



REPORT

To: Chair and Directors

Date: March 12, 2020

From: Tyra Henderson, Corporate Officer

Subject: Zoning Amendment Bylaw No. 2405, 2020, PRRD File No. 20-005-ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2405, 2020, to add “processing facility of agricultural products” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001, first and second readings; further,

That a public hearing, delegated to the Regional Board Chair, be held pursuant to *Local Government Act* Section 464(1) and public notification be authorized pursuant to *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

The proposed amendment would add “processing facility of agricultural products” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. The applicant’s intention is to establish a craft distillery on a specific property in the Fort St. John area. Through deliberation with PRRD Development Services staff, this approach was recommended in order to avoid spot-zoning and proactively permit similar uses, such as breweries, in the I-1 Zone.

File Details

The proposed amendment would apply to all land zoned I-1 (Light Industrial Zone) within PRRD Zoning Bylaw No. 1343, 2001, not just the property listed below.

Owner: Frontier Property Investments Ltd
Agent: Jared Giesbrecht
Area: Electoral Area C
Location: Fort St. John area
Legal: Lot 1 Section 3 Township 84 Range 19 W6M Peace River District Plan 13593
PID: 012-322-253
Civic Address: 11248 269 Road
Lot Size: 0.27 ha (0.66 ac)

Comments & Observations

Applicant

The applicant states that a craft distillery is in keeping with other permitted uses in the I-1 Zone, and would be less noxious than some permitted uses, such as mining, bulk fuel sales, and sandblasting. The applicant states that a craft distillery often includes a tasting room, which would fit with any nearby residential areas. Lastly, he states that craft distilleries and breweries are common in other jurisdictions, such as Fort St. John.

Agricultural Land Reserve (ALR)

The proposed amendment would apply to all land zoned I-1 (Light Industrial Zone) within PRRD Zoning Bylaw No. 1343, 2001, some of which is in the Agricultural Land Reserve and some of which is not. The Agricultural Land Reserve Use Regulation Section 13(2) states “the use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses are designated as farm uses”

Official Community Plan (OCP)

PRRD Zoning Bylaw No. 1343, 2001 falls within the applicable areas of PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, and PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018. Land in the I-1 Zone should generally be designated for industrial use in these Official Community Plans.

Each Official Community Plan speaks to industrial land use differently, but all recognize that industrial development generates employment opportunities. The Plans state that industrial development should minimize conflict with ecological, residential, and agricultural areas to work toward sustainable, healthy communities.

Therefore, the proposal is generally consistent with the applicable Official Community Plans.

Land Use Zoning

The proposed amendment would add “processing facility of agricultural products” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. Though the applicant’s intent is to establish a craft distillery, Development Services staff recommended a broader approach in order to also permit uses such as breweries. Meat cutting and packaging is already permitted in the I-1 Zone. Abattoirs are explicitly prohibited.

Therefore, “processing facility of agricultural products” is consistent with other uses in the I-1 Zone.

Impact AnalysisContext

The proposed use is an appropriate addition to the I-1 Zone and is not anticipated to create land use conflicts.

Comments Received from Municipalities & Provincial AgenciesAgricultural Land Commission

ALC staff have no objections to the bylaw, subject to the ALC Act. See attached referral response for more information.

Chetwynd & MoTI

No objections.

Charlie Lake Fire Department

No concerns. Once the craft distillery is established, CLFD requests a site visit to create a pre-plan.

Fort St. John

Interests unaffected.

Fort St. John Fire Rescue

FSJ Fire Rescue is opposed to having a F1 occupancy in a Light Industrial Zone.

Northern Health

No objections. The craft distillery must not cause a health hazard. The craft distillery must be connected to permitted sewer and drinking water systems.

School District 60

No specific concerns. Be mindful of proximity of industrial uses near rural schools.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2405, 2020, to add “processing facility of agricultural products” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001.
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.

