



# REPORT

To: Chair and Directors

Report Number: DS-BRD-044

From: Tyra Henderson, Corporate Officer

Date: August 5, 2020

**Subject: OCP and Zoning Amendment Bylaw No. 2400 and 2401, 2020, PRRD File No. 19-236**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

Whereas the Regional Board has considered the requirements of s. 475 of the *Local Government Act* and provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in this report,

That Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a  $\pm 0.21$  ha portion of the property identified as 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), be read a first and second time.

## **RECOMMENDATION #2: [Corporate Unweighted]**

That Zoning Amendment Bylaw No. 2401, 2020 to amend the rezoning of a  $\pm 0.21$  ha portion of the property identified as 012-325-767 from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and to add a site specific text amendment to the I-1 (Light Industrial Zone) to allow a minimum parcel size of 0.6 ha for the subject property to facilitate its subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, be read a first and second time; further, that a public hearing, delegated to the Director of Electoral Area D, be scheduled.

## **BACKGROUND/RATIONALE:**

### **Proposal:**

The property is currently one parcel, and is split zoned – the northern most portion (approx. 2/3) of the property is zoned for industrial use, and the southern 1/3 is zoned for civic use. The applicant wishes to subdivide the subject property into three lots, and has requested that a small portion of the proposed middle lot be rezoned from civic to institutional. The proposed lots will then align with the OCP and zoning designations, with no more split zoning across parcels, and the current and proposed uses will conform to the zoning regulations. Proposed Lots 1 & 2 (the northern lots) would be used for the expansion of warehousing services and Lot 3 would continue to be used as for civic use.

The text amendment is included to exempt the proposed Lot 1 and Lot 2 from the current minimum lot size of 1.8ha specified in the I-1 (Light Industrial) zone. The proposed industrial lots are .9 and .6 hectares. PRRD Zoning Amendment Bylaw 2249, 2016 amended the minimum parcel size in instances when a parcel is connected to a community sewage system in the portion of Area D covered by North Peace OCP Bylaw 820, 1993, which repealed in its entirety in 2011, therefore, the change to the minimum parcel size had no effect. The text amendment for the exemption to the minimum parcel size would still be required for the .6 ha parcel proposed by the applicant even if the 2016 exemption legally existed.

The applicant applied for subdivision with the Ministry of Transportation and Infrastructure (MoTI) in January 2020.

### **File Details**

Owner: Rudy Vanspronsen  
Agent: Tyron Land Surveying  
Area: Electoral Area D  
Location: Kilkerran  
Legal: Lot 1 Block 1 of Section 28 Township 78 Range 15 W6M Peace River District Plan 12614  
Civic Address: 8219, 8249, and 8265 219 Road  
PID: 012-325-767  
Lot Size: 1.92 ha (4.75 ac)

### **Site Context**

The subject property is located north of the City of Dawson Creek and 210 Road. Nearby properties to the north, west, are similar in size and designation to the subject property. To the east are two large agricultural parcels that are within the ALR.

### **Site Features**

#### Land

Looking at the updated aerial imagery, the property is generally cleared of trees. The northern portion of the property is covered by a gravel yard. The middle portion of the property contains a residential dwelling and is surrounded by vegetation.

#### Structures

There are three buildings on the subject property. There is a residential dwelling towards the centre of the property. There is a civic use building on the south portion of the subject property. Finally, there is a building used for storage and office space on the south portion of the property, between the residential dwelling and the civic use building.

#### Access

The subject property currently has multiple access points via 219 Road, Harper Drive, Harper Place, and Harper Subdivision. It is anticipated that the access points will continue to be used for any future development on the subject property.

#### CLI Soil Rating

The soil on the property is rated 2c. Class 2 soils have moderate limitations restricting crop range or required moderate conservation practices. Subclass C denotes adverse climate (excluding precipitation).

### **Comments & Observations**

#### Applicant

The subject property is currently occupied by the owners and some of the current land uses do not conform to current zoning regulations (the storage/office building in the middle that is located on the portion of the parcel that is currently zoned for civic use). The property owners intend to expand their

warehousing services on proposed Lot 1, and a new warehouse and storage facility are proposed. There are no new developments for proposed Lot 2 and Lot 3.

#### Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

#### Official Community Plan (OCP)

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the property is designated Light Industrial (LI) and Civic, Assembly and Institutional (CIVIC). Section 8.2.1(a) states industrial uses including warehousing establishments are principal uses within the LI designation. Section 8.2.1(c) states the minimum parcel size within the LI designation is 0.4 ha when connected to a community sewage system.

Section 9.1.2(a) states community halls are a principal use within the CIVIC designation. Section 9.1.2(c) states the minimum parcel size within the CIVIC designation is 0.2 ha when connected to a community sewage system.

Therefore, the sizes of all three proposed lots are consistent with the OCP, however, an OCP amendment is required to align the OCP boundary with the proposed lot lines to facilitate subdivision.

#### Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is split-zoned as both I-1 (Light Industrial Zone) and P-2 (Civic, Assembly and Institutional Zone). Section 45.1 states that in the I-1 zone warehousing facilities and mini storage are permitted principal uses and dwelling units are an accessory use. Section 45.2 (ii) states the minimum parcel size within the I-1 zone is 1.8 ha.

Section 52.1 states a community hall as a permitted principal use within the P-2 zone. Section 52.2 states the minimum parcel size 0.1 ha (0.25 ac) when a parcel is connected to a community sewer system.

Therefore, the proposed amendment is required to align the zoning boundary with the proposed lot lines and to allow a minimum parcel size of 0.6 ha (1.5 ac) in the L-1 (Light Industrial Zone) for the subject property to facilitate the proposed subdivision.

#### Fire Protection Area

The subject area is within the Dawson Creek Rural Fire Protection Area.

#### Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

#### Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

### **Impact Analysis**

#### Context

Light Industrial and Civic activities currently practiced on the subject property would remain the same if future development occurs.

#### Population and Traffic

No significant changes in traffic are anticipated for proposed Lot 2 and Lot 3 should the proposed rezoning be approved. Proposed Lot 3 may have increased vehicle traffic due to the establishment of warehousing facilities.

