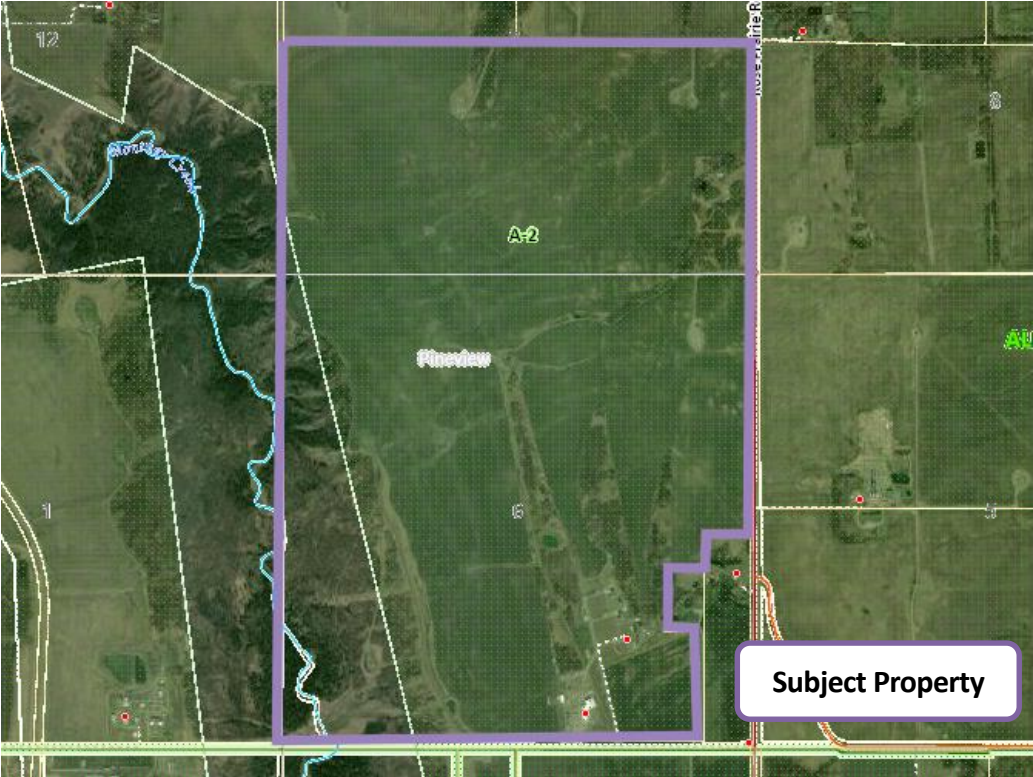
External Links:

1. [Non-Farm Use in the ALR, PRRD File No. 20-006 ALR NFU](#) – See Item No. 10.6;
2. [Non-Farm Use within the ALR, PRRD File No. 22-009 ALR NFU](#) – See Item No. 8.14