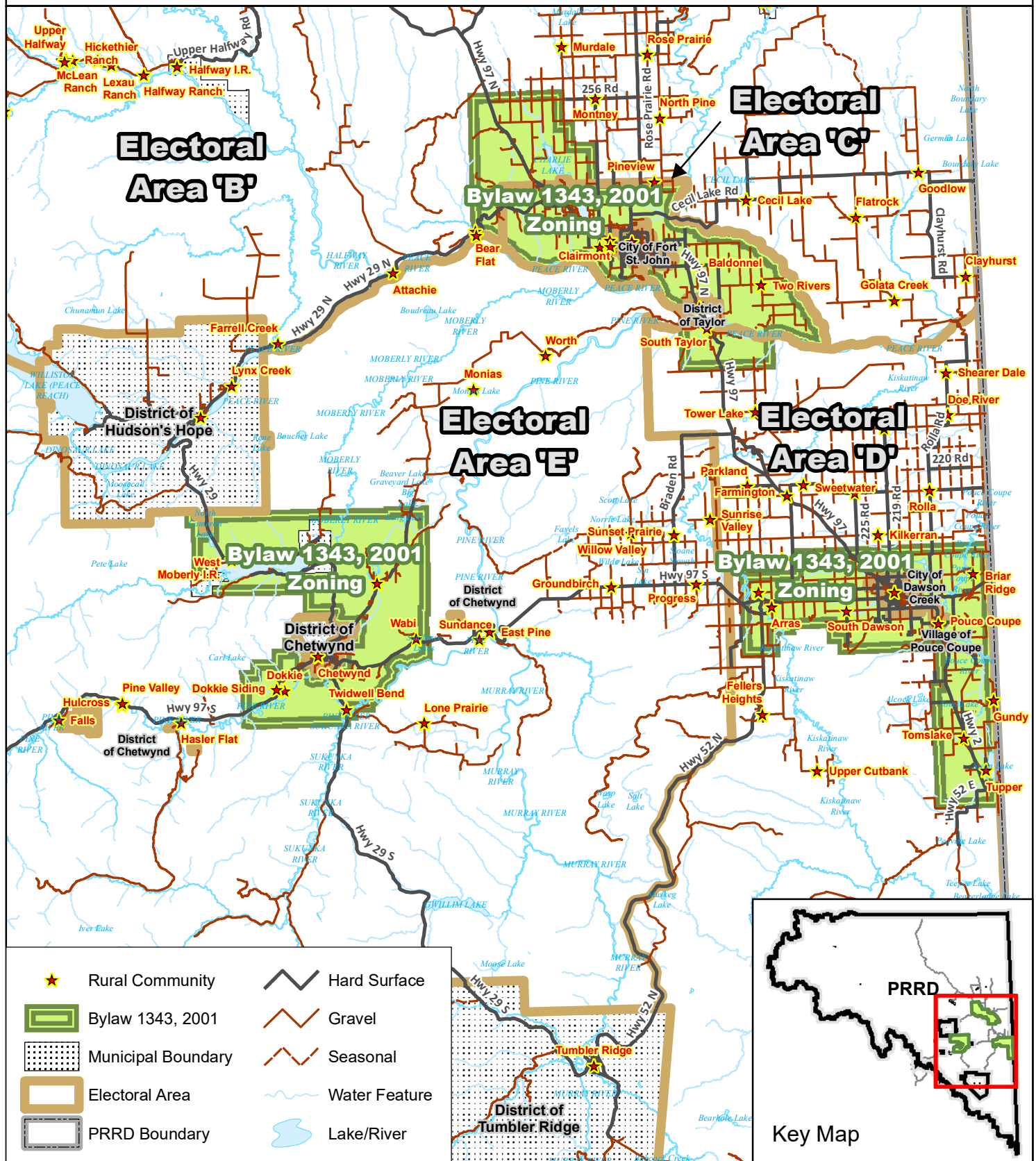
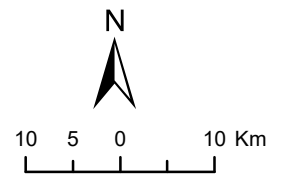
OTHER CONSIDERATION(S):

None at this time.

