



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
OCP/Zoning Amendment Report  
By-law No. 1875 & 1876  
3<sup>rd</sup> Reading  
FILE NO. 002/2010**

Part 26 Participants.  
Includes all except  
Districts of Tumbler  
Ridge and Taylor.

**OWNER:** Loisselle Investments Ltd. **DATE:** February 23, 2010  
**AGENT:** Gary Loisselle  
**AREA:** Electoral Area E  
**LEGAL:** Blocks A & B of District Lots 381, 382, 383 & 384  
**LOT SIZE:** Total area of land of all Blocks combined equals ±218ha  
**LOCATION:** Along Hwy 97S west of the District of Chetwynd, east of Mt. Lamoray

**PROPOSAL**

To amend the West Peace OCP by re-designating Blocks A & B of District Lots 381, 382, 383 & 384 from Agriculture – Rural Resource to Industrial and;  
To rezone Blocks A & B of District Lots 381, 382, 383 & 384 from A-2 (Large Agricultural Holdings) to M2 (General Industrial)

**RECOMMENDATION: OPTION 1**

**THAT** the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for 3<sup>rd</sup> Reading.

**OPTIONS**

OPTION 1: **THAT** the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for 3<sup>rd</sup> Reading.

OPTION 2: **THAT** the Regional Board refuse the application

**BACKGROUND**

**SUMMARY OF PROCEDURE**

|                          |   |  |
|--------------------------|---|--|
| <b>December 8, 2009</b>  | ~ | Subject properties have been granted conditional exclusion by the Agricultural Land Commission             |
| <b>December 21, 2008</b> | ~ | OCP and Zoning Amendment Application received  |
| <b>January 5, 2010</b>   | ~ | OCP and Zoning Amendment Application referred to Government agencies and municipalities                    |
| <b>January 12, 2010</b>  | ~ | OCP and Zoning Amendment Application referred to First Nations listed below:<br>West Moberly First Nations |

Saulteau First Nations  
 McLeod Lake Indian Band  
 Halfway River First Nation  
 Treaty 8 Tribal Association

|                                 |   |   |
|---------------------------------|---|---|
| <b>January 28, 2010</b>         | ~ | Regional Board considered OCP/Zoning Amendment proposal for 1 <sup>st</sup> & 2 <sup>nd</sup> Reading   |
| <b>February 1, 2010</b>         | ~ | Public Hearing Notification Faxed to First Nations  |
| <b>February 3 &amp; 4, 2010</b> | ~ | Public Notification for the Public Hearing advertised in the <i>Dawson Creek Daily News</i>   |
| <b>February 3, 2010</b>         | ~ | Public Notification for the Public Hearing advertised in the <i>Coffee Talk Express</i>   |
| <b>February 5, 2010</b>         | ~ | Public Notification for the Public Hearing advertised in the <i>Chetwynd Echo</i>   |
| <b>February 9, 2010</b>         | ~ | PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council |
| <b>February 11, 2010</b>        | ~ | Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council  |
| <b>February 12, 2010</b>        | ~ | Public hearing held at Chetwynd & District Recreation Centre at 10:00 a.m. (minutes attached to this report)  |

## SITE CONTEXT

The subject property is located ~ 60 km west of the district of Chetwynd on Highway 97 and is adjacent to the undeveloped Western Coal Load out Facility. The subject properties are accessed from Highway 97S to the north and un-named logging and mining roads to the south while the CN Rail line runs diagonally through the properties. This is a non-farming area of predominantly large scale District Lots with some smaller parcels nearby. It should be noted that the parcels also run adjacent to the Pine River and in order to access any of the Blocks from the highway, one needs to cross the Pine.