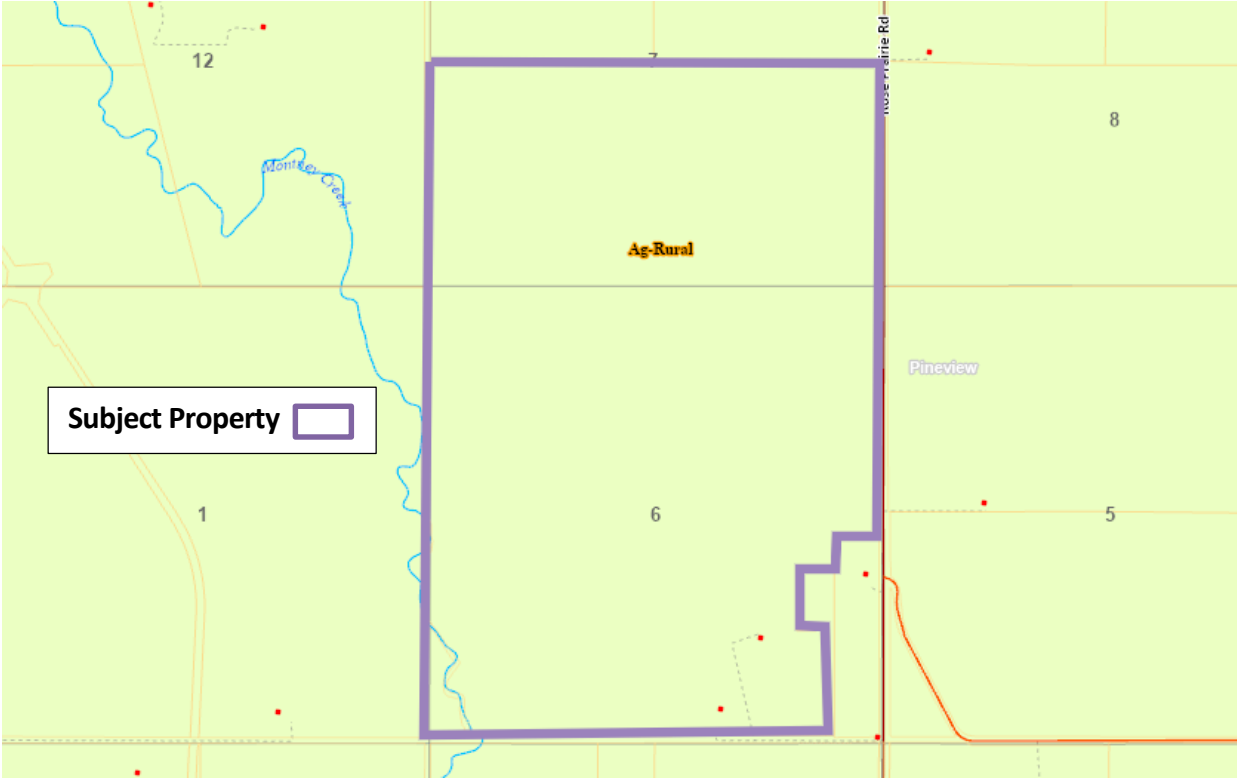
Location: Pineview area



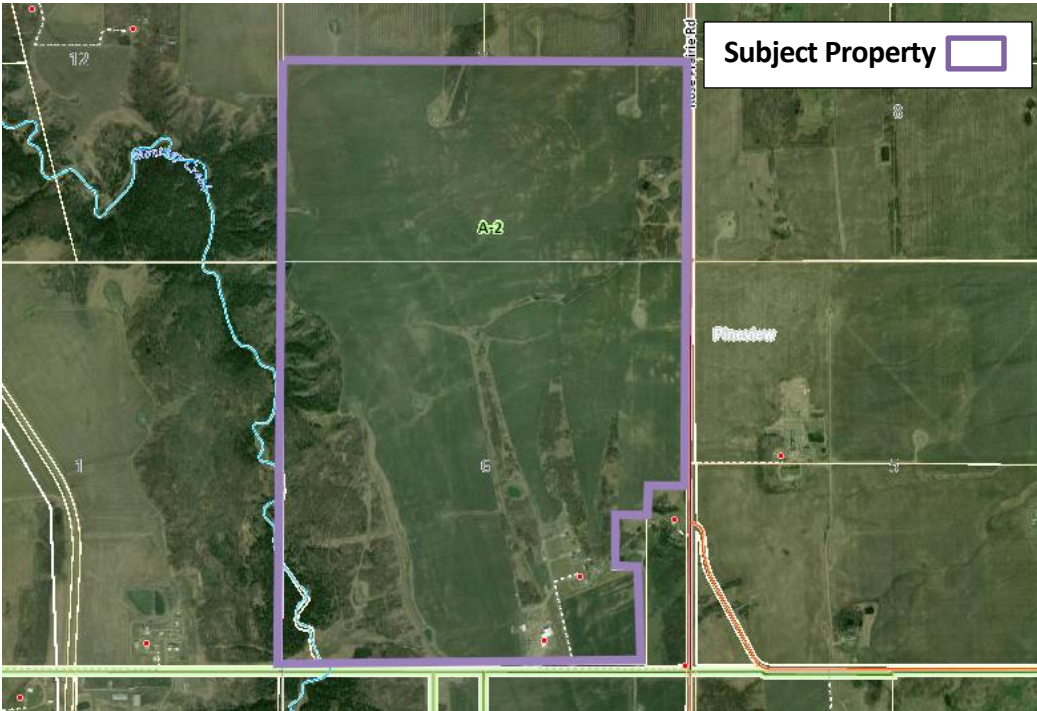
Aerial imagery



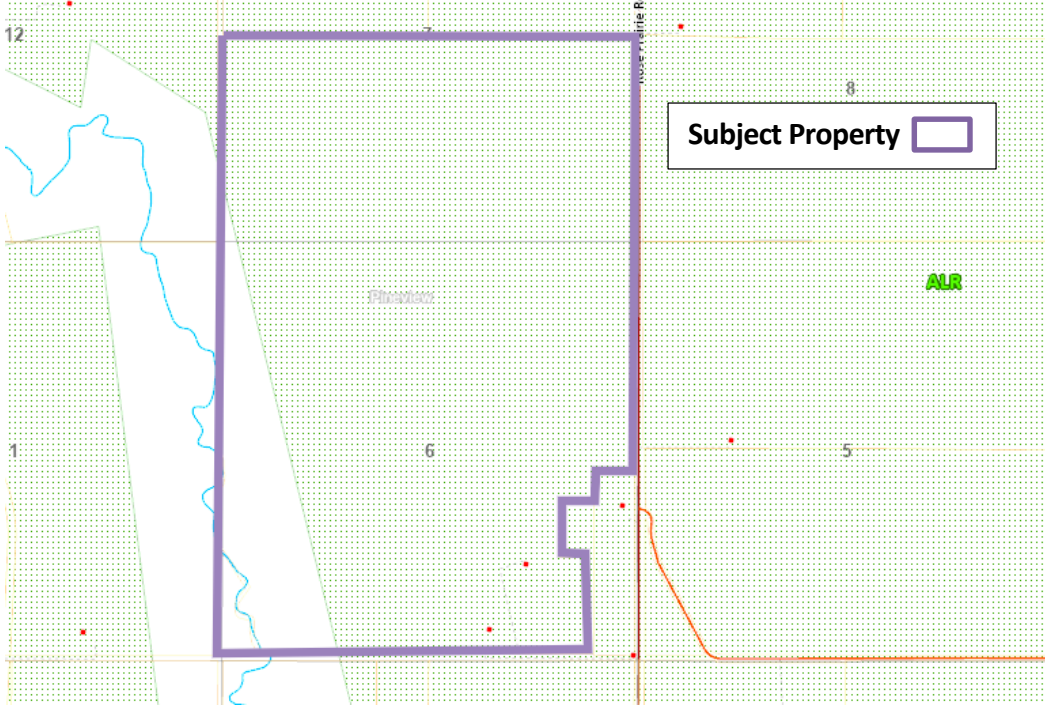
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: Agriculture-Rural



