



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – AGENDA

Proposed OCP & ZONING AMENDMENT BYLAW NO. 2305 & 2306 (Beaumont), 2018

February 26, 2018 @ 7:00 p.m.

North Peace Leisure Pool

9505 – 100 Street, Fort St. John, B.C.

ATTENDEES

Peace River Regional District: Brad Sperling, Director of Electoral Area “C” (meeting Chair)
Claire Negrin, Planning Services Manager
Christina Hovey, North Peace Land Use Planner

Applicant: Lisa Beaumont

Public: See attached sign-in sheets.

1. CALL TO ORDER

The Chair called the meeting to order at 7:06pm.

2. STATEMENT OF PUBLIC HEARING (Chair)

3. INTRODUCTION TO PROPOSAL

Christina Hovey reads proposal.

Landowner: Lisa & Mike Beaumont

Location: Road 259 (Swanson Lumber Road)

Legal Description: Lot 1, Plan 11543, Section 34, Township 83, Range 18, W6M, PRD

Proposal: To redesignate the subject property from MDR “Medium Density Rural Residential” to LSI “Light/Service Industrial” within the North Peace Fringe Area Official Community Plan (NPFA OCP) and to rezone the subject property from R-3 “Residential 3 Zone” to I-1 “Light Industrial Zone”.

4. SUMMARY OF APPLICATION PROCESS

Christina Hovey provides a brief overview.

Application received.	September 6, 2017
Application posted to “Engage” website.	September, 2017
Application and draft bylaws circulated to municipalities and provincial agencies.	October 19, 2017
PRRD Board gives bylaws 1 st Reading and authorizes Public Hearing.	January 11, 2018
PRRD sign posted to property.	January 18, 2018
PRRD Board gives bylaws 2 nd Reading.	February 8, 2018

Public Hearing Notification published: <ul style="list-style-type: none"> • Mailed to landowners within notification area (Feb 8) • Posted to the PRRD website (Feb 7) • Posted to PRRD Facebook page (Feb 8) • Advertised in the Alaska Highway News newspaper (Feb 16 & Feb 22) • Advertised in the Northern Horizon newspaper (Feb 16) • Advertised on Energetic City website (Feb 16 – 26) 	February, 2018
Public Hearing held at the North Peace Leisure Pool, Fort St. John, B.C.	February 26, 2018

5. COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

Christina Hovey provides a brief overview.

Organization	Comment
City of Fort St. John	<ul style="list-style-type: none"> • Proposal is inconsistent with the NPFA OCP which designates the land as MDR. • The surrounding residential uses may be adversely impacted by the proposal. • It is unclear what the industrial strategy is for the PRRD and for this area moving forward, and how this request addresses that demand.
Northern Health Authority	Interests unaffected in terms of Public Health Laws.
District of Taylor	Interests unaffected.
MoTI	The ministry has no objections to the rezoning.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- Comment received from Barb McMillan & Carl Young, February 19, 2018.
- Verbal comments and e-mail received from Daryl Stark, February 19 & 20, 2018.
- E-mail & petition received from Daryl Stark, February 22, 2018.

7. COMMENTS FROM THE MANAGER OF PLANNING

- Claire Negrin clarified the scope of the application and the difference between the current application and the ongoing project to update the NPFA OCP.
- Reviewed the existing and proposed updated OCP maps for area surrounding the current application.
- Explained that if this application came after the OCP is passed (as proposed) the application would not require an OCP amendment only a rezoning.
- This will have to take place AFTER the meeting is closed.

7. COMMENTS FROM APPLICANT

Lisa Beaumont:

- A real estate agent came by in the summer and told me that my property worth less than my mortgage. He recommended that we complete this application to change to light industrial. We aren't sure what the future owner would want to do with the property so I can't answer questions about that. We don't plan to sell November and maybe not for a few years.

- I am directly across from CANFOR. There is lots of dust – it gets into my house, it gets into my car, and it is gross. I can show you pictures of the sawdust that drifted onto the snow on our property recently.
- When Baumeister was built, they just started building one day with no meeting.
- The airport has been there since 1940, the mill since before the subdivision was built, and now Baumeister.
- I've even had trucks from CANFOR back directly into my driveway. I ended up on 2 medications after the fire previously which I think was a result of the chemicals being used.
- I hope you guys will allow this.

8. COMMENTS FROM PUBLIC

Deanna Johnson (9315 259 Road):

- Does the realtor think the application will improve your property value?

Lisa Beaumont:

- Yes, he said that it would improve the property value to allow us to pay off the mortgage and have some money left over.

Deanna Johnson:

- Did you ask another real estate agent/get a second opinion?

Lisa Beaumont:

- No, I did not.
- From BC Assessment that we received, the real estate agent said we wouldn't get that much.