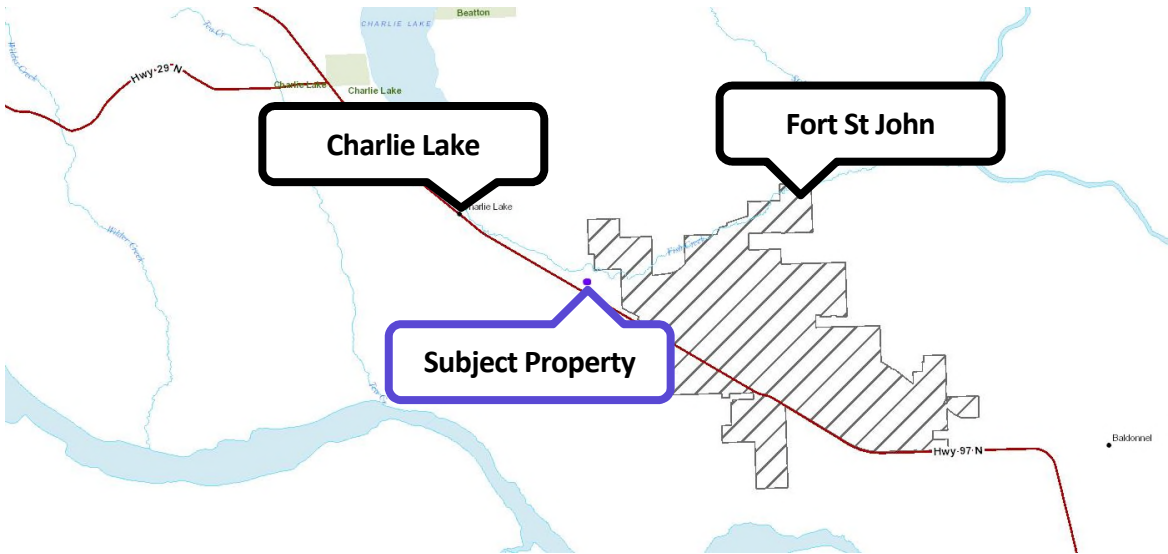
Attachments:

1. Map of PRRD Zoning Bylaw No. 1343, 2001
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Directors
5. Section 45 of PRRD Zoning Bylaw No. 1343, 2001
6. Draft Zoning Bylaw No. 2405, 2020

Peace River Regional District Zoning Bylaw 1343, 2001



Location: Fort St. John area



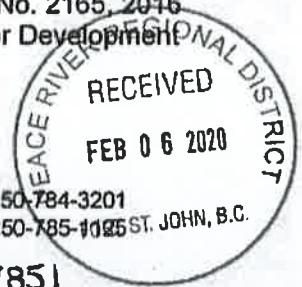
Aerial imagery



20-002 TUP

Bylaw No. 2165, 2016
Schedule A – Application for Development

PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4
[Toll Free: 1-800-670-7773](T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1185 ST. JOHN, B.C.

Receipt # 7851

Application for DevelopmentREVISED
FEB 7/2020

1. TYPE OF APPLICATION

- | | |
|--|--------------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment | FEE
\$ 1,000.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment | 650.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| <input type="checkbox"/> Temporary Use Permit | 350.00 |
| <input type="checkbox"/> Development Permit | 165.00 |
| <input type="checkbox"/> Development Variance Permit | 165.00 |
| <input type="checkbox"/> Sign requirement | 150.00 |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

2. PLEASE PRINT

Property Owner's Name <i>Frontier Property Investments Limited</i>	Authorized Agent of Owner (if applicable) <i>David Giesbrecht - Director Secretary</i>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>Lot 1 Sec. 3 Township 84 Rge 19 W6M</i>	<i>.65</i> ha./acres
<i>Plan RGP 13593</i>	ha./acres
<i>PID: 012-322-253</i>	ha./acres
	TOTAL AREA <i>.65</i> ha./acres

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*.

4. Civic Address or location of property: 11248 269 Rd.

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: I-1

Proposed zone: _____

Text amendment: to permit craft distillery in I-1 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:

House and yard

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

(a) North Industrial shop and yard

(b) East Residential and Industrial

(c) South Industrial Shop and yard

(d) West Industrial Shop and yard

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

40' x 40' Shop

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

see attached page.