## SITE FEATURES

|                             |   |
|-----------------------------|---|
| <b>LAND:</b>                | Although a site inspection has not been conducted, it appears through the use of aerial photographs that small portions of the subject properties near the rail line have been cleared in the past but the majority of the properties remain untouched. |
| <b>STRUCTURES:</b>          | There currently is an unused 100 man camp on a portion of DL 384 as indicated on the attached map entitled Schedule A Temporary Industrial Use Permit # 123/2008 on page 12 of this report, but there are no buildings on any of the other lots.        |
| <b>ACCESS:</b>              | According to the application, access will be gained by way of an un-named forestry road to the southwest of DL 383  |
| <b>CLI SOIL<br/>RATING:</b> | Predominantly Class 7TP - Soils in this class have no capacity for arable culture or permanent pasture, there is a small portion of Class 5PT. Class 5 soils have very severe limitations that restrict their   |

capability in producing perennial forage crops, and improvement practices are feasible. Subclass T indicates soils having topographical constraints, while sub-class P indicates stoniness. There is also a small portion of Class 7T.

**FIRE:** Outside all rural fire protection areas.

### COMMENTS AND OBSERVATIONS

**APPLICANT:** It is the intent of the landowner to develop a “Coal Load-out Facility” which will operate in conjunction with a mine operated by First Coal south of the proposed load-out site.

**ALR:** The subject properties have been granted conditional exclusion from the Land Reserve By way of Resolution # 1626/2009 dated December 8, 2009. This rezoning and re-designation are conditions which are required to be satisfied in order to complete the exclusion process.

**OCP:** Pursuant to the West Peace Community Plan Bylaw No. 1086, 1997, the subject properties are designated “Agriculture – Rural Resource”. This designation does not permit the proposed type of development **Therefore this proposal requires an OCP amendment.**

**ZONING:** The subject properties are zoned A-2 (Large Agricultural Holdings) pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986 the proposed uses are not permitted in this zone. **Therefore this proposal requires a re-zoning.**

**PUBLIC CONSULTATION:** The re-zoning and re-designating process requires that the Regional District issue a public notification on the proposed changes to the zoning bylaw and Official Community Plan. This is accomplished by advertising the Public Hearing that can be held at a time and place of the Board’s choosing. The advertisements must reach at least every landowner within 100 meters of the subject property and be published twice in a local newspaper. However, the limits to the notification parameters may be altered if more people or areas are deemed affected by the proposal.

|   |   |
|---|---|
| <b>COMMENTS FROM MUNICIPALITIES AND PROVINCIAL AGENCIES</b> | <b>Village of Pouce Coupe</b> Interests unaffected by bylaw |
| <b>COMMENTS FROM FIRST NATIONS RECEIVED</b>                 | Saulteau First Nations sent a letter dated February 9, 2010 |

### IMPACT ANALYSIS

**AGRICULTURE:** The impacts to agriculture will be minimal as the soil quality on the subject properties is very poor, soil ratings of 6 or 7 indicate that at best these properties could be utilized for grazing purposes.

**CONTEXT:** There is a General industrial development in close proximity that was to be used as a “coal load-out facility” intended for use by Western Coal which has never been developed, because Western Coal bought Pine Valley Coal and is utilizing the load-out facility obtained in the purchase, however the zoning and OCP designation are in place. There will be little impact to any people as there are no inhabited lots within a 5km radius of the subject properties.

**ENVIRONMENTAL:** It should be noted that the Development Services Department has been in contact with Gerry Hamblin at the Environmental Assessment Office and through these talks we have learned that

the “Load-Out Facility” itself would not require an Environmental Assessment, however First Coal has announced that it has applied for the entire project, the mine, road construction and load-out facility will all undergo the Environmental Assessment procedure. This will allow greater production flexibility in that First Coal has indicated it would be producing 245,000 tons per year but the Environmental Assessment of the project will enable First Coal to produce greater than 250,000 tons per year if demand requires the increased production.

**TRAFFIC:**

As the subject properties are located along the Provincial Highway # 97 and the proposed development includes the construction of a “coal load-out facility” there will certainly be an increase in vehicular activity in the area however in the overall picture it will have very little impact on the area as transporting the coal from the mine to the load-out will all take place on off-highway roads. It is the intention of First Coal to build the 16km long “North Access” road to connect existing forestry roads as shown in the attached Central South Project Site Layout.



