



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – MINUTES**  
**Proposed Zoning Amendment Bylaw No. 2296, 2019**

March 12, 2020 @ 7:30 p.m.

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

**ATTENDANCE:**

Peace River Regional District:      Leonard Hiebert, Director of Electoral Area D (Chair)  
   Tyra Henderson, Corporate Officer  
   Kole Casey, South Peace Land Use Planner  
   Erin Price, Bylaw Enforcement Officer

Applicant/Owner:                              Darryl Haney

Public:    8 members of the public

**1.      CALL TO ORDER**

The Chair called the meeting to order at 7:30 pm.

**2.      STATEMENT OF PUBLIC HEARING**

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

**3.      INTRODUCTION TO PROPOSAL**

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2296, 2019 for the property legally described as Lot 1 & Lot 2 of Section 26, Township 78, Range 15, W6M, PRD, PGP46412

Staff summarized the proposal to rezone the subject properties from A-2 (Large Agricultural Holdings Zone), and R-4 (Residential 4 Zone) to I-1 (Light Industrial Zone).

**4.      SUMMARY OF APPLICATION PROCEDURE**

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

**5.      COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED**

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

## **6. WRITTEN COMMENTS RECEIVED FROM PUBLIC**

The Chair called for any written comments from members of the public in attendance. None were offered.

The Chair stated that as of 4:00 pm on March 12, 2020 the Peace River Regional District received one written comment from the public.

Staff read the letter received. (see Letter #1)

At the public hearing, the PRRD received one written comment from the applicant which staff read out loud and is attached to these minutes. (see Letter #2)

## **7. COMMENTS FROM APPLICANT(S)**

Comments from the applicant were part of Letter #2 that was read at the public hearing.

## **8. COMMENTS FROM PUBLIC**

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

### Member of the public

- The member of the public came forward with pictures which were shown to the Chair and the public in attendance (see Picture #1).
- Mentioned setbacks and regulations that the member was required to do when building and developing sewer and water on the member's property. Indicated that the applicant has followed none of the rules and has no regard for the neighbours, the local government or provincial government. This has been demonstrated by the applicant building a culvert on the west side of property without any permission. In addition, trees were removed from the member's property without permission (see Picture #2), and a sign, which was placed within MoTI's right of way was only temporarily removed.
- The member of the public expressed serious concerns and instances of their lands being disturbed from winter plowing and objects in the road allowances, and also had concerns with setback and buildings on the applicant's property.
- Additional concerns were raised with the previous rezone, which was denied. The applicant requested more buildings, was denied and still constructed the buildings, which are in the setback or on the neighbour's property.
- The member of the public reiterated that there has been a strained relationship between the applicant and his neighbours over the years and desires that the Regional Board consider the applicant's past behavior and lack of compliance with any regulations.

Member of the public

- A member of the public discussed concerns with the applicant's continued encroachment on neighbouring properties and that a legal survey had not been done prior to any development or placement of structures. They also asked the applicant if the metal shipping containers (C-cans) were going to be removed, to which the applicant stated they are being removed.

Member of the public

- Another member of the public expressed concerns regarding how the applicant appears to apply for permits, but when rejected continues to proceed with development, and questions the validity of that activity.

Member of the public

- A final member of the public noted that while the member has a few issues with the applicant, there have been some instances where the applicant has encroached onto the member's property. Maintaining communication would help alleviate any issues, and this has occurred in the past.

The Chair called for comments from the public for a final time.

**9. FINAL COMMENTS FROM APPLICANT(S)**

The Chair asked the applicant if he would like to make any final comments related to the proposed bylaw.

The applicant stated that they have been in business at the 8306 Micro Subdivision location for over 35 years and are asking for a zoning change to become in compliance with PRRD regulations. The applicant has residential properties on both sides of the property, which creates a buffer zones for adjacent properties. The two lots were identified for light industrial use in an earlier PRRD community plan for the area. The applicant is not trying to insult anybody, and extended an apology if the applicant has stepped over anybody. The applicant is doing the best they can to rectify the situation.

The Chair stated that any future discussions or clarification can be addressed to the planning department and not to the Directors of the Board, as now new information can now be received.

**10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 8:12pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2296, 2019, held on Thursday, March 12, 2020.

Original signed by:

Tyra Henderson, Recorder

Original signed by:

Director Leonard Hiebert, Chair

Jacqueline Burton

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**Subject:** FW: zoning amendment bylaw 2296, 2019

**From:** [REDACTED] <[REDACTED]>

**Date:** March 5, 2020 at 6:22:01 PM MST

**To:** Shawn Dahlen <[Shawn.Dahlen@prrd.bc.ca](mailto:Shawn.Dahlen@prrd.bc.ca)>

**Cc:** Director Leonard Hiebert <[leonard.hiebert@prrd.bc.ca](mailto:leonard.hiebert@prrd.bc.ca)>

**Subject:** zoning amendment bylaw 2296, 2019

**CAUTION:** This email originated from outside of the organization.

Good Afternoon;

RE : Zoning amendment bylaw 2296, 2019 Briar Area

We received notice that a proposal has been made to change the zoning of the noted property from A-2 and R-4 to L-1, light industrial.

