



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2387, 2020
February 25, 2020 @ 7:00 p.m.
Pomeroy Sport Centre, 9324 96 Street, Fort St. John, BC

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Kevan Sumner, General Manager of Development Services
Michael Blatz, North Peace Land Use Planner (Recorder)

Applicant/Owner: Not present

Public: 8 additional members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 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. 2387, 2020 for the property legally described as Lot B Section 35 Township 83 Range 19 W6M Peace River Plan 17032.

Staff summarized the proposal to rezone a 2.4 ha portion of the property from A-2 (Large Agricultural Holdings Zone) to R-3 (Residential 3 Zone) and to rezone the remaining 21.7 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone) to facilitate the subdivision of the existing home site.

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

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

Staff stated that as of 4:00 pm on February 25, 2020 the Peace River Regional District had not received any written comments from the public.

Staff called a second time for written comments from members of the public in attendance. None were offered.

Staff called a final time for written comments from members of the public in attendance. None were offered.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the landowner if she was present to make any comments related to the proposed bylaws. The Chair noted the landowner was not in attendance.

8. COMMENTS FROM PUBLIC

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

One member of the public expressed concern that if the applicant was ever to sell the property, there would be no access to the remainder, except through hers. Planning staff explained that MoTI is the approving authority and would not approve the subdivision if it created a land-locked parcel. Staff speculated that the remainder could potentially be accessed via the existing driveway or the undeveloped right-of-way on the east side of the subject property. The member of the public stated that she did not think either of those were viable options.

A second member of the public asked how the properties would be accessed if subdivision were approved. She wanted the landowner to explain their intentions. Chair Sperling said that the intention is to subdivide the home site off from the rest of the property.

A third member of the public asked for clarification on the proposed A-1 (Small Agricultural Holdings) Zone and whether that portion of the property could be subdivided into acreages. Planning staff clarified that the proposed parcel size of the remainder does not meet the minimum parcel size in the A-2 Zone. As such, the property must be rezoned and the minimum parcel size in the A-1 zone is 15 hectares or 37 acres. Chair Sperling clarified that the current proposal is only to subdivide the existing home site and the previous application to establish acreages was not approved.

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

A fourth member of the public asked if the landowner intended to build a home on the remainder. Chair Sperling responded saying that her previous application was to develop the whole property, but this application is just to subdivide the existing home site. He did not want to speculate on what her intention is with the rest of the property.

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

The third member of the public to speak asked if the proposed home site was in compliance with relevant public health rules. Chair Sperling stated that public health is governed by Northern Health, not the Peace River Regional District.

General discussion ensued about when the previous application was submitted.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair noted the landowner was not in attendance and could not make any final comments.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:20pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2387, 2020, held on Tuesday, February 25, 2020.

Michael Blatz, Recorder

Director Brad Sperling, Chair