## PEACE RIVER REGIONAL DISTRICT

### Public Hearing Minutes Proposed Official Community Plan and Zoning Amendment By-law No.'s 1875 and 1876, 2010

Date: February 12, 2010 Time: 10:00 a.m.  
Place: Chetwynd and District Recreation Centre, Chetwynd, BC

Present: Director: Tim Caton Director of Electoral Area "E"  
Staff: Bruce Simard General Manager of Development Services  
Owen Bloor Land Use Planner  
Applicant: Gary Loiselle 2962 Highway 97S, Dawson Creek, BC  
Public: Andre Roofthoot Willow Flats, BC

1. CALL TO ORDER – The meeting was called to order at 10:04 p.m.
2. STATEMENT OF PUBLIC HEARING – Tim Caton, read the statement of "Public Hearing".
3. INTRODUCTION TO PROPOSAL – The proposal was reviewed by Director Caton and the OCP and Zoning Amendment process were reviewed by Owen Bloor.
4. SUMMARY OF APPLICATION PROCEDURE
  - December 8, 2009** ~ Subject properties have been granted conditional exclusion by the Agricultural Land Commission
  - December 21, 2008** ~ OCP and Zoning Amendment Application received
  - January 5, 2010** ~ OCP and Zoning Amendment Application referred to Government agencies and municipalities
  - January 12, 2010** ~ OCP and Zoning Amendment Application referred to First Nations
  - January 28, 2010** ~ Regional Board considered OCP/Zoning Amendment proposal for 1<sup>st</sup> & 2<sup>nd</sup> Reading
  - February 1, 2010** ~ Public Hearing Notification Faxed to First Nations
  - February 3 & 4, 2010** ~ Public Notification for the Public Hearing advertised in the *Dawson Creek Daily News*
  - February 3, 2010** ~ Public Notification for the Public Hearing advertised in the *Coffee Talk Express*
  - February 5, 2010** ~ Public Notification for the Public Hearing advertised in the *Chetwynd Echo*
  - February 9, 2010** ~ PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council
  - February 11, 2010** ~ Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council

**February 12, 2010**

Public hearing held at Chetwynd & District  
Recreation Centre at 10:00 a.m.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

**Village of Pouce Coupe**

Interests unaffected by bylaw

6. COMMENTS FROM FIRST NATIONS RECEIVED

Saulteau First Nations sent a letter dated February 9, 2010

7. WRITTEN COMMENTS RECEIVED FROM PUBLIC

None

8. COMMENTS FROM APPLICANT

**Gary Loiselle** – proposal speaks for itself, it is taking place on land which is private title and it has already been through the Agricultural Land Commission process. Gary also noted that the only neighbor is Andre Roofthoof who lives 2 to 3 kilometers away as the crow flies.

9. COMMENTS FROM PUBLIC

**Andre Roofthoof** – Inquired about existing coal load out already in the area and why First Coal is not utilizing that instead?

**Tim Caton** – Replied that it belongs to a different company and is not available for use by First Coal.

**Andre Roofthoof** – Voiced his concern that there will be twice the dust at his property if this second load out is allowed and wonders what will be done to address that issue. He also expressed concern regarding the wildlife in the area and reiterated that he was 100% against another load out facility being developed.

**Tim Caton** – inquired of Gary Loiselle as to why Western Canadian Coal (WCC) did not develop the second load out in the area?

**Gary Loiselle** – responded that the basic reason was because WCC had purchased Pine Valley Coal and its assets and part of that was the existing Pine Valley load out facility. So

WCC invested in upgrading the existing Pine Valley load out to bring it up to the capacity and standards required to handle the WCC mine output. Gary also indicated that companies do not utilize other companies assets and he likened it to 2 farms sharing the same grain bin, what grain came from what farmer? Too difficult to figure out and coal is no different. Gary also indicated that there are 3 grades of coal produced in this area and they can not be mixed together.