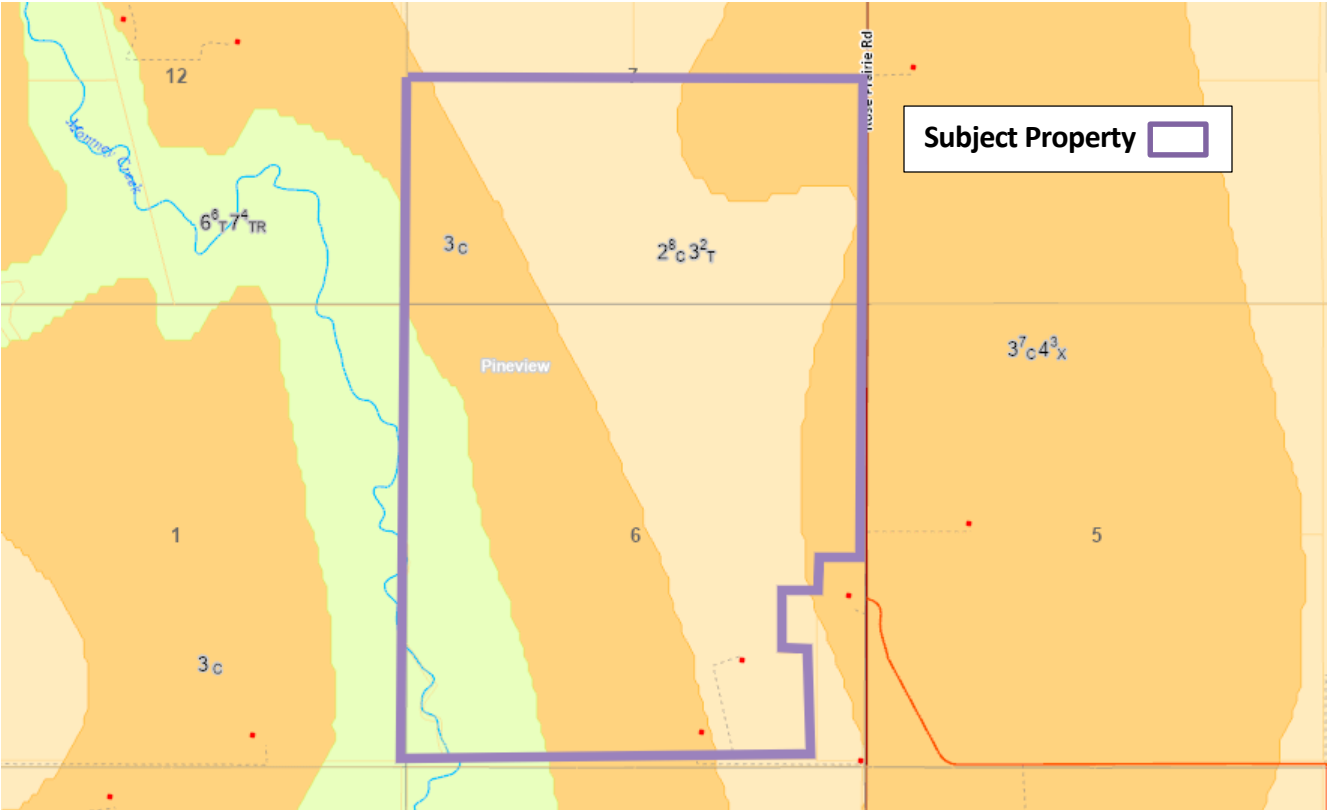
PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within



CLI Soil Classification: 3⁷c4³_x, 2⁸c3²_t, 3_c,





| |
|--|
| For Office Use: |
| Receipt # _____ |
| Date Received _____ |
| File No. _____ |
| Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |

Application for Development

| 1. TYPE OF APPLICATION | FEE |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 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 (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 Samuel Ranch Ltd | Authorized Agent of Owner (if applicable) Doug Marquardt |
| Address of Owner [REDACTED] | Address of Agent s/a |
| City/Town/Village: [REDACTED] | City/Town/Village: [REDACTED] |
| Postal Code: [REDACTED] | Postal Code: |
| Telephone Number: [REDACTED] | Telephone Number: [REDACTED] |
| E-mail: [REDACTED] | E-mail: [REDACTED] |

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 | |
|--|--------------------|-----------|
| PID #030-945-461 LOT A, PLAN EPP95788, TOWNSHIP 85, RANGE 18, MERIDIAN W6, P | 373.2ha | ha./acres |
| PEACE RIVER LAND DISTRICT, ST JOHN IR NO 172 PETROLEUM FACILITIES | | ha./acres |
| FACILITIES LOCATED HEREON (WA 04287), (WA 04927), (WA 06412), | | ha./acres |
| (WA 06414), (WA 04383) & (WA 04010.015) | TOTAL AREA 373.2ha | ha./acres |

4. Civic Address or location of property: _____

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: A2 (Large Agricultural Holdings) Zoning Bylaw #1000

Proposed zone: C-F Communal Farm Zone

Text amendment: C-F Communal Farm Zone

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:

See Attached Sheet. _____

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

(a) North Agricultural/Farm Creeping Red Fescue

(b) East Agricultural/Farm Creeping Red Fescue

(c) South Agricultural/Farm Creeping Red Fescue

(d) West Agricultural/Farm Creeping Red Fescue

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

See Attached Sheet.

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

See Attached Sheet.

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

Lagoon

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

Cistern

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.


Signature of Owner


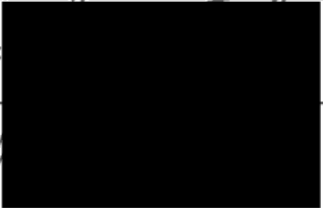
Feb 20, 24
Date signed

Signature of Owner

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>Paul Walter</u> and <u>Diana Govorukhin</u> hereby authorize (name of landowner) (name of landowner) |
| <u>Doug Marquardt</u> to act on my/our behalf regarding this application. (name of agent) |
| Signature of Owner:  Date: <u>Feb 20, 24</u> |
| Signature of Owner:  Date: <u>Feb 20, 2024</u> |



CONTAMINATED SITE DECLARATION FORM

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

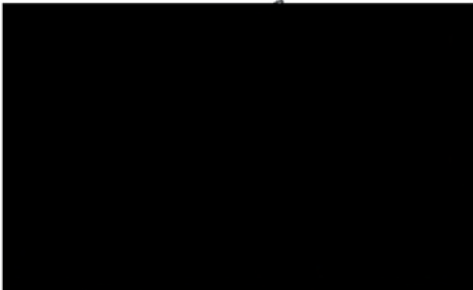
Legal Description(s):

~~LOT A, PLAN EPP95788, TOWNSHIP 85, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT, ST JOHN IR NO 172 PETROLEUM FACILITIES LOCATED HEREON (WA 04287), (WA 04927), (WA 06412), (WA 06414), (WA 04383) & (WA 04010.015)~~

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

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



20/02/2024
dd mm yyyy
20/02/2024
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

6. Describe the existing use and buildings on the subject property:

336.5 ha is seeded to Red Fescue. 36.7 ha is currently either unfarmable land due to deep gullies and ravines, so it remains fully forested or is utilized by the owners as a Communal Farm Homestead.