10. Describe the means of sewage disposal for the development:

11. Describe the means of water supply for the development:

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR 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:
- (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 plan prepared by a British Columbia Land Surveyor may be required.

I declare that the information provided in this application is
true and correct to the best of my / our knowledge, a true statement of the facts related

February 6, 2020
Date signed

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	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

APPLICATION FOR DEVELOPMENT

Zoning Bylaw Amendment

9. Reasons and comments in support of the application.

- A. The "Craft Distillery" use is in keeping with the other permitted Principal Uses in the I-1 zone and analogous to other permitted uses such as Warehousing, Wholesale establishment, and Restaurant.**
- B. The "Craft Distillery" use – as it is quite limited in the scale of production – is appropriate for locations near residential uses and therefore appropriate for the I-1 zone. In fact, it is more appropriate for locations near residential uses than other permitted Principal Uses of the I-1 zone such as mining, bulk fuel sales, sandblasting, etc.**
- C. The "Craft Distillery" use includes a tasting room or lounge for the on-site sales of locally made products in keeping with the Liquor Control and Licensing Act. This "neighbourhood" usage is appropriate for locations near retail and residential areas and, therefore, is more appropriate for I-1, than, say, I-2 (General Industrial).**
- D. It has become very common for cities and regional districts to include "craft distillery" usages in their light industrial and commercial zones. In fact, the City of Fort St. John planners have made it clear that they are happy to have this craft distillery usage added into their downtown zone.**



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2405, 2020	Date: February 20, 2020																											
<p>You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (March 12, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>																													
<p>PURPOSE OF APPLICATION: The proposed amendment would add "processing facility of agricultural products" as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. The applicant's intention is to establish a craft distillery on a specific property in the Fort St. John area. Through deliberation with PRRD Development Services staff, this approach was recommended in order to avoid spot-zoning and proactively permit similar uses, such as breweries, in the I-1 Zone.</p>																													
<p>GENERAL LOCATION: Throughout the applicable area of PRRD Zoning Bylaw No. 1343, 2001; generally, the areas surrounding Chetwynd, Dawson Creek, and Fort St. John.</p>																													
<p>APPLICANT: Frontier Property Investments Ltd.</p>																													
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>																													
<p>Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u></p>																													
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none">✓ Northern Health✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development✓ Agricultural Land Commission																													
<p>Other:</p> <table style="width: 100%; border: none;"><tr><td style="vertical-align: top; width: 33%;">✓ District of Chetwynd</td><td style="vertical-align: top; width: 33%;">✓ District of Hudson's Hope</td><td style="vertical-align: top; width: 33%;">✓ Charlie Lake Fire Department</td></tr><tr><td style="vertical-align: top;">✓ City of Dawson Creek</td><td style="vertical-align: top;">✓ Village of Pouce Coupe</td><td style="vertical-align: top;">✓ Fort St. John Fire Rescue</td></tr><tr><td style="vertical-align: top;">✓ City of Fort St. John</td><td style="vertical-align: top;">✓ School District 60</td><td style="vertical-align: top;">✓ Taylor Fire Rescue</td></tr><tr><td style="vertical-align: top;">✓ District of Taylor</td><td></td><td style="vertical-align: top;">✓ Arras Volunteer Fire Department</td></tr><tr><td style="vertical-align: top;">✓ District of Tumbler Ridge</td><td></td><td style="vertical-align: top;">✓ Dawson Creek Fire Department</td></tr><tr><td></td><td></td><td style="vertical-align: top;">✓ Pouce Coupe Vol. Fire Department</td></tr><tr><td></td><td></td><td style="vertical-align: top;">✓ Tomslake Vol. Fire Department</td></tr><tr><td></td><td></td><td style="vertical-align: top;">✓ Chetwynd Vol. Fire Department</td></tr><tr><td></td><td></td><td style="vertical-align: top;">✓ Moberly Lake Fire</td></tr></table> <p style="text-align: center; margin-top: 20px;"><i>(As per the Management of Development Function)</i></p>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ Charlie Lake Fire Department	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ Fort St. John Fire Rescue	✓ City of Fort St. John	✓ School District 60	✓ Taylor Fire Rescue	✓ District of Taylor		✓ Arras Volunteer Fire Department	✓ District of Tumbler Ridge		✓ Dawson Creek Fire Department			✓ Pouce Coupe Vol. Fire Department			✓ Tomslake Vol. Fire Department			✓ Chetwynd Vol. Fire Department			✓ Moberly Lake Fire
✓ District of Chetwynd	✓ District of Hudson's Hope	✓ Charlie Lake Fire Department																											
✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ Fort St. John Fire Rescue																											
✓ City of Fort St. John	✓ School District 60	✓ Taylor Fire Rescue																											
✓ District of Taylor		✓ Arras Volunteer Fire Department																											
✓ District of Tumbler Ridge		✓ Dawson Creek Fire Department																											
		✓ Pouce Coupe Vol. Fire Department																											
		✓ Tomslake Vol. Fire Department																											
		✓ Chetwynd Vol. Fire Department																											
		✓ Moberly Lake Fire																											



