



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES

Proposed Zoning Amendment Bylaw No. 2341, 2018

December 12, 2018 @ 7:00 p.m.

Wonowon Elementary School, 19211 Petrocan Subdivision, Wonowon BC

ATTENDANCE:

Peace River Regional District: Karen Goodings, Director of Electoral Area 'B' (Chair)
Michael Blatz, Land Use Planner, Development Services

Applicant/Owner: Andreas Lass

Public: None

1. CALL TO ORDER

Director Karen Goodings called the meeting to order at 7:00 pm.

2. STATEMENT OF PUBLIC HEARING

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

3. INTRODUCTION TO PROPOSAL

Michael Blatz provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2341, 2018 for the properties described as Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District.

Mr. Blatz summarized the proposal to amend the zoning of the subject properties under Peace River Regional District *Zoning Bylaw No. 1000, 1996* from R-2 (Residential 2 Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.

4. SUMMARY OF APPLICATION PROCEDURE

Michael Blatz summarized the application procedure and timeline for the benefit of those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Michael Blatz read the comments received from agencies and municipalities for the benefit of those in attendance at the hearing:

City of Fort St. John: Interests unaffected.

District of Taylor: Interests unaffected.

City of Dawson Creek: Interests unaffected.

Oil & Gas Commission:

Interests unaffected. Oil and gas permit holders with interests located in the vicinity of the proposed zoning changes have been contacted by the Commission as Emergency Response Plans may need updating.

Northern Health:

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Michael Blatz stated the Peace River Regional District had not received any written comments from the public as of 4:30 pm on December 12, 2018.

7. COMMENTS FROM APPLICANT(S)

Michael Blatz asked Mr. Andreas Lass if he had any comments regarding his proposal. Mr. Lass declined to comment.

8. COMMENTS FROM PUBLIC

Michael Blatz asked the members of the public if they had any comment related to the proposed bylaw. There were no comments from the public.

9. FINAL COMMENTS FROM APPLICANT(S)

Michael Blatz asked Mr. Andreas Lass if he had any final comments. Mr. Lass declined to comment.

10. TERMINATION OF PUBLIC HEARING

Director Karen Goodings terminated the Public Hearing at 7:10 pm.



Michael Blatz, Recorder



Director Karen Goodings, Chair