Gary then went on to explain the process being utilized at the First Coal mine and the difference between this mine and others:

First Coal will use a deep trench mine system with on site processing rather than at the load out, also of note is that each load will be sprayed with a dust suppressing agent prior to transporting it to the load out.

**Andre Roofthoof** – stated that First Coal needs to consult with him as this mine is being situated right in the middle of his existing trap line

**Gary Loiselle** – replied that he too is a licensed trapper and when the wind turbines went in near Dawson Creek, which are in the middle of his trap line he was not consulted either and agrees with Andre that First Coal needs to talk to Andre.

**Tim Caton** – Advised Andre that First Coal has now decided to enter into an Environmental Assessment Review

**Andre Roofthoof** – reiterates that he is still opposed to the load out as it interferes with his trap line and claims that he found anti-freeze (glycol) jugs near holes cut in the ice for use by First Coal and that this substance has had a direct impact on the wildlife in the area. He also complained about the distance from Willow Flats to Chetwynd as it is close to 100 kilometers.

**Gary Loiselle** – agrees with Andre about the travel however he feels it is the price you pay if you want your voice heard in the process.

**Andre Roofthoof** – States that these meetings are useless as the companies and Governments don't care because he is only one guy living in the area.

**Tim Caton** – advised all parties that no further comments can be accepted after the close of the Public Hearing

10. FINAL COMMENTS FROM APPLICANT

Gary Loiselle – felt the Regional Board should be made aware of the mining process being utilized by First Coal so they can see the differences between First Coal and WCC and indicated that he thought First Coal should make a presentation to the Board.

11. TERMINATION OF PUBLIC MEETING

Meeting was terminated at 10:27 a.m.

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Owen Bloor, Recorder

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Tim Caton, Chair





Saulteau First Nations  
Treaty, Lands & Resource Protection  
Box 1020, Chetwynd BC, V0C-1J0  
Main: (250) 788-7250  
Fax: (250) 788-1276

February 9, 2010 VIA EMAIL [Bruce.Simard@prrd.bc.ca](mailto:Bruce.Simard@prrd.bc.ca)

Mr. Bruce Simard  
General Manager of Development Services  
Peace River Regional District  
Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

**Re: OCP/Zoning Amendments Blocks A & B of District Lots 381, 382, 383, & 384**

Dear Mr. Simard:

I wish to inform your office that Saulteau First Nations ("Saulteau") Chief and Council will not be able to meet with you to discuss the above until mid-March. Chief and Council are booked with meetings and negotiations until the end of February, and with your recent notification, Saulteau is unable to meet until next month.

In addition, we require complete disclosure of the information related to the potential amendments so that we can conduct our thorough review of the documentation by our technical staff and elders. We are currently in the process of developing a list of required documents.

A public hearing is not sufficient to meet the duty to consult and accommodate when it comes to potential adverse impacts on Saulteau constitutionally protected rights. While I note that you recognize the need for a specific meeting with Saulteau, I also wish to inform you that the Court in *Mikisew* stated that that First Nations require their own distinct consultation process. As a result, I suggest that it is incumbent upon your office to ensure that a Saulteau specific consultation process be initiated, where this process can meet the timeframes of Saulteau leadership.

The Courts have also directed that where First Nation rights are at risk, they have to be involved in the decision-making process at the earliest stages. The window for considering the potential negative impacts on Saulteau rights is very small if we apply PRRD's public hearing schedule. I would also suggest that this would constitute a breach of the honour of the Crown and will not meet the duty to consult and accommodate.

Although the current application 'deals' with an amendment and rezoning, of agricultural land, ultimately the parcels may be sold to the First Coal Corporation ("FCC") for the construction of a rail loadout facility. It is our understanding that according to an

Agricultural Land Commission (“ALC”) staff report (Application #50787), dated November 9, 2009, FCC will purchase the subject properties should the application be approved. In the same ALC staff report, the PRRD forwarded the application with a recommendation of support on the basis that the proposal is consistent with the use of surrounding properties.