#### Sewage & Water

The current buildings on the subject property are connected to the community sewage system. Proposed Lot 1 has access to service at the property line if future development occurs. The applicant uses a cistern for water supply for the current buildings. Proposed Lot 1 would require installation of a cistern if future development occurs.

#### **Comments Received from Municipalities & Provincial Agencies**

##### Ministry of Transportation and Infrastructure

MoTI has no objections to the text amendment and the bylaw does not require MoTI formal approval.

##### City of Fort St. John

No comments received.

##### City of Dawson Creek

No comments received.

##### Northern Health

No comments received.

#### **ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse application PRRD 19-236 and decline Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a ± 0.21 ha portion of the property identified as PID 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), and Zoning Amendment Bylaw No. 2401, 2020 to amend the rezoning of the same property identified from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and add a site-specific text amendment to the I-1 (Light Industrial Zone) to allow a minimum parcel size of 0.6 ha for the subject property to facilitate its subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, 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 agent.

### **OTHER CONSIDERATION(S):**

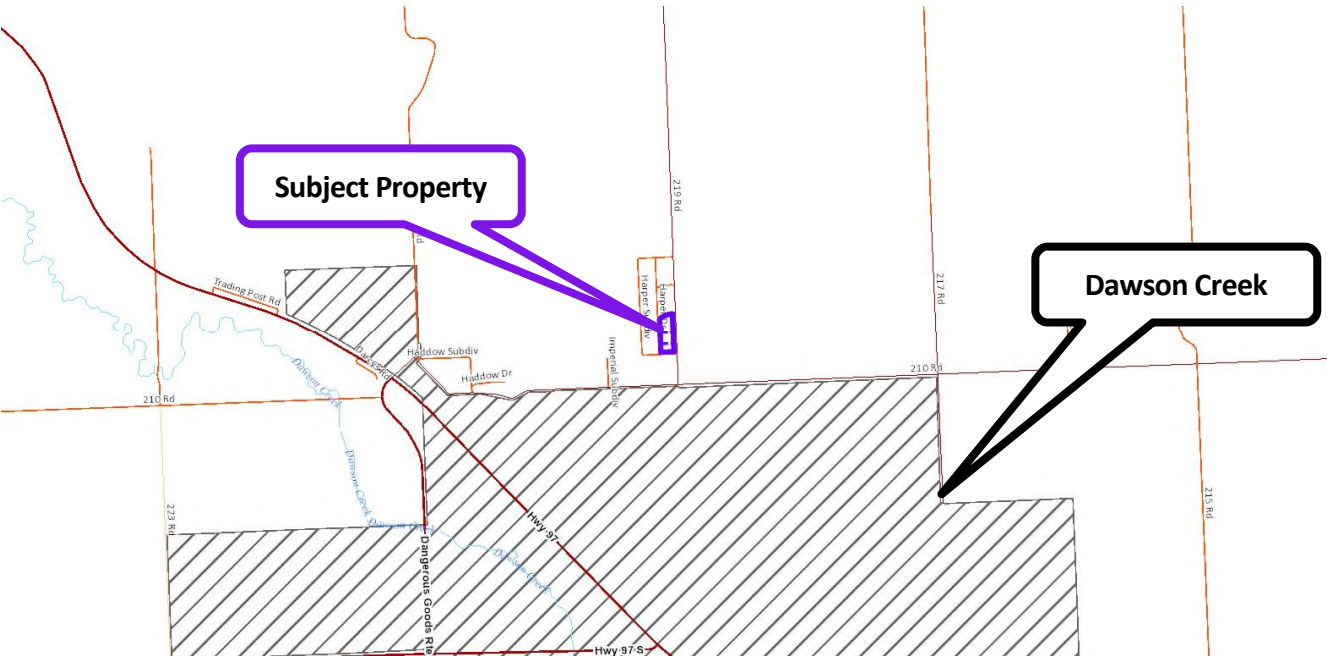
The Regional Board does not have the option to waive the public hearing on this application. Current direction from the Province under Division 5 of Ministerial Order [M192](#) and subsequently, Bill 19, allows for local governments to conduct public hearings by electronic or other communication facilities, or to hold public hearings electronically, in person, or a combination of both.

To date, Electoral Area Directors have requested the scheduling of public hearings be deferred until in person public hearings are permitted. In person meetings of up to fifty people are permitted, if proper physical distancing and other safety protocols are in place, however, the public cannot be denied entry to a public hearing and there are few venues available that will accommodate fifty people properly physically distanced. Residents would be encouraged to submit comments in writing, and asked to register in advance to attend a public hearing, to allow for advance planning for the anticipated number of guests. (Attendance at public hearings cannot be staggered in the same way that staff have been managing public attendance at Board meetings as the intent of a public hearing is to allow all attendees a chance to be heard, and to hear submissions from others.) This file would be on hold until either a safety plan allowing an in person or hybrid (ie: livestreamed to allow participation in the entire hearing by any interested member of the public, with provision for either audio or video participation electronically) public hearing could be implemented. There is currently one file in Area C and two files in Area D on hold pending a public hearing.

