



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – MINUTES**  
**Proposed Zoning Amendment Bylaw No. 2358, 2019**  
**Tuesday, December 3, 2019 @ 7:00 pm**  
**Pouce Coupe Senior's Hall, 5000 48 Avenue, Pouce Coupe, BC**

**ATTENDANCE:**

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)  
Barb Smith, Alternate Director of Village of Pouce Coupe  
Kevan Sumner, General Manager of Development Services  
Jessica Russell, Junior Planner

Applicant/Owner: Linda Ewert  
Timothy Ewert

Public: 2 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. 2358, 2019 for the property legally described as Parcel 1, Section 1, Township 77, Range 15, W6M PRD, Plan 25840.

Staff summarized the proposal to rezone a ± 64.39 ha. (159.12 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm) within *Dawson Creek Rural Area Zoning Bylaw No. 479, 1986*.

**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**

Staff stated that as of 4:00 pm on June 3, 2019 the Peace River Regional District had not received any written comments from the public.

## 7. COMMENTS FROM APPLICANT(S)

The Chair asked the applicants, Linda and Timothy Ewert, if they had any comments related to the proposed bylaw.

- The applicants spoke in support of the proposal, stating neighbours are aware of the reason for the applicant's rezoning application, that the plan for the land is part of a succession plan, in order to keep the land as an active farm.
- Stated the intent of their application for re-zoning is to accommodate the eventual construction of up to six modest dwellings without hookup to hydroelectric services, over a period of several years.
- Their intention is for the property to remain a farm and not a rural residential property, with the dwellings housing individuals or families who are actively working on the farm but who will likely also have off-farm employment.
- Stated many farmers are aging out of farming, and their proposal would allow prospective farmers to enter into an active co-operative operation at below market price, without the prohibitive cost of acquiring land.

## 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 comments were made by the attendees:

Irene Merrick:

- Inquired as to the applicants' plans for building on the site, to which the applicants responded that they intend to form a co-operative, with the first new dwelling being for themselves and the current farmhouse becoming a common building.
- Inquired as to the planned location of the new dwellings in relation to the portions of the property that are within the Agricultural Land Reserve.
- Inquired as to how many dogs will eventually be on the property with so many residents, to which the applicants responded that they understand concerns regarding dogs and livestock, and intended to limit the number of dogs to two.
- Indicated her general support for the proposal.

Brian Smith:

- Indicated he did not object to the proposal.
- Inquired if additional buildings such as a church or store were planned for the property, to which the applicants responded that they might eventually have a shop and garage to accommodate home businesses such as value-added processing of agricultural produce, but they would be limited by reliance on solar and wind power.
- Inquired if additional permits or approvals would be required for additional buildings such as cold storage, to which the applicants and PRRD staff responded

that there would be no barriers to construction of additional accessory agricultural buildings.

The Chair called a second and third time for comments from the public. None were offered.

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

The Chair invited the agent to make any final comments.

- The applicant's stated their wishes to be a good part of the neighbourhood and bring value to the community.
- The applicant's stated their proposal will enhance local food security, providing an example of limited food supplies availability at local farmers markets.
- In response to concerns about the sizes of families who would be moving to the property, the applicants responded that such matters as the size of dwellings would be addressed in their co-op bylaws, to be completed at a later date.

The Chair called a fourth time for comments from the public. None were offered.

**10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 7:18 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2358, 2019 held on Tuesday, December 3, 2019.



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Jessica Russell, Recorder



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Director Leonard Hiebert, Chair