



## PEACE RIVER REGIONAL DISTRICT

### PUBLIC HEARING – MINUTES

Proposed Zoning Amendment Bylaw No. 2320, 2018

June 27, 2018 @ 7:00 p.m.

Tupper Community Hall, 16010 Gundy Road, Tomslake, B.C

#### ATTENDEES:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D', (meeting Chair)  
Claire Negrin, Acting General Manager of Development Services

Applicants: Mike and Jeanne Heily, Ed and Cathy Sargent

Public: 3 members of the public

#### 1. CALL TO ORDER

The Chair called the meeting to order at 7:00pm.

#### 2. STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the Local Government Act to allow the public to make representations to the Board respecting matters contained in proposed **Zoning Amendment Bylaw No. 2320, 2018**.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation.

However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

#### 3. INTRODUCTION TO PROPOSAL

Landowner: Mike and Jeanne Heily, and Ed and Cathy Sargent

Legal Description: Lot 3, Section 24, Township 26, PRD, Plan 26246, PID: 007-282-087

Proposal: Amendment to the R-4 (Residential 4 Zone) to allow a smaller lot size for the purpose of subdividing the property into two lots providing separate title for the two families that currently have joint ownership.

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	October 18, 2017
Application and draft bylaws circulated to municipalities and provincial agencies.	March 15, 2018
PRRD Board gives bylaws 1st & 2nd Reading and authorizes Public Hearing.	May 3, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> <li>• Posted to the PRRD website (May 31)</li> <li>• Mailed to landowners within notification area (May 31)</li> <li>• Posted to PRRD Facebook page (June 7 &amp; June 14)</li> <li>• Advertised in the Mirror newspaper (June 7 &amp; 14)</li> <li>• Advertised in the Northern Horizon newspaper (June 8)</li> <li>• Advertised on Energetic City website (June 8 – June 19)</li> </ul>	June 2018
Public Hearing takes place at the Chetwynd & District Rec. Centre, BC	June 27, 2018

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

**Northern Health Authority:** Based on the intended use of the Application, Approval is recommended subject to the conditions listed below:

- Must adhere the BC Public Health Act, and all regulation under the BC Public Health act that may apply. As per the BC Public Health Act, the operator must not create a health hazard.
- As per the BC Public Health Act. If the operator is required by regulations to have a license or permit to engage in a regulated activity, such as the installations of a sewerage system, holding tank, drinking water system or construction/ operation of a food establishment, the operator must obtain such license or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the BC Public Health Act, an operator who engages in a regulated activity must comply with any requirements or duty set out in a regulations respecting the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognized, prevent and respond to health hazards that may arise when engaging in a regulated activity.
- As per the Drinking Water Protection Act, the operator must ensure that any wetlands, stream or drinking water well that may be located in the area are protected from all possible sources of contamination during construction and operation.
- All new development on the newly subdivided lots must be installed in compliance with the BC Sewerage System Regulations and filed with Northern Health.

**Oil & Gas Commission:** There is no significant oil and gas activity within 1.5 km of the subject property. Some geophysical (Seismic) lines and stream works but no impacts anticipated.

**Ministry of Transportation and Infrastructure:** The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal bylaw approval. The Ministry has no objections to the proposal as submitted and has no further comments at this time.

**City of Dawson Creek:** Interests unaffected by bylaw.

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**City of Fort St. John:** None.

**District of Taylor:** Interests unaffected by bylaw.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

None.

7. COMMENTS FROM APPLICANT

Have owned property for 28 years. Now that all owners are aging, are hoping to sort out ownership. Have separate septic and water available for each home, already approved by Northern Health.

8. COMMENTS FROM PUBLIC

Some discussion regarding process.


There is a second access to the property.

9. FINAL COMMENTS FROM APPLICANT

None.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:09 pm.

  
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Claire Negrin, Recorder  
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Director Leonard Hiebert, Chair

List of Attachments:

- A. Proposed Zoning Amendment Bylaw No. 2320, 2018
- B. Public Notification for PRRD Zoning Amendment Bylaws No. 2320, 2018
- C. B-1 a) Report: PRRD Zoning Amendment Bylaw No. 2320, 2018