



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT  
PUBLIC HEARING – MINUTES  
Proposed Zoning Amendment Bylaw No. 2529, 2023**

February 14, 2024, 6:00pm  
12717 Charlie Hall Ave, Charlie Lake, BC, VOC 1H0

**ATTENDANCE:**

Peace River Regional District: Brad Sperling, Director Electoral Area C  
Joshua Raposo, Planner 1  
Ellen Watters, Planner 1

Applicant/Owner: JAKK Enterprises Ltd.

Public: Five (5) members of the Public

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:02 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. 2529, 2023, for the properties legally described as Lot 4 Section 24 Township 84 Range 20 West of The Sixth Meridian Peace River District Plan Bcp35632 and;

Lot 3 Section 24 Township 84 Range 20 West of The Sixth Meridian Peace River District Plan Bcp35632

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.

**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)**

Anna-Maria Koop, on behalf of the applicant, expressed that they wish to subdivide their land to provide more affordable parcels options to the community.

**8. COMMENTS FROM PUBLIC**

Jenna Derouin expressed opposition to the proposal, citing that an increase in properties will detract from the rural lifestyle in the neighbourhood and further stress neighbouring wells due to a lack of water. She also noted that she will now have four properties adjacent to her parcel line instead of just one. Citing that if they had known the neighboring property would be developed, they would have likely bought it. Alternatively, they might not have purchased their parcel at all.

**9. FINAL COMMENTS FROM APPLICANT(S)**

The applicant had no further comments.

**10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 6:30 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2529, 2023 held on February 14, 2024.

Original signed by:

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Joshua Raposo, Planning Staff

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Director Brad Sperling, Chair

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Ellen Watters, Recorder