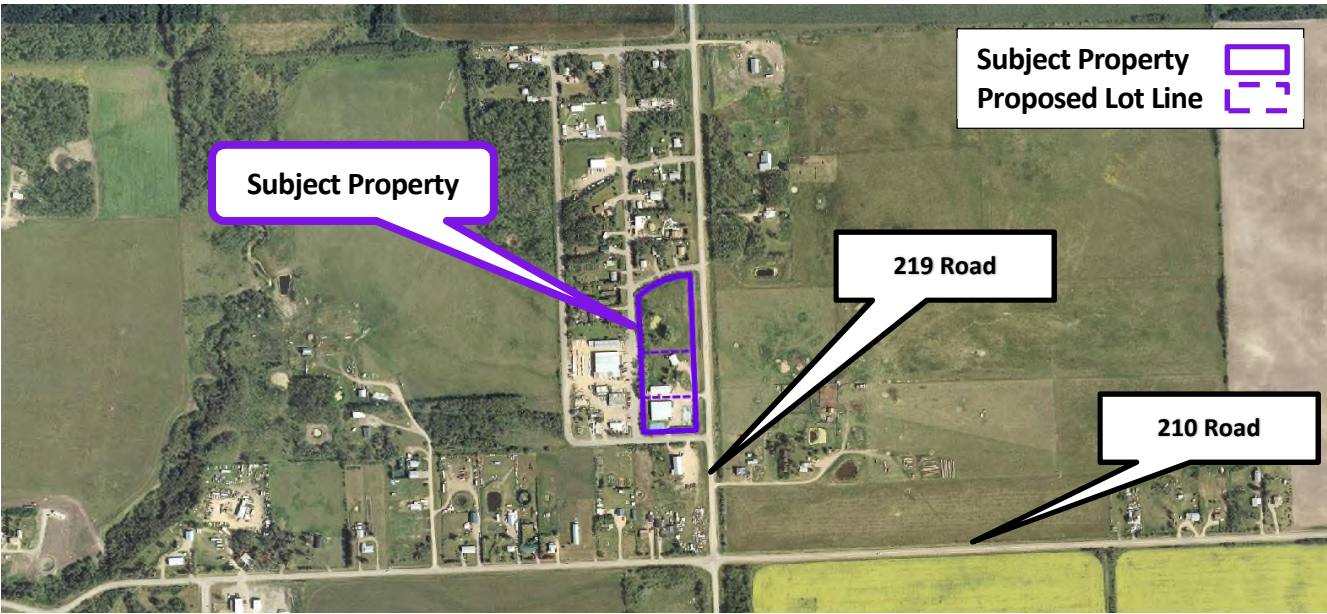
#### **Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 8.2.1 - 9.1.2(c) of PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012
6. Section 45.1 – 45.2 (i), and 52.1 – 52.2(b) of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Official Community Plan Amendment Bylaw No. 2400, 2020
8. Draft Zoning Amendment Bylaw No. 2401, 2020

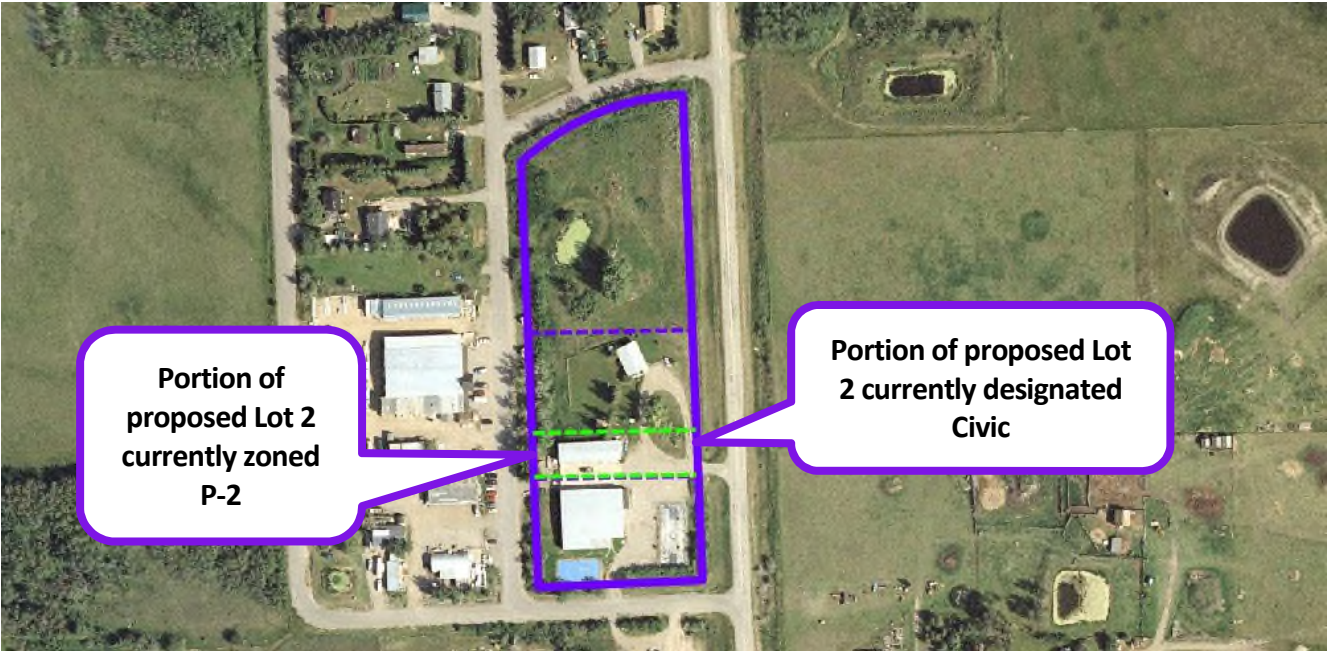
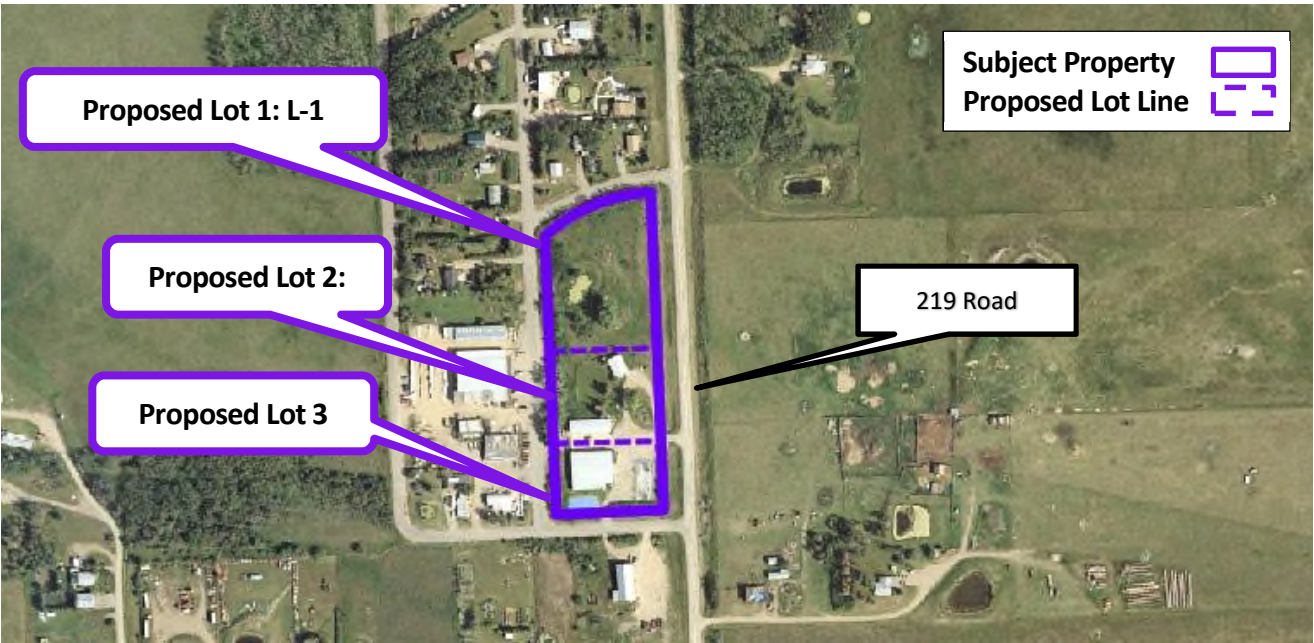
**Location:** Kilkerran Area



