



REPORT

To: Chair and Directors

Report Number: DS-BRD-343

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

Date: October 5, 2023

Subject: OCP & Zoning Amendment Bylaws Nos. 2527 & 2528, 2023, PRRD File No. 23-010

RECOMMENDATION: [Corporate - Unweighted, Pouce Coupe Excluded]

That the Regional Board respectfully refuse third reading of North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2527, 2023 to change the designation of the property identified as PID: 011-576-855 from Industrial Study Area to Rural Residential and third reading of Peace River Regional District Zoning Amendment Bylaw No. 2528, 2023, to rezone a ±21.63 ha portion of the same property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3); further, That first and second readings of OCP and Zoning Amendment Bylaws No. 2527 & 2528, 2023 be rescinded and the bylaws be marked abandoned, as the proposal is not consistent with the North Peace Fringe Area Official Community Plan.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to change the designation on the subject property from Industrial Study Area (ISA) to Rural Residential (RR), and to rezone a portion of the property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3) to facilitate a future subdivision of the property.

Rationale

Staff is recommending refusal based on the intent of the North Peace Fringe Area Official Community Plan (NPFA OCP) Industrial Study Area (ISA) land designation and the lack of adequate access to the property. Should the OCP and Zoning Amendment be approved, the PRRD will have limited input into the future subdivision and development of the lands, as that approval process is under the jurisdiction of the Ministry of Transportation and Infrastructure.

Lands were placed in the ISA designation to allow for additional analysis to be undertaken to determine the future land use needs of the area in collaboration with relevant agencies and following the legislated public processes. Pursuant to Section 11 of the NPFA OCP:

“... so long as any parcel continues to be designated in the Plan as part of a Study Area Lands designation, no zoning amendment bylaw should be adopted to change the permitted use of the parcel.”

Staff is anticipating that work on the ISA land use analysis will occur concurrently with the Regional Growth Strategy.

The property is currently accessed via a single lane ±10.1 m wide panhandle driveway, while the standard Ministry of Transportation and Infrastructure (MoTI) road right-of-way width is 25 m. The applicant has indicated that they intend to subdivide the lands, therefore this rezoning could permit the creation of 11 new parcels. Staff note that the transportation network throughout the ISA designation area is inadequate and requires further analysis.

File Details

Owner: Brandi Shaman
 Agent: Parker Minard
 Area: Electoral Area C
 Location: Fort St John Rural
 Legal: Lot B Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District Plan 1703
 PID: 011-576-855
 Civic Address: 8507 269 Rd
 Lot Size: 24.08 ha (59.51 ac)

Site Context

The subject property is approximately half a kilometer south-west from the City of Fort St John boundary in the rural area known as Grandhaven. The area includes small to large residential properties as well as larger agricultural properties. A 36.85 ha agricultural property lies between the subject property and the industrial area to the east.

Summary of Procedure

OCP & Zoning Amendment Bylaw No.s 2527 & 2528, 2023 were read for a first and second time on August 17, 2023. The following activities have occurred since then:

- August 25, 2023 Public notification mailed to landowners within the notification area.
- August 31 &
September 7, 2023 Notice of public hearing advertised in the Alaska Highway News.
- September 12, 2023 Public Hearing Held in Fort St. John.

Comments Received from the Public

A public hearing was held on September 12, 2023, in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Official Community Plan Amendment Bylaw No. 2527, 2023 which changes the designation of the property identified as PID:011-576-855 from Industrial Study Area to Rural Residential, third reading and give Zoning Amendment Bylaw No. 2528, 2023, which rezones a ±21.63 ha portion of the same property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3) third reading. **[Corporate - Unweighted, Pouce Coupe Excluded]**

2. That the Regional Board adopt Official Community Plan and Zoning Amendment Bylaw Nos. 2527 & 2528, 2023. [*Corporate - Unweighted, Pouce Coupe Excluded, 2/3 Majority*].
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. Official Community Plan Amendment Bylaw No. 2527, 2023
2. Zoning Bylaw No. 2528, 2023
3. Public Notification for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023
4. Minutes – Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010 OCP ZN

External Links:

1. Report – [OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010](#) – August 17, 2023 – Item No. 9.3
2. Agenda – [Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, PRRD File No. 23-010 OCP ZN](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2527, 2023

A bylaw to amend the "North Peace Fringe Area Official
Community Plan Bylaw No. 2460, 2021"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021";

NOW THEREFORE, the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2527, 2023."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021" is hereby amended by re-designating Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032, from ISA "Industrial Study Area" to RR "Rural Residential" as shown on Schedule "A" which is attached to this bylaw.

