



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2434, 2021
May 18, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area D (Chair)
Anmol Anand, Junior Planner (Moderator)
Jack Irving-Peckham, South Peace Land Use Planner (Recorder)
Kathy Suggitt, General Manager of Development Services

Proposed Zoning Amendment Bylaw No. 2434, 2021

Public: No members of the public were in attendance

Agent for Applicant: Ryan Neilson

1. CALL TO ORDER

The Chair called the Public Hearing to order at 6:00 pm for proposed Zoning Amendment Bylaw No. 2434, 2021 as written in the agenda.

2. STATEMENT OF PUBLIC HEARING

2.1 PUBLIC HEARING PROCESS STATEMENT

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed Zoning Amendment Bylaw No. 2434, 2021 as written in the agenda.

3. INTRODUCTION TO PROPOSAL

3.1. SUMMARY OF PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2434, 2021 for the property legally described as Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648.

4. SUMMARY OF APPLICATION PROCEDURE

4.1. SUMMARY OF APPLICATION- TIMELINE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read the comments received from agencies and municipalities as attached in the agenda including Ministry of Transportation and Infrastructure, Northern Health and

Agriculture Land Commission.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on May 18, 2021 the Peace River Regional District had received no written comments from the public regarding proposed Zoning Amendment Bylaw No. 2434, 2021.

7. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application.

Ryan Neilson, agent for the applicant provided the following remarks in support of the application. The building has already been removed and cleared in a manner that mitigated all hazards and in accordance with all regulations. Plans to build in the same building envelope. The applicant reached out to the Ministry of Transportation and Infrastructure regarding their [Resource and Industrial access permit] and they may be waiving the permit requirement. Based on the interactions with the members of public, everyone seems to be positive towards the development.

8. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. None were offered.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

9. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. None were offered.

10. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:12 pm for the proposed Zoning Amendment Bylaw No. 2434, 2021.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2434, 2021 held on Tuesday, May 18, 2021.

Original Signed By:

Director Leonard Hiebert, Chair
Anmol Anand, Moderator