The owner has a homesite in the Communal Farm fashion that includes three (3) residences and the playground in question which is located within the and area that will in the future (if successfully rezoned to CF Zone) be a part of the commune Proper or Homestead site.

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

It is the intention of the owner to re-zone to the C-F (Communal Farm Zone) to allow for the current use which is several families all working towards the common goal of financial and religious independence and the freedom to use the parcel best suited to achieving this goal.

The applicants also provide homeschooling to the many children of the families residing within the multiple homes already located on the property, this same area is where they host their religious services on a few weeknights and Sundays.

The applicants also wish to develop a cemetery <which has already been approved> where those living on the communal farm can be interred on the land where they lived and worked.

Financial independence will be achieved through the continued agricultural production home industry of Farm Equipment and Automotive repair.

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

The owner has a homesite in the Communal Farm fashion that includes three (3) residences and the playground which is located within the and area that will in the future (if successfully rezoned to CF Zone) be a part of the Commune Proper or Homestead Site

The owners currently live in a communal fashion in that they work towards a collective goal, share households and raising of the children.

They also hold church services and homeschooling within a section of an accessory building that houses the home industry being conducted on the parcel.



Peace River Regional District

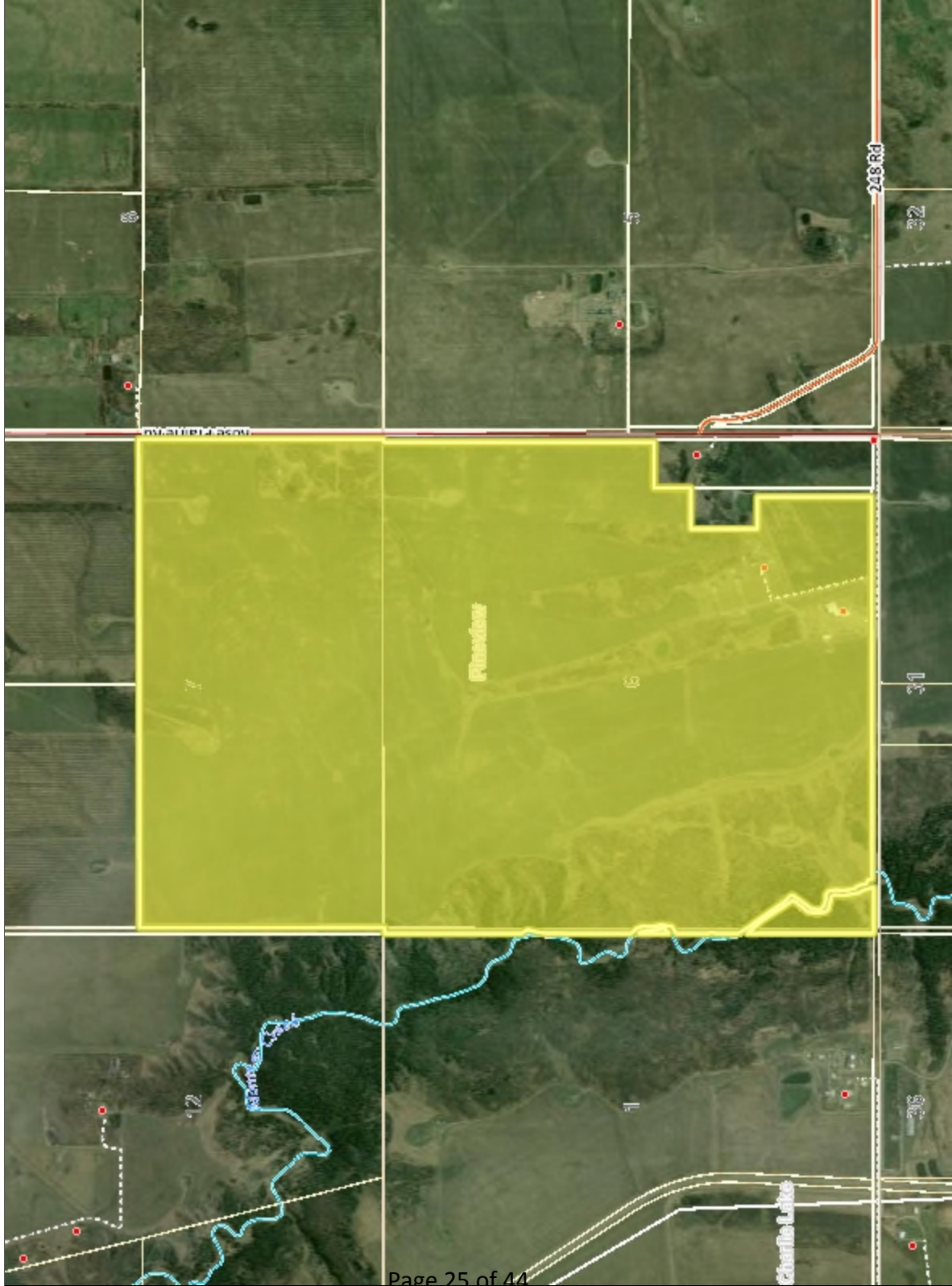


Legend

Evacuation Orders Currently Is

- Alert Order
- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- Parcel / District Lot
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1:250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- PRRD Electrical Utility Lines
- PRRD Sewer System
- Sewer Line
- Storm Water Drainage
- PRRD Water System
- Sections
- Rivers/Creeks
- Regional Park
- Parks
- Locality
- Other Jurisdictional Boundary

1:36,112



Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1,834.5 Meters

917.24

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1,834.5

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.



