



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023
PRRD File No. 23-010 OCP ZN**

September 12, 2023, 6:00pm
North Peace Leisure Pool
9505 100 St. Fort St. John

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director Electoral Area C
Ashley Murphey, GM of Development Services
Devin Croin, Planner 3

Applicant/Owner: Brandi Shaman c/o Park Minard - McElhanney

Public: Two (2) 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 noted a correction on the notice in regard to the legal description of the subject property.

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023 for the property legally described as Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032.

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. WRITTEN COMMENTS RECEIVED FROM PUBLIC

No written comments from the public were received.

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6. COMMENTS FROM APPLICANT(S)

Parker Minard, agent for the applicant noted that the proposal is for a large lot subdivision intended to maintain the rural character of the area. The applicant is intending to sell the lots.

Mr. Minard noted that they are aware of the access issues and are actively in discussion with the Ministry of Transportation and Infrastructure (MoTI) regarding access requirements.

Mr. Minard acknowledged the fire department concerns and stated that those could be addressed at the subdivision stage.

7. COMMENTS FROM PUBLIC

Margaret Jordan spoke in opposition of the proposal, noting concerns regarding access and trucking businesses. She enquired as to whether there would be additional public consultation at time of subdivision.

Ashley Murphey, responded that she had not previously seen any public consultation happen at time of subdivision, however MoTI does have the ability to require that.

Scott Dyck spoke in opposition of the proposal, noting concerns with access and maintaining the quiet character of the neighbourhood.

8. FINAL COMMENTS FROM APPLICANT(S)

None.

9. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:17 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP & Zoning Amendment Bylaw Nos. 2527 & 2528, 2023, held on September 12, 2023.

Original signed by:



Ashley Murphey, RPP, MCIP

General Manager of Development Services

Director Brad Sperling, Chair