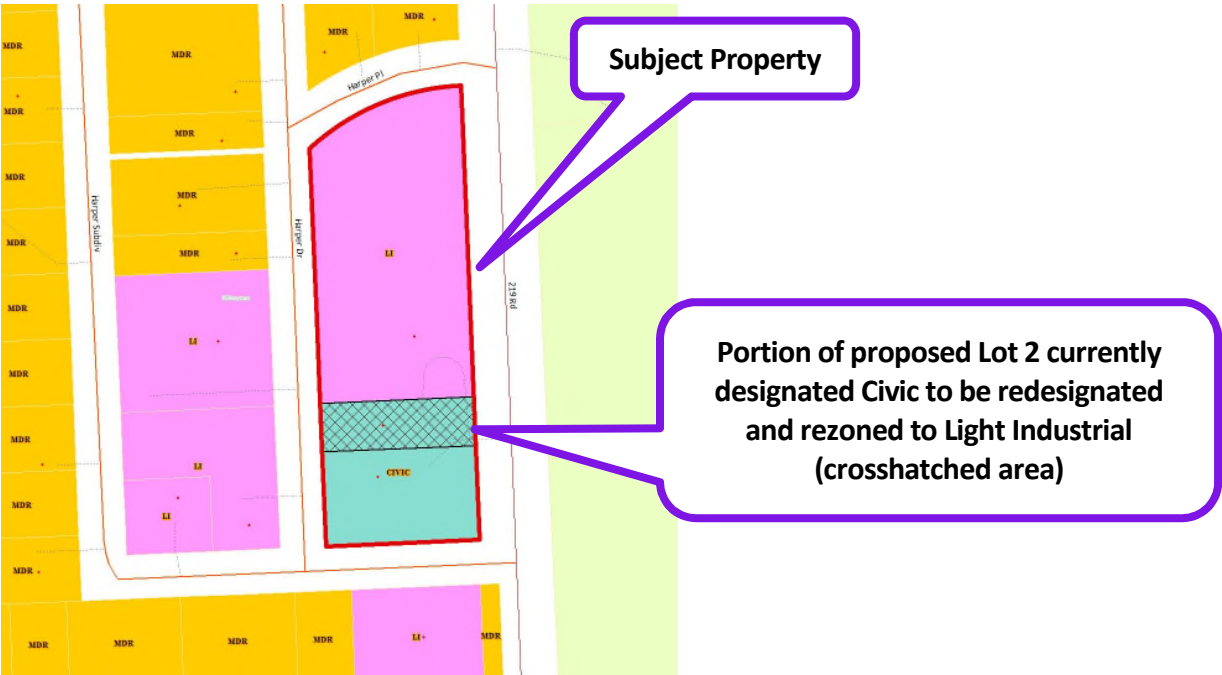
**Aerial imagery**







**PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048,2012: Light Industrial & Civic**



**PRRD Zoning Bylaw No. 1343, 2001: Light Industrial (LI) and P-2 (Civic, Assembly and Institutional)**







## 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 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

### Application for Development

#### 1. TYPE OF APPLICATION

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

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<br>RUDY VANSPRONSEN | Authorized Agent of Owner (if applicable)<br>KATHLEEN LUSH - TRYON LAND SURVEYING |
| Address of Owner<br>[REDACTED]            | Address of Agent<br>[REDACTED]  |
| City/Town/Village<br>[REDACTED]           | City/Town/Village<br>[REDACTED]   |
| Postal Code<br>[REDACTED]                 | Postal Code<br>[REDACTED]   |
| Telephone Number: [REDACTED]              | Telephone Number: [REDACTED]  |
| Fax Number: [REDACTED]                    | Fax Number: [REDACTED]  |
| E-mail: [REDACTED]                        | E-mail: [REDACTED]  |

#### 3. PROPERTY DESCRIPTION

| Full legal description of each property under application                  | Area of each lot                              |
|--|---|
| LOT 1 BLOCK 1 SECTION 28 TP 78 RG 15 W6M PRD PLAN 12614<br>PID 012-325-767 | 1.6ha 4.04ac ha./acres                        |
|  | ha./acres                                     |
|  | ha./acres                                     |
|  | <b>TOTAL<br/>AREA</b> 1.6 ha 4.04ac 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: 8265, 8249, & 8219 219 Rd

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: L1 and CIVIC

Proposed OCP designation: Lots 1 & 2: L1 Lot 3: CIVIC

Text amendment: allowance for smaller lots

☒ Zoning Bylaw amendment:

Existing zone: I-1 and P-2

Proposed zone: Lots 1 & 2: M-1 Lot 3: P-2

Text amendment: allowance for smaller lots

☐ 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:

Residential, Civic, Storage/Office

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

(a) North Residential

(b) East Farmland

(c) South Commercial (oil and gas industry servicing, equipment rental)

(d) West Light Industrial (lumber yard, roofing supply, warehousing)

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

New warehouse and storage on the proposed Lot 1, no change for Lots 2 & 3

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

The owners would like to expand their warehousing services on Lot 1 (new construction).

