



REPORT

To: Chair and Directors

Report Number: DS-BRD-200

From: Kathy Suggitt, RPP, General Manager of Development Services

Date: December 17, 2021

Subject: OCP & Zoning Amendment Bylaw Nos. 2336 and 2350, 2021, PRRD File 18-229 OCP ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board defer Official Community Plan Amendment Bylaw No. 2336, 2021, and Zoning Amendment Bylaw No. 2350, 2021, to re-designate a ±34.9 hectare subject property identified as PID 026-653-061, from Agriculture (Reserve - Light/Service Industrial) [Agr (Res-LSI)] to Light/Service Industrial (LSI) and rezone the same subject property from Large Agricultural Holdings (A-2) to Light Industrial (I-1), until such time as the Board has made a decision on the proposed North Peace Fringe Area Official Community Plan (OCP), as the proposed designation of Light/Service Industrial (LSI) for the subject property is not consistent with the designation proposed in the draft North Peace Fringe Area OCP.

BACKGROUND/RATIONALE:

Proposal

The applicant wishes to redesignate the ±34.9 ha subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, from Agriculture (Reserve- Light/Service Industrial) [Agr (Res-LSI)] to Light/Service Industrial (LSI) and to rezone it within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1) Zone to facilitate the subdivision of the subject property into seven industrial lots. A 25m road Right-of-Way is proposed as part of the subdivision to provide access to 6 of the lots. The applicant has not provided information related to access to proposed Lot #4, which is separated from the other proposed lots by the BC Hydro conveyor belt right-of-way.

Background

The subject application was originally presented to the Board on March 28, 2019, with a recommendation to give 1st and 2nd Readings and authorize the application to proceed to a public hearing. The Board resolved at that time to defer the report “pending receipt of geotechnical advice on future development in the Old Fort area and potential impacts to Old Fort resulting from the development proposed in Bylaw No. 2350, 2019”, Resolution No. RD/19/03/33 (28). When it became apparent that the subject property was outside of the area of concern, staff presented a new report to the Board on July 25, 2019, recommending they rescind the previous resolution and give the bylaw 1st and 2nd Readings and authorize it to proceed to a public hearing. The Regional Board declined to rescind the resolution to defer consideration of the application until geotechnical reports for the Old Fort area were received, and no further direction was provided by the Board at that time.

In June 2021, the PRRD received the Geohazard Assessment of the Old Fort Area report from Tetra Tech. Although outside of the study area for that assessment, the file was identified as ‘on hold pending receipt of geotechnical advice (as per the March 28th Board resolution), so staff reached out to the applicant to determine if they still wished to proceed with their application. The applicant has confirmed they want to proceed.

Given the passage of time, staff sent out referrals to the Electoral Area Director and various municipal and provincial agencies in September for updated comments on the application.

Meanwhile, during 2021, staff have also been drafting the new North Peace Fringe Area Official Community Plan (NPFA OCP). The Regional Board gave the draft North Peace Fringe Area Official Community Plan 1st Reading on October 7, 2021. The applicant was advised that this draft new OCP proposes keeping an Agricultural designation for the subject property, and that staff would recommend that the application be further deferred pending completion of the NPFA OCP. The applicant advised that they would like staff to bring their application to the Board for consideration and have submitted a letter (attached to this report) for the Board's information. Given the applicant's desire to proceed and given the timing of the new NPFA OCP moving through the approvals process, this report is being presented for the Board's consideration at this time.

Rationale

While the subject property is not within the Old Fort geotechnical area of concern, it is within the North Peace Fringe Area Official Community Plan area, which is currently in the process of being updated and has received 1st reading from the Board.

Staff sent out referrals for comments on September 27, 2021, before the draft North Peace Fringe Area OCP received its 1st reading from the Regional Board. After the draft OCP received its 1st reading, staff alerted the applicant of its release and noted that the designation proposed through this application for the subject property is not consistent with the Agriculture (Agr) designation proposed in the draft North Peace Fringe Area OCP.

The draft new North Peace Fringe Area OCP states that 200 ha of industrial and commercial land is vacant within the North Peace Fringe Area and notes that there is no need to re-designate additional lands for industrial use at this time. Therefore, staff recommend that the OCP and Zoning Bylaw amendments be deferred until the Regional Board has made a decision on the draft North Peace Fringe Area OCP, so that staff can ensure that this proposal is consistent with the intent of that document.

File Details

Owner: Reflection Capital Corp.
Agent: Steve Lea – Press Developments Ltd.
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 3 Section 26 Township 83 Range 19 W6M PRD BCP 23215
PID: 026-653-061
Lot Size: ±34.95 ha (±86.36 ac)

Site Context

The property is located in the Fort St. John area and has direct access to Old Fort Road. It is surrounded by Agriculture (Reserve-Light/Service Industrial) designated land in the west, north, and east, Light Service Industrial (Serviced) designated land in the north-east and Medium Density Rural Residential designated land in the south and south-east. It is noted that the ALR/agricultural lands to the west and north-west of the subject property are currently designated as Agriculture (Reserve-Light/Service Industrial) and are also designated as Agriculture in the draft North Peace Fringe Area OCP.

Site Features

Land

The subject property is predominantly agricultural.

Structures

A BC Hydro conveyor belt has a right-of-way on the west side of the subject property.

Access

The subject property is accessed via Old Fort Road. The proposed lot #4 does not have any access proposed. When looking at the future development of the immediate area, there is a potential for connection to Enterprise Way across from the proposed subdivision. Additionally, consideration should be given to a potential connection to the undeveloped road right-of-way at the North West corner of the subject property. Further discussion by the applicant with the Ministry of Transportation and Infrastructure at time of subdivision is required.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2_c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Under good management they are moderately-high to high in productivity for a fairly wide range of crops.

Subclass C denotes a significant adverse climate for crop production as 'median' climate which is defined as one with sufficiently high growing-season temperatures to bring crops to maturity.

Comments & Observations

Applicant

The applicant intends to subdivide the subject property to create seven industrial lots. The subject property was excluded from the ALR in 2016 with the intent of rezoning and subdividing it.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve. In 2016, the Agricultural Land Commission excluded the subject property from the Agricultural Land Reserve (Application 55353; Resolution #270/2016).

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Agriculture (Reserve - Light/Service Industrial) [Agr (Res-LSI)]. Section 8.3.3, Policy 8 states that the objective of this designation is to retain this area in its existing agriculture use, until such time as substantial infilling (more than 50 percent in use) is achieved within the area designated as Light/Service Industrial and Light/Service Industrial (Serviced).

According to the updated North Peace Industrial Lands Infill report of Peace River Regional District, dated July 29, 2015, 64 percent of parcels designated Light/Service Industrial or Light/Service Industrial (Serviced) as shown on Schedule B, Map No. 5 within the North Peace Fringe Area OCP were occupied by industrial uses.

Therefore, to facilitate the proposed industrial subdivision, redesignation of the subject property from Agriculture (Reserve- Light/Service Industrial) [Agr (Res-LSI)] to Light/Service Industrial (LSI) is needed.

Section 9 of the draft North Peace Fringe Area OCP states that the infill of existing vacant industrial parcels will be prioritized before creating new industrial parcels. Section 9 also states that the further designation and development of Light Service Industrial lands will be discouraged until the Comprehensive Development Plan is complete.

Given the subject lands will require a redesignation from Agriculture to an industrial designation under either the current in-effect OCP, or the proposed new OCP, staff are recommending that the Board defer the proposed amendment until the draft new North Peace Fringe Area OCP is adopted. This will ensure the decision about redesignation is based on the context of updated policy and that the more comprehensive land needs analysis is understood as part of the comprehensive development planning discussions between the Regional District and City of Fort St. John.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 33, Policy 1 states that agriculture, agriculture – intensive, dwelling units, etc. are permitted uses within A-2 Zone. Section 33, Policy 2 (a) states that the minimum parcel size for any land zoned A-2 is 63 hectares.

