



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2443, 2021
June 7, 2021 @ 6:02 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Dan Rose, Director of Electoral Area E (Chair)
Anmol Anand, Junior Planner (Moderator)
Jack Irving-Peckham, South Peace Land Use Planner (Recorder)
Kathy Suggitt, General Manager of Development Services

Proposed Zoning Amendment Bylaw No. 2443, 2021

Public: Six members of the public were in attendance

1. CALL TO ORDER

The Chair called the Public Hearing to order at 6:02 pm for proposed Zoning Amendment Bylaw No. 2443, 2021.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed Zoning Amendment Bylaw No. 2443, 2021 as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT PROPOSED ZONING AMENDMENT BYLAW NO. 2443, 2021

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2443, 2021 for the property legally described as Lot 1 District Lots 1483 and 1485 Peace River District Plan PGP42212.

3.1. PROPOSED ZONING AMENDMENT

Staff summarized the proposal to rezone the subject property from R-4 (Residential-4 Zone) to P-2 (Civic, Assembly and Institutional Zone) for the purposes of a wellness centre for members of the Sauleau First Nation's community.

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 read aloud the comments received from agencies and municipalities as attached in the agenda including Ministry of Transportation and Infrastructure, City of Dawson Creek and Agriculture Land Commission.

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on June 7, 2021 the Peace River Regional District had received no written comments from the public regarding proposed Zoning Amendment Bylaw No. 2443, 2021.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application. None were offered.

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. The following comments were received:

R. Whiten stated that they are generally supportive of the application. They acknowledged the real need and value to have this kind of land use to support community development. The only thing they noticed in terms of the cabin out buildings proposed on the west side of the property. They were curious if the proposal is in compliance or conformity of the lakeshore guidelines. They went on to question if there is an adequate set-back from the lake. They believe it is minimum of 15 meters to protect the values of fish habitat in that proximity.

The Chair acknowledged that the Lakeshore Development Guidelines are guidelines and they will be offered if there is a Building Permit requested.

R. Whiten responded, and stated that for an institutional program, it's just good for the rural community and the individuals that will use the property. They then stated that Moberly Lake is losing more and more shoreline to development.

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. None were offered.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2443, 2021**4. ADJOURN PUBLIC HEARING**

The Chair concluded the Public Hearing at 6:15 pm for the proposed Zoning Amendment Bylaw No. 2443, 2021.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2443, 2021 held on Monday, June 7, 2021.

Original Signed By:

Director Dan Rose, Chair
Anmol Anand, Moderator