



# REPORT

To: Chair and Directors

Report Number: DS-BRD-133

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

**Subject: Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002 ZN**

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

That the Regional Board give Zoning Amendment Bylaw No. 2434, 2021 to rezone a  $\pm 0.06$  hectare portion of the subject property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), first and second readings; further

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and public notification be authorized pursuant to the *Local Government Act* Section 467.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone a  $\pm 0.06$  ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone). The applicant has stated they intend to build a machine shop.

### **File Details**

Owner: Kane Clay  
Agent: Ryan Neilson  
Area: Electoral Area D  
Location: Rolla  
Legal: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th  
Meridian Peace River District Plan 10648  
PID: 004-384-105  
Civic Address: 5209 Rolla Road  
Lot Size: 0.12 ha (0.30 ac)

### **Site Context**

The subject property has direct access to Rolla Road and is surrounded by residential land uses to the north and west, service industrial in the south, and agricultural in the east.

### **Site Features**

#### Land

The subject property is currently vacant of any structures or vegetation.

#### Structures

There are currently no structures on the subject property. The structure reflected in the application was taken down recently and has been confirmed in a site inspection as per the attached site inspection images.

Access

The subject property is accessed via Rolla Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2C. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes adverse climate.

**Comments & Observations**Applicant

The applicant intends to build a machine shop that will be used for mechanical and sand blasting purposes.

Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply. In a letter to the Peace River Regional District, the Agricultural Land Commission states that they do not object to the amendment bylaw.

Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community (RC). Policy 3 in the RC designation states, the principle use of land within the RC designation should be Agricultural-Rural, Residential, Commercial, Light Industrial, Civic, Assembly, Institutional, Park and Natural Environment.

Policy 5 states that the minimum parcel size should be 1.6 ha (4 ac), however, smaller parcel sizes are permitted to a maximum density of 10 parcels per ha (4 parcels per ac) where a community sewage system is installed.

Since the proposed zoning amendment occurs on a lot on a community sewage system, the use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 479, 1986 (the Dawson Creek Rural Zoning Bylaw), the subject property is split zoned R-1 (Residential 1 Zone) and M-1 (Service Industrial Zone). Land within the R-1 Zone may be used for a single family dwelling, home occupation, and a home industry. The proposed use of a machine shop does not comply with the R-1 zone, however, a machine shop is a permitted use in the M-1 Zone.

Therefore, a zoning amendment of the R-1 zoned portion of the subject property to the M-1 Zone is required.

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 available on a voluntary basis.

**Development Permit Area**

The subject property is outside all Development Permit Areas.

**Impact Analysis****Context**

The proposed rezoning will no longer permit residential uses to occur on the subject property. However, the proposed rezoning will permit larger buildings to be constructed that contain a permitted use in the M1 Zone. The zoning amendment will be consistent with the uses to the south of the subject property.

**Population & Traffic**

It is anticipated that there will be minimal increase to population and traffic in the area, as a result of having a new community business.

**Sewage & Water**

The subject property is currently not connected to any sewage or water systems due to absence of any building structure, however, the applicant will be able to connect with Rolla sewer in future.

**Comments Received from Municipalities & Provincial Agencies****Ministry of Transportation and Infrastructure (MoTI)**

In a letter dated March 1, 2021, MoTI acknowledged the property does not require formal approval for the zoning bylaw amendment. However, MoTI has the following requirement:

The applicant is to apply online for a Resource and Industrial access permit to MoTI for the access to Rolla Road.

**Agricultural Land Commission (ALC)**

In a letter dated March 8, 2021, the ALC states the amendment bylaw is intended to facilitate a permitted use under the Rural Community designation in Rural Official Community Plan Bylaw No. 1940, 2011. For this reason, ALC staff do not object to the bylaw.

**Northern Health**

Northern Health has no objections.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Bylaw Amendment No. 2434, 2021, to rezone a  $\pm$  0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), first and second readings; further,

That a public hearing be held pursuant to the *Local Government Act* Section 464(1) and public notification be issued pursuant to the *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Bylaw Amendment No. 2434, 2021, to rezone a ±0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone), first and second readings.
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. Maps
2. Application
3. Comments Received from Municipality and Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 6.60 of PRRD Zoning Bylaw No. 479, 1986
6. Draft Zoning Bylaw No. 2434, 2021
7. Site Inspection Images