Subdivision would facilitate leasing of the property. Application to MOTI has been submitted.

Current land uses do not conform to current zoning regulations.

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

Proposed Lot 1 has community sewage service to the property line. The buildings  
on Lots 2 and 3 are already connected.

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

Proposed Lots 2 and 3 have cisterns. Proposed Lot 1 would require a cistern installation.

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**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~~ Agent

December 16, 2019

Date signed

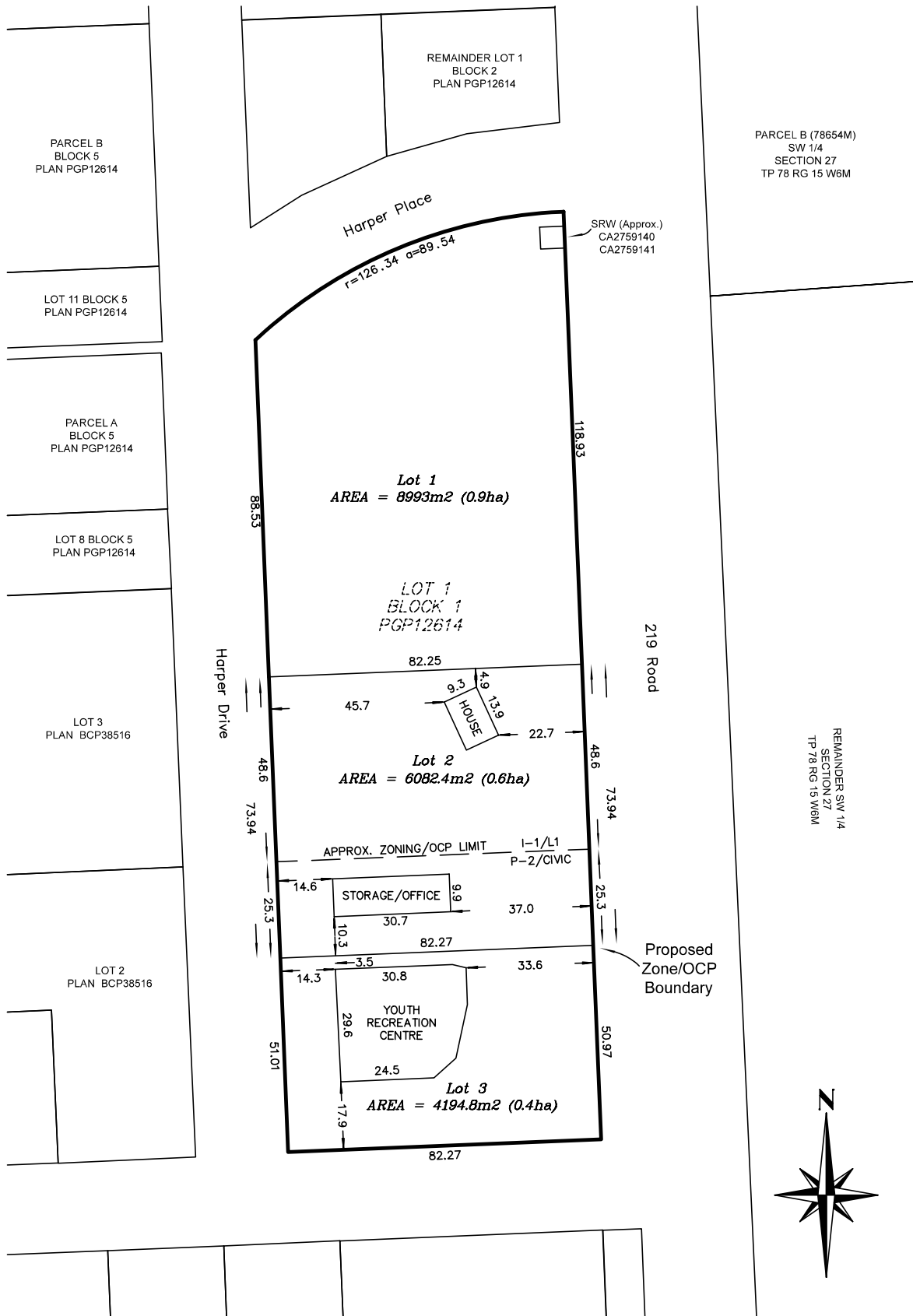
Signature of Owner

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 _____ and _____ hereby                             |      |        |
| authorize <i>PLEASE SEE ATTACHED AUTHORIZATION LETTER</i> |      |        |
| (name) _____ to act on my/our behalf regarding this       |      |        |
| application.  |      |        |
| Agent address:  |      |        |
| Telephone:  | Fax: | Email: |
| Signature of Owner:                                       |      | Date:  |
| Signature of Owner:                                       |      | Date:  |



SUCCESS MANAGEMENT

TRYON LAND SURVEYING LTD.  
DAWSON CREEK 250-782-5868  
FORT ST JOHN 250-262-0031  
www.tryongroup.ca





## Jessica Russell

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**From:** Kathleen Lush <klush@tryongroup.ca>  
**Sent:** Tuesday, January 7, 2020 2:33 PM  
**To:** Jessica Russell  
**Subject:** RE: 19-236 Zoning Amendment Confirmation

**CAUTION:** This email originated from outside of the organization.

Hi Jessica  
That's correct: I-1 to I-1 with a text amendment.  
Thanks,  
Kathleen

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**From:** Jessica Russell <Jessica.Russell@prrd.bc.ca>  
**Sent:** January-07-20 1:17 PM  
**To:** Kathleen Lush <klush@tryongroup.ca>  
**Subject:** 19-236 Zoning Amendment Confirmation

Good Morning Kathleen,

This email is a follow-up to our phone conversation last week regarding PRRD File No. 19-236 for OCP and Zoning Amendment for a property in the Kilkerran area, north of the City of Dawson Creek.

