



REPORT

To: Chair and Directors

Report Number: DS-BRD-014

From: Tyra Henderson, Corporate Officer

Date: April 9, 2020

Subject: Zoning Amendment Bylaw No. 2376, 2020, PRRD File No. 19-076

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2376, 2020, to rezone a \pm 2.9 ha portion and a \pm 2.3 ha portion of the property identified as PID 014-590-689, as well as all of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), third reading as amended, to correctly refer to the legal description of the properties as the Southeast $\frac{1}{4}$ of Section 35, in all instances in the bylaw .

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2376, 2020.

BACKGROUND/RATIONALE:

Proposal

To rezone a \pm 2.9 ha (7.2 ac) and a \pm 2.3 ha (5.8 ac) portion of PID 014-590-689, as well as all 2.0 ha (5.0 ac) of PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone). Through this rezoning process and the proposed subdivision/consolidation process, the landowners intend to expand the existing industrial uses on Proposed Lots A & B, as shown on the maps attached to the January 7, 2020 Staff Report.

File Details

Agent: Jim Little / Mackeno Ventures
Area: Electoral Area C
Location: Fort St. John

Parcel 1

Owner: Truman Creek Holdings Ltd.
Legal: SE $\frac{1}{4}$ of Section 35 Township 83 Range 19 W6M Peace River except Plans B4384 M446
PGP46335 & BCP37320
PID: 014-590-689
Lot Size: 42.0 ha (103.9 ac)

Parcel 2

Owner: Kevin & Lori MacLean
Legal: Part of the SE $\frac{1}{4}$ of Section 35 Township 83 Range 19 W6M Peace River shown on Plan M446
PID: 013-234-421

Lot Size: 2.0 ha (5.0 ac)

Summary of Application Procedure

Zoning Amendment Bylaw No. 2376, 2020 was read for a first and second time on January 23, 2020. The following activities have occurred since then:

February 6, 2020	Notification of the public hearing mailed to landowners in the notification area
February 13 & 20, 2020	Notice of public hearing advertised in the Alaska Highway News
February 25, 2020	Public hearing held in Fort St. John, BC (see attached minutes)
April 8, 2020	The Ministry of Transportation & Infrastructure approved the Bylaw

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2376, 2020, to rezone a \pm 2.9 ha portion and a \pm 2.3 ha portion of the property identified as PID 014-590-689, as well as all of the property identified as PID 013-234-421 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone), as submitted.
2. That the Regional Board provide further direction

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2376, 2020
2. Minutes – February 25, 2020 Public Hearing for Zoning Amendment Bylaw No. 2376, 2020

External Links:

1. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2376, 2020](#)
2. [January 7, 2020 Staff Report – Zoning Amendment Bylaw No. 2376, 2020](#)