



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – MINUTES

Proposed OCP & Zoning Amendment Bylaw No. 2318 & 2319, 2018

June 19, 2018 @ 7:00 p.m.

Chetwynd and District Rec. Centre, 4552 North Access Road, Chetwynd, B.C

ATTENDEES:

Peace River Regional District: Dan Rose, Director of Electoral Area 'E', (meeting Chair)
Kole Casey, Land Use Planner

Applicant: Patrick Borton

Public: None

1. CALL TO ORDER

The Chair called the meeting to order at 7:05pm.

2. STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the Local Government Act to allow the public to make representations to the Board respecting matters contained in proposed **Official Community Plan Amendment Bylaw No. 2318 and Zoning Amendment Bylaw No. 2319, 2018.**

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Landowner: Patrick & Sheri Borton

Legal Description: Lot 1 District Lot 2097 PRD, Plan PGP43510

Proposal: To re-designate the subject property from 'Residential' to 'Industrial', and to rezone from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone) for the development and operation of a recreational vehicle and boat storage facility.

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	January 24, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	February 5, 2018
PRRD Board gives bylaws 1st & 2nd Reading and authorizes Public Hearing.	March 1, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (May 31) • Mailed to landowners within notification area (May 31) • Posted to PRRD Facebook page (June 7 & June 14) • Advertised in the Mirror newspaper (June 7 & 14) • Advertised in the Northern Horizon newspaper (June 8) • Advertised on Energetic City website (June 8 – June 19) 	May – June 2018
Public Hearing takes place at the Chetwynd & District Rec. Centre, BC	June 19, 2018

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Chetwynd Fire Department: Please ensure that the owner is in compliance with the BC Fire Act – also they have to be aware that they will not have access to hydrants.

City of Dawson Creek: Interests unaffected by bylaw.

City of Fort St. John: Interests unaffected by bylaw.

Oil & Gas Commission: This footprint is identical to the previous Borton TUP (17-180); the Commission continues to have no issues with this proposed land use change.

District of Taylor: Interests unaffected by bylaw.

Northern Health Authority: All activities on this lot must be done in accordance with the provisions of:

1. Public Health act [SBC 2008] Ch. 28 and all regulations made under it including but not limited to:
 - Sewerage system Regulations B.C Reg. 209/2010;
2. Drinking Water protection Act [SBC 2001] Ch. 9, and
3. Drinking water Protection regulations B.C Reg 200/2003

Ministry of Transportation and Infrastructure: The Ministry of Transportation and Infrastructure has received and reviewed your referral dated March 1, 2018 to re-designate and rezone the subject property from Residential to Industrial, and R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone), for development and operation of a recreational vehicle and boat storage facility for subject property L 1 DL 2097 PEACE RIVER PL PGP43510 (4049 Norris Road). The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval. The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval by the Ministry.

No direct access to Highway 29N is supported. All access is to be via the side road network (Norris Road).

Provision of a suitably worded covenant on the lot is required to restrict the land use of the property to recreational vehicle and boat storage only, registerable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges (Sample attached).

If the landowner does not want to enter into a restrictive covenant on the property, the Ministry requires a Traffic Impact Study (TIS) to address access issues to and from the site at the intersection of Norris Road and Highway 29N for the proposed I-1 (Light Industrial Zone). The developer is encouraged to contact MoTI to set up a Scope Development Meeting to determine the Terms of Reference for the TIS at their earliest convenience.

An industrial access permit is required for the connection to Norris Road. The developer is to apply online for an Access, Resource and Industrial permit to the Ministry of Transportation and Infrastructure prior to final zoning approval. Application and information can be found at: <http://www.th.gov.bc.ca/permits/Highway%20Access%20Permits.asp>

Thank you for the opportunity to comment. If you or the developer has any questions, please contact me at (250) 787-3237.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

None.

7. COMMENTS FROM APPLICANT

None.

8. COMMENTS FROM PUBLIC

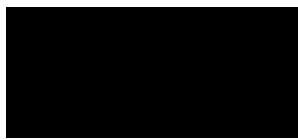
None.

9. FINAL COMMENTS FROM APPLICANT

None.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:10 pm.



Kole Casey, Recorder



Director Dan Rose, Chair

List of Attachments:

- A. Public Notification for PRRD Official Community Plan and Zoning Amendment Bylaws No. 2318 & 2319 (Borton), 2018