



REGIONAL DISTRICT of Fraser-Fort George

Summary of the public hearing meeting regarding Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023, held on October 24, 2024 at the Beaverly Fire/Rescue, 12615 Highway 16 W, with attendance in person.

Those Present:	Director Lara Beckett (Chairperson) Daniel Burke, Planner III, RDFFG (Secretary) Justin Kim, Planner I, RDFFG Cora-Lee Cutway, Service Centre Representative, RDFFG Debbie Kopp, Development Services Technician, RDFFG
	The applicant (Jonathan Viergever) and ten members of the public attended.
Open the Public Consultation:	Director Beckett opened the public hearing at 7:01 p.m.
Introductions and Chair Opening Statement:	Director Beckett introduced themselves and the Regional District staff in attendance and read the Chairperson's Opening Statement.
Presentation from Development Services:	Daniel Burke provided an overview of the proposed Amendment Bylaws No. 3321 and 3322, 2023 and advised that referral comments and all other background information were available in the binder at the back of the room and on the Regional District's website.
Submissions:	Daniel Burke advised that no submissions were received ahead of the public hearing meeting.
Presentation from the Applicants (Jonathan Viergever):	<ul style="list-style-type: none">- Bought the property to take care of family and have them close- Want to have parents closer as they age to assist them.
Director Beckett:	<ul style="list-style-type: none">- Public presentations?
Gail Wilson:	<ul style="list-style-type: none">- Just want to verify that zoning is going to affect all of the properties bigger than 11 acres, or is it specific to this property?
Daniel Burke (RDFFG):	<ul style="list-style-type: none">- The Official Community Plan (OCP) is a policy/guidance document; zoning is the day-to-day land use.- When zoning amendments are not supported by the OCP, both are required to be amended.- The proposed zoning amendment is only specific to the subject property.- The proposed OCP amendment will support parcels in Electoral Area C which meet the requirements (12 ha and larger and partially within or not within the ALR) to make an application to rezone to allow three dwellings. Regional District Board approval would still be required.
Bob Loreth:	<ul style="list-style-type: none">- Changing the OCP almost affects over 1000 properties. Can it be done without changing the whole document?- Very strongly opposed to it if the OCP needs to be changed.
Daniel Burke (RDFFG):	<ul style="list-style-type: none">- The OCP is required to be amended to support the rezoning of the property.
Jonathan Viergever (Applicant):	<ul style="list-style-type: none">- Why are you opposed?
Bob Loreth:	<ul style="list-style-type: none">- Negatively impacts agricultural land.- This will change a lot of properties; your property won't be the only one.- We want to protect agriculture.- Already having issues with dogs and pet cows roaming on to my agricultural land.

- Gail Wilson: - Concerned that the sewage lagoon will take up a large portion of the property?
- Daniel Burke (RDFFG): - The applicant was required to provide a report from a qualified professional that there was enough room on the subject property for sewage disposal for three dwellings.
- Gail Wilson: - The property already has 2 homes on it?
- Daniel Burke (RDFFG): - Yes.
- The current zoning allows for 2 dwellings and 1 secondary suite within a dwelling as the property is larger than 8.0 ha.
- Jonathan Viergever (Applicant): - The lagoon was built and designed for 3 homes and constructed last year.
- Bob Viergever: - I understand the current zoning allows for 2 houses and a suite.
- I would like to assume or ask that the third dwelling could be considered a suite.
- Asking the rezoning to be for 3 homes instead.
- Daniel Burke (RDFFG): - The proposed amendment bylaw would rezone the property to Rural 6 (Ru6) and allow 3 dwellings and 1 secondary suite within a dwelling on a property 0.8 ha or larger.
- Greg Bennet: - Does a suite count as a residence?
- What is existing now?
- Bob Loreth: - There is not a suite within a dwelling?
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- Jonathan Viergever (Applicant): - There are 2 homes and no suite.
- Daniel Burke (RDFFG): - The current zoning allows for 2 dwellings and 1 secondary suite within a dwelling as the property is larger than 8.0 ha.
- A suite is considered a dwelling.
- Greg Bennet: - If the zoning is approved, they could eventually be allowed 3 homes and 1 suite.
- That would be 4 homes if the OCP is changed.
- Could they just add a suite to one of the houses instead of amending the OCP?
- Controls future growth and infrastructure needs.
- Daniel Burke (RDFFG): - The current zoning allows for 2 dwellings and 1 secondary suite within a dwelling as the property is larger than 8.0 ha.
- Gail Wilson: - In favour of the zoning but not for the OCP amendment.
- The OCP amendment would open this up to too many other properties.
- Director Beckett - Any further comments for the first time?
- Any further comments for the second time?
- Any further comments for the third time?
- Director Beckett: Asked for final submissions of any written comments to be provided to Administration.
Chair Closing Statement: Advised that no further comments can be submitted after the close of the meeting.

Close the Public
Hearing:

There being no further comment, Director Beckett closed the public hearing at 7:26 p.m.

CHAIR

SECRETARY