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

March 18, 2020

Reply to the attention of Sara Huber
ALC Planning Review: 46717
Local Government File: 20-005-ZN

Michael Blatz
Land Use Planner, Peace River Regional District
planning@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Amendment Bylaw No. 2405, 2020

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2405, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to allow “processing facility of agricultural products” in the I-1 (Light Industrial) zone of the PRRD Zoning Bylaw No. 1343, 2001. The Bylaw is intended to address a property owners application to operate a craft distillery on the property identified as 11248 269 Road; PID: 012-322-253 (the “Property”).

The referral package cites the following reasons for allowing a craft distillery in the Light Industrial zone:

- Craft distillery use is in keeping with other permitted principal uses in the Light Industrial zone, which include warehousing, wholesale establishment, and restaurant.
- Craft distillery use is limited in the scale of production meaning that it is appropriate for locations adjacent to residential uses.
- Craft distillery allows for a tasting room or lounge for the onsite sales of locally made products in keeping with the *Liquor Control and Licensing Act*.
- It has become very common for local governments to include craft distillery in their light industrial and commercial zones.

ALC staff recognizes that the Bylaw may impact ALR properties that are zoned Light Industrial. Under Section 11 of the ALR Use Regulation, farm product processing is designated as a farm use in the ALR provided at least 50% of the farm product is produced on the property, or by an association to which the property owner belongs. For this reason, ALC staff does not object to the addition of agricultural product processing as a permitted principal use in the Light Industrial zone. However, ALC staff recommends including a clause in the Bylaw which would advise that ALR properties must comply with the ALCA and its regulations for this use.

To ensure that processing facilities are commensurate with the agricultural operation they are intended to support, PRRD may also consider including appropriate development thresholds (e.g. siting, setbacks, floor area, etc.) for properties within the ALR. For reference, in October 2019, the Commission adopted [ALC Policy L-24](#) Development of Farm Structures for Farm-Related Commercial and Farm-Related Industrial Uses in the ALR, which establishes lot coverage limits for farm related commercial and industrial uses, such as processing.

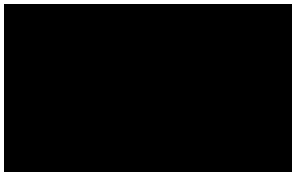
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Amendment Bylaw No. 2405, 2020

CC: Ministry of Agriculture – Attention: Lori Vickers

46717m1

Michael Blatz

From: Carol Newsom <[REDACTED]>
Sent: Tuesday, March 3, 2020 7:30 AM
To: Michael Blatz
Subject: FW: PRRD File No. 20-005-ZN | Zoning Amendment Application
Attachments: 20-005-ZN_ReferralPackage.pdf; 20-005-ZN External Referral Form.doc

CAUTION: This email originated from outside of the organization.

