



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2433, 2021
June 7, 2021 @ 6:15 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

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

Proposed Zoning Amendment Bylaw No. 2433, 2021

Public: Six members of the public were in attendance

1. CALL TO ORDER

The Chair called the Public Hearing to order at 6:15 pm for proposed Zoning Amendment Bylaw No. 2433, 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. 2433, 2021 as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT PROPOSED ZONING AMENDMENT BYLAW NO. 2433, 2021

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2433, 2021 for the property legally described as Lot 1 District Lot 486 Peace River District Plan 28431.

3.1. PROPOSED ZONING AMENDMENT

Staff summarized the proposal to rezone the subject property from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to add a site-specific text amendment to the C-2 Zone to permit a campground with unlimited term on the subject property, and to permit a maximum of two recreational vehicles for long-term camping purposes

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, Northern Health and

the Agriculture Land Commission. The Ministry of Transportation and Infrastructure have asked for a covenant to be registered on title to restrict the number of RVs to a maximum of two and no direct access to the highway. The other two agencies had no concerns.

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

As of 4:00 pm on June 7, 2021 the Peace River Regional District had received one written comment from a member of the public regarding proposed Zoning Amendment Bylaw No. 2433, 2021.

The comment was summarized by the applicant and captured in the comments below under section 3.6.

The comment is to be attached to the 3rd reading for consideration.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application.

Denise Caron, the applicant, stated that they are in the process of testing the subject land's water system with a company based out of Fort St. John and will be implementing a filter system.

With respect to sewage, the applicant will be ripping out the existing system on the subject lands and will be installing a holding tank that will be pumped out.

A six foot privacy fence will be put around the subject property [wherever the RV's will be] to provide privacy. The RV usage is intended to be seasonal only, with no winter campers, and to be used only by working people in the area.

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 acknowledged for the record they did make a formal written comment on the proposed zoning amendment. They summarized the comments as follows:

His property is 6057 West Centennial Road and is adjacent and downstream from the applicant's proposed C2 zoning for 2 buildings [or RV's]. His concerns relate to the following which appear to be mostly addressed by the provincial agency recommendations which are acceptable for the proposed scope of the land use change:

- Upgrade to a NHA approved holding tank for waste water to ensure no septic leaching to Medicine Woman ground or surface water upon which he relies for potable untreated shallow wells;

- ensure covenant to limit development to only two RV units is acceptable but not expanded to a multiple unit RV campground in the future as a more fulsome impact assessment would be needed and further advance public engagement (eg. Traffic, noise, nuisance, safety & environmental considerations);
- protection of riparian habitat on Medicine Woman Creek which is recognized as an important ungulate corridor and other species of fish rearing and wildlife habitat; and finally,
- Consideration for objectives of recent OCP concerning future conversions from R4 to Commercial lands without fulsome review by neighboring land owners. He also asked a question if the R3 zoning option was considered for the limited two unit rental proposal).

The Chair called a second time for comments from members of the public in attendance.

E. Blandin stated that Reginald Whiten's question answered their original question; since there is a holding tank going in for the septic. And is this going to be restricted for two RV's only?

Jack Irving-Peckham stated the Ministry of Transportation and Infrastructure is requesting a suitably worded covenant to only permit the use of two recreational vehicles on the subject property.

E. Blandin stated there is concern about the extra traffic on the lower road [Medicine Woman Lane]. If there are more RV's, there will be more traffic. It is well known that Medicine Woman Lane is a dirt road, and with more traffic there becomes an issue of more dust on the neighbouring properties.

The Chair called a final time for comments from members of the public in attendance.

S. Garland stated their concerns are addressed by the agency comments, and at this time, they are in support of this application.

Mrs. Garland concurs with Stuart Garland.

3.7. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments.

Denise Caron states that they are looking to get this project going.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2433, 2021

4. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:35 pm for the proposed Zoning Amendment Bylaw No. 2433, 2021.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2433, 2021 held on Monday, June 7, 2021.

Original Signed By:

Director Dan Rose, Chair
Jack Irving-Peckham, Moderator

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

21-003 Zn Denise Caron

Comments or Concerns:

My property at [REDACTED] is adjacent and downstream from the applicant's proposed C2 zoning for 2 buildings. My concerns relate to the following which appear to be mostly addressed by the provincial agency recommendations which are acceptable for the proposed scope of the landuse change:

- upgrade to a NHA approved holding tank for waste water to ensure no septic leaching to Medicine Woman ground or surface water upon which I rely for my potable untreated shallow wells
- ensure covenant to limit development to only two RV units is acceptable but not expanded to a multiple unit RV campground in the future as a more fulsome impact assessment would be needed and further advance public engagement (e.g traffic, noise, nuisance, safety & environmental considerations
- protection of riparian habitat on Medicine Woman Ck which is recognized as an important ungulate corridor and other species of fish rearing and wildlife habitat

- consideration for objectives of recent OCP concerning future conversions from.R4 to Commercial lands without fullsome review by neighboring land owners (was R3 zoning option considered for the limited two unit rental proposal?)

Name:

Reginald Whiten

Date:

06/07/2021

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

From: [REDACTED]
Sent: Monday, June 7, 2021 1:35 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: File No. 21-003 ZN

CAUTION: This email originated from outside of the organization.

Good afternoon,

In regard to the zoning change of the above file number, we require additional information. The question is what type of septic system will be utilized for the campground and two RV sites? Medicine Woman Creek falls within Saulteau First Nations Watershed Management Plan, therefore we have concern with any effluents entering into Moberly Lake and effecting the water quality.

Please contact us if you can provide further information.

Mussi,

[REDACTED] BSc, RPBio(BC)
Treaty Rights & Environmental Protection Manager
SFN Treaty Rights & Environmental Protection
Phone: [REDACTED] Cell: [REDACTED]
www.saulteau.com



Please note that our office hours are Monday – Thursday 8:00am-4:30pm

COVID-19 Update: *As the situation has evolved, Saulteau First Nations staff have been advised to return to our offices at Saulteau on May 25th 2021. We will continue reviewing files and attending telecommunication meetings, but there may be delays and requests for extensions. May good health remain yours.*