



PEACE RIVER REGIONAL DISTRICT

Public Hearing Minutes - OCP & Zoning Amendment Bylaw Nos. 2343 & 2344, 2019

March 18, 2019 @ 7:00 p.m.

Charlie Lake Hall, 12717 Charlie Lake Hall Road, Charlie Lake BC

Attendance:

Peace River Regional District:	Brad Sperling, Director of Electoral Area 'C' (Chair) Michael Blatz, Land Use Planner, Development Services
Applicant/Owner:	Garry Oker
Public:	26 Attendees

1. Call to Order

Chair Brad Sperling called the meeting to order at 7:02 pm.

2. Statement of Public Hearing

Chair Brad Sperling stated the public hearing is held to allow the public to make representations to the Board respecting the proposed OCP change for the property described as Lot A Section 9 Township 84 Range 19 W6M Peace River District PI 22254 from Medium Density Rural Residential to Civic and the proposed zoning change from Residential 2 Zone (R-2) to Civic, Assembly and Institutional Zone (P-2). The Chair stated the procedural rules in place to govern the conduct of the public hearing and invited staff to provide a brief summary of the application and proposal.

3. Introduction to Proposal

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaw No. 2343 & 2344, 2019 for the property described as Lot A Section 9 Township 84 Range 19 W6M Peace River District PI 22254, as printed in the agenda.

4. Summary of Application Procedure

Staff provided those in attendance with a summary of the application procedure, as printed in the agenda.

5. Comments From Agencies And Municipalities Received

Staff read the comments received from agencies and municipalities for the benefit of those in attendance at the hearing, as printed in the agenda.

6. Written Comments Received From Public

Michael Blatz read aloud those written comments which were received prior to 4:00 pm on March 18, 2019, which can be found in Attachment D of the agenda:

- A letter dated March 15, 2019 from Darin & Lisa Krantz was generally in opposition to the proposal, citing concerns around high traffic, privacy, and crime.

7. Comments From Applicant

Chair Brad Sperling asked Garry Oker if he had any comments related to the proposed bylaws. Garry Oker, acting as agent for the landowner, spoke in support of the proposal, saying the development would create a space to showcase archeological artefacts, educate the public, and preserve history. He stated that the development group intends to capitalize on the traffic along the Alaska Highway to bring in tourists, but they do not intend to make the museum a high traffic area and instead believe more of their visitors will be local school groups. Further, he stated the café and gift shop is meant to be an option for the future and is not a definite part of the facility. He closed by saying visible recognition of local Indigenous groups is needed in the Peace River area and is an important part of reconciliation.

8. Comments From Public

Chair Brad Sperling asked the members of the public if they had any comments related to the proposed bylaws.

Lisa Kantz stated that as a next door neighbour to the development, she did not object to the proposal, but anticipates a surge of tourists to the property and is concerned about decreased privacy, property values, and resale prospects as a result.

9. Final Comments From Applicant

Chair Brad Sperling invited the applicant to make any final comments. The applicant's representative declined.

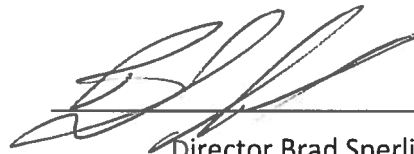
10. Termination of Public Hearing

Chair Brad Sperling closed the public hearing at 7:13 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan Amendment Bylaw No. 2343, 2019 and Zoning Amendment Bylaw No. 2344, 2019 held on Monday, March 18, 2019.



Michael Blatz, Recorder



Director Brad Sperling, Chair