



PEACE RIVER REGIONAL DISTRICT
PUBLIC INFORMATION MEETING – MINUTES

Zoning Amendment Bylaws No. 2211, 2015

January 7, 2016, at 8:00 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 (not present)

Public:

Roger Myram	12942 Hilltop Rd
Arla Myram	12942 Hilltop Rd
Charene Christianson	12939 Hilltop Rd
Perry Oftebro	18971 Hilltop Rd
Greg Babuick	13014 Mark Ave
Jody Brown	11712 Fort St John
Allan Mah	13295 Charlie Lake Crescent
Betty Mah	13295 Charlie Lake Crescent
Andy & Karen Falkenberg	13162 Lake Shore Drive
Tamara Russell	13276 Park Frontage Rd
Lorn & Karen Sutherland	13034 Dover Ave
Jerry Mullin	12821 Ben's Rd
Gary Lang	12847 Ben's Rd
Jim Abbott	12932 Hilltop Dr
Janet Abbott	12932 Hilltop Dr
Pauline & Kip Letkeman	Ben Jensen Sub
Troy Dorie	13015 Hilltop Dr
Dylan Kassian	12954 Hilltop Dr
Kelly & Laura Kassian	12954 Hilltop Rd
Les Christianson	12939 Hilltop Td
Amanda Ng	11407 109 th St., FSJ
Anthony Desfosses	11407 109 th St., FSJ
Jim Kosick	12762 Old Hope Rd

1. **CALL TO ORDER**

The Chair called the meeting to order at 8:00 pm

2. **COMMENTS FROM PUBLIC**

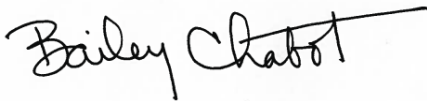
- Mr. Desfosses acknowledges concerns over commercial area, assured public that they are interested in businesses that support local community and not industrial businesses
- Mr. Myram concerned that once land is sold, developer no longer controls uses
- General discussion about definition of commercial
- Ms. Chabot read permitted uses of C-2 zone
- General discussion over appropriateness of commercial uses near residential
- Mr. Sutherland concerned that R-1 zoning creates such small lots (0.25 acres) and the traffic that comes with higher density

- General discussion regarding maximum buildout of lot
- General discussion regarding access, residential access proposed from Mark Ave
- General discussion about lack of development plan for middle of parcel,
 - Concerned that future development will be very high density (high rise apartments, townhouses) or more commercial
 - Concerned that there is no 'master plan' for development
- Ms. Brown explains that development will be in phases and they are waiting to see how successful the current application is prior to planning the development further
- General concern over maximum buildout of R-1 zones at 182 residential parcels
 - Concern that if PRRD zones R-1 based on 23 lot proposal that applicant can simply change their plan and develop at much higher density
 - Concern over traffic impact and lack of appropriate road system for the maximum buildout of R-1 zone
- Mr. Abbott asks if applicant can simply rezone commercial portion without rezoning the residential portion
 - Mr. Simard explains that the applicant must rezone the commercial portion, but are not required to develop it, and that the remainder of the parcel can remain as R-4 zone
- Mr. Kosick
 - Supports commercial rezoning
 - Increases tax base
 - Best use of land
 - Commercial and industrial businesses front both sides of HWY 97N
- General discussion over Charlie Lake School capacity
 - Staff indicates that School District #60 has been sent a referral but no comment has been received
- Mrs. Falkenberg asks where residential will be accessed from
 - Mr. Simard explains that it is up to the Ministry of Transportation and Infrastructure to determine through traffic impact study, proposed access is from Mark Ave
- Mr. Dorie asks why they are applying for commercial
 - Ms. Chabot explains that the Agricultural Land Commission has conditionally excluded land, land is not developable as it will remain in ALR unless the proposed commercial portion is rezoned
- General discussion of uncertainty of proposed development, possibility for significant increase in number of lots, pipeline running across parcel, Charlie Lake School at capacity
 - Mr. Simard explains that a covenant could be used to bind the applicant to the number of lots applied for or to a minimum lot size greater than afforded in R-1 zoning
- Mr. Myram concerned over water access, particularly in light of Fort St. John disinterest in continuing to offer water to PRRD residents
 - Mr. Simard directs public to staff recommendations that are part of the report, specifically recommendation that applicant supply all water to subdivision

- Ms. Ng explains that applicant has already applied for subdivision to MoTI for the proposed 23 lots as shown in map
- General discussion about residential fronting HWY 97N
 - Dir. Sperling comments that it is unlikely that MoTI will approve further residential fronting HWY 97N
- Mr. Falkenberg comments that higher density residential supports better commercial development
- Ms. Brown explains that a building scheme will be part of development to control look
 - Mr. Simard explains nature of building scheme
 - Ms. Chabot explains that PRRD has bylaws that restrict accessory building size and setbacks
- Ms. Chabot explains process of the application moving forward

3. TERMINATION OF PUBLIC HEARING

- The Chair terminated the Public Information Meeting at 9:28 pm



Bailey Chabot, Recorder

Brad Sperling, Meeting Chair