



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – Minutes

Proposed OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT BYLAW NO. 2314 & 2315 (Reid), 2018

Thursday May 24, 2018 @ 7:00 p.m.

Buick Creek Community Hall, 15288 Beatton River Road, Buick, BC

ATTENDEES

Peace River Regional District: Karen Goodings, Director of Electoral Area "B" (meeting Chair)
Claire Negrin, Acting General Manager of Development Services
Christina Hovey, North Peace Land Use Planner

Applicant: Lorna Davies (agent)

Public: 8 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:01pm.

2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed Official Community Plan Amendment Bylaw No. 2314 and Zoning Amendment Bylaw No. 2315, 2018.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Christina Hovey read the proposal.

Landowner: Francette Reid
 Agent: Lorna Davies
 Location: Carter Road, approximately 12 km east of Buick Creek.
 Legal Description: NE ¼ of Section 29, Township 113, Peace River District
 PID: 024-488-348

Proposal: To redesignate an 8.5 ha portion of the subject property from “Agricultural – Rural” (Ag-Rural) to “Civic, Assembly, and Institutional” (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and from “A-2” (Large Agricultural Holdings Zone) to “P” (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996. The purpose of the proposal is to develop a wilderness Bible camp on an 8.5 ha (21.0 acres) portion of the subject property.

4. SUMMARY OF APPLICATION PROCEDURE

Christina Hovey briefly reviewed the application process to date.

Application received.	April 10, 2017
Application amended (from TUP to OCP/Zoning amendment).	November 20, 2017
Application posted to PRRD “Engage” website.	February 19, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	February 19, 2018
PRRD sign posted on the property (before this date).	March 23, 2018
PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes Public Hearing.	April 12, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (April 30) • Mailed to landowners within notification area (April 30) • Posted to PRRD Facebook page (May 7) • Advertised in the Alaska Highway News newspaper (May 10 & 17) • Advertised in the Northern Horizon newspaper (May 11) • Advertised on Energetic City website (May 17 - 24) 	April – May 2018
Public Hearing held at the Buick Community Hall.	May 24, 2018

5. COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

Christina Hovey briefly reviewed the comments received.

Organization	Comment	Response
Northern Health	Approval recommended subject to conditions. Northern Health identified the regulations and permits that would be applicable for the operation of the camp.	Applicant has been provided with this information and contact information for Northern Health.
Agricultural Land Commission	The ALC does not have any concerns regarding the proposed changes.	N/A.
Oil & Gas Commission	Approval recommended subject to conditions: <ul style="list-style-type: none"> That (oil & gas) activity owners in the area be consulted in regard to their emergency planning zones. and consideration be given for corresponding emergency response plans be updated accordingly. That oil & gas users of Carter Road be notified of potential changes to road users associated with the subject property. 	The Oil & Gas Commission has committed to providing information about the operators of all oil and gas facilities within a 1.5km radius. These operators will be sent notification (postcard) in advance of the public hearing. The applicant has been in contact with the main Oil & Gas operators in the area.
Ministry of Transportation and Infrastructure	The Ministry has no objections to the re-zoning however we ask that the applicant apply for an "Access, Resource, and Industrial" permit, prior to the commencement of the project.	Applicant has been advised of the permit requirement.
City of Fort St. John	Interests unaffected. Non-farm use approved by ALC in 2017.	N/A.
District of Taylor	Interests unaffected.	N/A.
City of Dawson Creek	Interests unaffected.	N/A.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- None.

7. COMMENTS FROM APPLICANT

Lorna Davies (agent):

- It's all gone as we had applied.
- I am obviously in favour.

8. COMMENTS FROM PUBLIC

Chris Sowers (19614 Marten Road):

- Who is paying for the development?

Lorna Davies:

- Applicant explained that the group is paying for the development. The group is a registered charity.

Chris Sowers:

- What about the other camp: the Blueberry Bible Camp?

Lorna Davies:

- That has been closed for several years, but we would want to work together with them if they were to reopen. We are focused on the Wilderness aspect (e.g. horseback riding) so it is slightly different.

Gord Giesbrecht:

- I'm in favour.

Dennis Jaycox:

- I'm a board member for the camp and I'm in favour.

John Giesbrecht:

- I'm the Chair of the Board for the camp and I'm in favour.

Dick Webe (Charlie Lake):

- I am in favour – this will affect more than just buick creek it's to serve the whole area.

Chris Sowers:

- If this is a fully privately funded without tax payer money then I don't see a problem. I am in favour of it.

Roger Davies:

- I am the son-in-law of the woman who donated the land for the camp and I'm happy to see it go through.

Murelle:

- Also in favour. This type of organization is really good.

9. FINAL COMMENTS FROM APPLICANT

None.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the public hearing at 7:15pm.



*Claire Negrin for Christina Hovey

Christina Hovey, Recorder



Director Karen Goodings, Chair

List of Attachments:

- A. Public Notification for PRRD Official Community Plan and Zoning Amendment Bylaws No. 2314 & 2315 (Reid), 2018

**Attachment A: Public Notification for PRRD Official Community Plan and Zoning
Amendment Bylaws No. 2314 & 2315 (Reid), 2018**



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT BYLAWS
NO. 2314 & 2315 (Reid), 2018

When:

Thursday, May 24,
2018 | 7:00 pm

Where:

Buick Creek
Community Hall,
15288 Beatton River
Rd, Buick BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

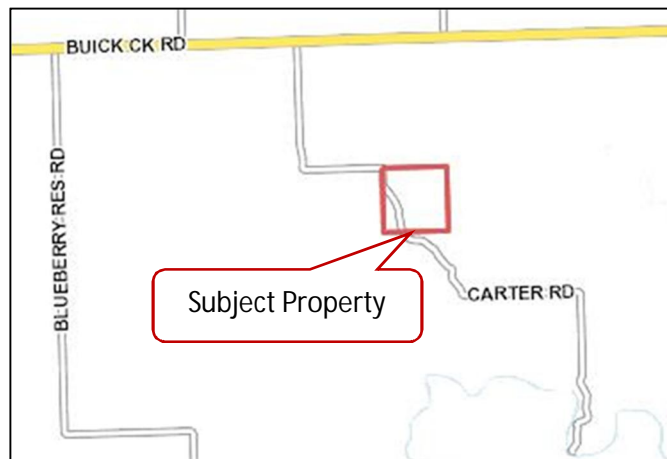
Email: prrd.dc@prrd.bc.ca



prrd.bc.ca |

Carter Road, ~12km east of Buick Creek

Part of the NE ¼ of Section 29, Township 113, W6M, PRD



The Peace River Regional District is hosting a meeting to discuss the proposed Official Community Plan and Zoning Amendment.

Proposal: To redesignate an 8.5 ha portion of the property from "Agricultural – Rural" (Ag-Rural) to "Civic, Assembly, and Institutional" (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and from "A-2" (Large Agricultural Holdings Zone) to "P" (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996. The purpose of the proposal is to develop a wilderness Bible camp.

This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted.

Chris Cvik, Chief Administrative Officer

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