



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Official Community Plan and Proposed Zoning Amendment
Bylaw No. 2325 & 2326, 2020

March 17, 2020 @ 7:00 p.m.

Jackfish Lake Community Hall, 1515 Old Jackfish Road, Jackfish Lake, BC

ATTENDANCE:

Peace River Regional District: Dan Rose, Director of Electoral Area E (Chair)
Kole Casey, South Peace Land Use Planner

Applicant/Owner: Ben Beaulac with Canadian Forest Products Ltd.

Public: 1 member of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:04 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 OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020 for the property legally described as Lot A District Lot 2964, PRD, Plan PGP32590.

1. Staff summarized the proposal to redesignate and rezone the subject property for the purpose of allowing the storage of structures, such as bridges, as a permitted use.

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.

4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Chair called for any written comments from members of the public in attendance. None were offered.

Chair stated that as of 4:00 pm on March 17, 2020 the Peace River Regional District had not received any written comments from the public.

6. COMMENTS FROM APPLICANT(S)

The Chair asked the landowner if he would like to make any comments related to the proposed bylaw.

The applicant had no comments.

7. COMMENTS FROM PUBLIC

The Chair asked the member of the public in attendance if they had any comments related to the proposed bylaw.

The member of the public was worried about the aquifer that was below the parcel and the whole area in particular and what the applicant was doing to mitigate any spills.

The applicant responded that Canfor goes above the provincial standards and has a spill response for smaller spills exceeds the threshold of provincial standards.

The member then asked about the buffer area between the parcel and the residential properties surrounding it.

The applicant responded that the proposal is for the continued work in the gravel pit with the removal of about 3000m² of gravel annually for about 15 years. The buffer area of trees should not be affected. The storage of the bridges and equipment would not affect the buffer of trees that surrounds the property, with no intention of removing them.


8. FINAL COMMENTS FROM APPLICANT(S)

They appreciated the Director, staff and the member and thanked them for coming out.

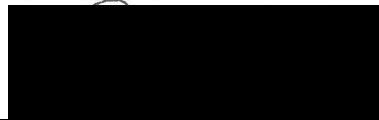
9. NTERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:13 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP & Zoning Amendment Bylaw No. 2325 & 2326, 2020, held on Tuesday, March 17, 2020.



Kole Casey, Recorder



Director Dan Rose, Chair