



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2403, 2020
March 17, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Nikita Kheterpal, North Peace Land Use Planner (Recorder)
Kassandra Foster, Communications Coordinator (Moderator)

Zoning Amendment Bylaw No. 2403, 2020

No members of the public were present, nor was the applicant.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for Zoning Amendment Bylaw No. 2357, 2020 (and Zoning Amendment Bylaw No. 2403, 2020) as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT ZONING BYLAW NO. 2403, 2020

The Chair stated the procedural rules in place to govern the conduct of the public hearing for Zoning Amendment Bylaw No. 2403, 2020 as written in the agenda.

4.1. PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2403, 2020 for the property legally described as Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717.

Staff summarized the proposal to rezone the subject property from R-4 (Residential 4 Zone) to C-2 (Commercial 2 Zone).

4.2. 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.

4.3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff summarized the comments received from agencies and municipalities as attached in the agenda.

4.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on March 17, 2021 the Peace River Regional District had

received five written comments from the public regarding Zoning Amendment Bylaw No. 2403, 2020. Staff read out loud the written comments received. All five comments generally opposed the proposed rezoning. Comment 1 expressed concerns regarding the access and exit to the property. Comment 2 favored the highway to remain residential and expressed concerns with the proposed commercial zoning creating sewage blockages. Comment 3 stated that the proposed business in the application should be situated in industrial areas and that trucks turning and exiting into the property would slow down the traffic on the highway. Comment 4 stated that such proposals should be relocated in commercial areas. They moved into this neighborhood for the peace and quiet and not for the noise and busy movements. Comment 5 expressed concerns that the commercial activity on the lot will increase the heavy vehicle operations which not only will disturb the peace of the residents in this area, but will also lead to more accidental risk.

4.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant, if present on the zoom call, to make any comments in support of the application.

None were offered.

4.6. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaws. None were offered.

The Chair called a second 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.

4.7. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. None were offered.

4.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2403, 2020

5. ADJOURN PUBLIC HEARING

The Chair terminated the Public Hearing at 6:29 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2403, 2020 held on Wednesday, March 17, 2021.

Original copy signed by:

Director Brad Sperling, Chair
Nikita Kheterpal, Recorder