Therefore, a zoning amendment will be required to facilitate the subdivision of the subject property into proposed industrial lots for industrial uses.

Fire Protection Area

The subject property is within the Fort St. John Rural 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 No. 2 pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. A Development Permit will be required prior to subdivision or construction of any buildings or structures on the subject property.

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 Analysis

Context

The subject property is predominately agricultural. The proposed redesignation and rezoning will permit industrial uses on the subject property. The subject property is adjacent to ALR/agricultural land in the north and west, residential uses in the south and south-east and industrial uses in the east and north-east. Therefore, the proposed industrial development could generate land use conflicts between residential/agricultural uses and the new industrial uses. These conflicts can result from industrial activities that lead to odour, dust and noise as well as complaints about farm noise and smell stemming from agricultural uses. However, these conflicts could be mitigated by ensuring that an appropriate buffer is provided on the proposed industrial lands to ensure development is setback from residential and agricultural properties (i.e. a buffer together with a landscaped portion as may be appropriate).

Population & Traffic

The objective to rezone and redesignate the subject property is to subdivide the lot into seven industrial lots. Therefore, it is expected that the proposal will result in an increase in traffic if approved.

Sewage & Water

Currently, the subject property is not connected to any sewage or water systems due to absence of any buildings or structures and no community systems available in this area. Prior to any development occurring the applicant will be required to obtain all relevant approvals from Northern Health.

Referral Comments Received

BC Hydro:

- BC Hydro has a registered right-of-way on the property. Therefore, the applicant needs to follow the terms of the right-of-way agreement. The applicant will have to submit a copy of the plan if the final version includes a road dedication. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted and review can take up to 16 weeks and a fee of \$315. BC Hydro's signature is required before the plan can be registered. The applicant needs to obtain a separate written approval from BC Hydro for any intended use or development on the right-of-way before construction, and no building encroachment is permitted within the right-of-way. Open space or parks must be assigned a lot number, to retain BC Hydro's rights.

PRRD Environmental Services

- Interests unaffected.

PRRD GIS:

- GIS staff have raised concerns about how Proposed Lot 4 will be accessed.
- Proposed 25m road ROW should be an extension of MoTI's Enterprise Way road for consistency of addressing in this area.

Agricultural Land Commission

- The subject property does not lie within the ALR. There are no objections to the proposed bylaw amendments and development.

Ministry of Transportation and Infrastructure

- MoTI in their response dated October 18, 2021, stated that their comments still stand in the letter dated October 11, 2018. Please see the attached letter.

City of Fort St. John

- Please see the attached letter.

Ministry of Agriculture

- The Ministry of Agriculture in their comments has recommended including a wide vegetative buffer between the subject property and adjacent agricultural lands. The vegetative buffer intends to reduce potential conflict arising from adjacent agricultural and industrial use. Staff have reflected the Ministry comments in the alternative options to mitigate the conflicts between proposed industrial use on the subject property, and agricultural and residential lands surrounding it. Please see the attached letter.

ALTERNATIVE OPTIONS:

1. That the Regional Board direct staff to prepare the appropriate OCP and Zoning Amendment Bylaws for the Regional Board's consideration, to redesignate the ±34.9 ha subject property identified as PID 026-653-061, from Agriculture (Reserve- Light/Service Industrial) [Agr (Res-LSI)] to Light/Service Industrial (LSI) and to rezone the subject property from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1) that includes the provision of a buffer from the residential properties located south of the subject property.
2. That the Regional Board respectfully refuse Official Community Plan Amendment No. 2336, 2021 and Zoning Bylaw Amendment No. 2350, 2021, to re-designate and rezone a ±34.9 ha subject property identified as, PID 026-653-061, from Agriculture (Reserve- Light/Service Industrial) [Agr (Res-LSI)] to Light/Service Industrial (LSI) and from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1), respectively.
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 agent.

OTHER CONSIDERATION(S):

Staff have provided the Regional Board with a status update on the proposed new North Peace Fringe Area OCP as item DS-BRD-199 on the Dec. 17, 2021 agenda. By the estimated progression of the approvals process of the OCP and the timing of the further analysis of industrial land needs and

comprehensive planning, it is feasible that staff could be in a position to bring this application back to the Regional Board for consideration by the fall of 2022.

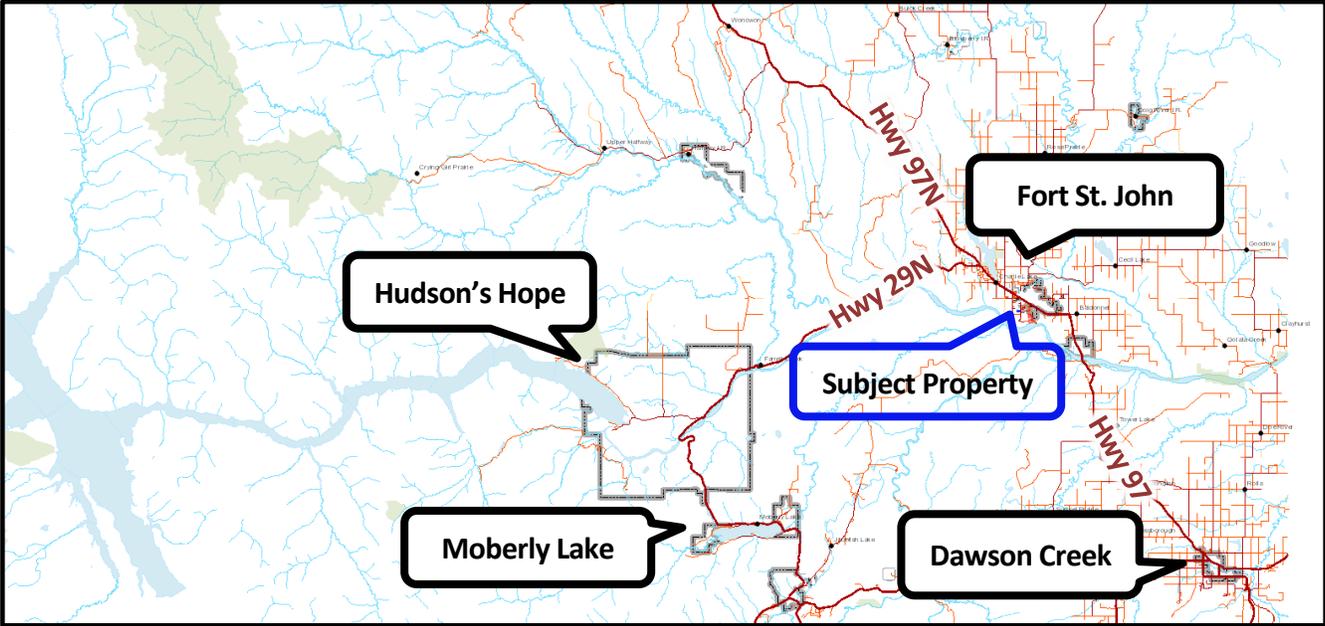
Attachments:

1. Application (PRRD File No. 18-229 OCP ZN)
2. Maps (PRRD File No. 18-229 OCP ZN)
3. Referral Comments Received (PRRD File No. 18-229 OCP ZN)
4. Section 8.3.1 of PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009
5. Section 45 of PRRD Zoning Bylaw No. 1343, 2001
6. Applicants Letter (PRRD File No. 18-229 OCP ZN)

