



Peace River Regional District REPORT

To: Chair and Directors

Date: October 5, 2017

From: Bruce Simard, General Manager of Development Services

Subject: Brandi Shaman – Request for consideration of OCP/Zoning amendment application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016), BEFORE completion of the new North Peace Fringe Area OCP.

RECOMMENDATION(S): (Option #2) [All Directors - Corporate Unweighted]

THAT the Regional Board deny the request by Brandi Shaman to have Application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016), considered before completion of the North Peace Fringe Area OCP, because the designation of this area is uncertain and has not yet been confirmed through the comprehensive review process of the North Peace Fringe Area OCP, and;

THAT Application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016) be referred to the North Peace Fringe Area OCP for consideration through the comprehensive review process.

BACKGROUND/RATIONALE:

February 9, 2017: Planning Report dated January 19, ~~2016~~ (2017). After having held a public hearing and at the time of considering 3rd Reading and Adoption, the Regional Board DID NOT proceed with 3rd Reading and instead deferred further consideration by Resolution# RD/17/02/37:

RD/17/02/37

MOVED Director Hiebert, SECONDED Director Rose,

That consideration of "Official Community Plan Amendment Bylaw No. 2259 (Shaman), 2016" and "Zoning Amendment Bylaw No. 2260 (Shaman), 2016" be deferred until such time as the North Peace Fringe Area Official Community Plan is complete.

October 2, 2017: Letter from Brandi Shaman requesting that application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016) be considered BEFORE completion of the North Peace Fringe Area OCP). see attached

For context the following additional information has also been included for the Board's reference:

- NPFA OCP Completion Schedule – Updated October 2, 2017
- Planning report for application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016) that was considered at the Feb. 9, 2017 Board meeting, including public hearing minutes and submissions.

October 12, 2017

Staff Initials:

Dept. Head:

Bruce Simard

CAO:

Chibuk

Page 1 of 2

The Board may consider this request in two (2) steps:

1. Consider the October 2, 2017 request from Brandi Shaman.
2. IF the request to consider the application before completion of the NPFA OCP is accepted, then proceed to consider the January 19, ~~2016~~ (2017) planning report previously reviewed at the February 9, 2017 Board meeting. In considering this report the Board can make a decision it deems appropriate, guided by the recommendations and options provided in the report.

IF the request to consider the application before completion of the NPFA OCP is denied, then the application remains deferred as per Resolution# RD/17/02/37.

OPTIONS:

1. THAT the Regional Board accept the October 2, 2017 request by Brandi Shaman to have Application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016), considered before completion of the North Peace Fringe Area OCP, and;

THAT the Regional Board consider the planning report dated January 19, ~~2016~~ (2017) for a decision on application no. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016).

2. THAT the Regional Board deny the October 2, 2017 request by Brandi Shaman to have application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016), considered before completion of the North Peace Fringe Area OCP, because the designation of this area is uncertain and has not yet been confirmed through the comprehensive review process of the North Peace Fringe Area OCP, and;

THAT application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016) be referred to the North Peace Fringe Area OCP for consideration through the comprehensive review process.

STRATEGIC PLAN RELEVANCE:

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

Bruce Simard

From: Brandi Shaman <brandi@alexcogroup.com>
Sent: Friday, September 29, 2017 8:03 PM
To: Bruce Simard
Cc: Chair Brad Sperling
Subject: Brandi Shaman
Attachments: Letter property #1.docx



Hello Bruce

As per our conversation this morning here is the attachment. If you can not open the attachment please let me know. This is the letter I was hoping could be sent to the board of directors before my property is reviewed. Can you also confirm the date to when the application will be brought forward.

Thank you
Brandi Shaman

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BEGIN-ANTISPAM-VOTING-LINKS

- Teach Can't if this mail (ID 01UfD3z5G) is spam:
- Spam: https://emailfilteringservice.net/c_nortech-ca/b.php?c=s&i=01UfD3z5G&m=60b14d663359&rlm=prrd-bc-ca&t=20170929
- Fraud/Phish: https://emailfilteringservice.net/c_nortech-ca/b.php?c=p&i=01UfD3z5G&m=60b14d663359&rlm=prrd-bc-ca&t=20170929
- Not spam: https://emailfilteringservice.net/c_nortech-ca/b.php?c=n&i=01UfD3z5G&m=60b14d663359&rlm=prrd-bc-ca&t=20170929
- Forget vote: https://emailfilteringservice.net/c_nortech-ca/b.php?c=f&i=01UfD3z5G&m=60b14d663359&rlm=prrd-bc-ca&t=20170929

END-ANTISPAM-VOTING-LINKS

This letter is being written in regards to the 60 acres of high density property owned by Brandi Shaman. The previous OCP has it zoned as 20 acres high density and 40 acres industrial. The application is for this 60 acres to be zoned entirely as small acreage. The surrounding area is acreage property (please see the attached map) showing that this request would only be consistent with the land use in the community at this time and in the future. By rezoning this property as acreage the integrity of the natural surroundings and current community would be upheld which would not be the case if the high density or industrial zones are utilized.

