



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2378, 2019

September 5, 2019 | 10:00am

North Peace Cultural Centre, Carpet Room, 10015 100 Avenue, Fort St. John BC

ATTENDANCE:

Peace River Regional District:

Brad Sperling, Director of Electoral Area C (Chair)
Lori Ackerman, City of Fort St. John
Keith Bertrand, District of Tumbler Ridge
Dale Bumstead, City of Dawson Creek
Allen Courtoreille, District of Chetwynd
Karen Goodings, Director of Electoral Area B
Dave Heiberg, District of Hudson's Hope
Lorraine Michetti, Village of Pouce Coupe
Mark Rogers, Alternate Director of Electoral Area D
Dan Rose, Director of Electoral Area E
Tony Zabinsky, City of Fort St. John

Shawn Dahlen, Chief Administrative Officer
Tyra Henderson, Corporate Officer
Lyle Smith, Chief Financial Officer
Leanne Filipovic, Procurement Officer
Paulo Eichelberger, General Manager of Environmental
Services
Trish Morgan, General Manager of Community Services
Kristen Danczak, Communications Coordinator
Jennifer Baddeley, NDIT Intern
Naomi Donat, Recording Secretary
Kevan Sumner, General Manager of Development Services
Katrín Saxty, Urban Systems Ltd.
Michael Blatz, North Peace Land Use Planner (Recorder)

Applicant/Owner:

Tim Walker

Public:

10 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 9:59 am.

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. 2378, 2019 for the property legally described as Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478.

Staff summarized the proposal to permit CAMPGROUND, UNLIMITED TERM on the subject property by adding it as a site-specific text amendment in Section 40 of *PRRD Zoning Bylaw No. 1343, 2001*

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 September 4, 2019 the Peace River Regional District had not received any written comments from the public.

7. COMMENTS FROM APPLICANT(S)

The Chair asked Tim Walker if he had any comments related to the proposed bylaw. Mr. Walker stated that 14 permanent sites for recreational vehicles 4 years ago without complaints. These sites are outfitted cable television, telephone, and electrical service. These sites could be converted to manufactured home sites if need be. The landowner stated they are not interested in catering to the short-term or leisure market, but rather extended term leases to construction workers and retirees. The landowner stated they maintain the property well, monitor speeding, and are selective about the tenants.

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:

One member of the public who lives west of the subject property, within the City of Fort St. John, had no complaints about the proposal, but was concerned about the zoning on his property.

The Chair called a final time for public comments. None were offered.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the agent to make any final comments. Mr. Walker did not offer any.

Director Ackerman asked Mr. Walker how they monitor speed. Mr. Walker stated that most speeding-related problems come from visitors, not tenants. He indicated they have a 10km/h speed limit and speed bumps to combat excessive speed in the park. He stated their priority to keep children safe on the streets within the park.

Director Ackerman asked if there was an on-site manager. Mr. Walker stated they have a manger who lives in the park.

Director Ackerman asked if a traffic impact assessment was required. Mr. Walker stated that the Ministry of Transportation and Infrastructure asked him to apply for an access permit, but did not ask for a traffic impact assessment, as there is an existing frontage road and left-turn lane on Highway 97 N.

Director Ackerman asked if the park managed rentals through the Residential Tenancy Act. Mr. Walker stated that they abide by the Residential Tenancy Act and all tenants sign lease agreements.

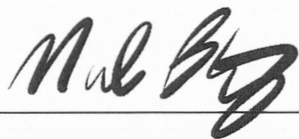
Chair Sperling asked Michael Blatz, the North Peace Land Use Planner, if the bylaw amendment was passed, if both recreational vehicles and manufactured homes would be allowed everywhere on the property. Mr. Blatz confirmed that the bylaw would permit both uses on the entire property.

Director Ackerman asked staff if this applied to all manufactured home parks or if it was spot zoning. Staff indicated it would only apply to the subject property, also known as spot zoning.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 10:15 am.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2378, 2019 held on Thursday, September 5, 2019.



Michael Blatz, Recorder



Director Brad Sperling, Chair