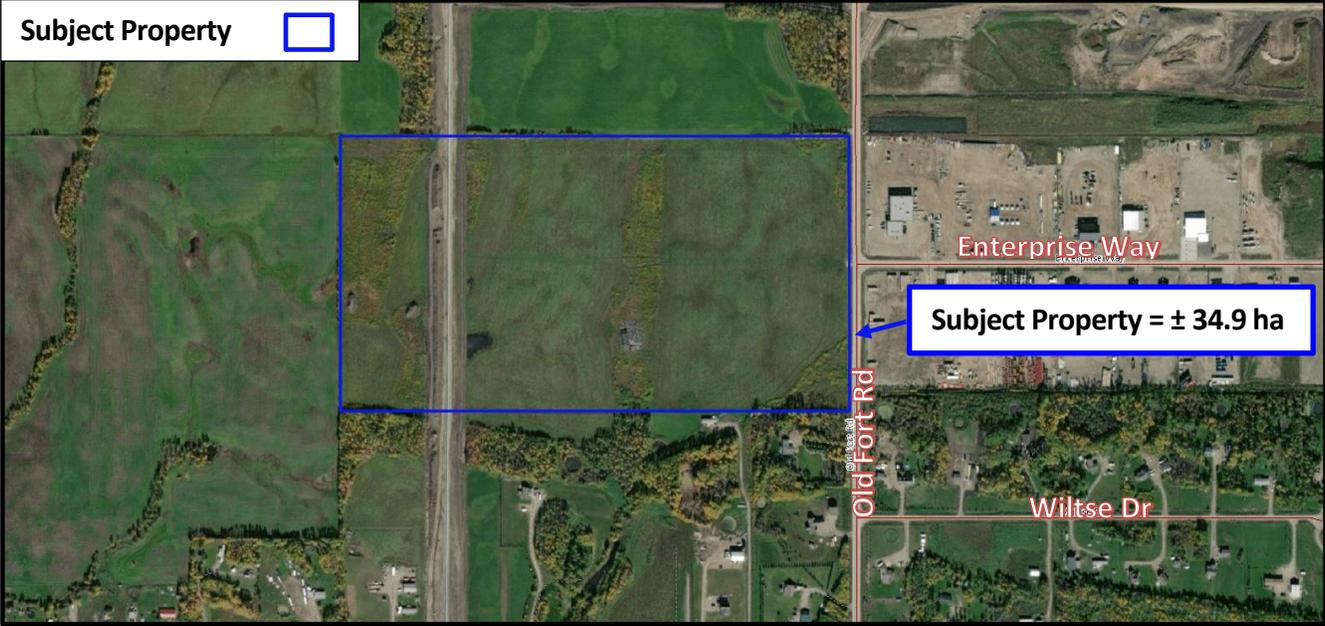
External Links:

1. [March 28, 2019 Staff Report for Bylaws No. 2336, 2019 & 2350, 2019](#)
2. [July 25, 2019 Staff Report for Bylaws No. 2336, 2019 & 2350, 2019](#)