The follow list describes the challenges that may arise from high density and industrial land use.

- I. The Charlie Lake sewage system (of which we would be relying on) is too far away nor can it handle the amount of sewage produced from high density property. The property is outside Fort St. John city limits and thus is not permitted to tap into the sewer line. The distance from the property to this sewer line is substantial and as a high density property, the line would need to be a larger size. The work to put into a feed line to tap into the city system would be substantial.
- II. Sewer and water lines are at such a distance away there would have to be pumping stations put in - this would not be financially feasible to support high density or industrial property.
- III. This property is in the area serviced by the Charlie Lake Fire Department which is volunteer only. It is well know that in previous years, this department has struggled to maintain fire support in the area putting high density property at risk.
- IV. Drinking water is not pumped to this high density area and would have to be trucked in/out including sewer water running the risk of environmental damage/high costs.

Please see the attached map of the city boundary. Note that the property in question is outside of city limits, surrounded by acreage lots. During the February 2017 public hearing, Ashley Murphey from the Peace River Regional District stated that there were no comments, questions or concerns regarding the application. At the third reading however, the application was deferred until the OCP is completed.

Moving forward, I want everyone to understand why I am applying for small acreage zoning. Due to the above reasons, I am hoping the application can be put through before the completion of the OCP as it is in line with the community objectives already put in place. As the completion date of the OCP is undetermined, the removal of the deferral and rezoning of this property would not only benefit the community but add value to the surrounding properties.

Thank you for your consideration.

Brandi Shaman



October 12, 2017

BYLAWS: (continued)

B-2
January 23, 2017

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2213, 2016 AND ZONING AMENDMENT BYLAW NO. 2271, 2016 (BLAIR'S SAND AND GRAVEL)

RD/17/02/35

MOVED Director Goodings, SECONDED Director Bumstead,
That consideration of "Official Community Plan Amendment Bylaw No. 2213 (Blair's Sand and Gravel), 2016" and "Zoning Amendment Bylaw No. 2271 (Blair's Sand and Gravel), 2016" be deferred to the February 23, 2017 Board meeting.

CARRIED.

B-3
January 13, 2017

ZONING AMENDMENT BYLAW NO. 2269, 2016 (HAUGEN)

RD/17/02/36

MOVED Director Hiebert, SECONDED Director Rose,

1. That "Zoning Amendment Bylaw No.2269 (Haugen), 2016" be read a first and second time this 9th day of February, 2017; and
2. That a Public Hearing be held pursuant to the *Local Government Act*; and
3. That the holding of the Public Hearing be delegated to the Director of Electoral Area "D".

CARRIED.

B-4
January 19, 2017

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2259, 2016 AND ZONING AMENDMENT BYLAW NO. 2260, 2016 (SHAMAN)

RD/17/02/37

MOVED Director Hiebert, SECONDED Director Rose,

That consideration of "Official Community Plan Amendment Bylaw No. 2259 (Shaman), 2016" and "Zoning Amendment Bylaw No. 2260 (Shaman), 2016" be deferred until such time as the North Peace Fringe Area Official Community Plan is complete.

CARRIED.

NEW BUSINESS:

NB-1 (Handout)
February 5, 2017 –
Urban Systems

CONNECT – A GATHERING OF KEY PLAYERS ACROSS THE HOUSING SPECTRUM IN FORT ST. JOHN

RD/17/02/38

MOVED Director Goodings, SECONDED Director Rose,

That those Electoral Area Directors who wish to attend the 'Connect – A Gathering of Key Players Across the Housing Spectrum in Fort St. John' event on February 24, 2017 in Fort St. John, BC, be authorized to do so.

CARRIED.