Good morning Michael; at its Regular Meeting held yesterday, March 2, 2020, District of Chetwynd Mayor and Council had no objections to the application attached, PRRD File No. 20-005-ZN. Thank you.

Carol Newsom
Chief Administrative Officer
District of Chetwynd
PO Box 357, 5400 Hospital Road
Chetwynd, BC V0C 1J0
[REDACTED]
www.gochetwynd.com

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: February 20, 2020 3:17 PM
To: PRRD_Internal
Subject: PRRD File No. 20-005-ZN | Zoning Amendment Application

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please review the attached documents regarding a proposed text amendment to add an additional use to the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. Please comment on any potential effects on your organization by **March 12, 2020**.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT





PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: Feb. 24, 2020

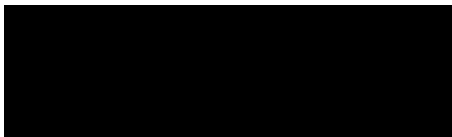
Re: PID: 012-322-253 (11248 269 Rd)

Hello Michael,

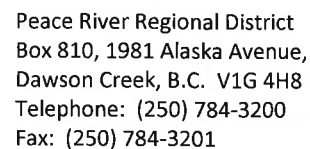
Charlie Lake Fire Department (CLFD) has no concerns with the purposed Craft Distillery Business for this property. Understanding the re-zone request, this should have very little impact to our services.

We request from the owner, once the craft distillery is in place that we (CLFD) are notified so we can do a site inspection. This will allow for a site fire pre-plan to be created.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



Michael Blatz

From: Dan Simpson <[REDACTED]>
Sent: Monday, March 16, 2020 10:07 AM
To: Michael Blatz
Subject: Referral Form-Zoning Bylaw No.2405, 2020

CAUTION: This email originated from outside of the organization.

Good day Michael,

I did have a few concerns regarding Zoning Bylaw No. 2405, 2020. This property is currently zoned light industrial and adding a distillery would then change it to a F-1 occupancy. This is usually designated for Heavy Industrial properties as it includes the processes of assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations. With this proposed application it would affect all areas of the PRRD and this would include our Fire Response area.

We are opposed to having a F1 occupancy in a Light Industrial zone as then it would allow all types of F1 occupancies designated for Heavy Industrial.

Thanks,

Daniel Simpson

Deputy Fire Chief

Fire Hall 250 785 4333
[REDACTED]

9312 93rd Avenue | Fort St. John, BC | V1J 6T4



CONFIDENTIALITY DISCLAIMER: This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is unauthorized and may be illegal. Thank you.



Ministry of
Transportation
and Infrastructure

Our file: 2020-00919
Your file: 20-005-ZN
Date: February 25, 2020

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

Attn: Michael Blatz - North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of February 20, 2020 to add “processing facility of agricultural products” as a permitted principal use in the I-1 (Light Industrial) with intention is to establish a craft distillery. Also, to avoid spot-zoning and proactively permit similar uses, such as breweries, in the I-1 Zone. The proposal falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact Raj Chopra at (250) 787-3237.

Sincerely,



Raj Chopra – District Development Technician

24 February, 2020

Michael Blatz | Land Use Planner
Peace River Regional District

RE: proposed text amendment-Zoning Bylaw 1343, 2001 to establish Craft Distillery

I have reviewed the proposed text amendment to add an additional use to the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. The proposed amendment is to add the text “processing facility of agricultural products” and the applicant to establish a “Crafts distillery”.

Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the proponent must not cause a health hazard during any construction activities.
- Any processing facility of agricultural products and the proposed “Craft Distillery”, must be connected to permitted sewer and drinking water systems as per the requirements of Drinking Water System Protection Act and regulation made under it and Sewerage System Regulations.
- The applicant must apply and obtain permits for Drinking Water System (s) and Food Premises from Northern Health.