In the OCP and Rezoning application, the Zoning Bylaw amendment section lists:

Existing zone: I-1 and P-2  
Proposed zone: Lots 1 & 2: M-1, Lot 3: P-2  
Text amendment: allowance for smaller lots

The subject property is in the area under *PRRD Zoning Bylaw No. 1343, 2001*. This zoning bylaw does not have a M-1 zone.

In our phone conversation, we discussed the proposed use of the subject property was for light industrial activity, and therefore the I-1 zone under *PRRD Zoning Bylaw No. 1343, 2001* would apply.

Can you please confirm the proposed zoning amendment is from I-1 to I-1 with a text amendment for allowance of smaller lots.

Thank you,  
Jessica

**Jessica Russell** | Junior Planner

Direct: 250-784-4845 | [jessica.russell@prrd.bc.ca](mailto:jessica.russell@prrd.bc.ca)

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | [www.prrd.bc.ca](http://www.prrd.bc.ca)



PEACE RIVER REGIONAL DISTRICT





Ministry of  
Transportation  
and Infrastructure

Our file: 2020-03391

Your file: 19-236

Date: July 22, 2020

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

Attn: Michael Blatz

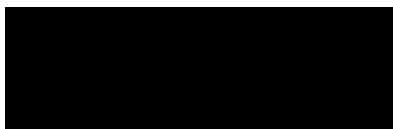
The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of July 16, 2020 to amend the designation of a  $\pm 0.21$  ha (0.52 ac) portion of the subject property (Proposed Lot 2) from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI) within PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012 and rezone the same portion of the subject property from P-2 (Civic, Assembly and Institutional Zone) to I-1 (Light Industrial Zone) within PRRD Zoning Bylaw No. 1343, 2001.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kristy Prothman at 250-787-3859.

Sincerely,



Kristy Prothman,  
Senior Development Services Officer



## PEACE RIVER REGIONAL DISTRICT

### Memorandum

TO: Leonard Hiebert, Director of Electoral Area D  
FROM: Development Services Department  
DATE: July 15, 2020  
RE: **Application for Official Community Plan & Zoning Bylaw Amendment**

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Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

### COMMENTS

Response requested by July 29, 2020

No comment ☐

Hello Savannah,

I understand why they want the text amendment. The questions I have are, should they connect to the sewage system is there enough capacity? Is the connection to the sewer system a condition of the amendment?

Leonard Hiebert

Director

July 21, 2020

Date

diverse. vast. abundant.

#### PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

Re: 19-236



Director Leonard Hiebert <[leonard.hiebert@prrd.bc.ca](mailto:leonard.hiebert@prrd.bc.ca)>

To ● Savannah Zachary

Cc ○ Planning Department

↩ Reply

↩ Reply All

→ Forward

...

Mon 7/27/2020 8:37 PM

ℹ If there are problems with how this message is displayed, click here to view it in a web browser.

Thanks Savannah,  
I have no further questions at this time.

Leonard Hiebert  
Electoral Director Area "D"  
[Leonard.hiebert@prrd.bc.ca](mailto:Leonard.hiebert@prrd.bc.ca)  
250-219-8098

On Jul 27, 2020, at 12:52, Savannah Zachary <[Szachary@urbansystems.ca](mailto:Szachary@urbansystems.ca)> wrote:

**CAUTION: This email originated from outside of the organization.**

Hi Director Hiebert,

Thank you for your response. To your questions:

- the sewage system does have capacity, and the applicant would have to comply with the PRRD's Harper Imperial Subdivision and Area bylaw. The City of Dawson Creek would also need to be notified of the connection as they invoice for user fees that are based on the Harper Imperial Subdivision and Area rates bylaw 1953, 2011.
- The connection to sewer is not a condition of the amendment at this time

Thank you,  
Savannah

**From:** Director Leonard Hiebert <[leonard.hiebert@prrd.bc.ca](mailto:leonard.hiebert@prrd.bc.ca)>  
**Sent:** Tuesday, July 21, 2020 4:14 PM  
**To:** Savannah Zachary <[Szachary@urbansystems.ca](mailto:Szachary@urbansystems.ca)>  
**Cc:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>  
**Subject:** 19-236

**CAUTION: External Email.**

Hello Savannah,

Here are my comments.

Thanks,

Leonard Hiebert  
Director Area "D"  
[leonard.hiebert@prrd.bc.ca](mailto:leonard.hiebert@prrd.bc.ca)  
250-219-8098

## SECTION 8 - INDUSTRIAL AREAS

*Industrial development* is an integral part of the economy that provides for support services and allows for local investment. Opportunity for *industrial development* in the SPFA is required for such enterprises, but should not conflict with neighbouring uses, especially residential and *agriculture* operations.

### Goal

To support a diversified economy that provides for employment opportunities that are mindful of achieving a sustainable healthy community.

#### 8.1.1 Objectives

- a. To provide for lands that can accommodate a range of industrial activities to meet the needs for new or expanding *industrial development*.
- b. To recognize that *industrial development* often negatively impacts or generates conflict with surrounding land uses such as residential or *agriculture*, and to encourage initiatives taken by industry to mitigate conflict with adjoining land.
- c. To encourage a high standard of development to enhance and protect the natural environment, including air and water shed quality.
- d. To recognize that large resource extraction industries are often best located in close proximity to the resource.
- e. To work together with Ministry of Transportation and Infrastructure to ensure *industrial development* is compatible with area transportation networks, providing for efficient traffic movement, vehicular access, and that public health and safety is a priority.
- f. To recognize the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, west of Dawson Creek, as being designated for future commercial and industrial development and is considered to be in a transition stage, due to some lands in this area remaining residential.
- g. To recognize the area located on approximately Mile 3 of the Alaska Highway No. 97(N) as being designated for future *industrial development* and is considered to be in a transition stage, due to some parcels in this subdivision remaining residential or commercial.

