



PEACE RIVER REGIONAL DISTRICT
PUBLIC INFORMATION MEETING – MINUTES

Zoning Amendment Bylaws No. 2211, 2015

March 21, 2016, at 7:00 p.m.

Charlie Lake Community Hall

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area 'C'
Bruce Simard, General Manager of Development Services
Bailey Chabot, North Peace Land Use Planner

Applicant/Owner: Northern Vac Services

Agent: Judy Desfosses

Public	Roger Myram	12942 Hilltop Rd
	Arla Myram	12942 Hilltop Rd
	Charene & Les Christianson	12939 Hilltop Rd
	Perry Oftebro	18971 Hilltop Rd
	Greg & Melissa Babuick	13014 Mark Ave
	Jody Brown	11712 Fort St John
	Lorn Sutherland	13034 Dover Ave
	Gary Lang	12847 Ben's Rd
	Jim Abbott	12932 Hilltop Dr
	Janet Abbott	12932 Hilltop Dr
	Troy Dorie	13015 Hilltop Dr
	Kelly & Laura Kassian	12954 Hilltop Rd
	Anthony Desfosses	11407 109 th St., FSJ
	Lee & Shirley Ann Appleton	13003 Mark Ave
	Dob Spencer	9951 81 Ave, FSJ
	Patricia Lea	SS2 S9 C9 FSJ
	Viva Swanson	13011 Hilltop Dr
	Jeanne Chapple	Box 550 Charlie Lake
	Darrell & Nita Fair	12908 Hilltop Rd
	Maxine & Dick Gilber	12931 Agnes Lane
	Kimberly Wylie & Addison Clement	12858 Ben's Rd
	Patricia McChesney	13045 Hilltop Rd
	Jerry & Laurie Yee	12938 Agnes Rd
	Gerd Juister	
	Kody Chapple	Hilltop Rd
	Kerry Harvey	12983 Hilltop Rd
	Rolland Lessard	13301 Highlevel Crescent
	Ruth & Rick Stevens	12904 Agnes Lane
	Ryan McLaughlin	13030 Hilltop Rd

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 pm

2. COMMENTS FROM PUBLIC

- Ms. Desfosses
 - Building only 23 lots
 - Willing to sign restrictive covenant to keep lot sizes at a minimum of 1 acre
 - Want to use middle portion of subject property as portion for retirement home
 - Will remain treed until then

- 23 lots not built simultaneously, will be built gradually so traffic increase will be gradual
- Smaller lots make land more affordable for younger families to move to rural areas
- Sewer will be connected to Charlie Lake sewer system
- Cannot build road across the pipeline
- Chair asks to confirm where MoTI has approved road access
- Mr. Desfosses confirms that residential access will be from Mark Ave, Commercial access from HWY 97N frontage Rd
- Ms. Kassian
 - Why won't the road be allowed across the pipeline?
- Ms. Desfosses
 - Spectra Energy will not allow it, formal request for road was denied
- Mr. Myram
 - How will sewage be provided if a road cannot cross the pipeline?
- Mr. Desfosses
 - Sewer be drilled directionally
- Ms. Stevens
 - Concerned that development of land and construction of new roads will destroy existing roads
- Chair explains that road standards are dictated by MoTI
- Ms. Swanson
 - Are engineering specs available for road loads?
- Chair explains that MoTI sets all the road standards and will require proponent to upgrade any roads they see as necessary
- Mr. Appleton
 - What were the truck loads of soil?
- Mr. Desfosses
 - Mixed topsoil for landscaping
- Mr. Myram
 - If the intent is only to develop 23 lots, why is the application for R-1 when R-2 or R-3 is appropriate?
- Mr. Desfosses
 - Lower density lots are not economically viable as the required infrastructure (roads and sewer) are very expensive to build
- Ms. Desfosses
 - Following OCP standards
 - PRRD said to zone for what could potentially happen
- Ms. Swanson
 - What will the impact be on Charlie Lake School?

- Chair explains that it is up to the School District to address these issues
- Ms. Chabot explains that PRRD has attempted to create a relationship with the School District to address these issues
- Mr. Abbott
 - Concerned that land is not desirable at such small sizes
- Mr. Desfosses
 - Lots are not small at 1.8 acres
- Mrs. Abbott
 - Concerned that there is already sufficient commercial
- General discussion about water
- Mr. Desfosses
 - Property will use cisterns filled from the City of FSJ
 - Fire hydrants available at Charlie Lake School
- Mr. Yee
 - Concerned about traffic at Old Hope Rd and Hilltop Rd
 - Opposed to application, smaller lots don't fit
- Ms. Gilbert
 - Opposed for same reasons
- Ms. Fair
 - Wants to know if there is a prospectus for the buildings, fencing
 - Concern over dogs
- Ms. Desfosses
 - Intending to have restrictive covenants that include minimum house size and restricting modular homes, etc.
- Mrs. Yee
 - Concerned about dogs and traffic
- Mrs. Stevens
 - Concerned about covenant enforceability
- Mrs. McChesney
 - Concerned about impact of new construction on water well
- Mr. Babuick
 - Concerned about traffic
- Mr. Gilbert
 - Concerned about the safety of developing near pipeline
- Mrs. Abbott
 - Concerned about the smell of sewer
- Chair responds that there won't be a pumphouse, more properties connected to sewer system

will lower the cost per household

- Ms. Desfosses
 - Will have an engineered design for connection to sewer system under HWY 97N
- Mr. Appleton
 - Concerned about quality of Mark Ave and who will pay for upgrades if necessary
- Chair responds that MoTI decides whether upgrades are needed, developer pays the cost
- Discussion about allowable uses in C-2 zone
- Discussion about difference between R-1, R-2, and R-3 zones
- Mr. Myram
 - Comfortable with 4.5 acres lots, not smaller lots
- General discussion about next steps for applicant and general process
- Mr. Dorie
 - Wants to understand why Board would approve the application given the negative feedback
- Chair responds that Board must consider all factors, including, but not limited to, public input
- Mr. Myram
 - Concerned about how existing homes will be protected if water system is not in place prior to construction
 - Covenant should be added so that water and fire systems must be in place prior to construction
 - Wants to know what application cannot be deferred until the review of the NPFA OCP is complete
- Chair responds that the application consistent with the OCP, the ones deferred were OCP amendments
- Ms. Fair
 - Possible to refuse the commercial rezoning but accept the residential rezoning?
- Ms. Chabot explains the conditions set by ALC require the rezoning of the commercial portion for the exclusion
- Mr. Simard explains that the applicant could approach the ALC to discuss changes to their requirements
- Mr. Appleton
 - Concerned that additional subdivisions will occur once lots are sold
- Ms. Chabot explains restrictive covenants
- Mr. Myram
 - Asks if restrictive covenant can be removed
- Mr. Simard explains that anyone can make a request, however, it is highly unlikely that it will be acquiesced

- Ms. Swanson
 - Concerned that private vehicle estimations are underestimated
- Mr. Desfosses
 - Gives final comments
 - Thanks public for comments
 - Economics of infrastructure require higher density development
 - Will work with PRRD staff to make this work

3. TERMINATION OF PUBLIC HEARING

- The Chair terminated the Public Information Meeting at 9:02 pm

Bailey Chabot, Recorder

Brad Sperling, Meeting Chair