



# REPORT

To: Chair and Directors

Report Number: DS-BRD-065

From: Shawn Dahlen, Chief Administrative Officer

Date: August 25, 2020

**Subject: Zoning Amendment Bylaw No. 2355, 2020, PRRD File No. 20-008-ZN**

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

That the Regional Board give Zoning Amendment Bylaw No. 2355, 2020, to allow the property identified as PID 014-590-689 to have a minimum parcel size of 35 ha, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted, 2/3 majority required]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2355, 2020.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To amend Section 33.2(b) of PRRD Zoning Bylaw No. 1343, 2001 by adding the following text:

- iii. The minimum parcel size for SE 1/4 of Section 35 Township 83 Range 19 W6M Peace River District, Except Plans B4384, M446, PGP46335 and BCP37320 is 35.0 hectares*

### **File Details**

Owner: Truman Creek Holdings Ltd.

Agent: Jim Little

Area: Electoral Area C

Location: Fort St. John, BC

Legal: SE ¼ of Section 35 Township 83 Range 19 W6M Peace River District, Except Plans B4384, M446, PGP46335 and BCP37320

PID: 014-590-689

Lot Size: 42.03 ha (103.85 ac)

### **Site Context**

The property is located on the west side of Old Fort Road, southwest of Fort St. John. The surrounding area has a mix of land uses, included commercial development within the City of Fort St. John to the north, industrial and residential uses along Old Fort Road, and agricultural and residential uses to the south and west.

**Summary of Procedure**

Zoning Amendment Bylaw No. 2355, 2020 was read for a first and second time on August 13, 2020. The following activities have occurred since then:

- July 9, 2020                                      Zoning Bylaw No. 2355, 2020 approved by the Ministry of Transportation and Infrastructure
- August 25, 2020                                Public notification mailed to landowners within notification area
- Aug 27 & Sept 3, 2020                      Notice of intent to consider advertised in the Alaska Highway News

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. Instead, public notification was issued in accordance with the *Local Government Act*. At the time of finalizing this report, one comment from the public had been received (attached). Should any additional comments be submitted prior to the September 10, 2020 Board Meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment Bylaw No. 2355, 2020, to allow the property identified as PID 014-590-689 to have a minimum parcel size of 35 ha, rescind first and second readings, and mark the bylaw as unused.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

None at this time.

## Attachments:

1. Public Notification for Zoning Bylaw No. 2355, 2020
2. Comment from the Public
3. Zoning Bylaw No. 2355, 2020

## External Links:

1. [Report – Zoning Amendment Bylaw No. 2355, 2020, PRRD File No. 20-008-ZN – July 31, 2020](#)