With the above recommendations and decisions made, the Saulteau have not been given adequate opportunity to provide input on these important decisions that will likely effect Saulteau rights.

The Saulteau have an outstanding treaty land entitlement (“TLE”). Under the TLE the Saulteau have rights to have lands selected. At the current stage of negotiations, the Saulteau, BC and Canada are negotiating the quantum of the land amount to be selected, together with funds sufficient to purchase such lands where private interests are at play for such lands. It is through Treaty 8 that the federal Crown promised to set aside certain amount of land for the exclusive use of the Saulteau.

Through negotiations for the outstanding TLE, a modern agreement will be created to properly fulfill the compensation-by-land expectation placed on Canada by the Treaty. The agreement will provide a process whereby the Saulteau may select certain lands or purchase certain lands with funds supplied by Canada, where, subsequently those lands selected will be converted into reserve lands.

Justice Campbell in *Treaty One First Nations v. Canada*, 2009 FC 982 (the “Kapyong Decision”) instructed that Canada’s obligation (and arguably BC’s) is not fulfilled until the per capita obligation is met and this obligation endures until that time. As a result, the treaty right to land is still in the treaty implementation stage. Consequently, in the Saulteau’s case, since their claim has been accepted and the per capita amount still being negotiated, we can surmise that the Saulteau’s treaty right to land endures as an ongoing obligation of Canada and BC.

The Kapyong Decision underscores that Canada (and BC, and any derivative government of BC), in the context of TLE, still must maintain its obligation to consult and accommodate which arises from the honour of the Crown as well as Canada’s constitutional and legal duty to First Nations pursuant to s. 35.

Meanwhile, in the Okanagan Indian Band decision (*British Columbia (Minister of Forests) v. Okanagan Indian Band* [1999] B.C.J. No. 2545 BCSC) there is a need to protect lands to meet the future generation’s economic, social and cultural needs, including those subject to s. 35 First Nations interests. Given the rapid pace of development in the Treaty 8 area, this is even more the case for the Saulteau.

Crown lands and private lands are typically available for selection through TLE agreements. The Saulteau may decide in the future to select lands that are directly impacted by FCC project(s). British Columbia and its derivative governments have a legal duty to consult in relation to pending decisions made with regards to the FCC

project(s) and associated permitting/amendments and the province and the PRRD have not yet met that duty.

Since British Columbia, and the PRRD, have an ongoing duty to consult and accommodate on its decision-making process with regards to the Loiselle/FCC application, the outline above shows that BC and the PRRD have not met its obligation.

By failing to adequately consider the potential adverse impacts on future TLE land selections by the Saulteau, the province and the PRRD are breaching their duty to consult and accommodate. Further, the lack of correspondence indicates that the provincial Crown should have applied its constructive knowledge on the Saulteau TLE since it is a negotiating party.

FCC has prepared an aggressive timeline and we are concerned with the lack of environmental assessment review. Their current Central South coal project is in a Bulk Sampling and advanced exploration phase. Yet these stages of development are currently under litigation partly because environmental concerns were not adequately addressed. By having the vendor Loiselle convert the lands to industrial zoning, this could save the FCC from having to undertake the application and possibly triggering an environmental assessment.

Saulteau First Nations looks forward to undertaking the important first step of consultation sometime in mid-March so that a positive dialogue can occur. I trust that the public hearing timeline can accommodate the constitutional requirements that the PRRD must adhere to.