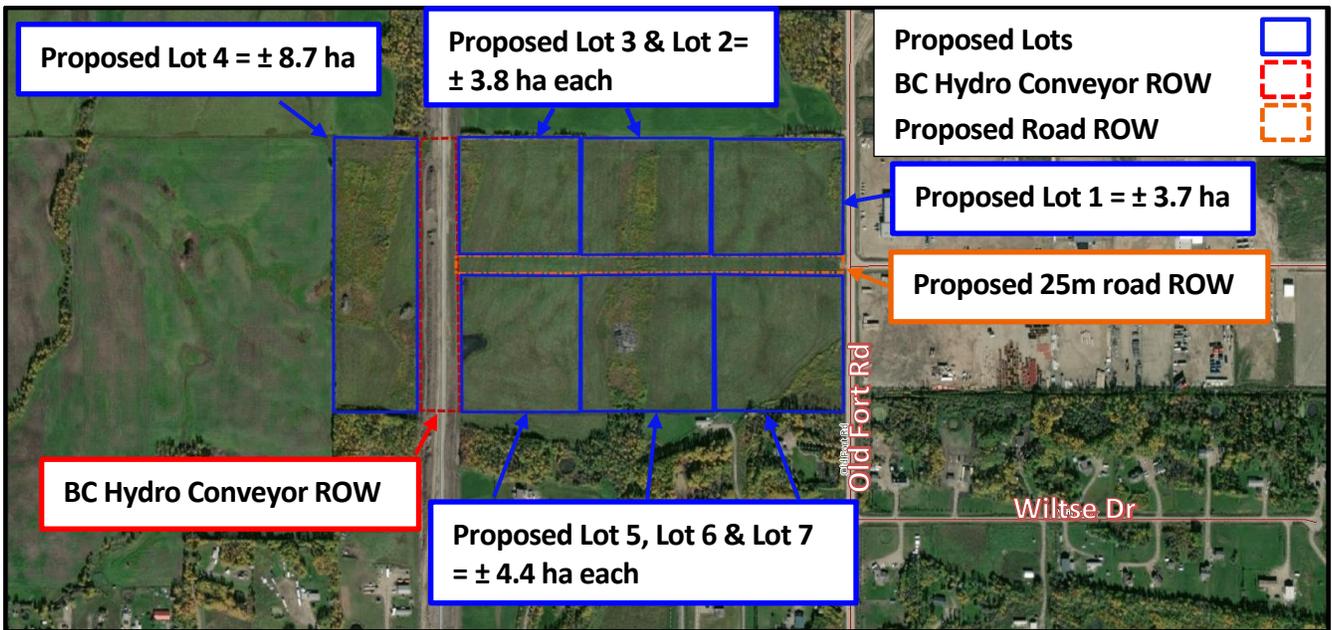
Location: Fort St. John



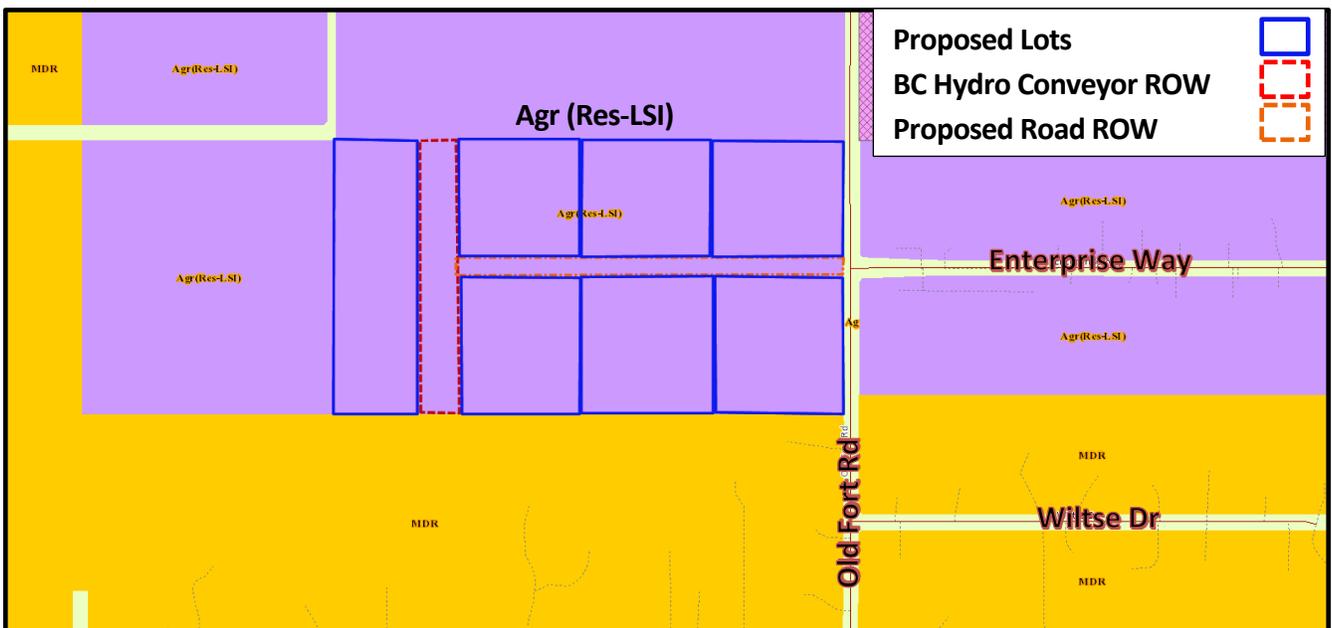
Aerial imagery



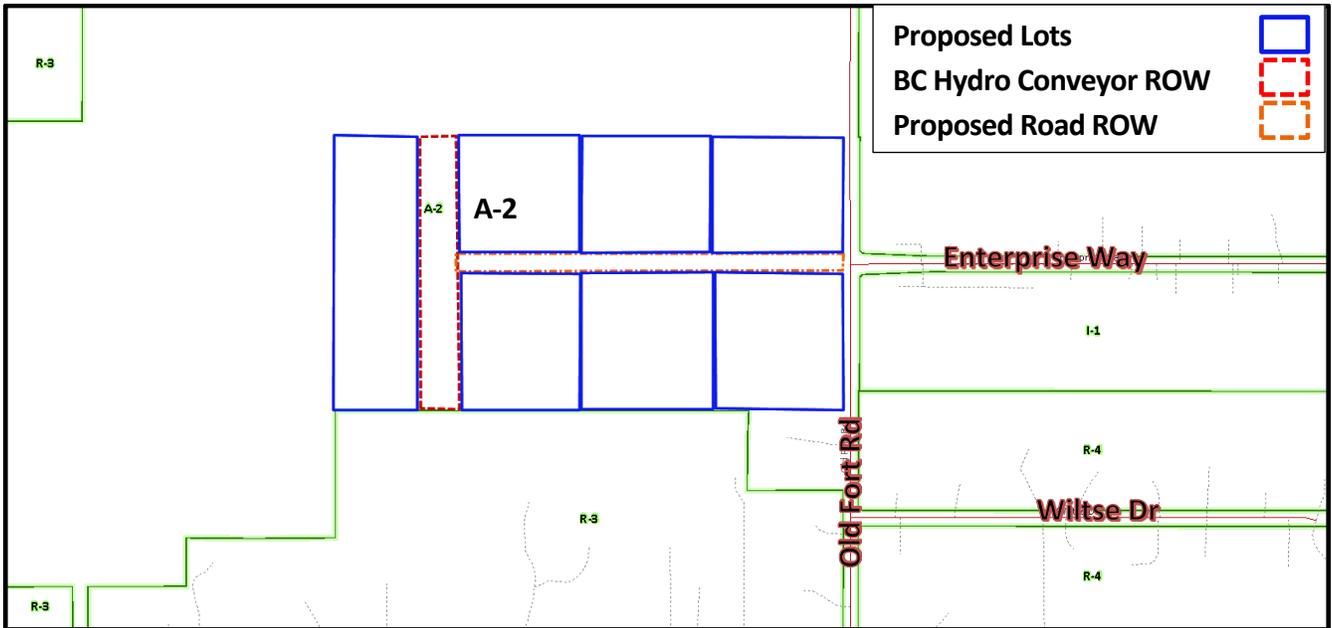
Proposed Lots



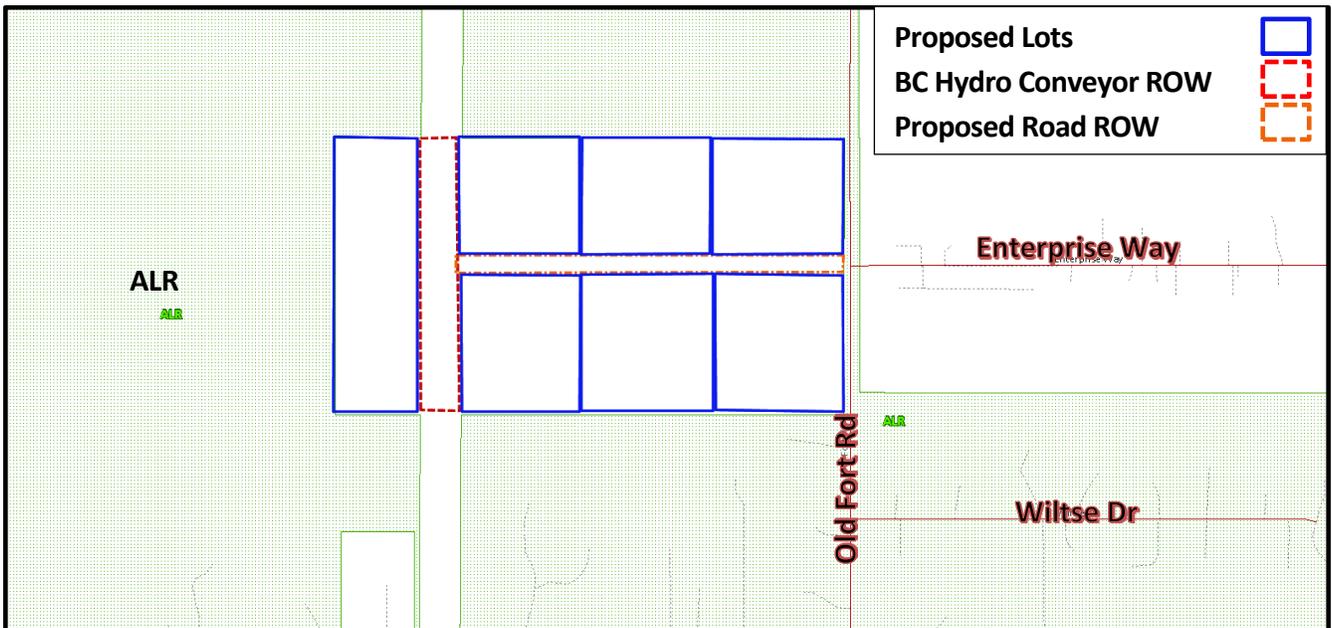
North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Agriculture (Reserve Light/Industrial)



