



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – AGENDA**

**Proposed OCP & Zoning Amendment Bylaw No. 2127 & 2128, 2014**

September 29, 2015 @ 7:00 p.m.

**Jackfish Lake Community Hall, 1515 Old Jackfish Road**

**ATTENDANCE:**

Peace River Regional District:

Dan Rose, Director of Electoral area 'E'  
Bruce Simard, General Manager of Development Services  
Kole Casey, South Peace Land Use Planner

Applicant:

Tarla & Cyril Brewster

Public:

Loretta Westover  
Marie Nelson  
Fred Nelson  
Robert Ward  
Clark Hazlehurst  
Chuck Nichols  
Mirko Obradovic  
Eric McIlroy  
Dennis Madden  
Annie Madden  
Ed Bagg  
Tina Houlston  
Jennifer Houlston  
Hans Kirschbaum  
Anja Hutgens  
Stacey Thomas

1. CALL TO ORDER

*The Chair called the meeting to order at 7:10 pm.*

2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING

*The Chair reads the Statement of Public Hearing.*

3. INTRODUCTION TO PROPOSAL

*Kole Casey reads the proposal.*

LANDOWNER: **Tarla Breswter**

LEGAL DESC: **District Lot 2964 PRD, Except Plans 25979, 26136, 27501, 29739, 32590 and 32766**

PROPOSAL: To re-designate the parcel from "Settlement" to "Resource Agricultural" within the West Peace OCP Bylaw No. 1086, 1997 and from R-4 (Residential 4 Zone) to A-2 (Large Agricultural Holdings Zone) within PRRD Zoning Bylaw No. 1343, 2001, to support agricultural and resource extraction purposes.

4. SUMMARY OF APPLICATION PROCEDURE

*Kole Casey reads the summary procedure.*

- May 9, 2014 → PRRD receives application
- June 13, 2014 → Application and proposed bylaw referred to municipalities and provincial agencies
- July 10, 2014 → PRRD Board states by resolution; that a qualified professional be engaged by the applicant to research and give recommendations for environmental protection or buffering between the lake and proposed gravel operations, and that the application be tabled until such time as the District of Chetwynd has had the opportunity to comment.
- July 15, 2014 → PRRD receives comment from the District of Chetwynd
- July 24, 2014 → PRRD Board gives zoning amendment bylaw 1st & 2nd Reading and authorizes a public hearing to take place pursuant to s. 890(4) of the *Local Government Act*, and that public notice be issued after the applicant and the Peace River Regional District discuss options for a 100 metre Preservation Buffer along Half- Moon Lake within District Lot 2964 and the buffer plan is approved by the General Manager of Development Services.
- February 4, 2015 → PRRD receives a Section 219 Covenant for 100 metre Preservation Buffer along Half- Moon Lake within District Lot 2964 and approved by the General Manager of Development Services.
- September 16, 2015 → Public hearing notification mailed to landowners
- September 17 & 24, 2015 → Public notification advertised in *Northeast News*
- September 29, 2015 → Public hearing takes place in Jackfish Lake Community Hall

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

*Kole Casey reads comments from agencies and municipalities.*

*Bruce Simard reads proposed covenant between the applicant and the PRRD.*

**City of Fort St John:** Interests unaffected by bylaw

**Northern Health:** Interests unaffected by bylaw:

The proposed zoning amendment on this property would not be affected directly by the Acts and Regulations that Northern Health is guided by. Please note that the property may need to be reviewed for sewage disposal and drinking water source when a subdivision application is made. Further inquiries can be directed to an Environmental Health Officer at the Dawson Creek health Unit (252) 719-6500.

**District of Taylor:** Interests unaffected by bylaw

**District of Chetwynd:** Approval recommended for reasons outlined below:

At its Regular Council Meeting held July 14, 2014, council requested that the Peace River Regional District (PRRD) consider negotiations with the proponent to create a 100 meter buffer along the south end on Half Moon Lake and that the PRRD take actions to secure Half Moon Lake as a regional park.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- Letter received by Clark Hazlehurst (see attached letter)
  - *Mr. Hazlehurst read the letter*

7. COMMENTS FROM APPLICANT

- Tarla Brewster
  - *Not at present*

8. COMMENTS FROM PUBLIC

- Tina Houlston:
  - *Would like to see an Environmental study before anything is approved.*
- Eric McIlroy:
  - *Currently noisy.*
  - *Bigger would be noisier.*
  - *Will have allot of dust.*
  - *There are sufficient gravel pits in the area.*
- Chuck Nichols:
  - *What are the intentions?*
- Tarla Brewster:
  - *To enable processing of gravel.*
  - *Haven't used the pit in over a year.*
  - *We need a TUP every three years.*
- Chuck Nichols:
  - *You could sell?*
- Tarla Brewster:
  - *Yes.*
- Ed Bagg:
  - *Been here since 1986.*
  - *9 gravel pits in the area.*
  - *Moved here knowing there are gravel pits.*
    - **Concerns**
      - *A) concern that all pits abide by the same rules*
        - *Operating hours*
        - *Big corporations vs. little private owners*
      - *B) that that jackfish residents should end up with something*
        - *i.e. common shared access for all pits so that land is not lost to the*
        - *2:1 slope and wasting resource between property lines.*
        - *Would also better facilitate remediating and conversion to different use.*
- Cyril Brewster:
  - *Appreciates the comment.*
  - *Has kept their operation out of site and away from houses.*
  - *Has kept their operating times from 7 am-7pm.*
- Eric McIlroy:
  - *Lot 3- that reclamation now being done and is not sufficient, just an big hole left.*

- Mirko Obradovic:
  - *Are there bonds required for reclamation?*
  - *Anyone know the regulations with Ministry of mines concerning reclamation?*
    - **Concern**
      - *Gravel pits are everywhere.*
  - *Lives by the rail tracks.*
  - *Might as well make the whole area one big gravel pit.*
- Jennifer Houlston:
  - *That mining sites can be reclaimed and repurposed successfully if managed/monitored*
  - *Should not fill pits in with waste*
  - *Area is noisy*
    - **Concern**
      - *Children playing in the holes.*
      - *Doesn't want the pits to become public garbage disposal areas.*
  - *Pits can be filled in*
- Marie Nelson:
  - *That application for a pit requires a reclamation plan and must pay a security (\$10,000) for bonding reclamation.*
  - *The Ministry of Mines will use that money to reclaim the pit if you don't do it.*
- Ed Bagg:
  - *As a user of Halfmoon Lake, how would the PRRD get access to the lake if it would be considered a park?*
  - *Thanks Brewsters for understanding of the public use around Halfmoon Lake.*
- Tarla Brewster:
  - *Is opposed to the idea of Halfmoon Lake being a park.*

*Discussion about parks continues.*

- Mirko Obradovic:
  - *Thinks that once a road is established that it cannot be closed.*
- Bruce Simard:
  - *Jurisdiction lies with Ministry of Transportation or the Ministry of Forest, Lands and Natural Resources.*
- Annie Madden:
  - *That there are many trails across private lands that are used by the public, but it is still private land.*
- Jennifer Houlston:
  - *Is the buffer of 100m wide enough?*
  - *Fish in Lake?*
- Group:
  - *No fish*
- Tarla Brewster:
  - *Was advised that 300 ft. (100 m.) is fairly standard and there is heavy bush and a steep slope.*
  - *Only can get down at the far end where Jack's cows go to.*
- Eric Bagg:
  - *Would rezoning allow the property to be used for gravel pit?*

- Bruce Simard:
  - Yes.
- Ed Bagg:
  - *Opposed to the application and that it should stay residential.*
- Chuck Nichols:
  - *Opposed to having more gravel pits*
  - *Can understand the business end.*
  - *Have two kids.*
- Eric McIlroy:
  - *Want it to stay the same.*
- Ed Bagg:
  - *If the application is denied would a TUP be needed to continue the gravel pit?*
- Kole Casey:
  - *Yes to process the gravel.*
- Loretta West:
  - *How will conversion to gravel pits affect her property?*
  - *What will be the effect be on value of her property?*
- Director Dan Rose:
  - *No idea.*
- Jennifer Houlston:
  - *Why was Chetwynd given a chance to comment?*
- Kole Casey & Bruce Simard:
  - *Explains the referral process.*
- Tina Houlston:
  - *Suggest to develop residential rather than a gravel pit.*
- Director Rose:
  - *Explained that the Regional Board typically abides by the recommendation of the Area Director.*
- Clark Hazlehurst:
  - *When was the last time the OCP was visited?*
- Bruce Simard
  - *1997*
- Chuck Nichols:
  - *Would be okay with small scale as it currently is.*
  - *Is very concerned about potential for big companies turning this into a big operation.*
- Loretta Westover
  - *That this is a private property and they should be permitted to develop as they want.*

FINAL COMMENTS FROM APPLICANT

- Tarla Brewster:
  - *Appreciates comments and is still learning about the gravel business.*

10. TERMINATION OF PUBLIC HEARING

*The Chair terminated the meeting to order at 8:05 pm.*