



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2451, 2021
July 7, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Arlene Boon, Alternate Director of Electoral Area B (Chair)
Jack Irving-Peckham, South Peace Land Use Planner (Moderator)
Kathy Suggitt, General Manager of Development Services

Proposed Zoning Amendment Bylaw No. 2451, 2021

Public: Five members of the public were in attendance

1. CALL TO ORDER

The Chair called the Public Hearing to order at 6:00 pm for proposed Zoning Amendment Bylaw No. 2451, 2021.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed Zoning Amendment Bylaw No. 2451, 2021 as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT PROPOSED ZONING AMENDMENT BYLAW NO. 2451, 2021

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2451, 2021 for the property legally described as District Lot 4244, Peace River District

3.1. PROPOSED ZONING AMENDMENT

Staff summarized the proposal to provide a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a work camp and a convenience store on the subject property,

3.2. SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the hearing.

3.3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud the comments received from agencies and municipalities as attached in the agenda including Ministry of Transportation and Infrastructure and the City of Dawson Creek. The Ministry of Transportation and Infrastructure brought forth the following conditions prior to supporting the zoning text amendment: the completion of a traffic impact study; the reception of a “Works: Road Works” permit; the reception of

an “Access to a Controlled Access Highway” permit; that no storm water drainage be permitted onto the controlled access highway; and that care be taken in the lighting design on site. The City of Dawson Creek had no concerns.

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

As of 4:00 pm on July 7, 2021 the Peace River Regional District had received 12 written submissions from members of the public. Although most of the submissions did not specify that they were regarding proposed Zoning Amendment Bylaw No. 2451, 2021, they were each read aloud by staff and considered submitted in relation to this application.

The written comments were not in support of the proposed work camp and convenience store. Several of the submissions cited concerns with respect to impacts on other existing businesses in the area including accommodations and other general/convenience stores; potential traffic impacts; taxation of lands; hiring local people; use of local supply chain; and the number of existing abandoned camps and reclamation matters that should be taken into account if approving another new camp.

Staff noted that the written comments are to be attached to the staff report for the Regional Board’s consideration.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application.

Judy Desjarlais, the applicant, acknowledged the written comments read out by Staff and wanted to try to address some of the concerns raised. Ms. Desjarlais emphasized that she is not an American company; she has owned the land for over ten years and pays taxes on it, and she is a member of the Blueberry River First Nations. She stated that she will be employing individuals from the First Nations. She acknowledged there is a business competition posed by another camp coming into the Pink Mountain region, however, there are camps all along the highway.

Ms. Desjarlais explained that she has an agreement in place with Petronis Canada to service the camp’s needs. She described that the proposed convenience store will be primarily offering goods for the people that will stay at the camp, however the public will also be permitted to use it. She confirmed that the store will not sell liquor.

Ms. Desjarlais further commented that the application is complete and she has applied for the necessary permits requested by the Ministry of Transportation. There will be no new access routes coming into the land.

3.6. COMMENTS FROM PUBLIC HEARING ATTENDEES

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

M. Chunyk, noted that he is the General Manager of the Buffalo Inn Sasquatch Crossing and Moose Flats in the Pink Mountain Area and has been working for this company for 20 years. He noted that he is familiar with the applicant and has no issue with them, and as a First Nation member himself, he agrees with Ms. Desjarlais. He stated that his written submission is directed towards a different camp being proposed in the vicinity with the Public Information Session being held on the same evening. He expressed concerns about the abounded camps along the highway. He also stated that traffic safety for all camps in the area should be a major priority. He does not want to support more camps in the area.

The Chair called a second time for comments from members of the public in attendance.

K. Dille stated that they agree with the comments brought forth by the other people through the written submissions in terms of impacts on existing businesses. He also expressed his concerns about the abandoned camps in the area and the need to have those cleaned up.

M. Megaton commented that she is worried for the Pink Mountain area and the financial hardships that the area has gone through over the past two years. As a business and property owner in Pink Mountain, they have many family members living in the area. She clarified that the letters submitted to the Regional District that reference land taxes is in relation to a different work camp proposed in the Pink Mountain area, and although they were read out at this meeting, they are not intended for this file and directed to the other application with the Public Information Session later on the same evening.

The Chair called a third time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered

3.7. FINAL COMMENTS FROM APPLICANT

The Chair asked if the applicant wanted to speak again.

Ms. Desjarlais acknowledged that she understood the concerns expressed about the potential impacts on existing businesses in the area. She noted that she has had an approved temporary use permit for nearly three years but the work camp has not yet been built. They are complying with the Ministry of Transportation requirements.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2451, 2021

4. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:50 pm for the proposed Zoning Amendment

Bylaw No. 2451, 2021.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2451, 2021 held on July 7, 2021.

Original Signed By:

Alternate Director Arlene Boon, Chair

Jack Irving-Peckham, Moderator