



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2468, 2022**

May 24, 2022, 6:00pm
6414 Airport Road

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director Electoral Area C
Ashley Murphey, Planning Services Manager
Anastasia Zehetmeier, Planner 1
Erin Powers, Planner 1

Applicant/Owner: Curtis Rogers – Rogers Trucking

Public: Eight (8) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2468, 2022 for the property legally described as Lot 1 Except: Part Subdivided by Plan BCP20054, Section 4 Township 84 Range 18 West of the 6th Meridian Peace River District Plan PGP43544.

Staff summarized the proposal to the public.

4. SUMMARY OF APPLICATION PROCEDURE

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

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

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6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff read written comments received to date aloud. All written comments received were in opposition of the proposal.

7. COMMENTS FROM APPLICANT(S)

Mr. Rogers said that they have been working to address concerns raised regarding the sawdust, noise and manufacturing of pellets. They indicated that the manufacturing of pellets has not occurred since 2015 and acknowledge that they were operating in contravention of the PRRD's bylaws. Mr. Rogers noted that the Ministry of Health had previously indicated that there were no health risks or concerns associated with the sawdust piles on the subject property. They noted that a fence may be constructed to address containment issues and concerns regarding the appearance of the property, and that all fire mitigation requirements would be met. Mr. Rogers then discussed future plans for the property including the potential development of new buildings. They also indicated that they may lease or sell the property soon and move to a different location.

The Chair asked if the compost was made for recreation purposes.

Mr. Rogers clarified that it is used as a soil amender for creating top soil.

8. COMMENTS FROM PUBLIC

Judy McCharles spoke in opposition of the proposal and noted that the issues with the property are ongoing. The containment measures are not working and issues have not been resolved in a timely fashion. They showed photos of sawdust on their vehicles and personal property. Noted concerns around compost being full of toxins and leaching into the soil.

Doug Mitchell spoke in opposition of the proposal and noted the fine dust is a health issue and causes irritation and damage to lungs, eyes and ears. They indicated that the berm may have worsened the situation by creating more airborne dust particles and that their roofs and gutters are filled with dust. Noted concerns regarding dust explosions and noise coming from property and indicated that proper plans should be in place to address the concerns.

Charlette Galus spoke in opposition of the proposal citing a humming noise occurring all day and the unsightliness of the property.

Keith McCharles spoke in opposition of the proposal noting concern for the lack of consideration shown by the applicant with regards to the existing bylaws. They stated that after the PRRD began enforcement on the property the applicant brought in additional trucks with wood and processed them into shavings.

Ron Gibson spoke in opposition of the proposal noting that since the berms were put in place the dust has become worse in the area.

Dave McCloud spoke in opposition of the proposal indicating that the applicant does not appear to have a clear proposal.

9. FINAL COMMENTS FROM APPLICANT(S)

Mr. Rogers addressed several of the comments from the public and noted that they are storing pellets and grinding wood material (rig mats) to use in the compost mixture. Indicated that reducing noise is difficult as they are a trucking company. Noted that they do not believe the property is an eye-sore and would like people to see their products from the road, but may put up a fence if required.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:06 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2448, 2022, held on June 28th, 2022.

Original signed by:

Anastasia Zehetmeier, Recorder

Director Brad Sperling, Chair

Erin Powers, Recorder

Ashley Murphey, RPP, MCIP
Planning Services Manager