READ A FIRST TIME THIS	<u>17th</u>	day of	<u>August</u>	, 2023.
READ A SECOND TIME THIS	<u>17th</u>	day of	<u>August</u>	, 2023.
Public Notice mailed on the	<u>25th</u>	day of	<u>August</u>	, 2023.
Public Notice published on the	<u>31st</u>	day of	<u>August</u>	, 2023.
Public Notice published on the	<u>7th</u>	day of	<u>September</u>	, 2023.
Public Hearing held on the	<u>12th</u>	day of	<u>September</u>	, 2023.
READ A THIRD TIME THIS	_____	day of	_____	, 2023.
ADOPTED THIS	_____	day of	_____	, 2023.

Leonard Hiebert, Chair

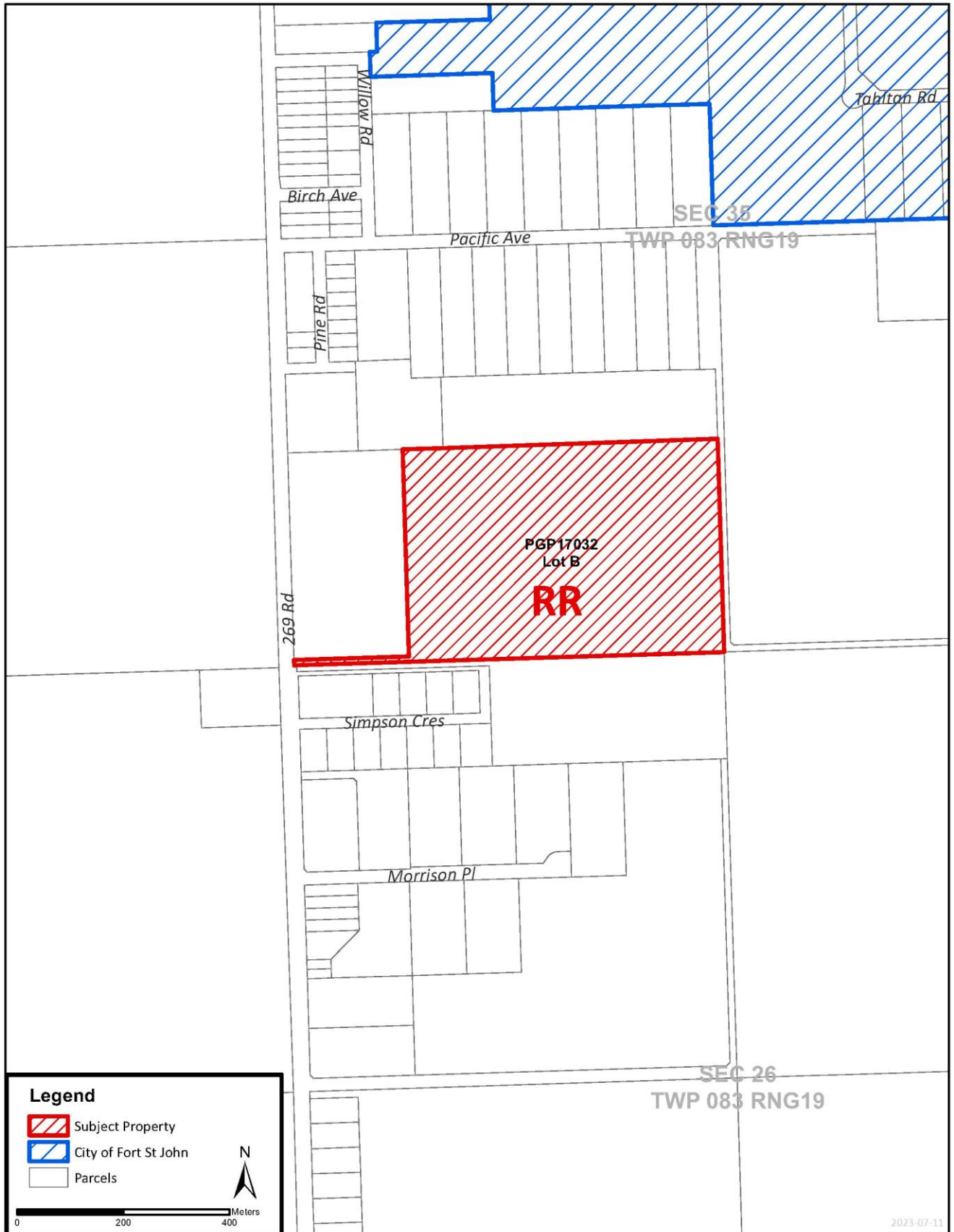
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2527, 2023", as adopted by the Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2528, 2023

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2528, 2023."
2. Schedule C – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot B, Section 35, Township 83, Range 19, W6M, PRD Plan 17032 from A-1 "Small Agricultural Holdings Zone" to R-3 "Residential 3 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
- 3.

