



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2547, 2024**

May 28, 2024, 6:00pm
North Peace Leisure Pool Meeting Room

ATTENDANCE:

Peace River Regional District: Jordan Kealy, Director Electoral Area B
Brad Sperling, Director Electoral Area C
Ashley Murphey, GM of Development Services
Adam Morton, Planner 2

Applicant/Owner/Agent: Eugenie & Diana Govorukhin
Doug Marquardt

Public: 17 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 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 summarized the proposal to the public.

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. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff read written comments received to date aloud. All written comments received were in opposition of the proposal.

6. COMMENTS FROM APPLICANT(S)

diverse. vast. abundant.

Mr. Marquardt stated that they were just there to listen.

7. COMMENTS FROM PUBLIC

Colleen Brown began by noting concern about the precedent that is being set by allowing an application to proceed in order to bring a property into compliance. She stated that this rezoning is a blatant flouting of the rules, that no one is above the rule of law and that the rule of law should apply to everyone equally. She advised that it is not the Regional District Board's responsibility to bring uses into compliance and enquired as to who the burden of blame fell on for this rezoning, the Peace River Regional District or the applicant.

Ashley Murphey clarified that any property owner may submit a development application for their property and the PRRD has a legal obligation to process all applications.

Wade Cusack asked if anyone in the room was a farmer. He noted a concern that many people are buying quarter sections and are not actually farming them.

Ian Sall asked if this proposal is related to two other communal farms in the area and noted concern about agricultural lands being taken out of production.

Ashley Murphey reiterated that the purpose of the public hearing is to consider the proposed zoning and that zoning does not regulate people, only uses.

Alana Copeland asked for clarification on what a communal farm allowed. She expressed concerns with the possible sewage disposal going into the creek that lay adjacent to the property in question. She noted concern that there had been no consultation with indigenous communities regarding this rezoning.

Bailey Copeland enquired about development potential of the lands in terms of residential density and what additional uses could be permitted under the new zone.

Ivan Lewis looked for clarification on previous applications for this property.

Colleen Brown requested clarification on what uses on the property were currently compliant with PRRD regulations.

Earl Cusack stated his support by saying the applicants were good neighbours and were actively involved in farming.

Derene Cusack looked for clarification of what the restrictive covenant that had been removed by the board, was.

Ashley Murphey provided clarification around the history of the property and associated applications including the Non-Farm Use application currently in progress and noted that any further development would require additional ALC approvals.

8. FINAL COMMENTS FROM APPLICANT(S)

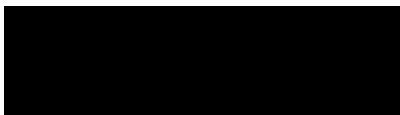
Mr. Marquardt had no final comments.

9. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:49 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2547, 2024, held on May 28, 2024.

Original signed by:



Ashley Murphy, RPP, MCIP
General Manager of Development Services



Director Jordan Kealy, Chair



Adam Morton, Planner 2