



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed ZONING AMENDMENT BYLAW NO. 2294, (KRONHARDT) 2017

January 23, 2018 @ 7:00 p.m.

**Wonowon Elementary School & Community Hall,
 19211 Petrocan Subdivision, Wonowon B.C**

ATTENDANCE:

Peace River Regional District: Karen Goodings, Director of Electoral Area 'B' (Chair)
 Kole A. Casey, South Peace Land Use Planner

Applicant: Paul Kronhardt

Public: Roman Kronhardt Evelyn Baker Irene Wiens Verne Goodings

1. CALL TO ORDER

The Chair called the meeting 7:00 pm

2. INTRODUCTION TO PROPOSAL

Kole Casey reads through the proposal and a synopsis of the report.
 Brief discussion on timeline (point of receivership) Director Goodings addressed it.

LANDOWNER: **Paul & Ludmila Kronhardt**

LEGAL DESC: **District Lot 2167, PRD**

PROPOSAL: **To rezone the property to from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground.**

3. SUMMARY OF APPLICATION PROCEDURE

- August 24, 2015 → PRRD receives application
- August 3, 2017 → Application and proposed bylaw referred to municipalities and provincial agencies
- October 12, 2017 → PRRD Board gives zoning amendment bylaw 1st & 2nd Reading and authorizes a public Hearing meeting to be held,
- December 29, 2017 → Public Hearing notification mailed to landowners
- January 11 & 18, 2018 → Public notification advertised in *The Alaska Highway News*
- January 18, 2018 → Public notification advertised in *Energetic City*
- January 19, 2018 → Public notification advertised in the *Northern Horizon*
- January 23, 2018 → Public hearing meeting takes place at the Wonowon Elementary School & Community Hall, Wonowon, BC

4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

CITY OF DAWSON CREEK: Interests unaffected by Bylaw

DISTRICT OF TAYLOR: Interests unaffected by Bylaw

CITY OF FORT ST. JOHN: Interests unaffected by Bylaw

OIL & GAS COMMISSION: While there are oil & gas activity within 1 km of the subject property, it is not in conflict. The oil & gas activity is a freshwater storage area with associated road, it is across the highway and approximately 800 metres away.

**MINISTRY OF
TRANSPORTATION AND
INFRASTRUCTURE:**

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal; however, we have the following conditions that must be satisfied prior to final approval and signature by the Ministry.

If the land use is to change from the proposed campground within the proposed zoning, we will require intersection improvements. To ensure this, we will require a suitably worded restrictive covenant prior to zoning approval, which restricts land use within the proposed zone strictly to the proposed campground. The covenant is to be registered with priority over any financial charges. If the landowner does not want to enter into a restrictive covenant on the property, the Ministry will require a scope development meeting to discuss potential Traffic Impact Study (TIS) to address access issues to the Alaska Highway. The Ministry recommends that the land owner contact our department for samples of the covenant we are requesting prior to contacting a lawyer or notary.

We will require the applicant to apply for an "Access to a Controlled Access Highway" Permit. Below is a link to ensure that you are complying with the Ministry permitting requirements and apply online for the appropriate permit:

<http://www.th.gov.bc.ca/permits/index.asp>

The Ministry reserves the right to refuse or require changes to any proposals at the time of the application process.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3336 or by email at Kristy.prothman@gov.bc.ca.

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- None

7. COMMENTS FROM PUBLIC

Roman Kronhardt:

- The Ministry of Transportation (MoTI) is not in approval?

Kole Casey:

- They are in support, but required additional information.

Roman Kronhardt:

- They (*MoTI*) ask for allot of information.
- This proposal is not as dangerous as other intersections in the area.

Karen Goodings:

- Now I can take this back to the Board but will still require & be held until MoTI signage of the Bylaw.
- Will take these concerns but after the meeting I cannot talk to anyone about this.

Paul Kronhardt:

- Major point from Kristy (MoTI) is that they wouldn't want a restaurant.

Evelyn Baker:

- How many campsites?

Paul Kronhardt:

- Twenty
- I covenant is on the title to hold the lot to the plan, if anything changes then they need to re-address it.

Evelyn Baker:

- I can see where MoTI has their jurisdiction because of the Highway, makes sense

Karen Goodings:

- Certainly safety issues. All agree that the access is a safety issue

Kole Casey:

- Explained next step in process:
 - Need to receive MoTI signature on Bylaw.
 - Minutes drawn up, report brought back to the Regional Board for consideration.

Karen Goodings:

- I cannot speak as the Board, but I can take your concerns to the board meeting.

8. FINAL COMMENTS FROM APPLICANT

Paul Kronhardt:

- None.

9. TERMINATION OF PUBLIC INFORMATION MEETING

- 7:15 pm



Kole Casey, Recorder

Karen Goodings, Chair