READ A FIRST TIME THIS	<u>17th</u>	day of	<u>August</u>	, 2023.
READ A SECOND TIME THIS	<u>17th</u>	day of	<u>August</u>	, 2023.
Public Notice mailed on the	<u>25th</u>	day of	<u>August</u>	, 2023.
Public Notice published on the	<u>31st</u>	day of	<u>August</u>	, 2023.
Public Notice published on the	<u>7th</u>	day of	<u>September</u>	, 2023.
Public Hearing held on the	<u>12th</u>	day of	<u>September</u>	, 2023.
READ A THIRD TIME THIS	_____	day of	_____	, 2023.
ADOPTED THIS	_____	day of	_____	, 2023.

Leonard Hiebert, Chair

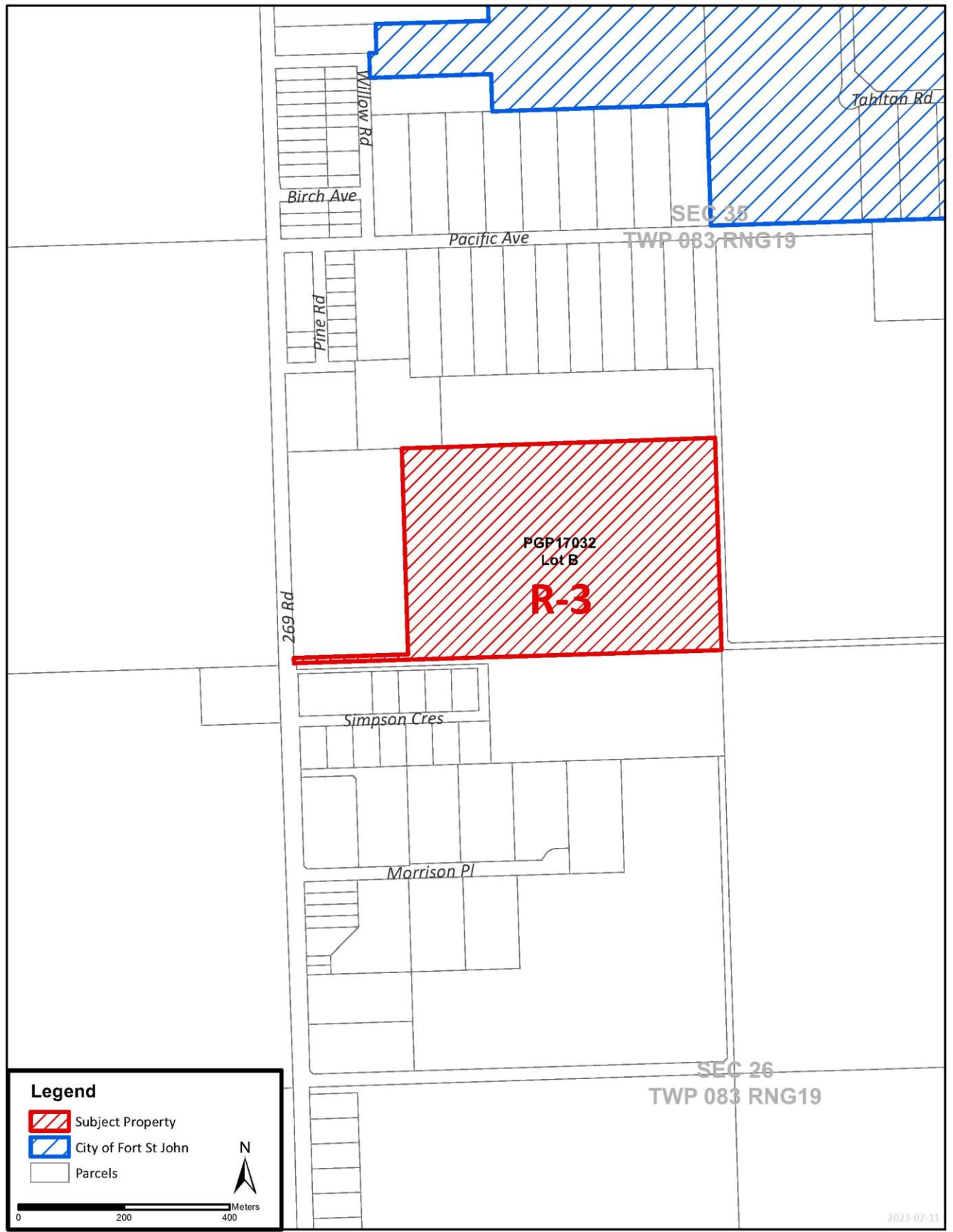
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2528, 2023", as adopted by the
Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A





Notice of Public Hearing

OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023

When:

September 12, 2023 | 6:00PM

Where:

