



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2361, 2019
Tuesday, May 21, 2019 @ 7:00 pm
Devereaux Elementary School, 4584 208 Road, Arras BC

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)
Kole Casey, South Peace Land Use Planner

Applicant/Owner: Murray Samuelson, 4 Sam Ventures Ltd.

Public: 4 members of the public

1. CALL TO ORDER

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

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2361, 2019 for the property legally described as Northeast ¼ of Section 14 Township 78 Range 17 W6M Peace River except Plans A2035 & 32054

Staff summarized the proposal to rezone 26.5 ha (65.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.2 ha (84.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'A-1' (Small Agriculture Holdings Zone) as part of an ALC conditionally approved two (2) lot subdivision along a railway right-of-way [ALC Resolution #290/2018].

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 agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on April 24, 2019 the Peace River Regional District had not received any written comments from the public.

Chair called out for written comments received for the public.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the applicant Murray Samuelson of 4 Sam Ventures Ltd if he had any comments.

- The applicant had no comment

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. The following questions were asked by the attendees:

Tracy Danish- 10245 241 Road.

- Only concern is if it is rezoned to R-6, does that exclude it from being in the ALR?
- Discussion on the R-6 zone and the uses.
Discussion on the regulations and the ALC when it comes to residential use on the property, and its limitations.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair asked the applicant if they had any final comments. The applicants/agent stated no.

Chair commented that with the termination of the Public Hearing that no other information will be accepted unless the Regional Board requests for new information. The information gathered here will be accepted at the Board meeting that the minutes and report will be presented at.

10. TERMINATION OF PUBLIC HEARING

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



Kole Casey, Recorder



Director Leonard Hiebert, Chair