



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2357, 2020
March 17, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Nikita Kheterpal, North Peace Land Use Planner (Recorder)
Kassandra Foster, Communications Coordinator (Moderator)

Zoning Amendment Bylaw No. 2357, 2020

Agent: Kathleen Lush (Tryon Land Surveying)
Applicant: Kevin Aitchison
Public: 1 additional member 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 for Zoning Amendment Bylaw No. 2357, 2020 (and Zoning Amendment Bylaw No. 2403, 2020) as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2357, 2020

3.1. PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2357, 2020 for the properties legally described as Lot A Section 29 Township 84, Range 19 W6M Peace River District Plan PGP46064 except Plan BCP2745, and Lot A Section 29 Township 84 Range 19 W6M Peace River District Plan BCP24329.

Staff summarized the proposal to rezone the properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone).

3.2. SUMMARY OF APPLICATION PROCEDURE

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

3.3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff summarized the comments received from agencies and municipalities as attached in the agenda.

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on March 17, 2021 the Peace River Regional District had received one written comment from the public regarding Zoning Amendment Bylaw No. 2357, 2020. Staff read out loud the written comment received (Public Comment 1). The comment expressed concern regarding the current and future state of the road leading to the rezoning area; and requested PRRD to, as part of approving the rezoning, also encourage MOTI to pave this section of road.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application. Mr. Aitchison stated his intentions to subdivide the property. In response to the written comment received, Mr. Aitchison said he does not believe that his one extra lot would lead to more traffic in the area. The Chair clarified that the comment did not express any issues with traffic, just paving.

3.6. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw.

Kathleen Lush

As the agent for this file, she expressed her support.

James O'Hanley

Wanted to ensure that his written comment was received. Clarified that he did not have any issues with the rezoning or subdivision. Requested the PRRD for support to lobby to the Ministry of Transportation and Infrastructure to pave the 3 km of Sunnyside Drive and Aitchison Rd as it does receive some traffic.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

3.7. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. Mr. Aitchison acknowledged that it would be nice to see paving in the future.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2357, 2020**4. ADJOURN PUBLIC HEARING**

The Chair terminated the Public Hearing at 6:29 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2357, 2020 held on Wednesday, March 17, 2021.

Original copy signed by:

Director Brad Sperling, Chair
Nikita Kheterpal, Recorder