NPFA OCP COMPLETION SCHEDULE – UPDATED OCTOBER 2 2017

	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
Steering Committee Meeting	█												
Provide revised draft to SC, CAC and TAC		█											
Consolidate SC, TAC, & CAC into SC			█										
SC Workshops				█	█								
Revise Draft OCP					█	█							
SC Meeting							█						
Draft released to Public							█						
Public Engagement Preparation							█	█					
Public Engagement Activities								█	█				
Summary of Public Input & Proposed Revisions									█				
SC Meeting										█			
1 st Reading											█		
Agency Referral											█	█	█
Amendments as required												█	█
Public Hearing													█
2 nd & 3 rd Reading													█
Adoption													█



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
BYLAW No. 2259 & 2260 (SHAMAN), 2016
3rd READING & ADOPTION

OWNER: Brandi Shaman DATE: January 19, 2016
AGENT: David Gosling & Andrew Moody of WSP
AREA: Electoral Area C
LEGAL: Lot B SEC 35 TP 83 R 19 W6M Peace River Plan 17032
LOT SIZE: 24.09 ha (59.52 acres)
LOCATION: GRAND HAVEN

PROPOSAL

To redesignate 16.3 ha (40.2 acres) of the subject property from LSI to MDR and the remaining 8.6 ha (21.2 acres) of the subject property from HDR to MDR within the OCP to facilitate a rezoning of the entire property from A-2 (Large Agricultural Holdings Zone) to R-1 (Residential 1 Zone) with the intent of subdividing the property into 11 ~1.8ha lots, pursuant to the revised OCP Bylaw Schedule A.

RECOMMENDATION: OPTION 2

- 1. THAT the Regional Board defer OCP & Zoning Amendment Bylaws No. 2259 & 2260 (Shaman), 2016 until such time as the North Peace Fringe Area OCP is complete

OPTIONS

- OPTION 1: 1. THAT the Regional Board read Peace River Regional District OCP Amendment Bylaw No. 2259 (Shaman), 2016, with revised Schedule A, for a Third Time, as amended.
2. THAT the Regional Board read Peace River Regional District Zoning Amendment Bylaw No. 2260 (Shaman), 2016 for a Third Time.
3. THAT the Regional Board adopt Peace River Regional District OCP & Zoning Amendment Bylaws No. 2259 & 2260 (Shaman), 2016.
OPTION 2: 1. THAT the Regional Board defer OCP & Zoning Amendment Bylaws No. 2259 & 2260 (Shaman), 2016 until such time as the North Peace Fringe Area OCP is complete.
OPTION 3: 1. THAT the Regional Board refuse OCP & Zoning Amendment Bylaws No. 2259 & 2260 (Shaman), 2016.

SUMMARY OF PROCEDURE

June 23, 2016 -PRRD received OCP & Zoning Amendment application
August 17, 2016 -Application and proposed bylaw referred to municipalities and provincial agencies.
October 5, 2016 -PRRD received revised OCP & Zoning Amendment application
October 7, 2016 -Revised application and proposed bylaw referred to municipalities

Bruce Simard

Department Head

Chris Burk

CAO

- November 24, 2016 and provincial agencies.
-PRRD Board gives Zoning amendment bylaw 1st & 2nd Reading and authorizes a public hearing to take place pursuant to s. 464(1) of the *Local Government Act*.
- December 21, 2016 -Public hearing notification mailed to landowners
- December 22 & 29, 2016 -Public notification advertised in *Alaska Highway News & Northern Horizon*
- January 4, 2016 -Public hearing takes place at North Peace Leisure Pool, Fort St. John, BC

SITE CONTEXT

The subject property is located south of the City of Fort St. John along the 269 Road. The subject property is surrounded by ALR lands except for parcels at the north-west corner and parcels to the south-west. According to the applicant, surrounding property is rural residential (north), agriculture (east), and rural residential (south and west). Surrounding land uses as designated by the NPFA OCP consist of HDR (High Density Rural Residential) to the north and west, MDR (Medium Density Rural Residential) to the south-west, AGR(Res-LSI) – Agriculture (Reserve – Light/Service Industrial) to the south-east and LSI (Light/Service Industrial) to the east. There is currently a home and shop located on the subject property. The proposed access for the subdivision would be along the east side of the subject property from Pacific Avenue.