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

Attention: Adam Morton, Planner 2

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 23, 2024, to amend zoning for LOT A ST. JOHN RESERVE NO. 172 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT from A-2 (Large Agricultural Holdings Zone) to C-F (Communal Farm Zone). The proposal does not fall within Section 52 of the Transportation Act and will not require formal MoTI approval and signature. MoTI has no concerns with the proposal.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Krista Smith at (250) 795-4107 or by email at krista.smith@gov.bc.ca

Sincerely,



Krista Smith,
Development Services Officer



March 15, 2024

Local Government File: 24-002 ZN
ALC ID: 62326

Adam Morton, Planner 2
Peace River Regional District (PRRD)
VIA EMAIL: Adam.Morton@prrd.bc.ca

**Re: Zoning Bylaw Amendment – 13801 Rose Prairie Road - Communal Farm
(PID: 030-945-461)**

Dear Adam Morton,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Zoning bylaw amendment to rezone a parcel from Agricultural Holdings (A2) to Communal Farm (C-F) on a 373.2-hectare parcel partially located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- Please note that the associated ALC Non-Farm Use application (ALC ID: 62326) is as of today's date under review by the ALC (as per the ALC's [public search portal](#)). Ministry staff provided feedback to the Regional District regarding this application in a letter dated March 27, 2023, **attached** for your convenience, and continue to support where relevant. Given that this ALC application is currently under review, the Regional District may want to review the outcome of the ALC application before making any decisions regarding this rezoning proposal.
- The subject property is located north of Fort St John in a large region of ALR land with primarily quarter and half section parcels. 336.5-hectares of the parcel is in use for red fescue seed production. There are also three identified residences on the parcel, with farm equipment and automotive repair use also taking place. Other

activities include homeschooling, church services, a playground, and the intent to establish a cemetery.

- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing further or alternative farming activities on ALR land. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brenna Schilds P. Ag
Regional Agrologist- BC Peace
Ministry of Agriculture and Food
Phone: 250-795-4101
Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission - ALC.Referrals@gov.bc.ca

Attachment: Ministry letter dated March 27, 2023, re: ALC NFU application ID: 62326



March 27, 2023

Local Government File: 22-009 ALR NFU
ALC ID: 62326

Anastasia Zehetmeier
Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: ALC NFU application – 13805 Rose Prairie Road (PID: 030-945-461) – The Subject Property

Dear Anastasia Zehetmeier,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Agricultural Land Commission (ALC) Non-Farm Use application. The application proposes to bring various non-farm uses occurring on the Subject Property that were never approved by the ALC into compliance with the *ALC Act* and Regulations. From an agricultural planning perspective, Ministry staff offer the following comments:

- The applicant proposes to use 20.2 ha of the 373.1 ha Subject Property for various non-farm uses including, but not limited to, a shop used for commercial purposes, a fourth residential structure currently used for storage and a quonset used for commercial sandblasting. The applicant states that all commercial activity has ceased. It is unclear however, if the applicant desires to re-commence the various commercial activities as part of the application process.
- Based on B.C.'s [Soil Information Finder Tool](#) (SIFT) the soil on the Subject Property is comprised of moderately well drained Silty Clay and Silty Clay Loam soils. The western third of the Subject Property (where it appears the fescue is being grown) has an agricultural capability rating of 3C. The central third of the Subject Property (where the majority of non-farm uses are located) has an agricultural capability rating of 80% 2C and 20% 3T while the eastern edge has an agricultural capability rating of 70% 3C and 30% 4X. Lands classified with capability ratings of 1-3 are considered 'prime agricultural lands' with only minor restrictions to agricultural

production. Lands with capability ratings of 4 have some limitations which may restrict the range of crops that can be grown and may require special management practices. The subclass rating of 'C' indicates an adverse climate (excluding precipitation), that may cause production limitations. The subclass rating of 'T' indicates topographic limitations. The subclass rating of 'X' indicates cumulative and minor adverse conditions. None of the limitations listed above preclude the land from being used for agricultural production, but rather indicate that more moderate management practices may be required.

- Ministry staff are concerned that a significantly large area of the Subject Property is currently being used for numerous unapproved non-farm uses. Commercial/industrial businesses, such as the sandblasting quonset, are more suitably located in areas outside of the ALR. An approved non-farm use for this purpose, as well as the host of other non-farm uses occurring on the Subject Property, may also raise expectations for similar non-farm uses on other ALR properties.
- In addition, constructing new structures on agricultural parcels generally raises the assessed value of the property by B.C. Assessment. This increased value from any non-farm buildings can often make the parcel less appealing and/or more cost prohibitive for prospective buyers that are interested in farming the property in the future.
- Ultimately, the proposed non-farm use activities do not appear to provide any short or long-term benefit for agriculture in the area.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Reed Bailey
 Land Use Planner
 Ministry of Agriculture and Food
 Phone: 778-698-3455
 Email: Reed.Bailey@gov.bc.ca

Brenna Schilds P. Ag
 Regional Agrologist - BC Peace
 Ministry of Agriculture and Food
 Phone: 250-795-4101
 Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission, ALC.Referrals@gov.bc.ca

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2547, 2024**

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1000, 1996."

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. 1000, 1996";

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. 2547, 2024."
2. Schedule A – Map 1 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Lot A St. John Indian Reserve No. 172 Township 85, Range 18, W6M, PRD Plan EPP95788 from A-2 "Large Agricultural Holdings Zone" to C-F "Communal Farm Zone", as shown on Schedule 'A' attached to and forms part of this bylaw.

| | | | |
|--------------------------------|-------|--------------|---------|
| READ A FIRST TIME THIS | _____ | day of _____ | , 2024. |
| READ A SECOND TIME THIS | _____ | day of _____ | , 2024. |
| Public Notice mailed on the | _____ | day of _____ | , 2024. |
| Public Notice published on the | _____ | day of _____ | , 2024. |
| Public Hearing held on the | _____ | day of _____ | , 2024. |
| READ A THIRD TIME THIS | _____ | day of _____ | , 2024. |
| ADOPTED THIS | _____ | day of _____ | , 2024. |