Sincerely,

SAULTEAU FIRST NATIONS

Monica Rice, RPF, A.Ag.  
Lands and Resources Forester  
Saulteau First Nations

cc. Saulteau First Nations Chief and Council  
Michael McDonald, McDonald & Company

**PEACE RIVER REGIONAL DISTRICT**  
**By-Law No. 1875, 2010**

A by-law to amend the "West Peace Official  
Community Plan By-law No. 1086, 1997"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "West Peace Official Community Plan By-law No. 1086, 1997";

AND WHEREAS an application has been made to amend the "West Peace Official Community Plan By-law No. 1086, 1997" to facilitate an associated zoning affecting Block A and B, District Lots 381, 382, 383, and 384, PRD;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This By-law may be cited for all purposes as the "West Peace Official Community Plan Amendment By-law No. 1875, 2010."
2. The West Peace Official Community Plan By-law No. 1086, 1997 is hereby amended in the following manner:

Map No. 2 "Land Use Designations" is hereby amended by redesignating Block A and B, District Lots 381, 382, 383, and 384, PRD from "Agricultural-Rural Resource" to "Industrial" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 28<sup>th</sup> day of January, 2010.

READ A SECOND TIME this 28<sup>th</sup> day of January, 2010.

Public Hearing held on the 12<sup>th</sup> day of February, 2010.

Approved by the Minister of Community Development this \_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2010.

CERTIFIED a true and correct copy of  
"West Peace Official Community Plan  
Amendment By-law No. 1875, 2010."

THE CORPORATE SEAL of the Peace  
River Regional District was hereto  
affixed in the presence of:

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

\_\_\_\_\_  
Karen Goodings, Chair

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Dawson Creek Rural Official Community Plan Amendment By-law No. 1875, 2010" as read a third time by the Regional Board of the Peace River Regional District on this \_\_\_\_ day of \_\_\_\_\_, 2010.  
Dated at Dawson Creek, B.C. this \_\_\_\_ day of \_\_\_\_\_, 2010.

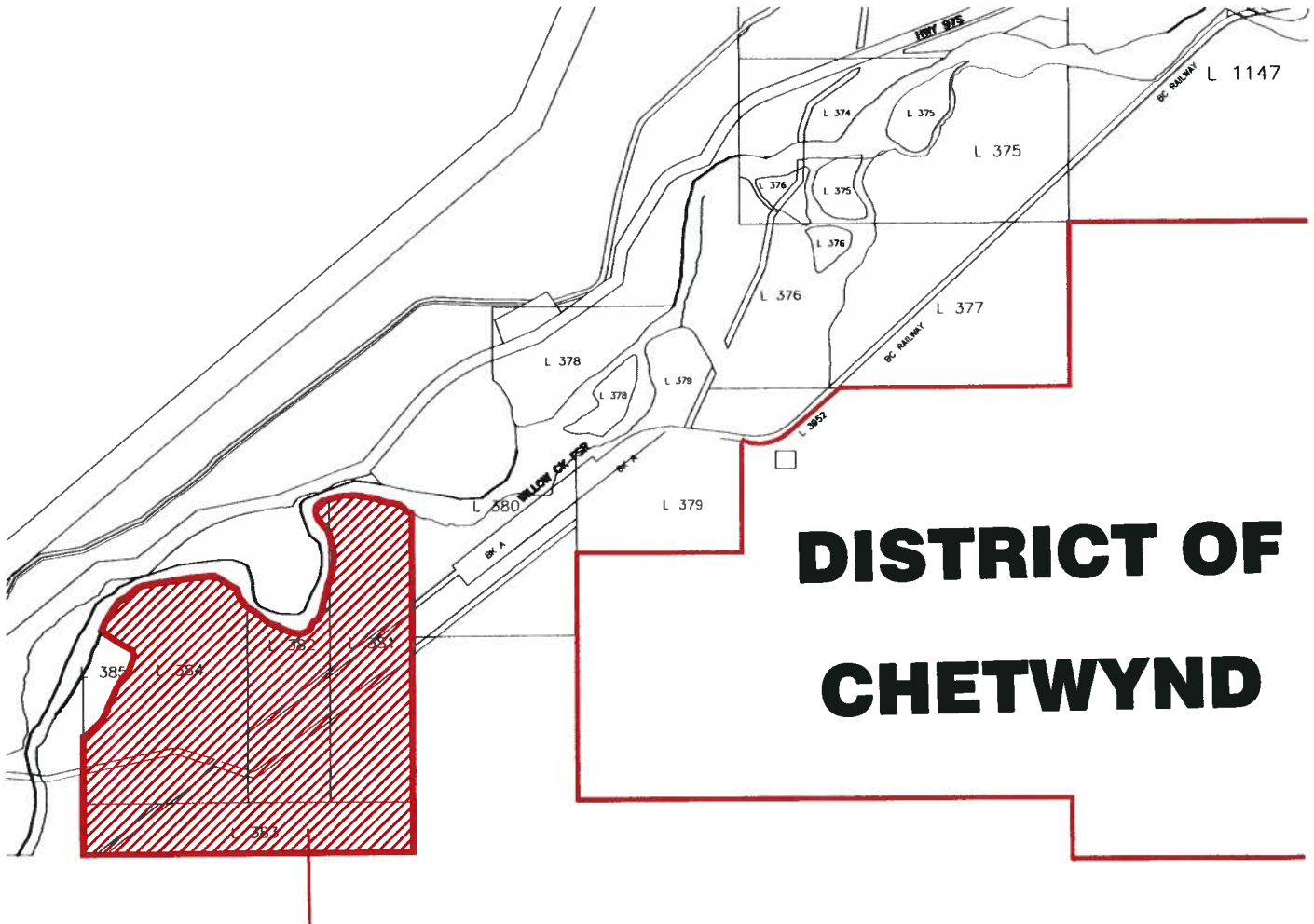
\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

