

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220022

Date: Tuesday, September 27th, 2022

Location: Meeting Room in the Quesnel Library

Re: **QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5388, 2022 AND QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5389, 2022**

Persons Present:

- ☒ Director: John Massier
 - ☒ Owner(s): Michael Grueter
 - ☒ Agent: Brad Wiles
 - ☒ Public: See attached list
 - ☐ Staff:
 - ☐ **No public in attendance** (excluding owner/agent)
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- ☒ Meeting called to order at 7:00 PM
- ☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out.
- ☒ The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

see attached

- ☒ Attendees were asked three times for further comments and/or questions.
- ☐ The Chair called the meeting adjourned at 7:50. (Waited at least 10 mins from time of Calling to Order)

I certify this is a fair and accurate report on the results of the public hearing.


Signature of Chair

September 27, 2022

Bylaw No. 5388 and 5389 - Public hearing comments

Ten people attended the meeting including the two proponents and their agent.

- Question on total number of houses that is planned for the properties to be created (was answered by the proponent and their agent)
- Will the properties be developed by the proponents themselves (was answered by the proponents)
- Two members of the public voiced concerns for the local aquifer that may be impacted by further development
- Concerns with the ability of smaller properties to have proper septic systems (I explained that Northern Health was the relevant authority when it came to septic systems)
- There were concerns voiced about increased traffic in the area because of a subdivision
- Concern raises about potential fire hazard of logging debris left from logging done by the proponents. (Answered by the proponents with regards to their property and I explained that any concerns about fire risks on Crown lands should be brought to the Ministry of Forests)
- Some concern expressed with a possible increase in crime and light pollution
- There were questions to the proponents on the location and layout of the proposed lots regarding the adjoining properties (which the proponents explained.)
- Question about why some residents received packages in the mail while others didn't. (I explained that staff were required to send packages to owners of properties within a specific distance and that others were able to access the same information through the notice in the paper and from our website.)
- I explained to the room that the Ministry of Transportation and Infrastructure was the approval authority regarding subdivision and that questions on their processes including public consultation should be addressed to them
- There were questions about concerns raised by other area residents that weren't attending the meeting. (I explained that we had written comments from two other property owners and that they will be considered by the Board as well)
- The room was asked three times for further comments and the meeting was adjourned.

Director Area C: John Massier

Eric Wickham
Doreen Wickham
1326 Webber Road
Legal Description: Parcel 1, Plan BCP39346, District Lot 8622,
Cariboo Land District, & DL 8623 Lot Size: 8.204.

Re: Application to rezone Lot 1, District Lots 8622 and 8623 Cariboo District, plan PGP46284

This application must be denied so as to conform with the current 5 acre zoning that is this community.

In 2008 following the completion of building our home at 1326 Webber Road we contacted the Regional District Planning Department seeking information about rezoning our 8 acre parcel of land. We were informed by the planning department that we could spend the money to submit the application but that it would be a waste of money because the planning department would recommend denying the application because the current plan for the community was for 5 acre lots where possible. They went on to say that the only lots smaller than that were those that were geographically limited by roads and right of ways. Further to denying our application we were obligated to decommission our mobile home that also occupied our land and was to be the residence of the new parcel of land should our subdivision happened.

Other than those lots that are geographically limited all other properties in the region are zoned for a minimum size of 5 acres. With an abundance of properties available in the area the need for small acreages, (Those under 5 acres) will not provide affordability or address any needs for land availability.

Setting the precedent of dividing parcels such as this in to smaller lots will forever change the neighbourhood into a community that does not have the same rural lifestyle qualities we moved into the neighbourhood for.

Respectfully
Eric & Doreen Wickham

Genny Hilliard

From: Rita Langrova <langrova@shaw.ca>
Sent: September 25, 2022 7:00 PM
To: CRD Planning
Cc: Shivani Sajwan
Subject: Re: Proposed Bylaws 5388 and 5389

Some people who received this message don't often get email from langrova@shaw.ca. [Learn why this is important](#)

Dear Board of Directors of the Cariboo Regional District.

I and my husband received the Notice of Public Hearing set for September 27, 2022 at 7pm in regards of proposed Bylaws 5388 and 5389 .

We are the owners of the dwelling /8623/ at 1394 Webber Rd., Quesnel, BC, V2J 6T3 located on two titles: CA 1705263 and CA 1705264.

We purchased the property as rural acreage to ensure our privacy and to live environmentally friendly.

We strictly oppose the proposed Bylaws changes #5388 and #5389 for 4 lot subdivision for following reasons:

- *Increased Traffic in the Area*
- *Elevated Carbon Emissions effecting a Climate Change*
- *Elevated Environmental Pollution*
- *Threats to Wild Life*
- *Increased Density of People may Lead to Higher Crime*

Please do not hesitate to contact us at 604-220-4250 for further information.

*With Best Regards,
Rita Langrova
Dariusz Benedykczak*

[illegible]