



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2334, 2018

Thursday, February 7, 2019 at 7:00 pm

Peace River Regional District Head Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)
Danielle Patterson, Planning Intern, Development Services

Applicant/Owner: Chandra Irvine and William Irvine

Agent: Tyler Mikkelson, Caltech Surveys

Public: 2 members of the public

1. CALL TO ORDER

Director Leonard Hiebert called the meeting to order at 7:00 pm.

2. STATEMENT OF PUBLIC HEARING

Director Hiebert stated the procedural rules in place to govern the conduct of the public hearing.

3. INTRODUCTION TO PROPOSAL

Danielle Patterson provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2334, 2018 for the property legally described as Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557.

Ms. Patterson summarized the proposal to rezone an approximate 1.81 ha (4.5 ac) portion of the subject property from 'R-5' (Residential Zone 5) to 'R-4' (Residential Zone 4) within the *Peace River Regional District Zoning Bylaw No. 1343, 2011*.

Ms. Patterson provided a summary of the application procedures and timeline for those in attendance at the hearing.

4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Danielle Patterson read aloud comments received from the following agencies and municipalities:

Fort St. John: *"Interests unaffected by bylaw."*

Taylor: *"Interests unaffected by bylaw."*

Dawson Creek: *"Our interests are unaffected."*

Ministry of Transportation and Infrastructure: *"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.”

Northern Health: *“Based on the intended use of the Application, Northern Health has no objections.*

Please be aware that if the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank or drinking water systems, the operations must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. In addition, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity [sic]

Recommendation of the application does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred from the Ministry of Transportation on the basis of current provincial health regulation and Northern Health policies and guidelines. In order to determine proper suitability, Northern Health will require the following site information prior to a site inspection and final approval:

- *Percolation Test Results*
- *Soil Evaluation*
- *Observation Holes*
- *Lot Plans*

Northern Health recommends that the owner of the parcel become familiar with Northern Health’s Guidelines for Subdivision prior to submitting an application for subdivision.”

BC Oil & Gas Commission: *“Interests unaffected by bylaw.”*

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Danielle Patterson stated that as of 4:00 pm on February 7, 2019 the Peace River Regional District did not receive any written comments from the public. No members of the public had written submissions to present at the Public Hearing.

6. COMMENTS FROM APPLICANT(S)

Danielle Patterson asked the applicants Ms. Chandra Irvine and Mr. William Irvine and their agent Mr. Tyler Mikkelson if they had any comments. The applicants and their agent had no comments.

7. COMMENTS FROM PUBLIC

Danielle Patterson asked the members of the public in attendance if they had any comment related to the proposed bylaws and if so, to state their first and last name before speaking.

Mr. Ron Jabs stated he has no issues with the proposal.

Mr. Silvio Salustro stated he is in favour of the proposal.

Both members of the public identified themselves as neighbours of the applicants.

FINAL COMMENTS FROM APPLICANT(S)

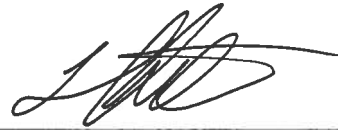
Danielle Patterson asked the applicants Ms. Chandra Irvine and Mr. William Irvine and their agent Mr. Tyler Mikkelson if they had any final comments. The applicants and their agent stated they had no final comments.

8. TERMINATION OF PUBLIC HEARING

Director Hiebert terminated the Public Hearing at 7:08 pm.



Danielle Patterson, Recorder



Director Leonard Hiebert, Chair