Jeff Kemp (9628 259 Road):

- So, is this how long it takes to do a rezoning? We are consider doing the same thing.

Director Sperling:

- It can take even longer.

Deanna Johnson:

- Who makes the final decision? How much does our opinion influence your vote?

Director Sperling:

- The Regional Board makes the decision. Your opinion influences me a lot, but I'm only one vote of 12.

Tamra Kemp (9628 259 Road):

- I grew up on the road, it's been getting worse and worse every year. There's also a question about whether this area will get moved into town [City of Fort St. John].

Director Sperling:

- Asked about whether dust has been getting worse from CANFOR and whether anyone has complained to the Ministry of the Environment.
- To discuss after the public hearing.

Laurie Goertzen (6396 Daisy Ave):

- I agree with the 3 comments that were submitted earlier and read out, specifically the comments from Daryl. Our intent was to have a quiet spot to live close to town, suddenly there would be noise at all hours with no limitations. I understand that in the residential zoning there is a noise curfew.

Director Sperling:

- Clarified that there is no noise bylaw, so there is no noise curfew for residential properties.
- Asked how many people present had signed the petition (approximately 4 people raised their hands).

Jimmy Haigh (6387 Marigold Avenue):

- I empathize with your [Lisa Beaumont's] situation, but I hope that they don't pass the bylaw. Especially since we don't know who would buy the property which makes it an unknown. It could become anything. I hope that it will be kept residential.

Barb McMillan (6378 Dandelion Avenue):

- I want to repeat the point that we moved here to be in a nice quiet neighbourhood close to town. It is an established residential area and I don't think it's fair to change it because the 259 Road is a major road, it has been a major road for a long time. I haven't noticed a change from the pellet production [at Canfor] but there has been a lot of light from the Beaumeister development. This change will impact our lives a lot, very negatively.

Lisa Beaumont:

- What would be permitted? What is the worst case scenario?

Brad Sperling:

- Worst case scenario would be oil field work which could operate 24/7.

Jeff Kemp:

- There is a tractor trailer company next to us.
- When we bought our properties all those industrial uses were there and we knew about them.

Erin Hall (6381 Marigold Avenue):

- I feel the same as Jimmy, I feel for the applicant. I've been here for 4 years and people always ask me how I can live here since it is so loud. There is beeping every morning as my neighbour leaves at 4 in the morning in their truck.
- I already hear lots of noise, planes, etc. and they have been there a long time.

Deanna Johnson:

- I live right beside you and so I would be most impacted.
- I've spoken to real estate agents who think it would reduce the property value to change to light industrial.
- I think the other properties along the road would go through the change to industrial more easily after this one goes.
- We do park our equipment in the back but we are not an industrial use.
- If house burns down you wouldn't be permitted to rebuild.

Claire Negrin:

- Clarified that a home is a permitted use on light industrial properties.

Barb McMillan:

- Is there a minimum property size?

Claire Negrin:

- All zones have a minimum property size. It is 4.5/4 acres in both residential and light industrial zones.

Roger Francoeur (6375 Daisy Avenue):

- I have a 1 acre lot.

Director Sperling:

- The minimum can change with permission from Northern Health or if there is a community sewer. There are existing 1 acre industrial lots, most have sewage hauled out.

9. FINAL COMMENTS FROM APPLICANT

- I would hope that when the property sells it would become a Staples or something, but I can't control that.

10. TERMINATION OF PUBLIC HEARING

Chair terminated the public hearing at 7:47pm.



Christina Hovey, Recorder



Director Brad Sperling, Chair

List of Attachments:

- A. Peace River Regional District Public Notification for OCP & Zoning Amendment Bylaw No. 2305 & 2306, (Beaumont), 2018
- B. Public Hearing Sign-in Sheet
- C. Comments from the Public

**Attachment A: Peace River Regional District Public Notification for OCP & Zoning
Amendment Bylaw No. 2305 & 2306, (Beaumont), 2018**



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OCP & ZONING AMENDMENT BYLAW NO. 2305 & 2306, (BEAUMONT) 2018

When:

Monday February 26, 2018 | 7:00 pm*

Where:

North Peace Leisure Pool, 9505 – 100 Street, Fort St. John, B.C.

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

*Please note: There will be two public hearings this evening. This meeting, for Bylaw No. 2305 & 2306, 2018, will be held second.



