



# REPORT

To: Chair and Directors

Report Number: DS-BRD-493

From: Development Services

Date: July 17, 2025

**Subject: OCP & Zoning Amendment Bylaw Nos. 2577 and 2578, 2025, PRRD File No. 25-003 OCP ZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board respectfully refuse to give West Peace Fringe Area Official Community Plan Bylaw No. 2577, 2025 to amend the designation of the subject properties identified as PID 014-823-292 and PID 014-821-095 from Settlement (S) to Industrial (I) first and second readings; further

That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2578, 2025 to rezone the subject properties identified as PID 014-823-292 and PID 014-821-095 from Residential 4 Zone (R-4) to Light Industrial Zone (I-1) first and second readings as the proposal is not consistent with the Peace River Regional District's Official Community Plan or Zoning bylaws.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking to use the subject properties as a laydown yard for a trucking company.

### **Rationale**

Refusal for this application is recommended as the proposal to establish a laydown yard is not consistent with the Settlement Designation of the Peace River Regional District (PRRD) West Peace Fringe Area (WPFA) Official Community Plan (OCP) Bylaw No. 2312, 2018 and the Residential 4 Zone of the PRRD Zoning Bylaw No. 1343, 2001. The properties are located in the Dokkie Siding rural community, which is primarily residential in nature.

### **File Details**

Owner: MIA Ventures Inc.  
Agent: Aspen Grove Property Services  
Area: Electoral Area E  
Location: Chetwynd  
Legal: Parcel A (D687) Of District Lot 2550 Peace River District  
District Lot 2550 Peace River District, Except Parcel A (D687)  
PID: 014-823-292 and 014-821-095  
Civic Address: 6087 Laws Road and 6101 Laws Road  
Lot Size: 0.81 ha (2 ac) and 2.53 ha (6.26 ac)

### **Site Context**

The subject properties are situated along Highway 97 S and are located 8 km south-west of the District of Chetwynd. The subject properties are within the Dokkie Siding rural community with residential

properties to the east and to the south. Industrial properties are also located north and south of the subject properties. To the west of the subject properties are steep, forested crown lands.

### **Site Features**

#### Land

The subject properties are partially treed along the front parcel line and the applicant has cleared and levelled most of the sites.

#### Structures

There are no structures on the subject properties.

#### Access

The subject properties are accessed by Laws Road.

### **Comments & Observations**

#### Applicant

Industrial property that is easily accessible is very difficult to find in Chetwynd. Therefore, these properties were purchased for the intent of industrial use. It is the applicant's understanding that the District of Chetwynd is working towards securing more land for industrial purposes.

#### Public Comments

See public comments attached.

#### Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

#### Official Community Plan (OCP)

Pursuant to the WPFA Official Community Plan Bylaw No. 2312, 2018, the subject properties are designated Settlement (S). Section 3.2.2 states the principal use of land will be limited to small agricultural holdings, residential, commercial, institutional, and limited-service industrial uses. Section 3.2.5.1 states within the Settlement designation, industrial uses may be permitted that are service in nature; are conducted primarily indoors, and do not require outdoor storage. Section 3.2.5.3 states industrial development should be directed away from areas where the development would cause negative impacts to surrounding uses.

The proposed laydown yard is not consistent with the Settlement designation as the use is not service in nature, will not be conducted primarily indoors, and will require outdoor storage. Therefore, an OCP amendment to the Industrial Designation (I) is required. Section 3.4.1 states the Industrial designation is to accommodate employment-generating industrial development in a manner which minimizes potential conflicts with residential and agricultural properties. Section 3.4.2.5 states new industrial development locations should be supported where infrastructure such as access to roads, rail, water, sewer, and power exist, and where the proposed development will not negatively impact existing non-industrial uses.

The proposal is not consistent with the policies of the proposed designation as it may negatively impact the existing residential neighbourhood of Dokkie Siding, therefore not making it a suitable located for Industrial designated lands.

#### Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Section 37.1 states land within this zone may be used for dwelling units, market garden, and agriculture. The minimum parcel size is 1.8 ha (4.5 ac). The proposed laydown yard does not comply with the Zoning bylaw because it is not a permitted use.

Therefore, a Zoning amendment to I-1 (Light Industrial Zone) is required. Section 45.1 states land within the I-1 Zone may be used for trucking contractor, logging contractor, etc. The minimum parcel size is 1.8 ha (4.5 ac). The proposal is consistent with the regulations of the proposed I-1 Zone.

#### Fire Protection Area

The subject property is within the Chetwynd Rural Fire Protection Area.

#### Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

### **Impact Analysis**

#### Context

Conflicts are anticipated as the proposed use may interfere with the nearby residences, such as an increase in traffic, light, noise, dust, and air emissions. Conflicts may be minimized by buffering, screening, and landscaping. The applicant proposes to retain a treed buffer area along the front parcel lines facing Highway 97 S.

#### Population & Traffic

No changes to population are anticipated, however industrial traffic is expected to increase significantly if the proposal is approved.

#### Sewage & Water

The property is outside of all sewer and water service areas, and the applicant has stated that there is an existing septic tank and well.

### **Comments Received from Internal Departments**

#### Bylaw Enforcement Officer

A formal complaint was received and investigated. Although leveling and ground preparation was being done, there was no contravention of any bylaws. The equipment on the property was currently in use levelling the ground and an application for the rezoning had been received.

#### GIS Department

No concerns.

**Comments Received from Provincial Agencies**BC Hydro

No objections.

Ministry of Transportation and Transit

The change in land use will require an access permit off Laws Road, for the proposed light industrial use. This may require additional offsite works to ensure the intersection at Laws Road and Highway 97 can adequately accommodate turning movements of tractor-trailer commercial vehicles.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

Should the Board authorize 1<sup>st</sup> and 2<sup>nd</sup> Readings of these two bylaws, a Public Hearing must be held.

## Attachments:

1. Official Community Plan Amendment Bylaw No. 2577, 2025
2. Zoning Amendment Bylaw No. 2578, 2025
3. Maps, PRRD File No. 25-003 OCP ZN
4. Application, PRRD File No. 25-003 OCP ZN
5. Public Comments, PRRD File No. 25-003 OCP ZN