



REPORT

To: Chair and Directors

Report Number: DS-BRD-399

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: May 2, 2024

Subject: Zoning Amendment Bylaw No. 2548, 2024, PRRD File No. 24-003 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2548, 2024 to rezone the property identified as PID 012-806-391 from Residential 3 Zone (R-3) to Light Industrial Zone (I-1) first and second readings; and further,

That a Public Hearing be held and delegated to the Director of Electoral Area C.

BACKGROUND/RATIONALE:

Proposal

To rezone the property from Residential 3 zone (R-3) to Light Industrial zone (I-1) so the applicant can operate a printing and publishing establishment (sign shop).

Rationale

Support is being recommended as the proposal is consistent with the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021.

File Details

Owner: Creative Signworks Inc.
Agent: Peter Franklin, Cory Franklin
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 5 Block 1 Section 2 Township 84 Range 19 West of The 6th Meridian Peace River District Plan 9723
PID: 012-806-391
Civic Address: 10097 269 Rd
Lot Size: 0.41 ha (1.02 ac)

Site Context

The parcel is situated approximately 360 meters west of Fort St. John. Currently, the land is utilized for both industrial and residential purposes. Surrounding properties consist of a mix of residential and industrial land uses.

Site Features

Land

The property is cleared of all natural trees with no notable topographical features on the property.

Structures

The subject property consists of a 248.79 m² shop.

Access

The property is accessed from the west via 269 Road.

Comments & ObservationsApplicant

The applicant is seeking to rezone the parcel to operate a printing and publishing establishment (sign shop) within the existing 248.79 m² shop.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan (NPFA OCP) Bylaw No. 2460, 2001 the subject property is designated Light Service Industrial (LSI). Land within this designation should “generally be used for industrial uses that service the natural resource sector and nearby residents and businesses”. The applicant is seeking to rezone the property to I-1 – Light Industrial, therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 3 (R-3). The proposed printing and publishing establishment (sign shop) is not a permitted use in the R-3 zone, however it is a permitted use within the I-1 (Light Industrial) zone, therefore this zoning amendment is required.

The minimum parcel size for an I-1 parcel is 1.80 ha (4.45 ac), the subject property is considered undersized at 0.41 ha (1.02ac) however, subdivision is not proposed. Therefore, the proposal is consistent with the regulations of the proposed I-1 zone.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within the Industrial Development Permit Area pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2001. A Development Permit will be required prior to any building.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Impact AnalysisContext

The surrounding area is a mixture of residential and industrial zoned properties.

Population & Traffic

Rezoning to I-1 may increase traffic to the parcel due to the operation of a business.

Sewage & Water

The property has a cistern for water and a septic field for sewer. The applicant has indicated there will be no changes to the water and sewage system.

Comments Received from Municipalities & Provincial AgenciesBylaw Enforcement Officer

The business has already started operating from this location in an R-3 Zone. A successful re-zoning would bring the current use of the property into compliance with the Zoning Bylaw. An unsuccessful re-zoning may require that the business be removed from the property.

The applicant indicates that the intent is to construct a sign shop. If there is to be any new construction an Industrial Development Permit and a Building Permit are mandatory prior to the commencement of any construction. If there is to be any renovation of the existing building that the business is currently operating from, a Building Permit may also be mandatory prior to the commencement of any work.

The applicant indicates a structure has been removed. This demolition should have had a Demolition Permit prior to commencement of the work.

Charlie Lake Fire Department

Interests unaffected.

GIS Department

No concerns.

BC Hydro

BC Hydro Property Rights has no objection in principle to the proposed as BC Hydro has no works, nor a Right of Way registered on the property.

The Ministry of Transportation and Infrastructure

Subject lands currently take access off Riverview Rd 269 which will require a new permit for the proposed industrial use. No direct access to Road 242 is supported by the ministry. Any new buildings must meet the required setbacks as per the Bylaw.

PNG

No concerns from PNG.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment No. 2548, 2024 to rezone the subject property identified as PID 012-806-391 from R-3 to I-1 first and second readings.
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. 2548, 2024
2. Maps, PRRD File No. 24-003 ZN
3. Application, PRRD File No. 24-003 ZN