#### 8.1.2 General Policies

- a. To generally consider *industrial development* as outlined below:
  - i. To direct new Light Industrial development to the appropriately designated lands in the Rural Communities of Tomslake and Arras, the adjacent municipalities, or to lands generally located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, lying west of the City of Dawson Creek;
  - ii. Within the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, the current land use zone will continue to allow for the



- existing use, while providing opportunity for this area to support future Commercial and Industrial uses;
  - iii. Within the area located at Mile 3 of the Alaska Highway No. 97(N), the current land use zone will continue to allow for the existing use, while providing opportunity for this area to support future Industrial use;
  - iv. Existing Heavy Industrial (HI) areas have been designated as such in this OCP;  
No land has been pre-designated for future Heavy Industrial use at this time;
  - v.
  - vi. Agriculture-Industrial development will be directed to the east of the City of Dawson Creek on lands lying between the railway right-of-way and Highway No. 49; and
  - vii. Proposals for new *industrial development* outside the designated areas are not encouraged and will only be considered through an amendment process to this OCP and zoning by-law.
- b. To work collaboratively with the City of Dawson Creek and the Village of Pouce Coupe to produce a multi-jurisdictional land use study to assess industrial land availability and requirements.
  - c. To ensure that industrial uses will not create environmental or health hazards and are compatible with adjoining land uses. Further, that noise, light, dust and air emissions from industrial activities are kept at a level so as not to be a nuisance to surrounding areas.

## 8.2 Light Industrial (LI)

### 8.2.1 Policies

- a. Within the Light 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 and gas 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, subject to zoning regulations.
- b. To mitigate potential conflicts between Residential, Agricultural and Light Industrial uses, this OCP supports the following:
  - i. infilling of the Light Industrial designated areas is a priority; and
  - ii. directing Light Industrial Development away from *watercourses* or any *environmentally sensitive areas*.
- c. Parcels within the Industrial designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
  - i. the lands are connected to a community sewage system in which case the parcel should be at least 0.4 ha (1 acre); or
  - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).

## SECTION 9 - CIVIC, ASSEMBLY AND INSTITUTIONAL (CIVIC)

### Goal

To support and provide for a wide range of public, government and not-for-profit community related uses, facilities and services that are non-commercial in nature and that provide and contribute to enhanced lifestyle opportunities within the SPFA.

Rural places of Tomslake, Tupper, Arras, Bessborough and Upper Cutbank serve as geographical reference points within the area, while the City of Dawson Creek acts as the primary service centre for education, cultural, recreation, health and welfare facilities within the SPFA.

### 9.1.1 Objectives

- a. To ensure that sufficient areas for civic, assembly and Institutional use are accommodated to meet the long term needs of the local area residents.
- b. To support the efforts of community groups and other public organizations in maintaining existing and providing new community facilities and services, including recognizing *heritage*, cultural and historical sites.
- c. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

### 9.1.2 Policies

- a. Within the Civic designation the principal uses of land or buildings will generally include but are not limited to: educational facilities; religious centre; cemeteries; community halls; museums; libraries; government offices; health and welfare uses; community care facilities; medical facilities; public recreation facilities; or agriculture and are subject to evaluation through rezoning where required, without amendment to this Plan. Such facilities are delineated on Schedule B.
- b. Post offices are permitted in all land use designations.
- c. Parcels within the Civic designation should have a minimum parcel of 1.6 ha (4 acres) unless:
  - i. the lands are connected to a community sewage system, in which case the parcel should be at least 2000 sq. metres (0.50 acre); and
  - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).
- d. To work collaboratively with the broad community and appropriate agencies to support the location of *institutional* uses such as schools, community halls, or care facilities in the rural area as the need of the community changes and grows.

- e. To work together with School District 59 to address future needs that may involve the acquisition of school sites, as provided for in provincial legislation.
- f. To work with school district, industry, and the provincial government to address concerns of health and safety with regards to industrial activities and infrastructure being located in close proximity to rural area schools.





**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:

- (bb) DWELLING UNIT(S);
- (cc) ACCESSORY buildings or ACCESSORY structure;
- (dd) Retail sales.

**2. Regulations**

Minimum Parcel Size

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

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]
- ii. 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]

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

Bylaw No. 2400, 2020

A bylaw to amend the "South Peace Fringe Area Official  
Community Plan Bylaw No. 2048, 2012"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012";

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 "South Peace Fringe Area Official Community Plan Amendment Bylaw No. 2400, 2020."
2. Schedule B – Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating a  $\pm 0.21$  ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from "Civic, Assembly and Institutional" (CIVIC) to "Light Industrial" (LI), as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Notification mailed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to  
the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"South Peace Fringe Area Official Community Plan  
Amendment Bylaw No. 2400, 2020", as adopted by the  
Peace River Regional District Board  
on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

