



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – MINUTES**  
**Proposed Zoning Amendment Bylaw No. 2296, 2019**

March 12, 2020 @ 7:30 p.m.

**Peace River Regional District Dawson Creek Office, 1981 Alaska Avenue,  
Dawson Creek, BC**

**ATTENDANCE:**

Peace River Regional District: Leonard Hiebert, Director of Electoral Area D (Chair)  
Tyra Henderson, Corporate Officer  
Kole Casey, South Peace Land Use Planner  
Erin Price, Bylaw Enforcement Officer

Applicant/Owner: Darryl Haney

Public: 8 members of the public

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:30 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. 2296, 2019 for the property legally described as Lot 1 & Lot 2 of Section 26, Township 78, Range 15, W6M, PRD, PGP46412

Staff summarized the proposal to rezone the subject properties from A-2 (Large Agricultural Holdings Zone), and R-4 (Residential 4 Zone) to I-1 (Light Industrial Zone).

**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

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

The Chair stated that as of 4:00 pm on March 12, 2020 the Peace River Regional District received one written comment from the public.

Staff read the letter received. (see Letter #1)

At the public hearing, the PRRD received one written comment from the applicant which staff read out loud and is attached to these minutes. (see Letter #2)

## 7. COMMENTS FROM APPLICANT(S)

Comments from the applicant were part of Letter #2 that was read at the public hearing.

## 8. COMMENTS FROM PUBLIC

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

### Member of the public

- The member of the public came forward with pictures which were shown to the Chair and the public in attendance (see Picture #1).
- Mentioned setbacks and regulations that the member was required to do when building and developing sewer and water on the member's property. Indicated that the applicant has followed none of the rules and has no regard for the neighbours, the local government or provincial government. This has been demonstrated by the applicant building a culvert on the west side of property without any permission. In addition, trees were removed from the member's property without permission (see Picture #2), and a sign, which was placed within MoTI's right of way was only temporarily removed.
- The member of the public expressed serious concerns and instances of their lands being disturbed from winter plowing and objects in the road allowances, and also had concerns with setback and buildings on the applicant's property.
- Additional concerns were raised with the previous rezone, which was denied. The applicant requested more buildings, was denied and still constructed the buildings, which are in the setback or on the neighbour's property.
- The member of the public reiterated that there has been a strained relationship between the applicant and his neighbours over the years and desires that the Regional Board consider the applicant's past behavior and lack of compliance with any regulations.

Member of the public

- A member of the public discussed concerns with the applicant's continued encroachment on neighbouring properties and that a legal survey had not been done prior to any development or placement of structures. They also asked the applicant if the metal shipping containers (C-cans) were going to be removed, to which the applicant stated they are being removed.

Member of the public

- Another member of the public expressed concerns regarding how the applicant appears to apply for permits, but when rejected continues to proceed with development, and questions the validity of that activity.

Member of the public

- A final member of the public noted that while the member has a few issues with the applicant, there have been some instances where the applicant has encroached onto the member's property. Maintaining communication would help alleviate any issues, and this has occurred in the past.

The Chair called for comments from the public for a final time.

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

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

The applicant stated that they have been in business at the 8306 Micro Subdivision location for over 35 years and are asking for a zoning change to become in compliance with PRRD regulations. The applicant has residential properties on both sides of the property, which creates a buffer zones for adjacent properties. The two lots were identified for light industrial use in an earlier PRRD community plan for the area. The applicant is not trying to insult anybody, and extended an apology if the applicant has stepped over anybody. The applicant is doing the best they can to rectify the situation.

The Chair stated that any future discussions or clarification can be addressed to the planning department and not to the Directors of the Board, as now new information can now be received.

**10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 8:12pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2296, 2019, held on Thursday, March 12, 2020.



Tyra Henderson, Recorder



Director Leonard Hiebert, Chair