



**PEACE RIVER REGIONAL DISTRICT**

**PUBLIC HEARING – MINUTES**

**Proposed Zoning Amendment Bylaw No. 2481, 2022**

May 24, 2022 @ 7:00 PM

**Pomeroy Sports Centre/9324 96 Street Fort St. John, BC**

**ATTENDANCE:**

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)  
Ashley Murphey, Peace Land Use Planner (Moderator)  
Erin Powers, Planner 1 (recorder)  
Anastasia Zehetmeier, Planner 1 (recorder)

Applicant/Owner: Marguerite Gladysz, James Gladysz, Rob Gladysz

Public: Nine additional members of the public including the applicant

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:06 pm for proposed Zoning Amendment Bylaw No. 2481, 2022

**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. 2481, 2022 for the property legally described as the South East 1/4 of Section 11 Township 84 Range 20 West of the 6th Meridian Peace River District Except Parcel A (F2774)

**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**

Comments received from agencies and municipalities were noted as being included in the agenda package.

**6. WRITTEN COMMENTS RECEIVED FROM PUBLIC**

Staff stated that as of 4:00 pm on the Peace River Regional District had received two written comments from the public, as attached in the agenda package. These were read for those in attendance of the hearing.

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

The Chair called for comments from the applicant.

Speaking on behalf of the applicant/landowner:

- James Gladysz said: We understand the history of the property, we are preparing for when our aging mother wants to sell her place. We don't want to sell the entire ¼ section. Subdividing it would also give space for our children and grandchildren in a fair manner. We were not involved with the OCP process. We only later saw the current land designated on the property, thought about it, and then decided to take this approach. We thought that its current designation in the OCP must have been discussed, approved, and therefore not be an issue. The property was removed from the ALR years ago.
- Rob Gladysz said: 60 years ago, the adjacent quarter was subdivided within the family. We want to carry on with the same process. This area has had slow & steady growth, it has good access to paved roads, and it should be developed.

## **8. COMMENTS FROM PUBLIC**

The Chair called for comments from the public.

- Rick Koechel said: I joined the NPFA OCP committee, it was a 4 year long process and the key purpose was to maintain the farmland and preserve it from projects like Site C and from the infringement of oil and gas. The second key importance was to encourage rural residency to have peace from industry. It's vital we encourage residential growth with residential, not industrial. Back then, a big problem was the integration between the two. We visited the subject property and considered having it rezoned to Low Density Residential. After discussing the history, everyone agreed that zoning it to LDR was not even remotely an option. We agreed it must stay Ag-2. Then the NPFA OCP was completed and it got passed us, and was now LDR. I don't know why
- Al said: We are strongly opposed to agriculture land being used for any other purpose. We have the best land in BC, it very productive and high quality land. The accident should be corrected and agricultural land should be taken more seriously.
- Director Sperling said: The regional board and province approved the designation, even if it was a mistake.
- Mike said: I own five ¼ sections in the same area that are very productive and high quality. Strongly opposed to the land being used for anything other than agriculture.
- Jason Gladysz said: Currently is farming the land and has just put in a canola crop. Not against subdivisions, but farming small portions of land is not effective as a farmer. We farm on a property that's been subdivided to the east. Ever since that subdivision, we deal with drainage from the east across the road. Farmers should have a say and be involved in subdivisions.
- Mike said: There is an aquifer. It's not very deep and the sewage and other residential activities may damage it.
- Wendy Gladysz said; the corridor already has a subdivision with Marguerite's house on it.

The Chair asked a second time if the members of the public in attendance had any comments related to the proposed bylaws. None were offered.

The Chair asked a final time if the members of the public in attendance had any comments related to the proposed bylaws. None were offered.

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

The Chair asked for final comments from the applicant.

- James Gladysz said: We respect your feedback and agree landowners should be involved in the process. We weren't a part of the NPFA OCP process. We just saw the land designation and continued. Asked about fire suppression requirements if the zoning were to proceed.
- Director Sperling responded that fire suppression will not be discussed at a Zoning Amendment hearing with only 1 board director present.

#### **10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 7:43 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP and Zoning Amendment Bylaw No. 2481, 2022, held on May 24, 2022

Original signed by:

---

Ashley Murphey, Planning Services Manager

---

Director Brad Sperling, Chair