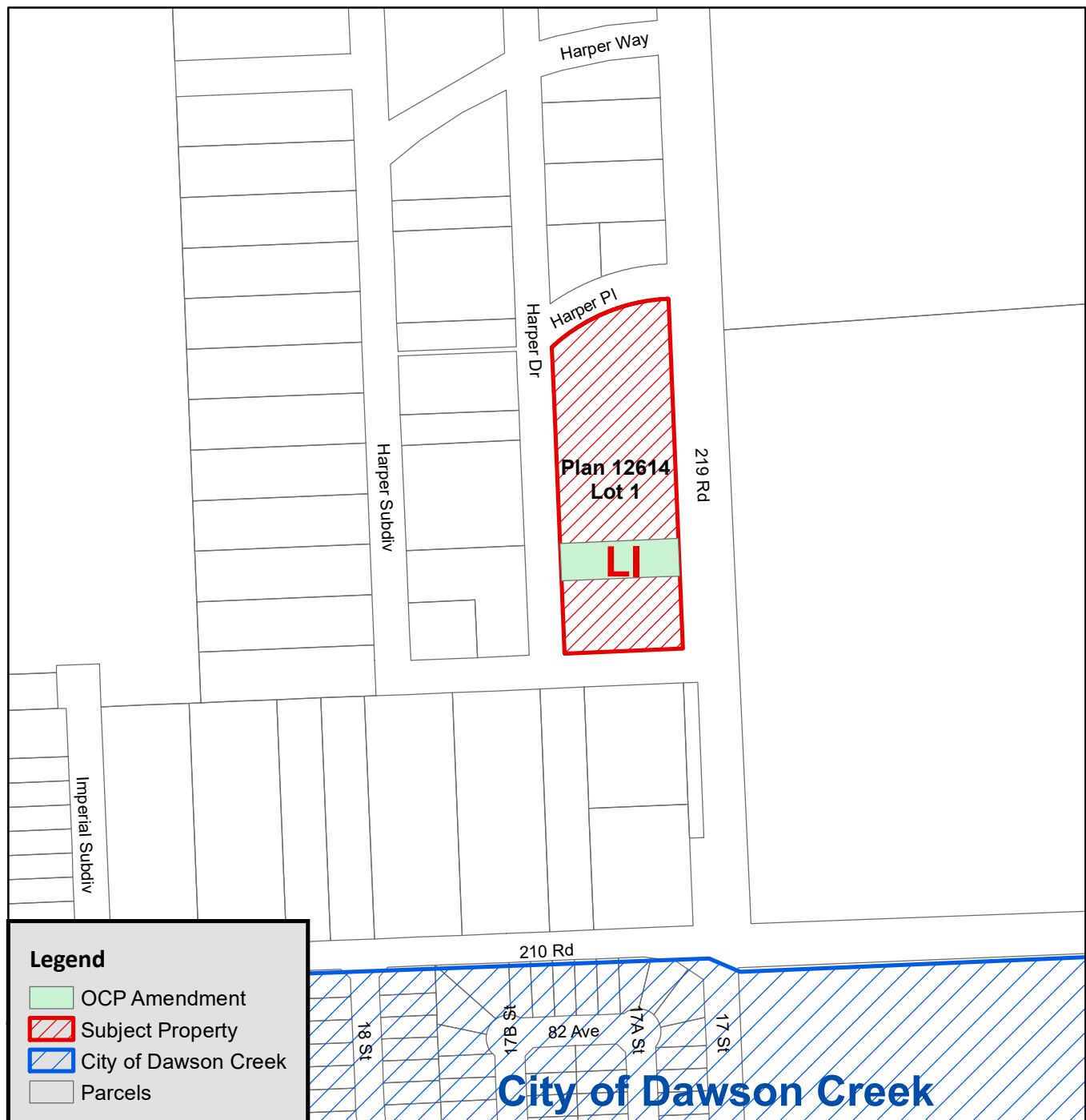


Peace River Regional District  
Bylaw No. 2400, 2020  
**SCHEDULE "A"**



1:4,200

Schedule B - Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw 2048, 2012" is hereby amended by redesignating a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** Civic, Assembly and Institutional (CIVIC) **to** Light Industrial (LI) as shown on the drawing below:





**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a P-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 52;

- (a) Community hall;
- (b) Library;
- (c) Museum;
- (d) Art gallery;
- (e) Fire hall;
- (f) Police station;
- (g) RELIGIOUS CENTRE;
- (h) Cemetery;
- (i) Crematorium;
- (j) PUBLIC RECREATION FACILITY;
- (k) Federal, provincial or municipal government office;
- (l) PUBLIC UTILITY USE including an office building or works yard (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (ll) UTILITY, MINOR including an office building or works yard (Electoral Area C only); [Bylaw No. 2249, 2016]
- (m) Educational facility;
- (n) Institutional camp;
- (o) Hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
- (p) Community care facility;
- (q) Daycare facilities with more than 8 children;
- (r) AGRICULTURE;
- (s) Market garden;

The following ACCESSORY uses and no others are permitted in a P-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 52:

- (t) DWELLING UNIT(S);
- (u) ACCESSORY building and ACCESSORY structure.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha) Continued**

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 1000 sq. metres (0.25 acre) when a parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 1000 sq. metres (0.25 acre) when a parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Number and type of Dwelling

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel.
- (d) Four SINGLE FAMILY DWELLINGS accessory to a RELIGIOUS CENTRE, PUBLIC RECREATIONAL FACILITY or educational facility are permitted.

Height

- (e) No building or structure shall exceed 20 metres (65.6 ft.) in HEIGHT.

Setbacks

- (f) 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.

Agriculture

- (g) AGRICULTURE use is permitted on parcels 4 hectares (10 acres) and larger;

**PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2401, 2020**

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 may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2401, 2020."
2. Schedule B – Map 3 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a  $\pm 0.21$  ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from P-2 "Civic, Assembly and Institutional" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI Zones, Section 45 I-1 (Light Industrial Zone) 2. Regulations Minimum Parcel Size:

Exceptions to the minimum parcel size as follows:

(cc) Lot 1, Block 1, Section 28, Township 78, Range 15, W6M PRD Plan 12614, for which the minimum parcel size shall be 0.6 ha (1.48 acres)"

|                                   |       |              |         |
|-----------------------------------|-------|--------------|---------|
| READ A FIRST TIME THIS            | _____ | day of _____ | , 2020. |
| READ A SECOND TIME THIS           | _____ | day of _____ | , 2020. |
| Public Notification mailed on the | _____ | day of _____ | , 2020. |
| Public Hearing held on the        | _____ | day of _____ | , 2020. |
| READ A THIRD TIME THIS            | _____ | day of _____ | , 2020. |
| ADOPTED THIS                      | _____ | day of _____ | , 2020. |

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2401, 2020",  
as adopted by the Peace River Regional District Board on  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Tyra Henderson - Corporate Officer





Peace River Regional District  
Bylaw No. 2401, 2020  
**SCHEDULE "A"**



1:4,200

Schedule B - Map 3 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** P-2 "Civic, Assembly and Institutional" **to** I-1 "Light Industrial Zone" as shown on the drawing below:

