

REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1938, 2021
March 16, 2021

Report of the Public Hearing held at 7:00 p.m., March 16, 2021 by zoom conference call.

Present: Mark Fisher, Chairperson
Jason Llewellyn, Recording Secretary
Deneve Vanderwolf, Planner 1
Keenan Moore and Kat Rogers, Applicant
Garnet and Sam Paton, 2653 Stenset Road
Deborah and Dennis Courtliff, 2545 Carr Road
Ernest Kozak and Johanna Pfalz, 995 Freeland Road

CORRESPONDENCE

The written submissions to the Public Hearing are attached to this Public Hearing Report as Appendix "A".

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

BUSINESS:

Chair Fisher Read a statement explaining the bylaw, the public hearing process, and the written submissions received. He noted that he had posted a link in the chat area to the public information package on the RDBN web site which contains the written submissions. He also noted that staff could share their screen showing the public information including the written submissions if requested.

Chair Fisher Asked Garnet and Sam Paton if they had any comments.

Garnet Paton Said they had no comment.

Chair Fisher Noted that Alethia and Trevor Perry had registered with staff to participate but did not appear to be logged into the meeting. He asked if they were present. There was no response.

Chair Fisher Asked Deborah and Dennis Courtliff if they had any comments.

Deborah Courtliff Said that the concern is not the proposed subdivision. Their concern is the recreation users of Seymour Lake

parking along Seymour Lake Road. The road is too narrow to be used for parking.

Chair Fisher

Asked Ernest Kozak and Johanna Pfalz if they had any comments.

Johanna Pfalz

Said that they were concerned regarding the impact of up to 14 additional parcels in the area and would like to see an environmental assessment completed for the subdivision.

Chair Fisher

Asked Keenan Moore and Kat Rogers if they had any comments.

Keenan Moore

Said that he agreed with the concerns regarding parking on Seymour Lake Road; however, this issue is not related to the proposed rezoning. There is access to the subject property from Gardiner Road which bypasses Seymour Lake Road. The environmental related issues, and road access issues will be evaluated and addressed during the subdivision approval process which will follow later. He noted access to the subdivision will likely be from Carr Road and not Stenset Road.

Jason Llewellyn

Confirmed that the rezoning process changes the minimum parcel size that is allowed at the time of subdivision and that the subdivision approval process is a separate approval process administered by the Ministry of Transportation and Infrastructure.

Chair Fisher

Noted that the RDBN has established a new parks and trails service and that the parking situation at Seymour Lake will be looked at.

Chair Fisher

Asked Garnet and Sam Paton if they had any comments. No comments were received.

Chair Fisher

Asked Deborah and Dennis Courtliff if they had any comments.

Deborah Courtliff

Asked what size the parcels will be?

Jason Llewellyn

Said that under the H1 zone the minimum parcel size may be 2 ha. However, the actual size of the parcels will be determined through the subdivision approval process.

Chair Fisher	Asked Ernest Kozak and Johanna Pfalz if they had any comments.
Johanna Pfalz	Said that they agreed with the concerns expressed by the Town of Smithers regarding noise related conflict.
Mark Fisher	Asked the applicant to discuss their thoughts on the nuisance easement idea raised by RDBN staff.
Keenan Moore	Said that the adjacent land identified for future industrial use is not developable as it is a wetland. The existing industrial uses accessed by Tatlow Road are far away and not an issue. The Town's subdivision recently approved is closer to industrial development than their land so he is not sure why there is this conflict in positions by the Town.
Chair Fisher	Asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
Chair Fisher	Asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
Chair Fisher	Closed the public hearing at 7:28 p.m.

Mark Fisher, Chairperson

Jason Llewellyn, Recording Secretary

SCHEDULE A

TO THE REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1938, 2021

WRITTEN SUBMISSIONS

Deneve Vanderwolf

From: Geraldine Craven
Sent: March 16, 2021 1:14 PM
To: Planning
Subject: FW: [EXTERNAL]: Regional District of Bulkley-Nechako Zoning Bylaw No 1800,2020

From: Dennis Courtliff
Sent: Tuesday, March 16, 2021 11:13 AM
To: inquiries
Subject: [EXTERNAL]: Regional District of Bulkley-Nechako Zoning Bylaw No 1800,2020

Dear Sir or Madam,

While I have no concerns regarding this development itself I do have concerns that this will increase traffic along Seymour Lake Rd. The proposal highlights a problem that already exists. This road was paved some years ago and in places the road surface is falling into the lake affecting the quality of the water. More traffic will only increase that problem.

Also the road is only wide enough for two vehicles and both in summer and particularly in winter there is a lot of parking along the road by people using the lake for recreation. This then reduces the road to single lane in places and disrupts the flow of traffic. Add to that the problem of people parking and opening doors to get out of the vehicle there is the potential for someone to open a door when a moving vehicle is alongside the parked car. The problem could be increased by the extra traffic resulting from the proposed development. The problem has always existed and the extra traffic this development could cause highlights the need to look at the already existing problem and how it can be alleviated.

Yours Sincerely,
Dennis Courtliff

Deneve Vanderwolf

From: Geraldine Craven
Sent: March 16, 2021 8:53 AM
To: Planning
Subject: FW: [EXTERNAL]: Bylaw no. 1938,2021

FOR COVID-19 INFORMATION GO TO:
<https://www.rdbn.bc.ca/media-status-updates/covid-19-information>

-----Original Message-----

From: Debbie
Sent: Tuesday, March 16, 2021 8:40 AM
To: inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: Bylaw no. 1938,2021

I am very concerned about the increased traffic. The drive beyond the end of Carr Rd is totally inadequate to handle increased traffic.

Of particular concern is increased traffic on the Seymour Lake Road. It is already breaking down and falling in toward the lake. That poses a real concern for the many residents who use the lake as our water source. Not only those who live around the lake but residents on Hudson Bay Mountain Rd.

Deborah Courtliff
Resident

Sent from my iPad
Email secured by Check Point

Deneve Vanderwolf

From: Geraldine Craven
Sent: March 16, 2021 4:01 PM
To: Planning
Subject: FW: [EXTERNAL]: Re: Rezoning

From: Johanna Pfalz
Sent: Tuesday, March 16, 2021 3:03 PM
To: Poppy Dubar ; inquiries
Cc: Dennis Courtliff ; Johanna Pfalz ; Rich Audet ; Karin Bachman
Subject: [EXTERNAL]: Re: Rezoning

Thanks Poppy for bringing this to our attention.
I wasn't aware of this rezoning application.
A few questions off the top of my head:

From my end I'd like more information on how the various new properties will be accessed – is this going to increase traffic along the Carr Road extension, or along Stenset Road? If Stenset Road is the access point how will this road be maintained? Neither roads are now maintained so does this road maintenance responsibility now fall on the RDBN? Will the access to the subdivision be off Tatlow Road?

An additional 14 lots double the neighborhood's population, and could potentially introduce 14 new ground water wells into the neighborhood. This is a lot of new water use and how will we understand the impacts this has on existing ground water use?

Also, what is the plan for waste water? 14 new households are a significant increase in septic load – how is this going to be managed and monitored?

Noise level – we are already dealing with some significant noise issues with the Pellet plant. Developing a subdivision within this rural neighborhood would introduce construction noise and activity for several years.

How will hydro and natural gas be provided to the building sites?

Johanna Pfalz

Deneve Vanderwolf

From: Geraldine Craven
Sent: March 16, 2021 1:13 PM
To: Planning
Subject: FW: [EXTERNAL]: Rezoning

From: Poppy Dubar
Sent: Tuesday, March 16, 2021 12:11 PM
To: inquiries
Cc: Dennis Courtliff ; Johanna Pfalz ; Johanna Pfalz ; Rich Audet ; Karin Bachman
Subject: [EXTERNAL]: Rezoning

To those concerned,

I'm writing on behalf of the Seymour Lake Conservation Society (SLCS) regarding the application for rezoning (Application number RZ A-03-20) at 2654 Stenset Road.

We have some concerns regarding the division of the said property into fourteen 5 acre lots, concerns regarding the lake environment, water quality, as well as other issues.

Firstly, we are concerned about the increased volume and frequency of traffic along Carr Road, a quiet road not designed to be a thoroughfare for any but a small number of vehicles. Seymour Lake Road would also be used in order to access either the town or the ski hill, an asphalt road that is (and has been within a year of paving) crumbling into the lake, an issue that directly affects the quality of water directly adjacent to the road. Water quality is very much a concern, both for the lake residents (and approximately twelve Hudson Bay Road residents) who use the water for drinking and household use. This road is already very overused due to people parking and recreating by the public access there. There is barely a shoulder to park on, which makes it really difficult for vehicles passing through.

On the subject of the lake and water quality, we are concerned that should there not be enough water supply, new owners may need to use the lake for their water supply too, thus decreasing the volume of water in the lake. We are also concerned about new owners attempting to access the lakefront for their recreational use and building new pathways to the waterfront, affecting the riparian environment used by wildlife. We also currently have a very invasive plant growing on the northeastern side of the lake called Yellow Floating Heart, a plant whose roots and stems are easily fragmented and results in increased spread to other shores of the lake. Increased use at unauthorized access points would result in the increased spread of this invasive plant.

The SLCS would like these concerns addressed in the application and be given reassurance that such a development would not have a negative impact on water volume or quality. As many of our members (and others) live along Carr Road, we would like to see traffic issues addressed as well.

We look forward to hearing from you.

Thanks very much,

Poppy Dubar
Seymour Lake Conservation Society