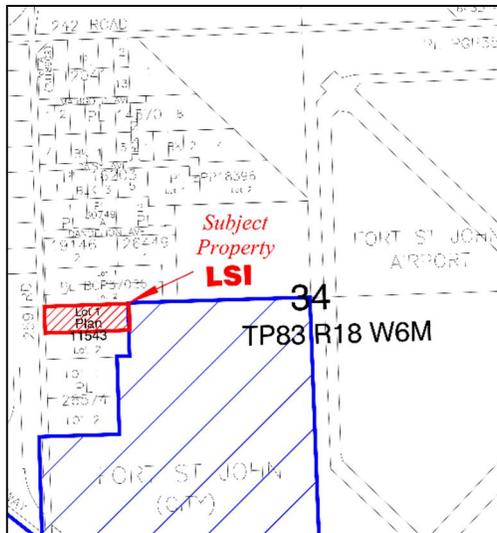
prrd.bc.ca |

Road 259 (Swanson Lumber Road)

Lot 1, Sec 34, TWP 83, R 18, W6M, Peace River PL 11543 (9259 259 Rd.)

The Peace River Regional District is hosting a meeting to discuss the proposed Official Community Plan and Zoning Amendment.

Proposal: To redesignate the subject property from MDR "Medium Density Rural Residential" to LSI "Light/Service Industrial" within the NPFA OCP and to rezone the subject property from R-3 "Residential 3 Zone" to I-1 "Light Industrial Zone".



This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted. Chris Cvik, Chief Administrative Officer

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Attachment B: Public Hearing Sign-in Sheet



PEACE RIVER REGIONAL DISTRICT

Public Hearing for Proposed OCP & Zoning Amendment Bylaw
No. 2305 & 2306 (Beaumont), 2018

Sign In Sheet

February 26, 2018

Date

Please print your name, address and contact information. We are collecting your information under the Freedom of Information and Privacy Act. The collection of your personal information is to be used for listing the names of individuals who attend public meetings, and to be displayed in our hard copy file, as well as our online (website) file, and should we need to contact you after the fact for correction of information. We do not collect your personal information for any other reason.

WELCOME	
Name – Please print	Address / Phone # / E-Mail
Deanna Johnson	9315-259 Rd
Laurie Johnson	✓ - -
Carol myRAM	9345 - 259 . RD
Richard myRAM	✓ ✓ ✓
Erin Hall	6381 Marigold Avenue
NEIL Thompson	6151 Rowan Tree Rd
James Haigh	6387 marigold Avenue
Bryan Beck	10261 - Spruce St.
Maurice Daly	10261 - Spruce St
L. Gertzen	6396 DAISY AVE
Margerie Gertzen	6396 Daisy Ave.
Fred Jarvis	10061-100A AVE ST,
Monique Francoeur	6375 Daisy Ave.
ROGER FRANCOEUR	6375 DAISY AVE
BARB McMILLAN	6378 Dandelion Rd
JEFF+TAMRA KEMP	9628 259 Rd .
Jim McKnight	7692 259 Rd.
Lisa Beaumont	9259 259 Rd

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Attachment C: Comments from the Public



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 2306 Applicant: BEAUMONT

Comments or Concerns:

In response to the request to rezone this property from R3 to L1.

We feel this would not be fair to the residents in this area if this property is rezoned to Light Industrial.

Every year industry seems to be encroaching more and more into this residential area.

Not only is there an issue with light pollution, noise, traffic, etc. but it affects the quality of life and decreases our property values as residential property.

If this rezoning is approved then the residents in this neighborhood should have the opportunity, at the same time, to have their property rezoned to L1 so they have the option to sell their homes and move to an area that is not being converted to an industrial area.

Name: Barb McMillan / Carl Young Date: Feb 19, 2018

Address: Site 10 Comp 31 RR 1 LCD Main

Email/phone number (optional) sassyred@telus.net 250-261-0412 (Barb)

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca

From: Daryl Stark [mailto:rynent@gmail.com]
Sent: Wednesday, February 21, 2018 10:10 AM
To: Claire Negrin <Claire.Negrin@prrd.bc.ca>
Subject: Re: 206/2017 Beaumont Public Hearing Comments - Stark

Hi Claire please submit for me what you have put together along with lower property values .

I am going canvassing this weekend for the petition.

Thanks , Daryl.

On Mon, Feb 19, 2018 at 7:52 PM, Daryl Stark <rynent@gmail.com> wrote:

Hi Claire,

Also I am getting feedback that rezoning properties from Rural Residential to light industrial will adversely effect our residential property values.

You did a very nice job in summarizing my carrying on .

Please add this and submit for me . I am working on the petition tomorrow .

THANKS,

Daryl Stark.

On Mon, Feb 19, 2018 at 2:20 PM, Claire Negrin <Claire.Negrin@prrd.bc.ca> wrote:

Dear Mr. Darryl Stark, (6377 Marigold; 6370 Daisy; and PID 010-691-961)

I am writing to summarize the conversation we had this morning in regards to PRRD File Number 206/2017, OCP and Zoning Amendment Bylaws 2305 and 2306, 2018 (Beaumont).