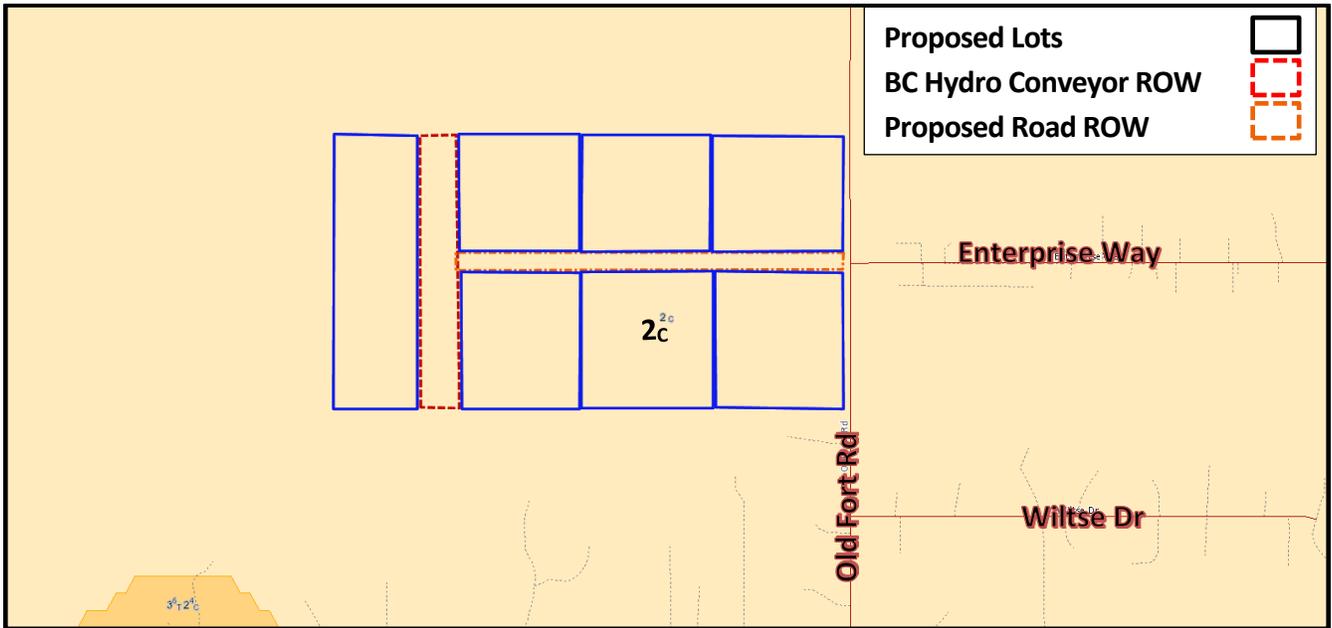
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



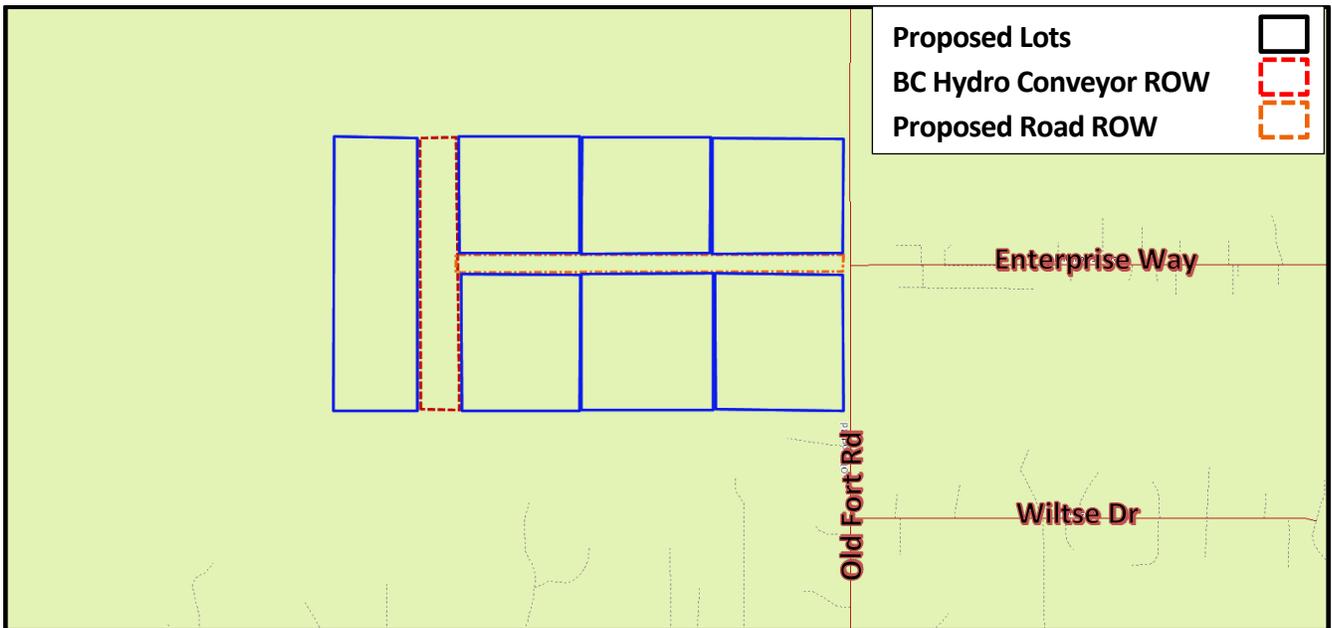
Agricultural Land Reserve: Outside



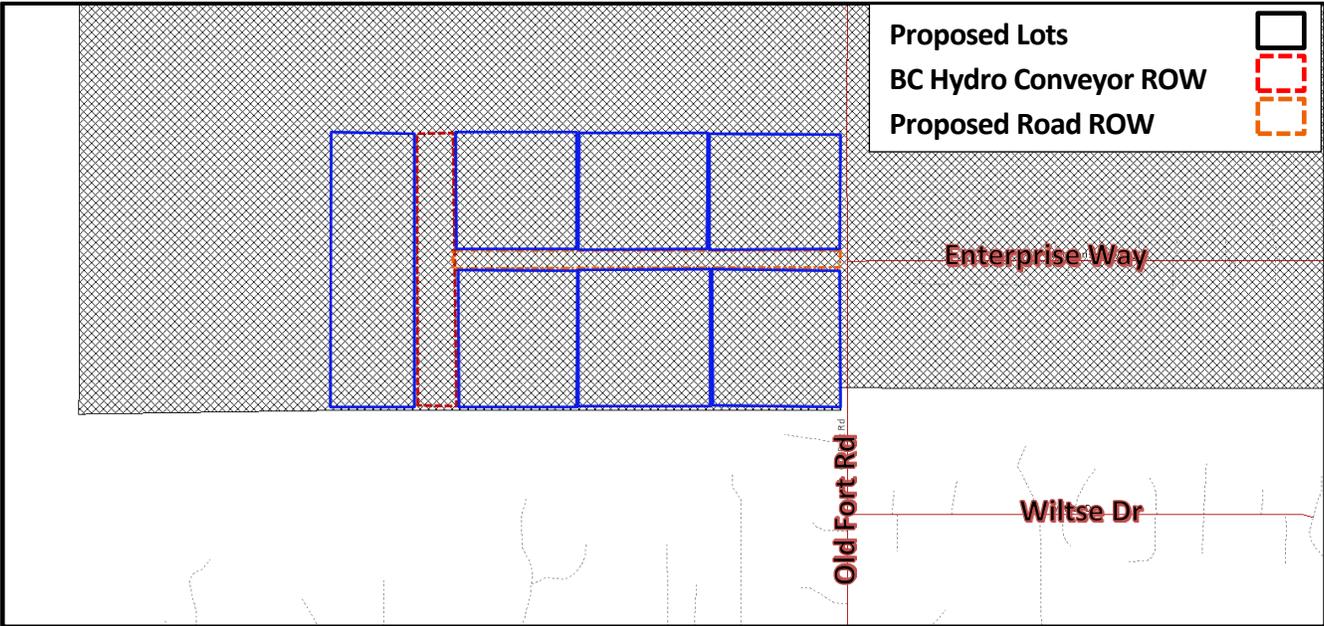
Canada Land Inventory Soil Classification: 2c



Mandatory Building Permit Area: Within



Development Permit Area: Within





PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200 (F) 250-784-3201
 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # 7192
 + 7245

Application for Development

1. TYPE OF APPLICATION

- | | | |
|-------------------------------------|---|-------------|
| <input type="checkbox"/> | Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| <input checked="" type="checkbox"/> | Zoning Bylaw Amendment | 650.00 |
| <input checked="" 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 checked="" type="checkbox"/> | Sign requirement | 150.00 |

TRK

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 REFLECTION CAPITAL CORP	Authorized Agent of Owner (if applicable) STEVE LEA - PRESS DEVELOPMENTS LTD.
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] new phone number
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 3, SEC 26, TP 83, R19, W6M, PRD	35.22 ha./acres
PID 026-653-061	ha./acres
	ha./acres
TOTAL AREA	35.22 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: _____

5. PARTICULARS OF PROPOSED AMENDMENT

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

Official Community Plan (OCP) Bylaw amendment:

TFIL Existing OCP designation: Agriculture - Reserve Light / Industrial
Proposed OCP designation: Light / Service Industrial
Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2 (reserved Light Industrial)

Proposed zone: I-1 (LIGHT INDUSTRIAL)

Text amendment: _____

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:

VACANT LOT - NO STRUCTURES

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

(a) North A-2 ZONING - NO BUILDINGS - CULTIVATING MAY

(b) East I-1 ZONING - SHOPS & STORAGE YARDS

(c) South R-3 ZONING - RESIDENTIAL HOUSES & VACANT LOTS

(d) West A-2 ZONING - NO BUILDINGS - CULTIVATING MAY

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

RE-ZONING TO I-1 TO ALLOW A 7 LOT
INDUSTRIAL SUBDIVISION.