Brad Sperling, Chair

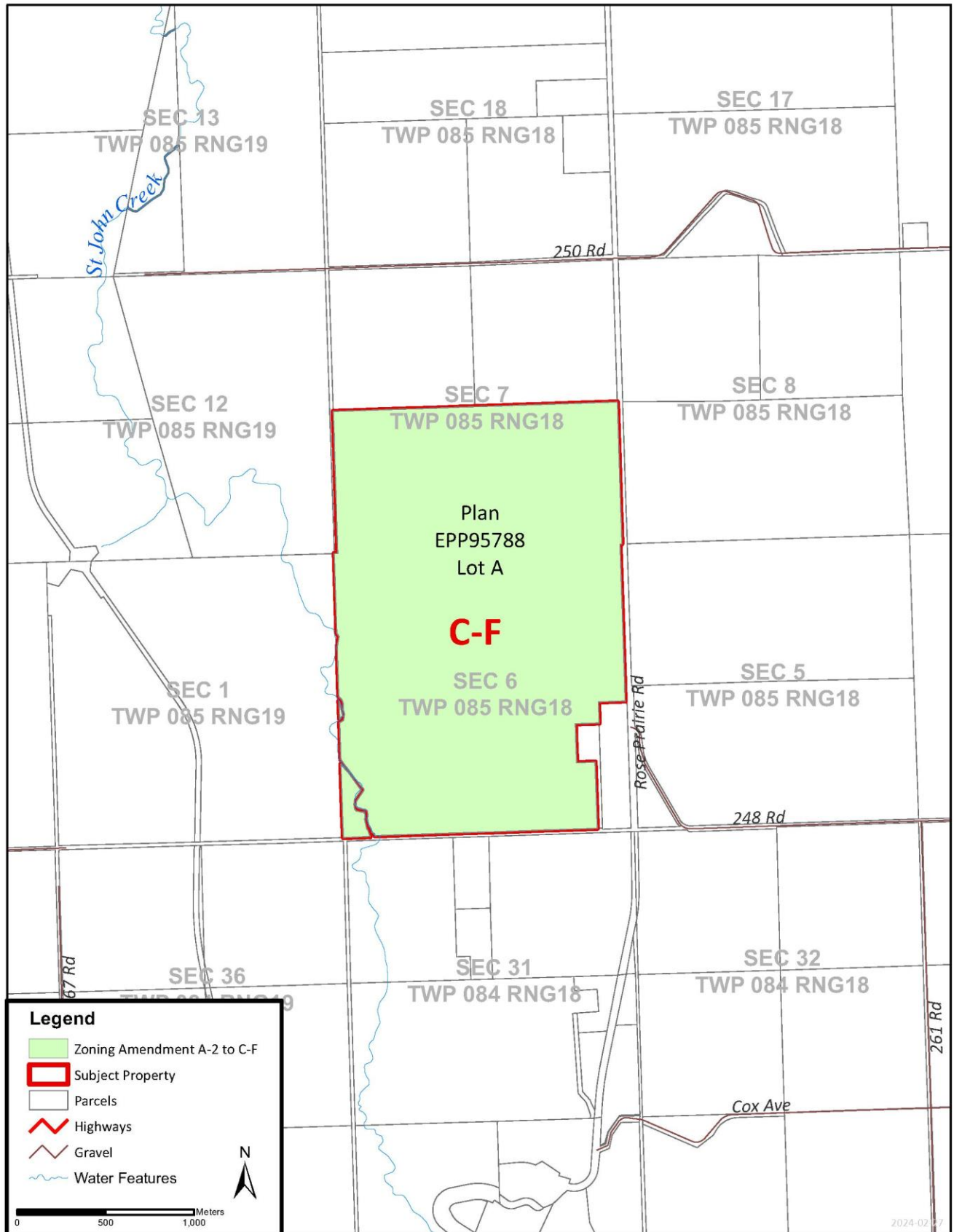
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2547, 2024,
as adopted by the Peace River Regional District
Board on _____, 2024.

Corporate Officer

Schedule A



Active Development Permit Applications - Submit a Comment

File No. / Applicant:

24-002 ZN Doug Marquardt as agent for Samuel Ranch

Comments or Concerns:

What are the implications for future taxation of a communal land designation - for instance if the PRRD applies a levy say for an upgrade to a pool or the likes would a communal farm with many people living on the property pay the same as a single family living on a similar non-communal farm? If this is correct wouldn't this unfairly shift the relative tax burden onto those living on a non-communal large agricultural holding in the future?

Name:

Andy and Debbie Johnson

Date:

05/21/2024

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

24-002 ZN Doug Marquardt as agent for Samuel Ranch

Comments or Concerns:

Dear Peace River Regional District ("PRRD")

The Fort St. John Métis Society (the "FSJMS") is writing to express concern regarding the proposed zoning amendment of a property from the A-2 zone to C-F Zone to bring the property into compliance. The FSJMS believes that this rezoning threatens to remove a crucial buffer against urban sprawl, which is intended to ensure that land is preserved for farming, environmental conservation, and the maintenance of local biodiversity. Removing land from this reserve undermines these objectives, leading to habitat destruction, reduced agricultural productivity, and increased carbon emissions due to urban expansion. For the FSJMS community, there are also concerns that the rezoning implicates the crucial ecosystem within the Montney Creek, as the property is located directly to the east.

The agricultural land reserve supports traditional Métis livelihoods such as farming, hunting, and gathering, which are integral to our cultural identity and way of life. By encroaching upon these lands, we risk disrupting these practices, eroding cultural heritage, and marginalizing a community that has already faced significant historical injustices. Moreover, the displacement caused by rezoning this land could lead to the loss of food security within the region. Food security is one of the FSJMS mandates and has become a strong social program that we continue to advocate for.

It is also important to consider the legal and moral obligations the PRRD has towards Indigenous communities, including the Dane-zaa peoples of the Doig River First Nation, Blueberry River First Nation, Halfway River First Nation, and the Métis. The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) emphasizes the importance of securing Indigenous peoples' rights to their lands and resources. Re-zoning this land without the consent and consultation of the Indigenous communities contravenes these principles and risks perpetuating historical patterns of dispossession and disenfranchisement.

The FSJMS is further concerned that this proposal is being made to bring the land into compliance with current regulations. This is fundamentally flawed, Re-zoning land to accommodate new development disregards the original intent and purpose of zoning regulations, which are designed to ensure balanced and sustainable land use. Zoning laws are established to protect certain areas for specific uses, such as agriculture, conservation, or residential purposes. Altering these zones to fit new agendas, because a property is not in compliance undermines the integrity of our planning system and sets a dangerous precedent for future land use decisions.

Considering these concerns, the FSJMS urges the PRRD to reconsider the proposal to rezone the land. Instead, we should prioritize the protection and preservation of these lands, ensuring they continue to serve as a vital resource for current and future generations. By doing so, we honor our commitments to environmental stewardship, economic sustainability, and social justice for those that depend on these lands.

