



# PEACE RIVER REGIONAL DISTRICT

## Public Hearing Agenda

March 23, 2021, 6:00 p.m.  
Via Teleconference

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Pages

### 1. CALL TO ORDER

*Zoom audio/video call. Join the call by: **Dialing:**1-647-558-0588; **Meeting ID:** 945 5847 7058#; **Participant ID:** Please press #; **Password:** 607913#.*

#### 1.1. Notice of Public Hearing

- a. Zoning Amendment Bylaw No. 2397, 2020. 4
- b. Official Community Plan Amendment Bylaw No. 2400, 2020 and Zoning Amendment Bylaw No. 2401, 2020. 5
- c. Zoning Amendment Bylaw No. 2402, 2020. 6

### 2. PUBLIC HEARING PROCEDURE

- 2.1. Statement of Public Hearing 7

### 3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2397, 2020

#### 3.1. Proposed Zoning Amendment

- a. Summary of Proposed Zoning Amendment 8
- b. Peace River Regional District Zoning Amendment Bylaw No. 2397, 2020 9

#### 3.2. Summary of Application Procedure

- a. Summary of Application - Timeline 11
- b. Summary of Application - Board Report(s) 12

#### 3.3. Comments from Agencies and Municipalities

- a. Ministry of Transportation and Infrastructure 45
- b. Agricultural Land Commission 46
- c. City of Fort St. John 51

- 3.4. Written Comments from the Public
- 3.5. Comments from Public Hearing Attendees
- 3.6. Comments from Applicant
- 3.7. Conclude Public Hearing Re: Bylaw 2397, 2020  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2397.*

**4. PEACE RIVER REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2400, 2020 AND ZONING AMENDMENT BYLAW 2401, 2020**

- 4.1. Proposed Official Community Plan and Zoning Amendment
  - a. Summary of Proposed Official Community Plan and Zoning Amendment 53
  - b. Peace River Regional District Official Community Plan Amendment Bylaw No. 2400, 2020 54
  - c. Peace River Regional District Zoning Amendment Bylaw No. 2401, 2020 56
- 4.2. Summary of Application Procedure
  - a. Summary of Application - Timeline 58
  - b. Summary of Application - Board Report(s) 59
- 4.3. Comments from Agencies and Municipalities
  - a. Ministry of Transportation and Infrastructure 64
- 4.4. Written Comments from the Public
- 4.5. Comments from Public Hearing Attendees
- 4.6. Comments from Applicant
- 4.7. Conclude Public Hearing Re: Bylaws 2400, 2020 and 2401, 2020  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaws 2400 and 2401.*

**5. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2402, 2020**

- 5.1. Proposed Zoning Amendment
  - a. Summary of Proposed Zoning Amendment 65
  - b. Peace River Regional District Zoning Amendment Bylaw No. 2402, 2020 66

5.2.	Summary of Application Procedure	
	a.	Summary of Application - Timeline 68
	b.	Summary of Application - Board Report(s) 69
5.3.	Comments from Agencies and Municipalities	
	a.	Ministry of Transportation and Infrastructure 91
5.4.	Written Comments from the Public	
	a.	Public Comments 92
5.5.	Comments from Public Hearing Attendees	
5.6.	Comments from the Applicant	
5.7.	Conclude Public Hearing Re: Bylaw 2402, 2020	
		<i>No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2402.</i>

**6. ADJOURN PUBLIC HEARING**