Peace River Regional District  
By-law No. 1875, 2010

**SCHEDULE "A"**



Map No. 2 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by re-designating Blocks A & B of District Lots 381, 382, 383 and 384, PRD from "Agriculture - Rural Resource" to "Industrial" as shown shaded on the drawing below:



**DISTRICT OF  
CHETWYND**

*Subject Properties*  
**Industrial**

CERTIFIED a true and correct copy of  
Schedule "A" to "Peace River Regional  
District Official Community Plan Amendment  
By-law No. 1875, 2010."

\_\_\_\_\_  
Fred Banham, CAO

**PEACE RIVER REGIONAL DISTRICT  
By-Law No. 1876, 2010**

A by-law to amend the "Chetwynd Rural Area  
Zoning By-law No. 506, 1986"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Chetwynd Rural Area Zoning By-law No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District is in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."
2. Schedule 'B' – Map No. 1 – in the "Chetwynd Rural Area Zoning By-law No. 506, 1986" is hereby amended by rezoning Block A and B, District Lots 381, 382, 383 and 384, PRD, from A-2 "Large Agricultural Holdings Zone" to M-2 "General Industrial Zone" as shown shaded grey on Schedule 'A' which is attached to and forms part of this by-law.

READ A FIRST TIME this 28<sup>th</sup> day of January, 2010.

READ A SECOND TIME this 28<sup>th</sup> day of January, 2010.

Public Hearing on the 12<sup>th</sup> day of February, 2010.

READ FOR A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

APPROVED by the Ministry of Transportation this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
District Highways Manager

