



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC INFORMATION MEETING – MINUTES**

**OCP & Zoning Amendment Bylaws No. 2221 & 2222, 2015**

December 7, 2015, at 8:00 p.m.

North Peace Leisure Pool Room

**ATTENDANCE:**

Peace River Regional District: Brad Sperling, Director of Electoral Area 'C'  
Bailey Chabot, North Peace Land Use Planner  
Bruce Simard, General Manager of Development Services

Applicant/Owner: James & Gretchen Kosick 12762 Old Hope Rd  
Jared Giesbrecht (Agent) 778.256.1613

Public:	Dawn Gallant	12851 Ben's Rd
	Dona Lessard	13301 Highlevel Crescent
	Tamara Russell	13276 Park Frontage Rd
	Kim Schwarz	8712 Hwy 97N
	Susan Hogaboam	12835 Ben's Rd
	Miles Hogaboam	12835 Ben's Rd
	M. Meyer	13255 Fell Rd
	R & T Reinboldt	12843 Ben's Rd
	Rosemarie Phillips	Box 734 Charlie Lake
	Mitchell Harvey	hunterofbc@yahoo.ca
	Chrystal Gosse	chrystalgosse@hotmail.com
	Robert Myers	13395 Daunes St
	Shawn Dalley	12851 Ben's Rd
	Kelvin Croy	Charlie Lake
	Deb Fehr	Charlie Lake
	Abe Fehr	Charlie Lake
	Gary & Brenda Farquharson	13292 Fell Rd
	Darin & Lisa Kantz	Charlie Lake
	Pauline & Kip Letkeman	Charlie Lake
	Dave Turchanski	Charlie Lake BC
	Robert Herman	11307 109 St

1. **CALL TO ORDER**

The Chair called the meeting to order at 8:05 pm

2. **COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED**

Bailey Chabot reads comments from referred agencies

Bailey Chabot confirms that this is a public information meeting, not a public hearing

3. **COMMENTS FROM PUBLIC**

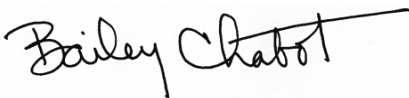
- Bailey Chabot reads letters received from public (see attached letters)
- Mrs. Kosick
  - Longtime residents; have been in Charlie Lake since 1972 (43 years)
  - Explanation of history of subject property including how it was swamp and was then filled and ditched
  - Explanation of why this land is unsuitable and unstable for residential development
  - Explanation of surrounding area and uses; existing parcels have 4.13 acres of light industrial, wanting to expand to 11.4 acres

- Explanation of tax rates and how industrial uses contribute 3.4 times more to the tax base than residential
- Proposal matches existing surrounding uses, keeps industry and jobs locally
- Mr. Turchanski
  - Tenant of the proposed development
  - Gives explanation of his business, GasLink Industries, and what they do
    - Weld, grind, loaders onsite, occasional high boys and picker trucks, X-rays, pressure testing
  - States that neighbour across highway is louder than his operation will be
  - Interested in working with the public to make it work
- Mr. Kosick
  - The development will be under conditions from PRRD such as landscape buffers
  - Buffers will reduce noise, including noise from highway
- Mr. Hogaboam
  - Proposal too close to residential development
- Mr. Reinboldt
  - Concern over lack of site plan
  - Concerned about noise and light pollution
  - Concerned that what is proposed will not be the reality of the development
  - Concern over perceived lack of planning
- Mr. Simard
  - Explains that according to law, anyone can request a change in zoning and Board must consider that request
  - This meeting is to gain feedback from public
- Mr. Dalley
  - Concern over X-rays, very highly radioactive and unsafe
- General discussion over concerns regarding light and noise pollution, and the impact this proposal may have on property values
- Ms. Gallant
  - Concern over safety of children with increased truck traffic in area
  - Concern over loss of sense of community
- Ms. Russell
  - Reads objection letter (please see attached letter)
- Mr. Kosick
  - Considerable industrial development in Charlie Lake exists, which has a higher tax base that contributes to roads, schools, fire departments
  - Fill placed in our yard during highway expansion was then used to help develop residential lands of Ben Jensen subdivision
  - Highway noisier than this development will be
  - Development required to follow bylaws just like anyone else
  - Interested in seeing the community thrive
  - Tenant will develop land to a 'high-end', will add buffers and fencing
  - There will be a site plan prior to approval of development; too early yet
- Mr. Turchanski

- Industrial uses offer jobs and apprenticeships
- Tax dollars bring in medical professionals or other needed services
- Industry trying to work with public
- General discussion over availability of light industrial lands elsewhere
- Mr. Turchanski
  - Doesn't live near available industrial lands
  - Available lands are much more expensive
- Mrs. Kantz
  - Concern over noise level
  - Concerned over number of trucks
- Mrs. Schwarz
  - Feels Ben Jensen subdivision should never have been allowed to develop
  - Concerned that general opposition seen at the meeting is not necessarily reflective of general opinion of area of the proposal
- General concern over mud on highway from proposed development
- Mr. Turchanski
  - Will use crushed gravel- won't be muddy
- Mrs. Kosick
  - Traffic impact study required
  - Trucks already moving up and down Alaska Highway
  - Trees and buffers will only help to cut down existing and new noise
  - Submits petition in support of application (see attached petition)
- Mrs. Letkeman
  - Concern over lack of sign posted on property
- Dir. Sperling
  - Clarified that that was PRRD's fault, not applicants'
- Mr. Letkeman
  - Concern over control of future uses
- Dir. Sperling
  - Clarified that this land is beholden to the zoning bylaw

#### 4. TERMINATION OF PUBLIC HEARING

- The Chair terminated the Public Information Meeting at 9:10 pm



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Bailey Chabot, Recorder

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Brad Sperling, Meeting Chair