



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2506, 2023**

April 3rd 2023, 6:00pm
4552 North Access Road Chetwynd B.C.

ATTENDANCE:

Peace River Regional District: Dan Rose, Director of Electoral Area E, Chair
Ashley Murphey, Planning Services Manager
Anastasia Zehetmeier, Planner 1, Recorder

Applicant/Owner: Omineca Aggregate Ltd., INC. No. BC1246687

Public: Thirty (30) members of the public

CALL TO ORDER

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

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.

INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2506, 2023 for the property legally described as District Lot 3093 Peace River District Except: Part Dedicated Road On Plan BCP38359.

Staff summarized the proposal to the public.

SUMMARY OF APPLICATION PROCEDURE

The Planning Services Manager provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing. The Planning Services Manager explained that a gravel pit is a permitted use within the existing A-2 (Large Agricultural Holdings) zone and within the proposed A-1 (Small Agricultural Holdings) zone. She also noted that gravel pits are regulated by the Ministry of Energy, Mines and Low Carbon Innovation (MoE).

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COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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

WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff read written comments received to date aloud.

COMMENTS FROM APPLICANT(S)

Rick Kovack, Omineca Aggregates, stated that he purchased the subject property a year and a half ago and that the gravel pit has an existing permit. Mr. Kovack explained that he wants to subdivide the existing home site. In response to the public concerns regarding the gravel pit, Mr. Kovack suggested mitigating the concerns with berms. Finally, Mr. Kovack stated that he is willing to work with the neighborhood residents and offered his business card.

COMMENTS FROM PUBLIC

Adrian Hales spoke in opposition of the gravel pit. Mr. Hales stated that there are concerns regarding quality of life. Noted that the required Public Notice sign was not placed in a visible area, as there is only one residence past the driveway where the Public Notice sign was placed.

The Chair clarified the intent of the application stating that it is to rezone the property to allow a subdivision of the existing home site from the remainder of the property and restated that the gravel pit is already a permitted use on the property. The Chair further noted that gravel pits are regulated by the Ministry of Energy, Mines and Low Carbon Innovation, not the Peace River Regional District (PRRD).

The Planning Services Manager, provided additional information noting that the zoning amendment application and the gravel pit license are two separate processes. Clarified that the Public Hearing is only to discuss the rezoning to facilitate the subdivision of the existing home site. Reiterated that the issuance of gravel pit permits is outside the PRRD's jurisdiction.

Mable Mantieffel, spoke in support of the proposed rezoning to facilitate the subdivision. Ms. Mantieffel spoke in opposition of the gravel pit, noting concerns regarding potential increase in noise, light and dust from expansion of the gravel pit.

A member of the public asked for clarification of the purpose of the public hearing.

The Planning Services Manager restated the intent of the public hearing again noting that gravel pit is already a permitted use on the property and that the Ministry of Energy, Mines and Low Carbon Innovation has the ability to issue a gravel pit license regardless of the PRRD's bylaws.

The Planning Services Manager answered the following questions from members of the public in attendance. Topics included:

- A-1 Zoning uses and the difference between A-2 uses;
- Continuation of using the gravel pit - if the application is denied;



- Gravel Pit permit - separate permit licensing process; and
- Public Comments deadline.

Ben Beaulac, spoke in support of the zoning amendment and spoke in opposition of the gravel pit noting that they will have to follow up with the Ministry directly.

Melissa Lalonde noted concerns with the placement of the required Public Notice sign on the property. Spoke in support of the rezoning. Spoke in opposition of the gravel pit.

Stephan Karcher spoke in opposition of the rezoning noting that subdivision could encourage further subdivision and development. He also noted concerns regarding the placement of the required Public Notice sign.

The Planning Services Manager responded that based on the information submitted by the applicant the Public Notice sign placement was deemed acceptable.

Mr. Hales noted concerns regarding Public Notice sign placement.

In response to a member of the public questions regarding any incentives to process the rezoning application, the Chair stated that there is no incentive. The Chair further explained that the PRRD created an Official Community Plan outlining a long term vision for communities with the residents in mind and noted that the application is following the plan.

Don Peterson spoke in opposition of the gravel pit and asked if there is anything the PRRD can do to stop it.

Russ Young spoke in opposition of the gravel pit and noted that members of the public will have to contact the Ministry.

The Chair called for any further comments on the rezoning application.

Mr. Peterson asked the applicant if he plans to sell the home site if subdivision occurs.

FINAL COMMENTS FROM THE APPLICANT

Mr. Kovach noted that there are best practices to minimize impacts of the gravel pit on adjacent residential properties. Stated that they do not want to make anyone sick and reiterated that there is an existing permit in place. Mr. Kovach further repeated that the company is willing to talk residents and mitigate any issues.

TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:05 pm.



Certified to be a fair and accurate summary of the nature of the representations respecting the proposed Zoning Amendment Bylaw No. 2506, 2023, held on April 3rd 2023.

Original signed by:

Anastasia Zehetmeier, Recorder

Dan Rose, Director of Electoral Area E

Ashley Murphey, RPP, MCIP
Planning Services Manager