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

\_\_\_\_\_  
Karen Goodings, Chair

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

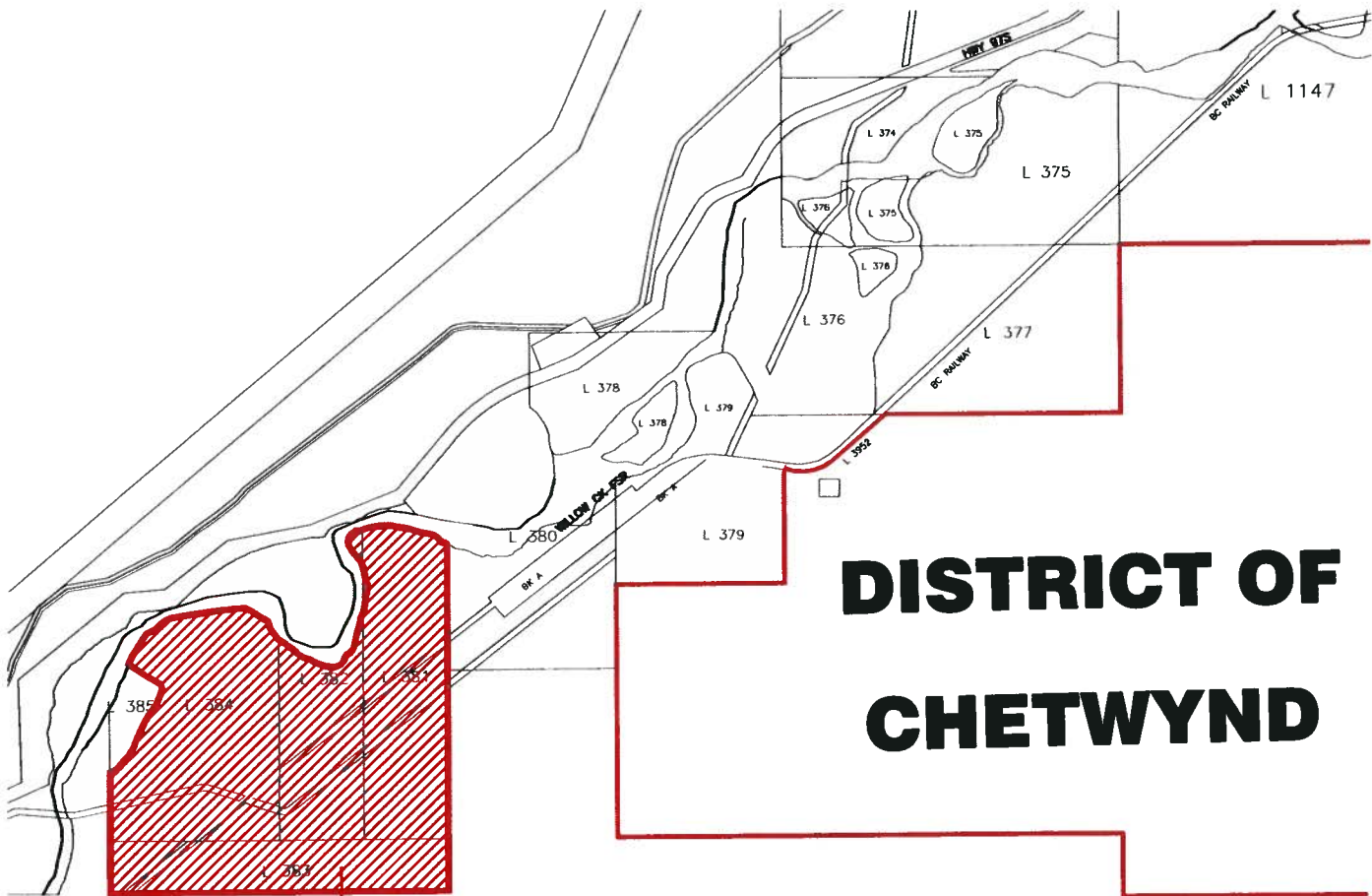
I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010" as read a third time by the Regional Board of the Peace River Regional District on this \_\_\_\_\_ day of \_\_\_\_\_, 2010. Dated at Dawson Creek, B.C. this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

Peace River Regional District  
By-law No. 1876, 2010  
**SCHEDULE "A"**



Map. No. 1 - Schedule A of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Blocks A & B of District Lots 381, 382, 383 and 384, PRD **from** A-2 "Large Agricultural Zone" **to** M-2 "General Industrial Zone" as shown shaded on the drawing below:



*Subject Properties*  
**M-2**

CERTIFIED a true and correct copy of  
Schedule "A" to "Peace River Regional  
District Zoning Amendment By-law  
No. 1876, 2010."

\_\_\_\_\_  
Fred Banham, CAO