



# REPORT

To: Chair and Directors

Report Number: DS-BRD-006

From: Tyra Henderson, Corporate Officer

Date: March 31, 2020

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

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

That the Regional Board give Zoning Amendment Bylaw No. 2405, 2020, to add “craft brewery or distillery” 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 the public hearing be waived pursuant to Section 464(2) of the *Local Government Act* and that public notification be authorized pursuant to Section 467 of the *Local Government Act*.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The proposed amendment would add “craft brewery or distillery” as a permitted principal use for all properties in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001. The addition of the permitted use in all properties zoned I-1 was triggered by an application for a zoning amendment to allow it on a specific property. As noted below, the applicant’s intention is to establish a craft distillery on a specific property in the rural area outside of the City of Fort St. John. On March 26<sup>th</sup>, 2020, the Regional Board directed staff to reword Zoning Amendment Bylaw No. 2405, 2020 from “processing facility of agricultural products” to “craft brewery or distillery.”

### **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 impactful 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 “craft brewery or distillery” 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 craft breweries. Meat cutting and packaging is already permitted in the I-1 Zone. Abattoirs are explicitly prohibited.

Therefore, the proposed “craft brewery or distillery” use is consistent with other uses in the I-1 Zone.

### **Impact Analysis**

#### Context

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 Agencies**

#### Agricultural 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 give Zoning Amendment Bylaw No. 2405, 2020, to add “craft brewery or distillery” 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 Section 464(1) of the *Local Government Act* and public notification be authorized pursuant to Section 466 of the *Local Government Act*.
2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2405, 2020, to add “craft brewery or distillery” as a permitted principal use in the I-1 (Light Industrial) Zone within PRRD Zoning Bylaw No. 1343, 2001.
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. 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