SITE FEATURES

- LAND:** From site visit the property is mostly treed with some clearings. There is a dugout located in the south-east corner (within proposed Lot 5) of the subject property which, according to the tentants, was dug to assist with drainage as that corner of the property was previously swamp. The north side of the property slopes up towards the residences along Pacific Avenue.
- STRUCTURES:** From site vist there is single detached home, one detached shop, a horse ring with covered shelter and a shed located on the subject property. The existing home is serviced by a lagoon located along the northern portion of proposed Lot 1, near the shop.
- ACCESS:** Pacific Avenue.
- CLI SOIL RATING:** The subject property has a soil rating of 2c. Class 2 denotes soils which have minor limitations and only slightly restrict the range of crops. Subclass of c denotes thermal limitations to agricultural capability.
- FIRE:** The subject property is within the Charlie Lake Fire Protection Area.

CONSULTATION DURING OCP DEVELOPMENT, LGA s. 475

For the purposes of s. 475 of the *Local Government Act*, the following table summarizes recommended consultation:

	Description	Affected	Consultation		
			Type	Timing	Frequency
Persons	Local residents	N	NA		
Organizations	None identified	N	NA		
Authorities	Participant Municipalities	Y	Referral	Before 1 st reading	1
	First Nations	N			1
	School District #60	Y	Referral	Before 1 st reading	1
	Northern Health Authority	Y	Referral		1
	Min. of Transportation	Y	Referral	Before 1 st reading	1
	Min. of Environment	N			
	Min. of Agriculture	N			
	Min. of Forests & Lands	N			
	Min. of Energy	N			1
	OGC	Y		Before 1 st reading	1
	ALC	N			1
	Federal government	N			

COMMENTS AND OBSERVATIONS

APPLICANT: The applicant is intending to redesignate 16.3 ha (40.2 acres) of the subject property from LSI to MDR and the remaining 8.6 ha (21.2 acres) of the subject property from HDR to MDR within the OCP to facilitate a rezoning of the entire property from A-2 (Large Agricultural Holdings Zone) to R-1 (Residential 1 Zone) with the intent of subdividing the property into 11 ~1.8 ha lots. The lots are proposed to be accessed via a newly created road along an existing right-of-way along the eastern parcel line of the property connecting to Pacific Avenue to the north. The remainder will be a 2.6 ha (6.5 acres) lot accessed via the 269 Road.

ALR: The entire subject property has been excluded by resolution #40/2016 for the purpose of subdividing a 2ha homesite for the existing residence and shop, see attached ALC resolution.

OCP: Pursuant to the PRRD NPFA Official Community Plan Bylaw No. 1870, 2009, 16.3 ha (40.2 acres) of the subject property is designated LSI (Light Service/Industrial) for which the minimum parcel size will not be less than 8 ha (20 acres). The remaining 8.6 ha (21.2 acres) is designated HDR (High Density Rural Residential), for which the minimum lot size will not be less than 8 ha (20 acres) for lands not connected to a community sewage system. Therefore, this application is not consistent with the OCP and this OCP amendment is required.

Pursuant to NPFA OCP Bylaw No. 1870, 2009, 4.3.1 Policy 6:

“Within the Medium Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:

b) 1.6 ha (4 acres) for lands not connected to a community sewage system..."

This proposal indicates that the parcels will be a minimum of 1.8 ha (4.5 acres) as per the plans submitted by the applicant, and that there will not be a community sewer installed but lagoons on each individual property, therefore this proposal would be supported by the MDR designation.

ZONING: Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (large Agricultural Holdings Zone), wherein minimum parcel size is 63.0 ha (155 acres). Therefore, this application is not consistent with zoning and this zoning amendment is required.

CORRECTIONS: The Schedule A for OCP amendment Bylaw No. 2259 has been revised to read "MDR" instead of "HDR". This change is due to an error within the report from 1st & 2nd reading which correctly cited MDR throughout the report as well as within the Bylaw, however the Schedule A attached incorrectly labelled the proposed OCP designation as "HDR". The original application received listed "HDR" as the proposed OCP designation, however after discussion with the applicant regarding lot sizes and servicing requirements it was determined that amending the application to the proposed "MDR" designation would be more suitable.

IMPACT ANALYSIS

AGRICULTURE: The entire parcel has been excluded from the ALR by resolution #40/2016 and is not currently used for agricultural production, therefore will have minimal impact on agriculture within the area.

CONTEXT: The subject property is surrounded by lands designated within the OCP as LSI (Light Service Industrial) to the east and south and HDR (High Density Rural Residential) to the north and west. It is adjacent to existing rural residential subdivisions to the north and south. This area is in a state of transition due to the mixture of residential and light industrial land uses.

POPULATION & TRAFFIC: The proposal may increase the local population by 28 persons (Stats Canada, 2011) and about 20 vehicles.