North Peace Leisure Pool Meeting Room

9505 100 St.
Fort St. John, B.C

For More Information:

Contact:

Development Services

250-784-3200

Toll Free:

1-800-670-7773

Email:

planning@prrd.bc.ca

Fort St. John Area

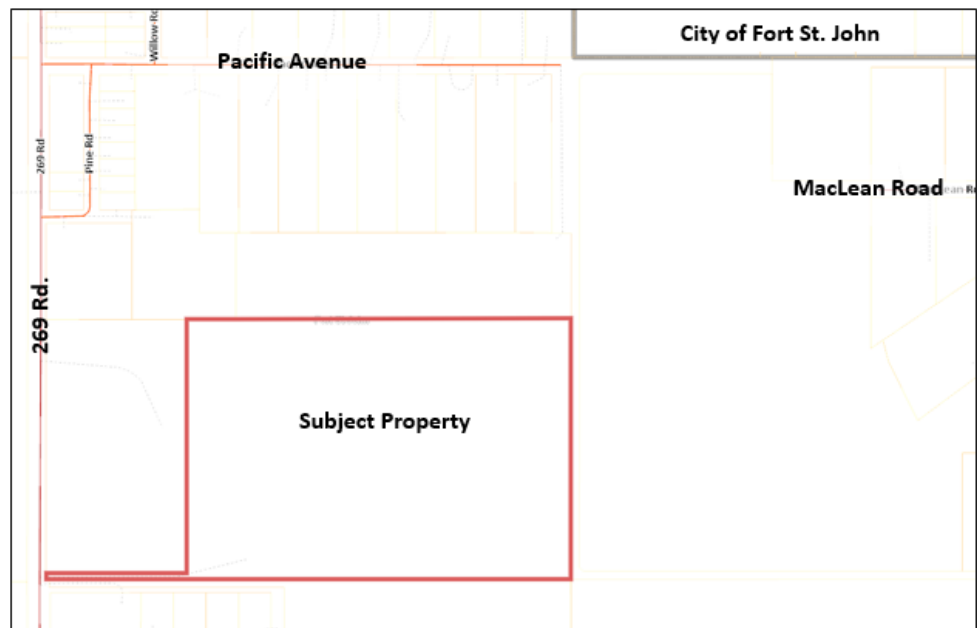
Lot B Section 35 Township 83 Range 19 West of the 6th Meridian
Peace River District Plan 17032

Address: 8507 269 Rd.

The Peace River Regional District is hosting a meeting to discuss the proposed OCP and Zoning Amendment bylaws.

Proposal:

To redesignate & rezone the property from Industrial Study Area (ISA) to Rural Residential (RR) and from Small Agricultural Holdings (A-1) to Residential 3 (R-3).



View applications at:

www.prrd.bc.ca

Peace River Regional District Official Page

@prrdistrict

Written comments or concerns accepted until 4:00 pm September 12, 2023. Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981 Alaska Avenue Dawson Creek, BC V1G 4H8

This public hearing has been delegated to the Director of Electoral Area C.

diverse. vast. abundant.



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023
PRRD File No. 23-010 OCP ZN**

September 12, 2023, 6:00pm
North Peace Leisure Pool
9505 100 St. Fort St. John

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director Electoral Area C
Ashley Murphey, GM of Development Services
Devin Croin, Planner 3

Applicant/Owner: Brandi Shaman c/o Park Minard - McElhanney

Public: Two (2) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

3. INTRODUCTION TO PROPOSAL

Staff noted a correction on the notice in regard to the legal description of the subject property.

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023 for the property legally described as Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032.

4. SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

No written comments from the public were received.

6. COMMENTS FROM APPLICANT(S)

Parker Minard, agent for the applicant noted that the proposal is for a large lot subdivision intended to maintain the rural character of the area. The applicant is intending to sell the lots.

Mr. Minard noted that they are aware of the access issues and are actively in discussion with the Ministry of Transportation and Infrastructure (MoTI) regarding access requirements.

Mr. Minard acknowledged the fire department concerns and stated that those could be addressed at the subdivision stage.

7. COMMENTS FROM PUBLIC

Margaret Jordan spoke in opposition of the proposal, noting concerns regarding access and trucking businesses. She enquired as to whether there would be additional public consultation at time of subdivision.

Ashley Murphey, responded that she had not previously seen any public consultation happen at time of subdivision, however MoTI does have the ability to require that.

Scott Dyck spoke in opposition of the proposal, noting concerns with access and maintaining the quiet character of the neighbourhood.

8. FINAL COMMENTS FROM APPLICANT(S)

None.

9. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:17 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, held on September 12, 2023.

Original signed by:



Ashley Murphey, RPP, MCIP
General Manager of Development Services



Director Brad Sperling, Chair