



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2333, 2019
Wednesday, April 24, 2019 @ 7:00 pm
Rolla Community Hall, 5173 407 Street, Rolla, BC

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)
Kole Casey, South Peace Land Use Planner

Applicant/Owner: Nyla LePine, LePine Farms Ltd.

Public: 6 members of the public

1. CALL TO ORDER

Director Leonard Hiebert called the meeting to order at 7:04 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

Kole Casey provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2333, 2019 for the property legally described as South West ¼ of Section 19 Township 78 Range 14 W6M Peace River.

Mr. Casey summarized the proposal to rezone a ± 8.3 ha (± 20.6 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential Zone 5) to facilitate a parcel realignment with the neighbouring ¼ section within the *Peace River Regional District Zoning Bylaw No. 1343, 2011*.

4. SUMMARY OF APPLICATION PROCEDURE

Mr. Casey provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Kole Casey read aloud and summarized the comments received agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Kole Casey stated that as of 4:00 pm on April 24, 2019 the Peace River Regional District had not received any written comments from the public.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the applicant Nyla LePine of LePine Farms Ltd if she had any comments. The applicant stated that:

- The attendees are aware of the application
- Want a homeplace for the family
- Want to keep the properties in the family, however it is not financially possible for the family to purchase the property with the home.

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. The following questions were asked by the attendees:

- Does a certain type of subdivision and size of subdivision change the use of the land?
 - Answer was given that depending on what the zone and size the property is can change what permitted uses can be allowed.
 - Further discussion on zoning, land use, and the ALC was then pursued.
- Does the size of the lot change the size requirement of the lagoon or dugout?
 - Answer was given that this falls in the jurisdiction of Northern Health.
- Can there be additional homes developed on the property?
 - Discussion on new ALC regulations concerning additional dwellings.
- Will the PRRD discuss with the ALC struggles with successional planning, getting mortgages, loans, and titles with transferring ownership to younger generations?
 - Discussion on PRRD and the Chair advocating in the past and presently to the ALC on successional planning.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair asked the applicant if they had any final comments. The applicants/agent stated no.

10. TERMINATION OF PUBLIC HEARING

Director Hiebert terminated the Public Hearing at 7:25 pm.



Kole Casey, Recorder



Director Leonard Hiebert, Chair