



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – MINUTES

Proposed OCP/Zoning Amendment Bylaw No. 2264, 2018 & 2265, 2018

November 24, 2021 @ 7:00 p.m.

Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Ashley Murphey, Planning Services Manager (Moderator)
Abhimanyu Jamwal, Land Use Planner

Public: Seven members of the public, including the applicant, were in attendance via Zoom.

1 CALL TO ORDER

The Chair called the Public Hearing to order at 7:01 pm for proposed OCP/Zoning Amendment Bylaw No. 2264, 2018 and 2265, 2018.

2 STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed OCP/Zoning Amendment Bylaw No. 2264, 2018 and 2265, 2018, as written in the agenda.

3 INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed OCP/Zoning Amendment Bylaw No. 2264, 2018 and 2265, 2018 for the property legally described as Lot 2 Section 24 Township 83 Range 18 W6M PRD Plan PGP47112.

4 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.

5 COMMENTS FROM AGENCIES & MUNICIPALITIES RECEIVED

Staff read aloud the comments received from agencies and municipalities, as attached in the agenda, including the City of Fort St. John, North Peace Regional Airport, PRRD Bylaw Enforcement Officer, PRRD GIS Department, and the PRRD Building Inspector, as attached to the agenda.

6 WRITTEN COMMENTS RECEIVED FROM THE PUBLIC

As of 4:00 pm on November 24, 2021 the Peace River Regional District received six written submissions from members of the public and two letters from the applicant, as attached in the agenda. These were read for those in attendance at the hearing.

7 COMMENTS FROM THE APPLICANT

The Chair called twice for comments from the applicant. No comments were made.

8 COMMENTS FROM THE PUBLIC

The Chair called for comments from the public. The comments were as follows:

- Trevor Serack and Sarah Murray. If the property is rezoned, the applicant can sell the property to new owners who can do anything they want with it, in accordance with the new zoning designation.
- Ben and Eva Bedard. Please keep the property residential, as requested in our letters.
- Ethylann Stewart, the applicant, had trouble with the phone and was not able to comment when called upon earlier in the proceedings. We have no intension of disturbing anyone. We have lived in Baldonnel for 50 years and do not want to harm the community.
- Trevor Serack. I have no issue with what the Stewarts are trying to do. Once the property is rezoned and the Stewarts sell, the new owners can do whatever they want. I am against rezoning to Light Industrial. My neighbours and I would support subdividing the property into more residential lots. We do not want the added noise and traffic that light industrial businesses might bring.
- Ben Bedard. I agree with Trevor's comments.
- Justin Chaput. Why are they not proposing to rezone to Commercial instead of Industrial?
- Carl Fedderly. I do not want to see any more commercial or industrial property in the area. It creates extra traffic that we don't really need.

9 FINAL COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make final comments. Mrs. Stewart reiterated that they have the desire to leave it as a nice property. She asked if it is possible under the current zoning to have a home and a business on the property. The Chair stated that the business would have to be allowed as a Home-Based Business under the bylaw. Ms. Murphey stated that they would not be able to comment in this venue as to what would be possible on the property under its current designation. Mrs. Stewart stated that they thought that mobile homes would be a good option for the property, but they need to rezone to Light Industrial to do that.

10 TERMINATION OF THE PUBLIC HEARING

The public hearing for the proposed OCP and Zoning Amendment Bylaws No. 2264, 2018 and 2265, 2018 was terminated at 7:40 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP and Zoning Amendment Bylaws No. 2264, 2018 and 2265, 2018 held on November 24, 2021.

Original Signed By:

Director Brad Sperling, Chair

Ashley Murphey, Planning Services Manager