Please do not hesitate to contact me if you have any questions at [REDACTED] or [REDACTED]

Sincerely
[REDACTED]

Seyoum Gebeyehu, BSc, MSc, BASc, MPH, CPHI (C)
Environmental Health Officer,
Health Protection and Disease Prevention,
Northern Health

Michael Blatz

From: Brenda Hooker <bhooker@prn.bc.ca>
Sent: Sunday, March 8, 2020 4:40 PM
To: Michael Blatz
Subject: Re: [External Sender] PRRD File No. 20-005-ZN | Zoning Amendment Application

CAUTION: This email originated from outside of the organization.

Hi Michael,

In regards to the proposed amendment to allow a distillery to operate within light industrial zoning:

The Board of Education for School District #60 does not have a specific concern.

However, as with any light industrial proposal, please keep in mind the proximity to our rural schools, the appropriateness of the industry where small children are present and the possibility of noxious odors that could affect learning.

Should you need an official letter, please advise.

Thank you for the opportunity to provide comment.

Brenda Hooker

On Thu, Feb 20, 2020 at 3:20 PM Michael Blatz <Michael.Blatz@prrd.bc.ca> wrote:

Good afternoon,

Please review the attached documents regarding a proposed text amendment to add an additional use to the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. Please comment on any potential effects on your organization by **March 12, 2020**.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



Jacqueline Burton

From: Director Leonard Hiebert
Sent: Friday, February 21, 2020 7:55 AM
To: Planning Department
Cc: Chair Brad Sperling; Director Karen Goodings; Director Dan Rose; PRRD_Internal
Subject: Re: PRRD File No. 20-005-ZN | Zoning Amendment

I see no problems with it.

Leonard Hiebert
Electoral Director Area "D"
Leonard.hiebert@prrd.bc.ca
250-219-8098

On Feb 20, 2020, at 15:38, Planning Department <planning@prrd.bc.ca> wrote:

<20-005-ZN DirRef Memo.docx>

<20-005-ZN_ReferralPackage.pdf>



Jacqueline Burton

From: Director Dan Rose
Sent: Thursday, February 20, 2020 7:19 PM
To: Planning Department; Chair Brad Sperling; Director Karen Goodings; Director Leonard Hiebert
Cc: PRRD_Internal
Subject: Re: PRRD File No. 20-005-ZN | Zoning Amendment

No issues

From: Planning Department
Sent: Thursday, February 20, 2020 3:37:59 PM
To: Chair Brad Sperling; Director Karen Goodings; Director Leonard Hiebert; Director Dan Rose
Cc: PRRD_Internal
Subject: PRRD File No. 20-005-ZN | Zoning Amendment

Good afternoon Directors,

Please review the attached documents regarding a proposed text amendment to add an additional use to the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. If you have any comments on the proposal, please forward them to planning@prrd.bc.ca by **March 5, 2020**.

Best,
Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200
planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

Jacqueline Burton

From: Chair Brad Sperling
Sent: Thursday, February 20, 2020 3:56 PM
To: Planning Department; Director Karen Goodings; Director Leonard Hiebert; Director Dan Rose
Cc: PRRD_Internal
Subject: Re: PRRD File No. 20-005-ZN | Zoning Amendment

Interesting. I have no issue with this other than a map showing where it is

From: Planning Department
Sent: Thursday, February 20, 2020 3:37:59 PM
To: Chair Brad Sperling; Director Karen Goodings; Director Leonard Hiebert; Director Dan Rose
Cc: PRRD_Internal
Subject: PRRD File No. 20-005-ZN | Zoning Amendment

Good afternoon Directors,

Please review the attached documents regarding a proposed text amendment to add an additional use to the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. If you have any comments on the proposal, please forward them to planning@prrd.bc.ca by **March 5, 2020**.