Thank you for your attention to this critical issue.

Sincerely,

The Fort St. John Métis Society Board of Directors

Name:

Fort St. John Metis Society

Date:

05/24/2024

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

Jacqueline Burton

From: Planning Department
Subject: FW: Zoning Amendment to Bylaw #2547

From: [REDACTED]
Sent: Friday, May 24, 2024 11:04 AM
To: Tyra Henderson <Tyra.Henderson@prrd.bc.ca>
Subject: Zoning Amendment to Bylaw #2547

Good morning/afternoon. I am writing to register my concerns about the proposal to amend this excellent prime agricultural land to a communal zone for the following reasons:

1. This sets a precedent for other large agricultural holdings to put any number of buildings on prime ag land in a group setting to avoid the requirements set out by the Agricultural Land Commission (ALC).
2. This communal zone application is an inappropriate way to try to avoid the need to comply with ALC regulations.
3. The comments in the Ministry of Agriculture letters written on March 27th, 2023 and March 15th, 2024 are relevant and noteworthy.
4. It is unclear in the proposal as to whether this is also an application for non-farm use or only the CF Zoning? The comments in the application are unclear as to the future of the non farm businesses that have been taking place. Will they be allowed to resume once the application is dealt with?
5. The decision of the ALC should be completed before this proceeds.
6. This email is to register my concerns with the application and voice my opposition to Communal rezoning in general but specifically to the application to rezone the property by amending Bylaw #2547.

Thank you for the opportunity to comment.

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

24-002 ZN Doug Marquardt as agent for Samuel Ranch

Comments or Concerns:

Lots of rumours about this property please clarify. Talking with PRD representative this next status allows for unlimited, unregulated growth in a mostly small family rural farm area. Most people in Pineview have moved away from the city. Is this now the start of a large religious colony?

1. This property has had illegal buildings and homes built in the past without consequences. The applications is now seeking to have Communal Farm zoning which will open the flood gates. Who regulates this area, knowing the intent is a religious colony, schools, church, repair shop and who knows what.
2. Most people move to the rural area to get away from light pollution. This property now has city like street lights ruining the night sky from my property. Communal Farm status will only increase this light pollution.
3. The applicaton states the land is not suitable for agriculture, but no documetion is provided to support this. What is the ALR status on this area?
4. What is true growth of this colony, unlimited?
Who regulates and inspects?
5. Will this peaceful area be subject to Church bells ringing, school bells ringing, loud religious ceremonies.

Thank you Jim

Name:

Jim Lovell

Date:

05/25/2024

Address:

██████████

Email (optional):

Phone Number (optional):

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2548, 2024**

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. 2548, 2024."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 5, Block 1, Section 2, Township 84, Range 19, W6M, PRD, Plan 9723, 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 2nd day of May, 2024.

READ A SECOND TIME THIS 2nd day of May, 2024.

Public Notice mailed on the 13th day of May, 2024

Public Notice published on the 14th to 28th day of May, 2024.

Public Hearing held on the _____ day of _____, 2024.

Ministry of Transportation and
Infrastructure approval received on the _____ day of _____, 2024.

READ A THIRD TIME THIS _____ day of _____, 2024.

ADOPTED THIS _____ day of _____, 2024.

Brad Sperling, Chair

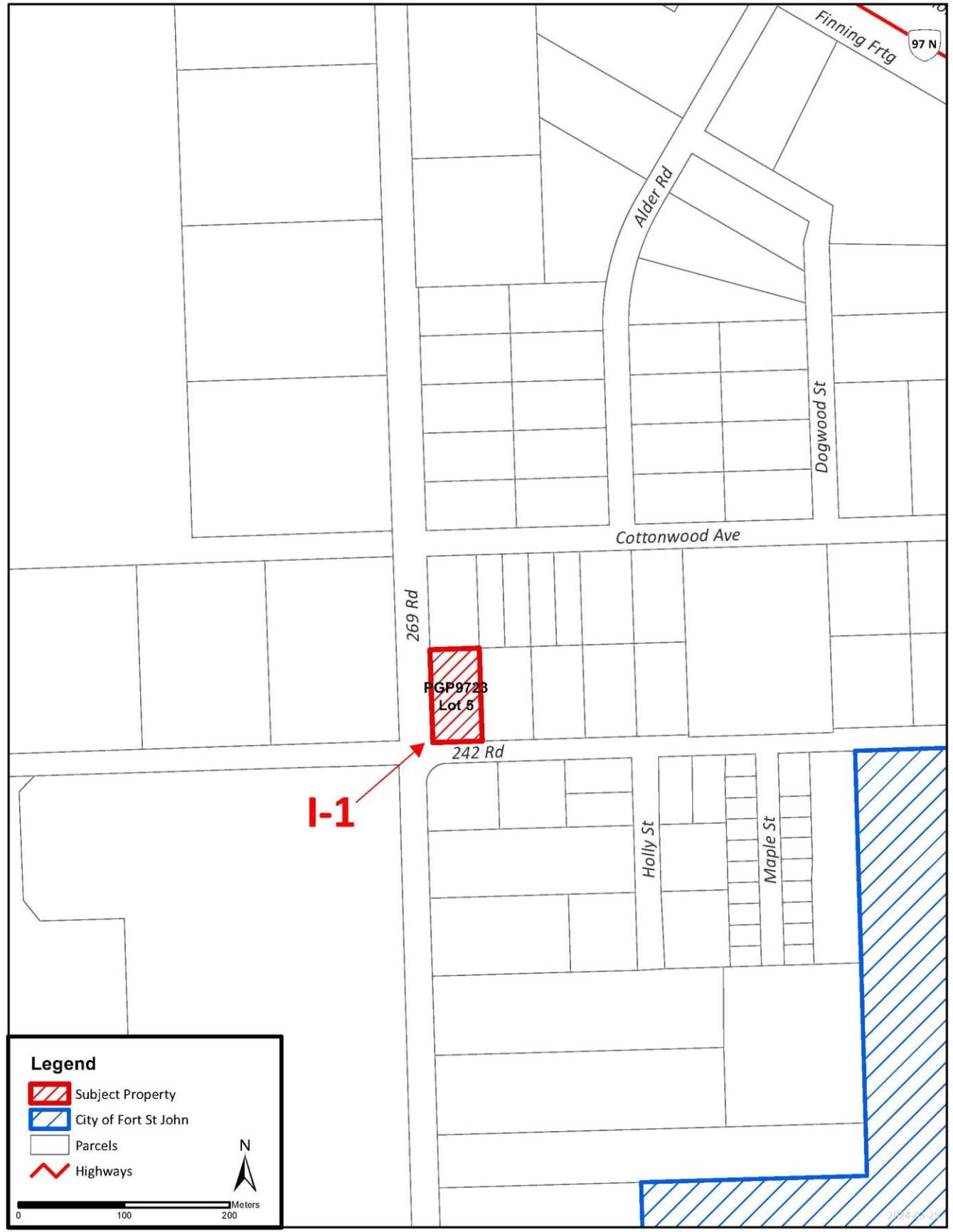
(Corporate Seal has been affixed to the original bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "Peace River
Regional District Zoning Amendment Bylaw No. 2548, 2024", as
adopted by the Peace River Regional District Board on _____, 2024.