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

OCP SHOWS THE LOT AS LIGHT INDUSTRIAL. THE LOT
WAS REMOVED FROM THE ALR WITH INTENTIONS OF
BEING RE-ZONED & SUBDIVIDED

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

LAGOONS AND HOLDING TANKS

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

CISTERNS

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.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

 Signature of Owner

Aug 16 2018
 Date signed

 Signature of Owner

 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 <u>REFLECTION CAPITAL</u> and _____ hereby authorize <u>CORP.</u>
(name) <u>STEVE LEA WITH</u> to act on my/our behalf regarding this application. <u>PRESS DEVELOPMENTS LTD.</u>
Agent address: _____
Telephone: _____ Fax: _____ Email: _____
Signature of Owner: _____ Date: <u>Aug 16 2018</u>
Signature of Owner: _____ Date: _____

- Policy 2** To generally consider Industrial development as outlined below:
- i) Within the Grandhaven triangular area as described above, the current land use zone will continue to allow for existing use; however the **change** to Light/Service Industrial designation, will provide opportunity for and support future industrial use in this area as shown on Map No. 5, Schedule B.
 - ii) **Existing and new** Light/Service Industrial land designated in this Plan, generally located along the Alaska Highway, along the Airport Road and in that area lying southwest of the City of Fort St. John.
 - iii) **Existing** Heavy Industrial areas have been designated as such in this Plan.
 - iv) No land has been pre-designated for **future** Heavy Industrial use at this time
 - v) Proposals for new industrial development outside the designated areas are not encouraged and will only be considered through an amendment process to this Plan and zoning by-law.

- Policy 3** Industrial developments will be first directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1 Policy No. 10 to 12.

8.3.1 Light/Service Industrial (LSI)

- Policy 4** Within the Light/Service industrial designation the principal use of the land will generally be for industrial uses, including but not limited to: trucking, logging, construction trade, or oil field service contractors; automotive, recreation vehicle, machinery or equipment servicing, repair and sales; fuel retail sales; manufactured home sales; recycling centre; building material or gardening supplies outlet; wholesale or warehousing establishments; agri-outlet; airport associated facilities, subject to zoning regulations .

Abattoirs, salvage yards, or asphalt plants are not permitted in this designation.

Except for;

- i) The following additional use is permitted as a Principle Use on lands described as: Lot 1, Plan 24131, Section 5, Township 84, Range 18, W6M, PRD, except Plans BCP21472 and BCP27191
“Concrete Batch Plant” [Bylaw No. 1936, 2011]

- Policy 5** To mitigate potential conflicts between residential, agricultural and Light/Service Industrial use this Plan supports the following;
- a) Infilling of the Light/Service Industrial designated areas is a priority;
 - b) All Light/Service Industrial designated lands are subject to Industrial Development Permit Area No. 2, guidelines as described within Section 13.5 as shown shaded on Map No. 2 and No. 3 of Schedule C, of this OCP;
 - c) To consider various measures to mitigate impacts between different land uses to avoid noise, traffic, visual or emission conflicts;
 - d) To direct Light/Service Industrial development away from watercourses or any environmentally sensitive areas.

Policy 6 Within the areas designated for Light/Service Industrial, not including Light/Service Industrial (Serviced) or (Reserved) the minimum parcel size will not be less than:

- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

8.3.2 Light/Service Industrial (Serviced)

Policy 7 The purpose for this (serviced) Light/Service Industrial designation is to encourage future industrial development with a priority for connection to a community sewage system, as referenced in Section 11.3.1, Policy 10 to 12 and shown on Schedule B, Map No. 5.

The minimum parcel size in this designation will not be less than:

- a) **0.40 ha (1 acre)** for lands connected to a community sewage system;
- b) **8 ha (20 acres)** for lands not connected to a community sewage system;

The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.

8.3.3 Agriculture (Reserve – Light/Service Industrial)

Policy 8 The purpose of this (reserve) designation is to retain this area in its existing agricultural use, until such time as substantial infilling (more than 50% in use) is achieved within the areas designated Light/Service Industrial and Light/Service Industrial (Serviced). As shown on Schedule B, Map No. 5.





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]
- (bb) Craft brewery or distillery. [Bylaw No. 2405, 2020]



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:

- (cc) [DWELLING UNIT\(S\)](#);
- (dd) ACCESSORY buildings or ACCESSORY structure;
- (ee) Retail sales.

2. Regulations

Minimum Parcel Size

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

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]

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]

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

- ii) 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



Ministry of
Transportation
and Infrastructure

Our file: 2018-05496
Your file: PRRD File #18-229
Date: October 11, 2018

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

Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated September 25, 2018 to amend the zoning from A-2 “Large Agricultural Holdings Zone” to I-1 “Light Industrial Zone” for the 35.22 ha subject property Lot 3, Section 26, Township 83, Range 19, W6M, PRD Plan BCP 23215. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. Although the Ministry has no objections to the zoning text amendment, we do have the following comments and recommendations for the proposal.

1. The ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.
2. The owner is to apply for an Access, Resource and Industrial permit to the Ministry of Transportation and Infrastructure for the driveway construction to the industrial zoned area prior to construction.

Apply online here: <http://www.th.gov.bc.ca/permits/Apply.asp>

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

Sincerely,

District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0



October 18, 2021

Local Government File: 18-229 OCP ZN

Abhimanyu Jamwal
Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: OCP and ZB amendments Nos. 2336, 2021 and 2350, 2021

Dear Abhimanyu Jamwal:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed Official Community Plan (OCP) amendment application to re-designate a 34.9-hectare non-Agricultural Land Reserve (ALR) property from Agriculture to Light/Service Industrial, and the proposed zoning bylaw amendment to re-zone the 34.9-hectare subject property from Large Agricultural Holdings to Light Industrial, so as to facilitate the subdivision of the parcel into seven industrial lots.

