



Public Hearing Minutes - OCP & Zoning Amendment Bylaws No. 2359 & 2360, 2019

April 16, 2019 @ 7:00 p.m.

Charlie Lake Hall, 12717 Charlie Lake Hall Road, Charlie Lake BC

Attendance:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Michael Blatz, Land Use Planner, Development Services

Applicant/Owner: William & Jennifer Pollard

Public: 2 Attendees

1. Call to Order

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

2. Statement of Public Hearing

Chair Brad Sperling stated the public hearing is held to allow the public to make representations to the Board respecting the proposed OCP change for the property described as Lot 1 Section 25 Township 84 Range 20 W6M Peace River District, Plan EPP20134 from Low Density Rural Residential to Medium Density Rural Residential and the proposed zoning change from Residential 5 Zone to Residential 4 Zone. The Chair stated the procedural rules in place to govern the conduct of the public hearing and invited staff to provide a brief summary of the application and proposal.

3. Introduction to Proposal

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaws No. 2359 & 2360, 2019 for the property described as Lot 1 Section 25 Township 84 Range 20 W6M Peace River District, Plan EPP20134, as printed in the agenda.

4. Summary of Application Procedure

Staff provided those in attendance with a summary of the application procedure, as printed in the agenda.

5. Comments From Agencies And Municipalities Received

Staff read the comments received from agencies and municipalities for the benefit of those in attendance at the hearing, as printed in the agenda.

6. Written Comments Received From Public

Staff stated no written comments from the public were received prior to 4:00 pm on April 16, 2019.

7. Comments From Applicant

Chair Brad Sperling asked William and Jennifer Pollard if they had any comments related to the proposed bylaws.

William Pollard spoke in support of the proposal, saying they intend to subdivide the property into two 2 hectare parcels and give one to their daughter.

8. Comments From Public

Chair Brad Sperling asked the members of the public if they had any comments related to the proposed bylaws.

Rosemarie Phillips stated that she was concerned about drainage on her property. She stated that she lives next to Goodbun subdivision, which is approximately 4 kilometres south of the subject property, and believes improper drainage from that development is causing water issues on her property. She was concerned that further subdivision along Tea Creek, such as the Pollard's proposal, might cause further issues downstream on her property. She had no objection to the proposed bylaws, but asked how much more water would drain into Tea Creek because of this proposed subdivision.

Chair Brad Sperling responded, saying he did not think the proposed subdivision would increase water drainage into Tea Creek. He invited her to discuss her concerns about drainage related to the Goodbun subdivision with him following the public hearing. He then called a second time for comments from the public related to the proposed bylaws.

Darwin Soychuk asked from where the new lot would be accessed.

The landowner, William Pollard, responded saying both parcels would be accessed from the unmaintained Ministry of Transportation & Infrastructure right-of-way north of where 279 Road ends. This was followed by general discussion about and clarification of where the proposed lot line would be. William Pollard confirmed that the lot line would run east-west, as shown in his application. This was followed by general discussion about approval processes for subdivision, zoning amendment, and Agricultural Land Reserve applications.

9. Final Comments From Applicant

Chair Brad Sperling invited the applicant to make any final comments. Mr. Pollard declined.

10. Termination of Public Hearing

Chair Brad Sperling closed the public hearing at 7:15 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan Amendment Bylaw No. 2359, 2019 and Zoning Amendment Bylaw No. 2360, 2019 held on Tuesday April 16, 2019.



Michael Blatz, Recorder



Director Brad Sperling, Chair