We are neighbours to the property and would like the Regional District to note that we are against this proposal. We feel that this is a residential and farming area, not an industrial area. There is already a welding business out at a nearby property, so we cannot change that, but to allow this zoning to be changed would just add to the traffic and noise, and we would have less control of it than we do now. There are other areas zoned light industrial in the region that could be utilized, and I don't feel there is a need to rezone this particular piece of land from agricultural or residential land to industrial.

This is the second time that the zoning has been proposed, and my opinion has not changed, I am still opposed. Thank you for your consideration, and I truly hope the amendment is turned down.

[REDACTED]

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Recd @  
public Hearing

PRRD. Bylaw 2296, 2019

I Darryl Haney have owned the property at 8306 Micro Subdivision since 1979. The Property at 8340 was then bought and added onto 8306 Micro Subdivision. The Buildings were built in 1980's the last building that was built 16 years ago Approx. (2004). To date there has been no concerns or comments until recently. Buildings on site at 8306 & 8340 Micro Subdivision are mainly used for Vehicle Maintenance and Repairing of our equipment. We are maintaining and updating the Properties as years go on to keep them as updated as possible. Any garbage or debris is being cleaned up and disposed of properly.

I Darryl Haney believe I have added a lot of Value to the 2 – 2 Acre Parcels in Micro Subdivision. I have completely renovated each property and have added value to the Peace River Regional District.

I have also lived in the house at 8306 Micro sub for 20 Years.

Precision Welding is providing jobs for the local residence of Dawson Creek & the surrounding area. Our Payroll Varies from \$500,000.00 - \$1,000,000.00 or more in certain years for our employees.

It would not only affect me as a business owner but my employees and future hires that live locally.

Currently our work takes us to remote locations and onsite locations in the peace region. We are not always on the property we get our jobs and send out a crew to work sometimes up to 12 Hours a day. Also we send the crews out to Fort McMurray and as far as the Arctic Circle. Our Traffic is minimal and we follow strict speed limit guidelines. We are aware of the noise bylaws and strictly enforce them.

There isn't only Precision Welding in the area. There are other Businesses that would affect the Traffic flow.

We are located on a main road (210) that has a lot of busy Industrial Traffic because they would prefer not go through Dawson Creek. They use the 210 Road as a Dangerous Goods Route & to bypass the City.

I have read the Zoning Amendment Bylaw and I see that Chetwynd, Fort St John, Hudson Hope, Pouce Coupe, Tumbler Ridge, Dawson Creek, & Taylor has no effect.

The Fire Protection Act is unaffected.

BC Oil & Gas is unaffected.

Ministry Of Transportation is unaffected.

Northern Health we need to get the water and sewage Approval which we are working on with Ali Moore from the Northern Health. I have submitted the Request to waive waterworks construction permit, Water System Operating Permit Application, Emergency Response Plan, and completed my operator training for the business. I have existing dwellings to be completed and am working on the Operating Permits.

We have sent all the information the ALC asking for Parcel A Lot 1 & 2 to be exempt. We have been told that only portions of the Properties are exempt. We have been working with the ALC on submitting the appropriate documents for either a non-farm use or an exclusion from the ALR. This process typically takes 6-8 months. Previous attempts with getting a response from the ALC have been unsuccessful. I have completed all applicable information to the ALC in 2017 and waited for a response and did not hear anything further. We are picking up from where we left off in 2017. Our response has been thus far positive and has been dedicated a contact for the ALC.



Picture #1  
Received at Public Hearing (17-059) on March 12, 2020





Picture # 2  
Received at Public Hearing 2296, 2019 (17-059) on March 12, 2020





We will be working with the PRRD to satisfy the setback regulations either by variances or moving buildings or structures that are mobile.

I am currently completing or working on all aspects to get the properties in the correct zoning amendments.

- We are providing a much needed service in the Peace Region for the BC & AB Oilfield, Mining & Mill Work business. We are currently the Largest Mobile welding company in the North & South Peace Region. Our Qualifications allow us to work where very few companies can. If we cannot provide the service for our customers will need to get the service from larger Centers in Alberta.

Half or more of the Revenue is being brought in from Alberta and with our revenue we support local business.

The Buildings we currently have on the Properties are more than adequate for our company's needs. We are not looking into expand but more to down size or right size the operations. For both the residence and the Shops on the same property we are not looking into expanding.

I have lived at this property since 1979 it was a one acre lot. We have and are working very diligently every day to add value to these properties and understand change is very difficult for some people. Any complaints from neighbors are taken very seriously and do our utmost to satisfy the concerns that are brought to our attention.

One of our loudest critics has been Robert Friesen this is currently residing west of the micro subdivision. When problems arise with Mr., Friesen real or imagined he handles them with a very volatile & violent fashion. It is hard to have a civil conversation with the physical threats. When problems occur we have rectified the problem and have contacted the RCMP so things would not escalate. Mr. Friesen has dumped many stripped vehicles on the properties in an attempt to devalue out property. These vehicles dump and anti-freeze and oil on the ground which is dangerous for the domestic animals and the wildlife.

To the best of our knowledge we are the only welding company in the Micro Subdivision & 210 Rd Area. We also have residence on our properties and believe we are a positive force on the Micro Subdivision road.

The Tax Revenue for the properties is:

8306 Micro Sub. – \$9,762.73

8340 Micro Sub. - \$3,185.05

Any questions or concerns that come up with any of my properties that arise, I find a reasonable way for both parties involved to get the problems corrected right away. Going forward we are always here for any concerns that may arise so that we can rectify any issues .

Thank you

Doreen C. Itanary