Ministry staff offer the following comments:

- Ministry staff acknowledge the 2016 ALC decision (ALC ID: 55353) to exclude the property from the ALR.
- Ministry staff note nevertheless that the parcel is located on land with agricultural capability ratings of class 2, with only climate as the limiting factor to production. Class 1-3 soils are considered prime agricultural lands and rated arable and capable of supporting annual crop production. Class 1 and 2 soils are the most desirable soils for agricultural production in the province with a high land value.
- Ministry staff also note that while the proposed industrial development is located outside of the ALR, it is surrounded by other class 2 ALR lands. Any future light industrial development will be located immediately adjacent to actively farmed land.
- To improve land-use compatibility and reduce potential conflict resulting from normal agricultural activities (such as dust, odour, and noise), the Regional District may wish to consider vegetative buffers and building setback requirements, as described in the Ministry's [Guide to Edge Planning](#). .../2

- Strong vegetative buffers and thoughtful edge planning between agricultural and non-agricultural properties can help play a valuable role in minimizing potential complaints and/or other issues between land-uses.
- Related to this, Ministry staff note that the subject property is within the OCP's Industrial Development Permit Area #2, which speaks to guidelines and requirements regarding landscape buffers (adjacent to agricultural land) and other conditions prior to subdivision. The Regional District may wish to confirm these requirements with the applicant.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture, Food and Fisheries
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nadia Mori, P.Ag
Regional Agrologist
Ministry of Agriculture, Food and Fisheries
Phone: (778) 576-1196
Email: Nadia.Mori@gov.bc.ca

Email copy: Shannon Lambie, Agricultural Land Commission Regional Planner,
Shannon.Lambie@gov.bc.ca

November 3, 2021

Re: PRRD File, 18-229, OCP Bylaw No. 2336, 2021 & Zoning Amendment Bylaw No.2350, 2021 (Reflection Capitol Corp./Press Developments LTD.)

The City of Fort St. John notes the following in regards to Fire Protection:

- This proposed subdivision is located within the contracted Fort St John Rural Fire Protection Area and we have some concerns related to the lack of water for the purposes of fire protection. The BC Building Code requires an adequate supply of water for fire protection to be provided for buildings of certain occupancies and sizes. These code requirements are in place to ensure that there is a readily available water supply of sufficient volume and pressure to enable response personnel to control fire growth to allow the safe evacuation of occupants, conduct search and rescue operations, and prevent the fire from spreading to adjacent buildings. Industrial and Light Industrial occupancies inherently present greater risk for firefighting operations, and this risk is greatly compounded when such occupancies are constructed where a lack of adequate water for fire protection is of concern or when Fire Protection is unaware of existing occupancies.
- The subdivision plan does not indicate the road design in order to assess if appropriate fire response requirements are adequate. When roads and accesses are built, consideration must be given during the design process to ensure fire apparatus response requirements such as access routes and turnarounds are met.
- There have been examples of previous fringe area developments that did not consider fire apparatus access including turnarounds nor adequate water supply for fire protection. These include the recent Enterprise Road Development and the older McLean Road Development. We believe encouraging industrial development in areas without adequate on-site water supply for fire response and apparatus access may increase the risk to fire fighters, on-site improvements, and surrounding properties.

The City of Fort St. John notes the following in regards to Engineering Services:

- There is concern that increased storm water runoff, caused by stripping the lands of their vegetation and increasing the runoff coefficient of the area, could further add to the instability of the lands located to the south of the development, in the Old Fort Area. To help inform this, the following information is requested:
 - The City would like to know if a storm water management plan will be required to demonstrate the 'pre vs. post' runoff coefficient for these lands prior to subdivision approval to ensure that the post development flows are equal to the pre-development flows?

- The City is concerned with supplying water to customers outside our municipal boundary; the current capacity limits of the City's water supply; and the possibility that customers may rely on municipal water as their permanent water source solution.
 - It is suggested this concern, regarding a City water source be discussed through the PRRD OCP update or an alternative way that informs the growth areas identified in the OCP.
- The City would like to know if requesting a Traffic Impact Assessment has been considered to determine the impacts that the increased volume of industrial traffic will have on the surrounding road network, including MOTI controlled access points and existing City road networks?

The City of Fort St. John notes the following in regards to Planning Services:

Supporting a planned and principled approach, it is suggested that further discussion between City and Regional District on fringe planning in this area occur through the North Peace Fringe Area OCP update that is underway, and through further discussion on joint planning matters like land use interface on City boundaries and review of the Regional District's Comprehensive Development Plan.

- The proposed plan provided generally lays out the subdivision of lands which this application is intended to support, however adequate access to the land to the west has not been demonstrated and there is concern that without adequate access, the lands will be sterilized.
- What is the current industrial land need and demand in the North Peace Regional District (excluding municipalities)? Does the current industrial land need and demand in the Peace River Regional District (excluding municipalities) justify or explain this proposed land use change?
- What policy support is there to develop existing industrial-zoned land before other land is converted to industrial land? For example, in PRRD NPFA OCP Bylaw 1870, 2009, as follows:

Section 1.5.2 Broad Policy 9: Reduce sprawl and encourage compact development

"Policy 9. To encourage compact development within designated areas of this Plan, before considering new areas that have not been identified for future growth. This is based on the recognition that sprawl impacts; air quality, health status, traffic patterns, housing affordability, available food lands and infrastructure costs.

Compact development and infilling in the North Peace Fringe Area is encouraged in order to:

- *develop a community which efficiently and effectively uses its valuable land base;*
- *lessen overall environmental and community impacts;*
- *enable affordable infrastructure, services, utilities and transportation;*
- *lessen interference to agriculture operations and better protects productive land;*
- *avoid leap-frog, scattered development or spot zoning.*

Avoid Sprawl in the North Peace Fringe Area to reduce negative impacts that:

- *create an inefficient use of land where there is no end to scattered development;*
- *cause interference with agriculture operations;*

- result in large blocks of land that become fragmented;
- imply false public expectation that multiple services will be provided to all rural areas;
- result in subdivision patterns that are unsupportive of new and existing infrastructure.”

Section 8.3.3 Agriculture (Reserve – Light/Service Industrial) Policy 8:

“The purpose of this (reserve) designation is to retain this area in its existing agricultural use, until such time as substantial infilling (more than 50% in use) is achieved within the areas designated Light/Service Industrial and Light/Service Industrial (Serviced). As shown on Schedule B, Map No. 5.”

- The City is concerned with a leapfrog development effect of changing the OCP from Agriculture (Light/Service Industrial) [AGR (Reserve-Light Service Industrial)] to Light Service Industrial (LSI) in a potentially disconnected land use pattern and not aligned with existing PRRD NPFA OCP policies. The adjacent lands to the subject property are active agricultural lands within the ALR and medium density residential uses. The re-designation of the OCP to Light Service Industrial (LSI) is not compatible with the uses within the existing adjacent uses and their OCP designations.
- The City is concerned with a leapfrog development effect of changing the Zone from Large Agriculture Holdings Zone to Light Service Industrial in a potentially disconnected land use pattern and not aligned with a planned and principled approach to overall growth and planning practices of compatible use. The adjacent area to the subject property is zoned Large Agricultural Holdings and Residential 3 zone and the uses are not be compatible with the uses within the Light Service Industrial zone.
- The City would like to know if there is a plan to buffer the Light Service Industrial uses to minimize conflicts with adjacent agricultural lands and residential uses.

Sincerely,

Renee Jamurat MCIP RPP, Planning Manager
Planning & Engineering Department
City of Fort St. John

November 10, 2021

Peace River Regional District
1981 Alaska Highway Ave
Dawson Creek, BC, V1G 4H8

Attention: Abhimanyu Jamwal – Land Use Planner

Regarding: OCP / Rezoning PRRD File #18-229 – Rational to keep OCP designation Agricultural (Reserve Light Industrial)

An email was received from yourself on November 5, informing me that the new North Peace Fringe Area OCP had its first reading by the Regional Board on October 7, 2021. The issue at hand is that the Draft OCP is proposing to change the property along Old Fort Road west of Enterprise Way (PID# 026-653-061 that is currently in for an OCP / Rezoning application) from its existing designation of Reserve Light / Service Industrial to Agricultural. Due to the change in the Draft OCP you have requested our rationale on why the property should maintain its existing OCP designation of Reserve Light / Service Industrial.

