



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – Minutes

Proposed OCP/Zoning Amendment Bylaw No. 2151 and 2152, 2014

January 5, 2016, 2014 @ 7:00 p.m.

Taylor Community Hall
9896 Cherry Ave W, Taylor B.C

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D'
Bruce Simard, General Manager of Development Services
Kole A. Casey, South Peace Land Use Planner

Applicant: Byron Westgate & Stephanie Westgate
Agent: Brian Elliott

Public: Lee Westgate
Charlette McLeod
Mary Galus
Dave Neal
Ronnie Pelletier
Rob Pelletier
Tracy Deiz
Diana Foster

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm

2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING

The Chair reads the Statement of Public Hearing

3. INTRODUCTION TO PROPOSAL

Kole reads the introduction to proposal

LANDOWNER: **Byron Lyle Westgate**

LEGAL DESC: **Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938**

PROPOSAL: To re-designate the parcel from "Agricultural" to MDR "Medium Density Rural Residential" and rezone the parcel from A2 (Large Agricultural Holdings Zone), to R4 (Residential 4 Zone) for Rural Residential Use.

4. SUMMARY OF APPLICATION PROCEDURE

Kole reads the summary of application procedure

June 27, 2014	→ PRRD receives application
September 22, 2014	→ Application and proposed bylaw referred to municipalities and provincial agencies
November 13, 2014	→ PRRD Board gives zoning amendment bylaw 1st & 2nd Reading and

authorizes a public hearing to take place pursuant to s. 890(4) of the *Local Government Act*, and that public notice be issued (also mentioned during the meeting that the public hearing was scheduled after the PRRD receives a preliminary geotechnical report from the applicant prepared by a qualified professional to determine the ability to build on the proposed lots)

December 3, 2015	→ Public hearing notification mailed to landowners
December 24, 2015	→ Public notification advertised in <i>Northeast News</i>
Dec. 30 & 31, 2015	→ Public notification advertised in the <i>Alaska Highway News</i>
January 5, 2016	→ Public hearing takes place in Taylor, BC

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Kole reads the comments from agencies and municipalities received

MINISTRY OF TRANSPORTATION:

The Ministry has not yet received an application to subdivide from the land owner. Please advise the land owner to contact this office at 250 787-3237 to request a subdivision application package.

The conditions for the proposed subdivision will be outlined through our process after we have received the application.

The Ministry supports the rezoning from A-2 Ag to R-4 Residential, minimum parcel size of 4.5 acres. Configuration of lots as submitted is not guaranteed and is dependent on review and approval by the Provincial Approving Officer.

NORTHERN HEALTH AUTHORITY

Northern Health has no objection to the proposed Bylaw Amendment No. 2151 and 2152. Please note that if and when the property is subdivided, the application must be forwarded to our organization. Furthermore, any construction of waterworks or systems on this property may not be performed without a permit from Northern Health, provided such a system provides service to more than one single family residence. Sewage and wastewater disposal systems must be installed by an authorized person and filed with Northern Health in accordance with the Standard Practice Manual and the Sewerage System Regulation respectively.

CITY OF FORT ST JOHN

Interests unaffected by Bylaw

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Kole reads the written comments received from public

The following letters have been received from the public and are attached to this agenda.

1. December 29, 2015 Mary Galus
2. December 29, 2015 Charlette McLeod
3. December 29, 2015 Maureen Peck
4. December 29, 2015 Dave Neal
5. January 2, 2016 Mary Galus

7. COMMENTS FROM APPLICANT

Byron Westgate:

- Johnson road is not steep, windy, hilly or dangerous
- hauls water on road without difficulty
- The road is not unsafe
- the only problem is lack of brushing from MOTI
- never been an accident that didn't involve drinking and driving

8. COMMENTS FROM PUBLIC

Lee Westgate: (applicant's father)

- that MOTI should be addressing road issues
- that residents could be bringing road concerns to MOTI
- Shared same concern in the letters with concerns of the coulee and the creek.
- but whole community needs to address it not just Byron.

Charlette McLeod:

- no benefit to existing residents
- That impact will be negative with those residences already there.
- Why put residential lots around agricultural lots.

Dave Neal:

- That unlikely MOTI will respond to resident concerns- leaving residents to maintain the road which they do not have always the funds to do, i.e. brushing

Brian Elliott: (Agent)

- That MOTI will impose requirements deemed necessary. i.e. brushing and ditching
- thinks MOTI will be more obligated with more residents in area

Dave Neal:

- Does not agree that MOTI will maintain road safety.
- Byron may need to upgrade the road but it is still MOTI that will maintain it after.
- If MOTI does not do it now, why will they do it after?

Lee Westgate:

- Mr. Neal is right with the concern
- Ministry has certain responsibilities.

Byron Westgate:

- It will take more people calling MOTI to get better action from them
- The Road has been sanded 6 times this year.
- asked who all has called MOTI to brush area?

Ronnie Pelletier:

- Concerned that there is not currently resident cooperation to call for action to MOTI and not likely to improve.
- What do the neighbors have to gain?

Stephanie Westgate:

- That her calls alone has seem to be responded to and that more calls can only help.
- now plow her road
- The extra residences will make MOTI maintain it better and will not make it anymore dangerous.

Rob Pelletier:

- wants to know what is the valid reason for the Board to change a bylaw
 - That there should be a good reason to make such a change. If the door is opened then open it for a good reason.

Dave Neal:

- That the OCP policy states "only one subdivision per parent parcel."

Kole Casey: (PRRD)

- Responded that the application did not conform to the OCP policies and zoning regulations, which was the reason for the application.

Bruce Simard:(PRRD)

- Explained the OCP is not regulation but provides guiding policy, while the zoning bylaw provides the regulation to implement the OCP policy.

Charlette McLeod:

- Expressed concern about potential for Bylaw contravention and difficulty with enforcement.
- Expressed concern on how tough it is to enforce bylaws in the rural area.
- If a bylaw infraction is found how tough it is to remove it.

Lee Westgate:

- The Bylaw does have restrictions concerning residential lots i.e. Home based businesses.

Mary Galus:

- What is the procedure for enforcement?

Bruce Simard:(PRRD)

- Explained the Bylaw Enforcement Procedure. - The Regional District will only investigate zoning contraventions upon receipt of a written complaint.

9. FINAL COMMENTS FROM APPLICANT

- Yes it is an agricultural area but this land is not agriculture.
- Not farmable, not only because of soil and size but the water table and drying off.
- Subdividing this land reduces pressure for residential use of good farm land.

Stephanie Westgate:

- Also as community members and living in the area
- That they do care
- Don't want the area to be opened to Industrial and commercial lots.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:48 pm


Kole Casey, Recorder


Leonard Hiebert, Meeting Chair