Tyra Henderson, Corporate Officer

Schedule A



SUMMARY OF APPLICATION PROCEDURE

| | |
|---|--------------------------------|
| The PRRD received the application. | March 12, 2024 |
| The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2548, 2024 to municipalities and provincial agencies. | March 21, 2024 |
| The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized a public hearing. | May 2, 2024 |
| The PRRD mailed notification of the public hearing to landowners within the notification area. | May 13, 2024 |
| The PRRD advertised the public notification on the PRRD's website and Facebook page. | May 14, 2024 – May 28, 2024 |



REPORT

To: Chair and Directors

Report Number: DS-BRD-399

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

Date: May 2, 2024

Subject: Zoning Amendment Bylaw No. 2548, 2024, PRRD File No. 24-003 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2548, 2024 to rezone the property identified as PID 012-806-391 from Residential 3 Zone (R-3) to Light Industrial Zone (I-1) first and second readings; and further,

That a Public Hearing be held and delegated to the Director of Electoral Area C.

BACKGROUND/RATIONALE:

Proposal

To rezone the property from Residential 3 zone (R-3) to Light Industrial zone (I-1) so the applicant can operate a printing and publishing establishment (sign shop).

Rationale

Support is being recommended as the proposal is consistent with the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021.

File Details

Owner: Creative Signworks Inc.
 Agent: Peter Franklin, Cory Franklin
 Area: Electoral Area C
 Location: Fort St. John
 Legal: Lot 5 Block 1 Section 2 Township 84 Range 19 West of The 6th Meridian Peace River District Plan 9723
 PID: 012-806-391
 Civic Address: 10097 269 Rd
 Lot Size: 0.41 ha (1.02 ac)

Site Context

The parcel is situated approximately 360 meters west of Fort St. John. Currently, the land is utilized for both industrial and residential purposes. Surrounding properties consist of a mix of residential and industrial land uses.

Site Features

Land

The property is cleared of all natural trees with no notable topographical features on the property.

Structures

The subject property consists of a 248.79 m² shop.

Access

The property is accessed from the west via 269 Road.

Comments & ObservationsApplicant

The applicant is seeking to rezone the parcel to operate a printing and publishing establishment (sign shop) within the existing 248.79 m² shop.

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 (NPFA OCP) Bylaw No. 2460, 2001 the subject property is designated Light Service Industrial (LSI). Land within this designation should “generally be used for industrial uses that service the natural resource sector and nearby residents and businesses”. The applicant is seeking to rezone the property to I-1 – Light Industrial, therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 3 (R-3). The proposed printing and publishing establishment (sign shop) is not a permitted use in the R-3 zone, however it is a permitted use within the I-1 (Light Industrial) zone, therefore this zoning amendment is required.

The minimum parcel size for an I-1 parcel is 1.80 ha (4.45 ac), the subject property is considered undersized at 0.41 ha (1.02ac) however, subdivision is not proposed. Therefore, the proposal is consistent with the regulations of the proposed I-1 zone.

Fire Protection Area

The subject property is within the Charlie Lake 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 North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2001. A Development Permit will be required prior to any building.

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 AnalysisContext

The surrounding area is a mixture of residential and industrial zoned properties.

Population & Traffic

Rezoning to I-1 may increase traffic to the parcel due to the operation of a business.

Sewage & Water

The property has a cistern for water and a septic field for sewer. The applicant has indicated there will be no changes to the water and sewage system.

Comments Received from Municipalities & Provincial AgenciesBylaw Enforcement Officer

The business has already started operating from this location in an R-3 Zone. A successful re-zoning would bring the current use of the property into compliance with the Zoning Bylaw. An unsuccessful re-zoning may require that the business be removed from the property.

The applicant indicates that the intent is to construct a sign shop. If there is to be any new construction an Industrial Development Permit and a Building Permit are mandatory prior to the commencement of any construction. If there is to be any renovation of the existing building that the business is currently operating from, a Building Permit may also be mandatory prior to the commencement of any work.

The applicant indicates a structure has been removed. This demolition should have had a Demolition Permit prior to commencement of the work.

Charlie Lake Fire Department

Interests unaffected.

GIS Department

No concerns.

BC Hydro

BC Hydro Property Rights has no objection in principle to the proposed as BC Hydro has no works, nor a Right of Way registered on the property.

The Ministry of Transportation and Infrastructure

Subject lands currently take access off Riverview Rd 269 which will require a new permit for the proposed industrial use. No direct access to Road 242 is supported by the ministry. Any new buildings must meet the required setbacks as per the Bylaw.

PNG

No concerns from PNG.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment No. 2548, 2024 to rezone the subject property identified as PID 012-806-391 from R-3 to I-1 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. Zoning Amendment Bylaw No. 2548, 2024
2. Maps, PRRD File No. 24-003 ZN
3. Application, PRRD File No. 24-003 ZN