Industry

Residential

Farm Use

# Notice of Intent to Consider

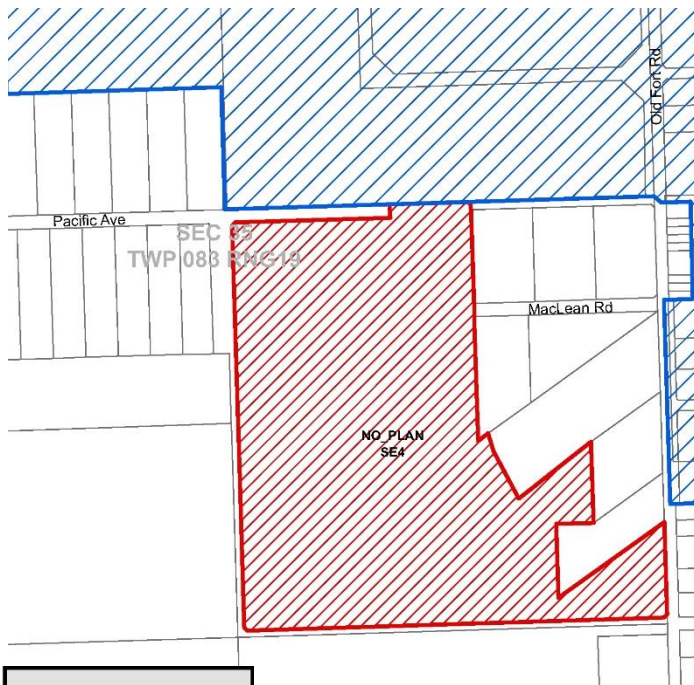
Zoning Amendment Bylaw No. 2355, 2020

FILE NO. 20-008 ZN

## Fort St. John area

**Property Location:** SE ¼ of Section 35 Township 83 Range 19 W6M Peace River District, Except Plans B4384, M446, PGP46335 and BCP37320

**Proposal:** To allow the property to have a minimum parcel size of 35 ha instead of 63 ha.



**Legend**

- Subject Property
- City of Fort St. John
- Parcels

## How to Participate

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal.

#### In Person (During Office Hours)

**Dawson Creek Office**  
1981 Alaska Avenue  
Box 810  
Dawson Creek, BC V1G 4H8

**Fort St. John Office**  
9505-100<sup>th</sup> Street  
Fort St. John, BC V1J 4N4

#### By Email

planning@prrd.bc.ca

#### By Phone

250-784-3200  
**Toll Free 1-800-670-7773**  
Fax 250-784-3201

#### Online

View Development Applications at [prrd.bc.ca/engage](http://prrd.bc.ca/engage)



### 2 Send in a Written Comment

In person, by mail, through Engage, or by email. Written comments or concerns will be accepted until 4:00 pm on September 9, 2020.

### 3 Watch the Board Meeting

While PRRD Offices are closed due to COVID, Meetings will be livestreamed via the PRRD Facebook Page.

#### When:

Thursday, September 10, 2020 at 10:00 am

#### Where:

Peace River Regional District 'Official Page' on Facebook

Peace River Regional District Office  
1981 Alaska Avenue  
Dawson Creek, BC

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

Zn 20-008 Truman Creek

**Comments or Concerns:**

As a resident in this area I am concerned about the continuing development of industry in this large block. Along the 269, road that is west of Old Fort Rd is residential. We live on Simpson Crescent. I am well aware that some properties further north are now backing on to all the development of properties around the new Canadian Tire store. It is sad to see that people that have lived on these properties for many years and now have homes paid for are loosing the quiet and solitude they once enjoyed. I hope that sincere consideration will be given for the impact of these industries. The bright lights it brings, noise and dust (big problem up here that everyone knows). While progress is necessary and good for economy let's don't forget the people that have spent their lives contributing to it.

**Name:**

[REDACTED]

**Date:**

08/30/2020

**Address:**

[REDACTED]

[REDACTED]

[REDACTED]

**Email (optional):**

**Phone Number (optional):**

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2355, 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 by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2355, 2020."
- 2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI Zones, Section 33 A-2 (Large Agricultural Holdings Zone – 63 ha.), 2 Regulations, Minimum Parcel Size, (b) Exceptions to the required minimum parcel size area as follows:
  - iii) SE 1/4 of Section 35 Township 83 Range 19 W6M PRD Except Plans B4384, M446, PGP46335 and BCP37320, for which the minimum parcel size is 35.0 hectares.

READ A FIRST TIME THIS	<u>13<sup>th</sup></u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13<sup>th</sup></u>	day of	<u>August</u>	, 2020.
Notification mailed on the	<u>25<sup>th</sup></u>	day of	<u>August</u>	, 2020.
Public Notification published on the	<u>27<sup>th</sup></u>	day of	<u>August</u>	, 2020 &
	<u>3<sup>rd</sup></u>	day of	<u>September</u>	, 2020.
READ A THIRD TIME THIS	_____	day of	_____	, 2020.
Ministry of Transportation approval received this	<u>9<sup>th</sup></u>	day of	<u>July</u>	, 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 "PRRD Zoning Amendment Bylaw No. 2355, 2020, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 20\_\_.

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