As you are unable to attend the Public Hearing taking place next week, you have provided me with your comments, which I have summarized as follows:

- You disagree with the proposal to change the permitted use of the property to Light Industrial, and believe that the property should remain residential
- As a nearby property owner, you believe that the proposed change would negatively affect your ability to use and enjoy your land
- You do not agree with industrial land encroaching any more into existing residential properties. Residential property owners were aware of the existing industry nearby(i.e. Canfor), but that does not mean that existing homes should be allowed to convert to industrial. By keeping the land as residential, it helps to maintain the quality of life in that area, without allowing for increased industrial activity which would decrease quality of life.
- New industry should find other, more appropriate areas to locate, rather than expanding onto established residential lands.

I hope that I have captured your comments accurately. Please let me know if there is anything I have missed.

Thank you so much for your input.

Sincerely,

Claire Negrin, MCIP, RPP | Planning Services Manager

Direct: [250-784-3231](tel:250-784-3231) | claire.negrin@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): [1-800-670-7773](tel:1-800-670-7773) | Office: [250-784-3200](tel:250-784-3200) | Fax: [250-784-3201](tel:250-784-3201) | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT

Christina Hovey

From: Claire Negrin
Sent: Friday, February 23, 2018 9:20 AM
To: Christina Hovey
Subject: FW: Petition to Stop Zoning Amendments (Beumont application)
Attachments: 3172_0001.pdf

From: Daryl Stark [mailto:rynent@gmail.com]
Sent: Thursday, February 22, 2018 5:12 PM
To: Claire Negrin <Claire.Negrin@prrd.bc.ca>; Chair Brad Sperling <brad.sperling@prrd.bc.ca>; Daryl Stark <rynent@gmail.com>
Subject: Petition to Stop Zoning Amendments (Beumont application)

Hi Claire and Brad,

So , I canvased a good portion of the area that will be impacted by this proposed zoning amendment. This was done on a Thursday (Feb 22) between 9am and 2pm.

A lot of the residences , no one was home , probably working. There is only ONE signature per property

It is of notable mention , that no one I spoke to refused to sign the petition . (See Attached petition)

One person that lives beside the subject property said they wanted to attend the meeting on Monday evening first , before signing

As I have mentioned in our previous conversations , I will be leaving Feb 24th, out of country . Trip planned over a year ago.

I feel very confident in relaying this message from today..... Do not change any zoning in that area from R - 3 to L - 1

It was a very informative day for me !!!! Much more than I expected

Brad , we should talk .

Respectfully,

Daryl Stark

[Report as Spam](#)

Petition to [action]

To STOP Zoning Amendments that allow Light Industrial Businesses in our Residential Community
 Regional District to Reject (Beaumont) application to change subject property from Medium Density Rural Residential to Light/Service

Signature	Address	Comment	Date
Linda Girmond	6377 Waringold	Keep it Residential	Feb 22/18
Ashley Jefferys	6370 Daisy	Stay Residential	Feb 22/18
Dixie Monroe	7003 959 Road	Stay Residential	Feb 22/18
Eric Hornum	7310 959 Road	Residential	Feb 22/18
Linda Thomson	6389 242 RD	RESIDENTIAL	Feb 22/18
Carl Zellner	6375 PAIDONS	RESIDENTIAL	Feb 22/18
Russell Gilbert	1551	Residential	FEB. 22
Maurie E. Marie Goetsen	6396 Rain Ave.	Residential	Feb 22/18
Wade & Donna Kirkpatrick	6393 Dandy Ave	Residential	Feb 22/18
Loraine Kitchener	6388 Daisy Ave.	Residential	Feb 22, 18
Michelle Simard	6383 Daisy Ave	Residential	Feb 22/18
Roger Francaeur	6375 DAISY AVE	RESIDENTIAL	FEB 22/18
Annette Neighbour	6353 Daisy Ave	Residential	Feb 22/18

Petition to [action]

To STOP Zoning Amendments that allow Light Industrial Businesses in our Residential Community
 Regional District to Reject (Beaumont) application to Light Services
 Change Subject Property from Medium Density Rural Residential to Light Services

Signature	Address	Comment	Date
SCOTT GRUETT	6352 DARTY AVE	AGREE	FEB 22/18
Carina Melis	6361 DARTY AVE	Agree	FEB 03/18
Garry Cuff	9717 DARTY AVE	Agree	FEB 22
Kimberly Sims	6356 MARSHALL AVE	Agree	FEB 22/18
Sharon Crane	6366 MARSHALL AVE	Agree	FEB 22/18
Richard Williams	6381 MARSHALL AVE	Agree	FEB 22/18
Sharon Seale	1777 25th Rd	Agree	FEB 25/18
Daryl Stark	Lot 2 DARTY AVE	Agree	FEB 22/2018
Sharon Seale	6384 MARSHALL AVE	Agree	FEB 22/2018
Jim McKnight	7692 - 25th Rd	Agree	FEB 22/2018