Best,
Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200
planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an I-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 45;

- (a) RESTAURANT;
- (b) Car wash;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) Sales, rentals, servicing, and repairs of automobiles, recreational vehicles, automotive parts, **manufactured homes**, machinery, farm machinery, and boats;
[Bylaw No. 1436, 2003]
- (e) Meat cutting and packing, excluding ABATTOIRS;
- (f) Auction market, excluding the sales of animals;
- (g) Trucking contractor, logging contractor, construction trade contractor, including repair and maintenance of heavy trucks and equipment; [Bylaw No.1921, 2011]
- (h) Machine shop, welding shop, woodworking shop or sandblasting shop;
- (i) Warehousing, cartage, express and freight facilities;
- (j) Building material supply;
- (k) Transportation depots, including taxi dispatch office;
- (l) PUBLIC UTILITY USE, including an office building or works yard (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (m) Bulk fuel sales;
- (n) Wholesale establishment;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) GARDEN CENTRE;
- (q) Mining, including gravel extraction and processing facilities;
- (r) Printing and publishing establishment;
- (s) ANIMAL HOSPITAL;
- (t) RECYCLE CENTRE;
- (u) Mini-Storage; [Bylaw No. 1566, 2005]
- (v) AUTOMOTIVE TOWING and STORAGE; [Bylaw No. 1921, 2011]
- (w) Instrumentation, small equipment sales, rentals and service; [Bylaw No.1921, 2011]
- (x) GAS BAR; [Bylaw No. 1921, 2011]
- (y) Septic tanks services; [Bylaw No. 1921, 2011]
- (z) Truck wash;
- (aa) Oil and Gas Field Services contractor, except tank farm and chemical storage, steamer wash bay facility, or storage of well servicing, cementing, stimulation, or scrubber systems equipment. [Bylaw No. 1921, 2011]



PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha) continued

The following ACCESSORY uses and no others are permitted in an I-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 45:

- (bb) DWELLING UNIT(S);
- (cc) ACCESSORY buildings or ACCESSORY structure;
- (dd) Retail sales.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) Block A, District Lot 689, PRD, except the south 12.5 metres and Plan 26739 for which the minimum parcel size is 1.6 ha (4.0 acres). [Bylaw No. 2258, 2016]
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM, OR a system approved by the Northern Health Authority as the agency having jurisdiction regarding sewage disposal, in the area covered by the North Peace Official Community Plan Bylaw No. 820, 1993. [Bylaw No. 1567, 2005] (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWER, OR a system approved by the Northern Health Authority as the agency having jurisdiction regarding sewage disposal, in the area covered by the North Peace Official Community Plan Bylaw No. 820, 1993. [Bylaw No. 1567, 2005] (Electoral Area C only); [Bylaw No. 2249, 2016]

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (d) No building or structure shall exceed 20 metres (65.6 ft.) in HEIGHT.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha) continued

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.
- (f) No setbacks are required from the REAR or INTERIOR SIDE PARCEL LINE of the I-1 zoned lands that adjoin other industrial zoned land.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (g) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 300 square metres (3200 sq. ft.).

Recycle Centre

- (h) A RECYCLE CENTRE does not include any outside storage and is not a SALVAGE YARD.

Additional Uses

- (i) The following additional use is permitted as a **Principle Use** on lands legally described as:

Lot 2, Plan 7680, Section 28, Township 78, Range 15, W6M; and

Lot 2, Plan 9915, Section 28, Township 78, Range 15, W6M.

- i) the storage of vehicles associated with a towing business where no salvage, wrecking, parts or vehicle sales are to occur from the properties.

[Bylaw No. 1786, 2008]

Lot 5, Plan PGP9915, Section 28, Township 78, Range 15, W6M

- ii) A TANKFARM of not more than one tank, which is not more than 3.5 metres above grade and where the volume in the tank is not greater than 30m³ of Liquid CO₂

Lot 1, Plan 24131, Section 5, Township 84, Range 18, W6M, PRD, except Plans BCP21472 and BCP27191

[Bylaw No. 1937, 2011]

- ii) Concrete Batch Plant

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2405, 2020

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. 2405, 2020."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following permitted use to Part VI Zones, Section 45 I-1 (Light Industrial Zone):

(bb) Processing facility of agricultural products.

READ A FIRST TIME THIS _____ day of _____, 2020.

READ A SECOND TIME THIS _____ day of _____, 2020.

Public Notification advertised on the _____ day of _____, 2020.

Public Hearing held on the _____ day of _____, 2020.

Ministry of Transportation approval
received this _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020

ADOPTED THIS _____ day of _____, 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. 2403, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer