



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – MINUTES

Proposed OCP & Zoning Amendment Bylaw No. 2289 & 2290, (DC Sportsman Club) 2017

September 6, 2017 @ 7:00 p.m.

Rolla Community Hall, 5173 407 St., Rolla, B.C

ATTENDANCE:

Peace River Regional District: Joe Breti, Alternate Director of Electoral Area 'D' (Chair)
Claire Negrin, Manager of Planning
Kole A. Casey, South Peace Land Use Planner

Applicant:

Andy Waddell Candice Waddell

Public:

Carolyn Merrick Red Merrick Matt Casselman
Bert Veiner Ruth Veiner Stan Johns
Coleen Mathews Red Merrick

1. CALL TO ORDER
The Chair called the meeting to order at 7:13 pm
2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING
The Chair reads the Statement of Public Hearing
3. INTRODUCTION TO PROPOSAL
Kole reads through introduction of proposal and brief synopsis of the report.

LANDOWNER: **Dawson Creek Sportsman's Club**
AGENT: **Canada West Land Services**
LEGAL DESC: **That part of the NW ¼ of Section 23, Township 78, Range 14, W6M, PRD,
Lying to the West of the left bank of the Pouce Coupe River**

PROPOSAL: To extend the existing gun range that is adjacent to the proposed project by re-designating the subject property from 'Agriculture' to 'Parks, Recreation and Natural Environment', and rezoning from A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone).

4. SUMMARY OF APPLICATION PROCEDURE

- | | |
|----------------------|---|
| May. 17, 2017 | → PRRD receives application |
| June 17, 2017 | → Application and proposed bylaw referred to municipalities and provincial agencies |
| July 27, 2017 | → PRRD Board gives zoning amendment bylaw 1 st & 2 nd Reading and authorizes a public Hearing meeting to be held, |
| August 17, 2017 | → Public Hearing notification mailed to landowners |
| August 24 & 31, 2017 | → Public notification advertised in <i>The Mirror</i> |
| August 25, 2017 | → Public notification advertised in <i>Energetic City</i> |
| September 1, 2017 | → Public notification advertised in the <i>Northern Horizon</i> |
| September 6, 2017 | → Public hearing meeting took place at the Rolla Community Hall, Rolla, BC |

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

DISTRICT OF TAYLOR: Interests unaffected by Bylaw

CITY OF FORT. ST. JOHN Interests unaffected by Bylaw

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: The Ministry of Transportation and Infrastructure has received and reviewed your referral of June 29, 2017 to amend the zoning bylaw text of A-2 (Large Agricultural Holdings Zone) to P-2 (Civic, Assembly and Institutional Zone). The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact

Kristy Prothman at (250) 787-3336.

CITY OF DAWSON CREEK: Our interests are unaffected. Happy to see the Club is expanding.
Thanks,

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES: It is difficult to identify what permits may be required from our aspect until we know what work is intended once (if) lands are rezoned.

ie. Any works in and around legally defined Streams (or water bodies) will likely require permits to be issued from the Provincial Government (or potentially Federal Government) dependent of the water body/course and work proposed.

Sincerely,

Sgt S. Brinsky

North Peace Zone

Conservation Officer Service

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- Letter received from Kevin & Barbara Knoblauch on September 1, 2017
- Letter received from Kevin & Barbara Knoblauch on September 6, 2017
- Soil sample from AGAT Laboratories (however there is no location stated on the Soil sample report so it is determined inconclusive.)

8. COMMENTS FROM APPLICANT

Andy Waddell:

- Introductions
- Looking to keep as natural as possible
- Some sporting plays & archery
 - Use natural cover to simulate birds coming out of the bush, so need to keep it.
- One gun range for 50 yard shots, no long range
- May need levy system in future to keep water from rising from river.
- Not best land for farming

9. COMMENTS FROM PUBLIC

Matt Casselman:

- Adjoining parcel to the west of the project
- Reiterating letter from Kevin Knoblauch
 - Any testing done for lead contamination?
- Question on why a 50 yard shot range?

Andy Waddell:

- Some members wanted it

Kole Casey:

- Some discussion with FLNRO, but no response on lead testing

Matt Casselman:

- I have tested
 - 54% higher than soil standards
 - Based on levels of acceptable contamination
- If no one has done any testing, then why are we here as this expansion will cause additional contamination
- (submitted soil test)
- What is the point of a 50 yard range?
- Separate area for free fire
- Direction needs to be determined with CO

Matt Casselman:

- All photos show water
- Land is low lying and near water, does not make sense to have a gun range here

Kole Casey:

- Clarify difference with ALR- is not an exclusion, it was a non-farm use application

Coleen Mathews

- Response from MoTI- road will not require approval
- With increased amount of traffic, road is in constant disrepair. Requires slow speed to travel.
- Evening traffic is very heavy & is respectful
- CRS is called to fix the road
- The end is not maintained
- Road maintenance and safety is our main concern
- At the Gate to Gun Range- sign says no shooting past 10 pm, but sunset is earlier-so shooting should only occur in daylight.
- Alcohol containers in roadway all along the way from drivers
- Feel strongly about conserving wildlife and environment
- Probably a better area may be appropriate
- Have experienced 3 times a stray bullet fly overhead
- Have a bullet hole in my chimney and is unnerving and upsetting.
 - Three different instances where stray bullets go above me, not at targets

Ruth Veiner:

- Road maintenance and safety -2 concerns
- No MoTI approval
- Residents are always asking CRS for Maintenance & dust suppression
- Increase in traffic is exponential
- Resident's years ago petitioned to have road paved. Only 10-12 people at the Gun Club signed the petitioned
- Video surveillance on our property shows high volume, high speeds on roads
- Safety of family
 - If there are stray bullets already, how will families feel safe & comfortable using that area? With a proposed nature trail beside a gun range.

Andy Waddell:

- Regarding road work
 - Not getting anywhere with MoTI, have been told not enough traffic.
 - 4000 per year is current use
 - I agree road needs to be in better shape
 - Beats up your and my vehicles
 - It is the cost of doing business for Gun Club
 - Unsure on how else to approach the road condition, and is willing to listen to example.
- Addressing safety
 - Do best to keep bullets on property, odd one does get away

Ruth Veiner:

- Yes have tried to work together
- Looking for life saving infrastructure to prevent loss of life & injury.
- We (residents) have to use the road to live. The Gun club it is an option.
- Not enough support from Club on petition.

Andy Waddell:

- Petition was before the applicant's time.
- It is difficult to get members out for things like that.

Discussion pursued on how to get the government to work on the road.

Candace Waddell:

- Treasurer for Gun Club
- Main purpose of new area is not for a gun range but is for a 'C' Loop
- Each loop is for bows and arrows for 'C' loop foam animal shoot and for competition
- Road is awful Windy and pitiful
 - Like other things, it takes time and persistence
 - All members agree as well
- Don't want to build a gun range anytime soon, want a walking path for archery loop.

Matt Casselman:

- Statement that it is only for an archery range is an empty promise
- Safety concern: bullets
 - To have had numerous issues with stray bullets, and have bullets embedded in home including Sons bedroom.
 - A letter was sent to Club years ago in response to the bullet lodged in roof and no response was received
 - Trying to keep bullets on site is not sufficient
 - unacceptable
- Indoor range or new location would be preferred
- No remediation regarding impacts to neighboring lands have occurred.
- Club should be relocated on a full quarter on approved road in an undeveloped area.
 - Would be willing to buy a quarter and trade them for that land to get them out.
- Members caught drinking or speeding (over 50 km/hr) should be fined or banned, easy letter to members explaining this.
- Concerns: Safety, Road, Contamination.

Andy Waddell:

- July 14, Ron Hardy (CO) did a range inspection & did not receive any complaints, and passed the Club
- Club answers to a provincial body and get certified every 5 years and are required to meet standards
 - Reason we are a 400m range and not a 500 m range
 - Berms and backstops meets standards

Stan Johns:

- So how did bullet get lodged in roof?

Andy Waddell:

- Unless buddy lifted gun and shot off, I would like to know

Red Merrick:

- Any chance we could get applications (BCCFO-RCMP) for gun ranges in last 5 years that have been approved/denied to see how they compare

Kole Casey:

- Commented on rezoning application and procedure, and local government control.
- Possible ways we can request that information.

Claire Negrin:

- As this is an land use discussion
- Not sure on any additional permits
- More on discussion on whether the use is appropriate, not the regulations of a gun range.

Red Merrick:

- Would give residents a better sense and could see what had been accepted or rejected.

Ruth Veiner:

- Still think that from a Land Use perspective, that to not have sufficient infrastructure should be in place first.
- As this is a discussion on Land Use, to wait for something to happen is not good, we need to address the safety and infrastructure during this time.
- Community would be supportive of Gun Club approaching MoTI

Coleen Mathews:

- Seeking Clarity of process, Land use first, then certification from province.

Claire Negrin:

- Both, land use comes first the provincial certificate comes next.

Andy Waddell:

- We also answer to federal certification

Ruth Veiner:

- OCP & Zoning right now
- Has it gone to the ALC?

Claire Negrin:

- It has received ALC approval for a Non-farm Use
- Describes ALC procedure

Ruth Veiner:

- Asked date of approval?

Kole Casey:

- Stated date:

Ruth Veiner:

- Seems backwards
 - Should have had the ALC application go to the public body first.

Claire Negrin:

- Explains ALC procedure
- Resons a provincial body has veto arbitrators on land
- Application on land is made public, just not in a forum
- It is the fact we are here today
 - Just because it got ALC approval does not make this application said and done.

Coleen Mathews:

- What is next steps

Kole Casey:

- After Public Hearing, Staff writes minutes for review
- Goes to regional Board for decision
 - Staff makes recommendations to Board
 - Board makes decision
 - Approval
 - Refusal
 - Conditional

Matt Casselman:

- Sample taken in NE corner of property in top 1' of soil
- Current use of the gun range, we cannot use treed area on property for 100 yards from NE corner because of location of skeet range
- No clean up occurring, Zero regard
- Expansion will increase unusable land on my property.

10. FINAL COMMENTS FROM APPLICANT

- **None**

11. TERMINATION OF PUBLIC HEARING

- Chair Adjourned the Public Hearing at 8:18 pm.



Kole Casey, Recorder

Joe Breti, Chair