My starting reason on why the OCP designation should remain Reserve Light / Service Industrial, and for the OCP / Rezoning application to proceed is that the initial application was made years prior to the Draft OCP even being drafted in the first place. This process is coming up to seven years from the initial application being submitted. There have been multiple steps in the last seven years where certain requirements had to be met knowing the final intended use would be Industrial. Because of the length of time and the fact that you are now the third Planner that has been involved with this application, I would like to touch on some key points and dates with this property:

1. The property was originally given the Designation of Reserve Light / Service Industrial with consultation from the Agricultural Land Commission (ALC), knowing at one point in time, this property would need to come out of the Agricultural Land Reserve (ALR) to facilitate Industrial needs of the area. The time of this change would be allowed when a certain amount of Industrial Infill had been met.
2. The property was purchased in 2014 with the intent of rezoning it to Industrial. Prior to purchasing the lot, my client had performed their due diligence in checking the OCP, and performing their own Infill study to see that the timing was right to rezone.
3. A rezoning application was made in December 2014 to change the use from Agricultural to Industrial.
4. We were notified that rezoning could not happen till the property was excluded from the ALR first. The Rezoning application was rescinded at that time.
5. An application was submitted to the PRRD and the ALC to exclude the property from the ALR in April of 2015. Part of this application was confirming the intended use of the property to become Industrial.
6. From April 2015 to May 2016, we worked with the PRRD to gain their approval to forward the ALR Exclusion application to the ALC with their full support. During this time an updated Infill Report was completed to confirm that the threshold had been met, a drainage study of the property and surrounding area was completed, a proposed Industrial Subdivision was completed, and multiple public meetings were held to inform and discuss what was being proposed for the property.

The property becoming Industrial was a major component during this process. After all the studies, designs, and public consultations, the PRRD Board forwarded the ALR Exclusion application to the ALC with their support.

7. The ALC, after reviewing all the relevant information and conducting a site meeting, approved the property to be excluded from the ALR. This was completed in September 2016.
8. Once the property was excluded from the ALR, a Rezoning application was re-applied in August 2018.
9. Notified in October 2018, that in addition to a rezoning application, an OCP amendment was required as well.
10. From October 2018 to March 2019 the PRRD had submitted referrals twice to neighbouring municipalities, potentially affected agencies, and the public for their input on the OCP / Rezoning application. Based on the comments received, we responded with additional information and clarification to address any concerns.
11. The PRRD Board meeting on March 28, 2019 had support from the Planning Department to proceed with first and second reading on the OCP / Rezoning application. Due to the Old Fort Slide on September 30, 2018, the Board defers until Geotechnical advice can be given on the Old Fort Slide and surrounding areas.
12. In June 2019, a Geotechnical study identified the area of concern, which the property under application was well outside of that area. Due to this, the PRRD Planning Department recommends to the PRRD Board to proceed with first and second reading, and schedule another Public Meeting. During the PRRD Board Meeting on July 25, 2019, the Board only receives the information from the Planning Department, but continues to defer the OCP / Rezoning application till the final Geotechnical Study has been completed of the Old Fort area, even though the property is outside the area of concern.
13. From this point in time to October 2020, I have been in touch with the Planning Department on the status of the Geotechnical Report, and the OCP / Rezoning application. Each time I enquired, I was informed to touch base within 4 months, as there was no new information at that time. My final enquiry in October 2020, I was informed that my contact person had moved. A replacement hadn't been found, and that I would be contacted once the status of the application had changed.

As been demonstrated, a fair bit of time has been spent on the rezoning process of this property. During this time, we have received support from the Planning Department twice, numerous studies supporting the property to become Industrial, multiple referrals from the PRRD to affected parties to get comments, and Public Meetings to answer concerns and questions. During this entire time, the OCP and guidelines for the area was being followed.

I do want to address and clarify a couple of the comments made in your email. Your email states that,

“As you know, the PRRD staff started working on your application following the release of the geotechnical report for the Old Fort area, in which your property is excluded from the area of concern. We sent out the referrals to various provincial and municipal agencies on 27th September for their comments.

This gives the impression that the application was recently started to be worked on, due to the recent information from the Geotechnical Report. Just to be clear, as stated above, the PRRD has been involved with this property since December 2014 with the initial application being submitted, working with the ALR

Exclusion, to giving support twice to the PRRD Board to move the OCP / Rezoning application to first and second readings (March 2019 and then again in June 2019). I also want to point out the Geotechnical Report had originally identified the area of concern in June 2019. We were told numerous times that even though the property was outside of the area of concern, the PRRD Board wanted to see the final Geotechnical Report. Obviously this decision from the PRRD Board changed, as the area of concern didn't. As for the referrals, this is the third time they have been sent out for this application. My concern and reasoning for my comments to this section of your email is that it gives the impression that the OCP /Rezoning application started after the Draft OCP initiated, which is not the case.

I would also like to address the comment,

"The analysis in the draft OCP states that there is no imminent need for more industrial land in North Peace area"

While that comment is true when taking a snapshot of today, it certainly wasn't accurate when the first steps to have this property rezoned. There was a large demand for Industrial land with little supply available. As shown, we are already at seven years with this process. With completing the rezoning process (without further delays), design, subdivision process with MOTI, and finally construction of a potential subdivision, we are conservatively looking at 2 more years before lots would be ready. It is not reasonable to expect someone to develop a piece of property in a short time that will fit "today's" needs. Any Developer will tell you with a project of a certain size, it takes years, where they have to forecast "tomorrow's" needs.

Finally, the PRRD Planning Department and Board Members should be reminded that when my client started this endeavor, we confirmed the requirements for this property to be rezoned to Industrial, which included the OCP. We have been working with the PRRD to the best of our ability to address any concerns, or to provide additional information. We have also been extremely patient with the numerous deferring of decisions that the PRRD Board Members have made throughout this process. We also have waited the last two years while the application was put on hold waiting on a Geotechnical Report for an area that the property is not part of. It would only make sense for this property to be grandfathered into the new OCP as per the previous designation. Development to the property was started with the support of the PRRD and underway well before a new OCP was conceived and was being developed in accordance with the OCP at that time. In addition to all of the consultation with PRRD, ALR and the public, the following development, design and consultation work was completed:

- Lot survey
- Drainage surveys of the lot and surrounding areas
- Drainage flow routes and flow rate studies
- Drainage design and engineering
- Concept design and consultation with MOTI
- Collaboration with MOTI and redesign to revise concept plans to accommodate BC Hydroconveyor corridor
- Revise and redesign lot sizes to accommodate traffic issues
- Geotechnical study



- Soil sampling and geotechnical planning
- Ground moisture and water monitoring
- Soil density and suitability study and design recommendations
- Preliminary design and engineering of roadway, drainage ditches, holding ponds and perimeter access control
- Berm designs for the lot perimeter to separate light industrial from residential and agricultural land in accordance with PRRD bylaws
- Utility design work for hydro, gas and communication
- BC Hydro consultation regarding design to incorporate high voltage powerline ROW
- Local industrial land infill and demand study
- Construction planning, including cost and budget preparation

This case clearly demonstrates that it can take 10 years to rezone and develop a piece of property. To change property designations, especially for properties that have been in the development process for years, goes against everything that an OCP is designed to accomplish.

My client started this process knowing that it would take years. As with any Developer, they take on these projects having some certainty in the process with information provided to them like the OCP. For the PRRD to prepare a Draft OCP that changes the designation of my client's property years after the process has started is acting in bad faith. There has to be some sort of consistency and certainty in the process or no one would want to take on the risk of developing a piece of land. To defer this application again is also not the right action to take. It's been seven years already. How much more time is realistic for someone to wait with no deadline known. By not accepting the original OCP designation for this property, knowing it has been under application to be rezoned for years, will set a precedent for uncertainty for future Developers looking at developing in the Peace Region.

Sincerely,

Steve Lea
Press Developments Ltd.