WATER & SEWER: According to the applicant, the existing parcel has its own lagoon that is currently in use and water is hauled. Subdivided parcels are large enough for lagoons. Lot 5 may have siting issues due to the existing dugout located on that proposed lot. The applicant has indicated that water will be supplied in the form of cisterns located on each parcel.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

CITY OF DAWSON CREEK: Interests unaffected.

DISTRICT OF HUDSON'S HOPE: No response received.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: The subject property does not fall within Section 52 of the Transportation Act and therefore will not require Ministry formal bylaw approval. The Ministry is in support of the proposal, and does not have any additional comments or concerns.

DISTRICT OF Interests unaffected.

TAYLOR:

CITY OF FORT ST. See attached response letter dated October 20, 2016.

JOHN

BC OGC There are active oil and gas activities within 1km of the subject property, however none are in direct conflict. The nearest activity (wellsite) is approximately 500m from the subject property boundary.

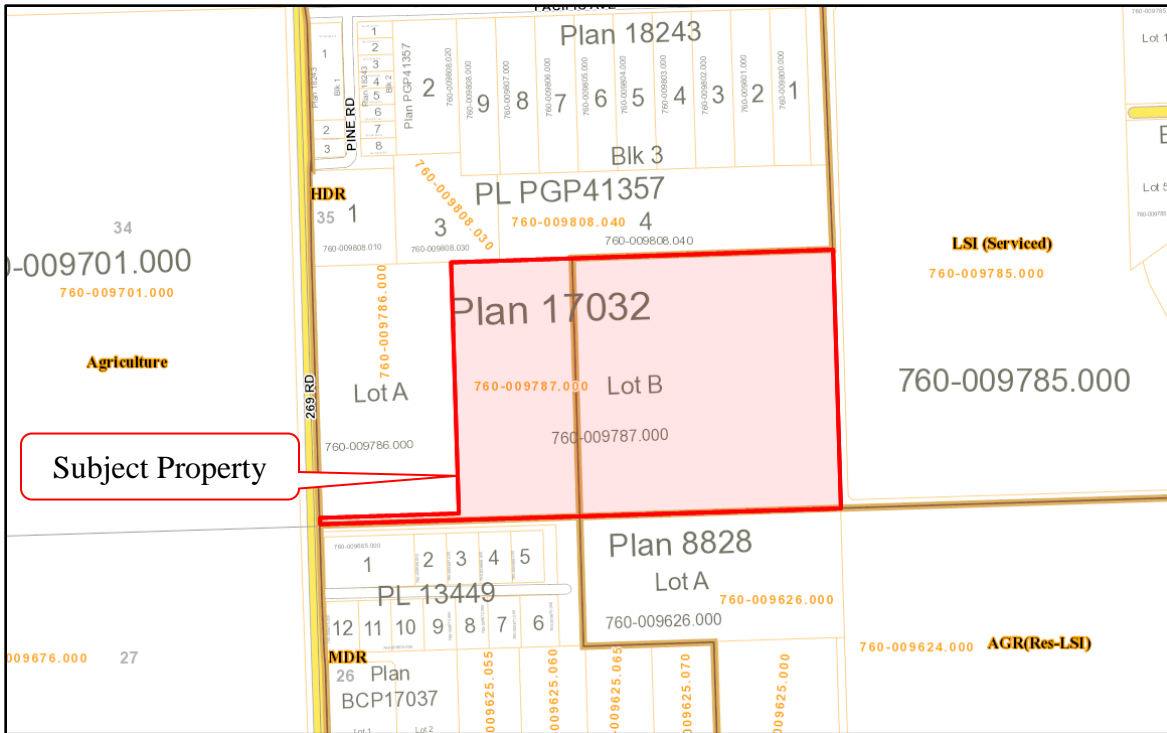
NORTHERN HEALTH

- The sewage system(s) or sewage holding tanks to be constructed and installed on subdivided property must comply with BC Sewage System Regulation, be consistent with current BC standard practices, and adhere to Northern Health Subdivision Guidelines and holding tank Guidelines.
- The proposed construction or maintenance of a sewerage system or sewage holding tank that, if constructed or maintained in accordance with the plans and specifications filed to Northern Health must not cause a health hazard.
- A sustainable method of sewage disposal should be chosen to prevent health hazards from occurring in the future.
- Water supply systems for somestic purposes serving more than one single family dwelling must comply with the BC Drinking Water Protection Act and Regulation and other applicable legislation.

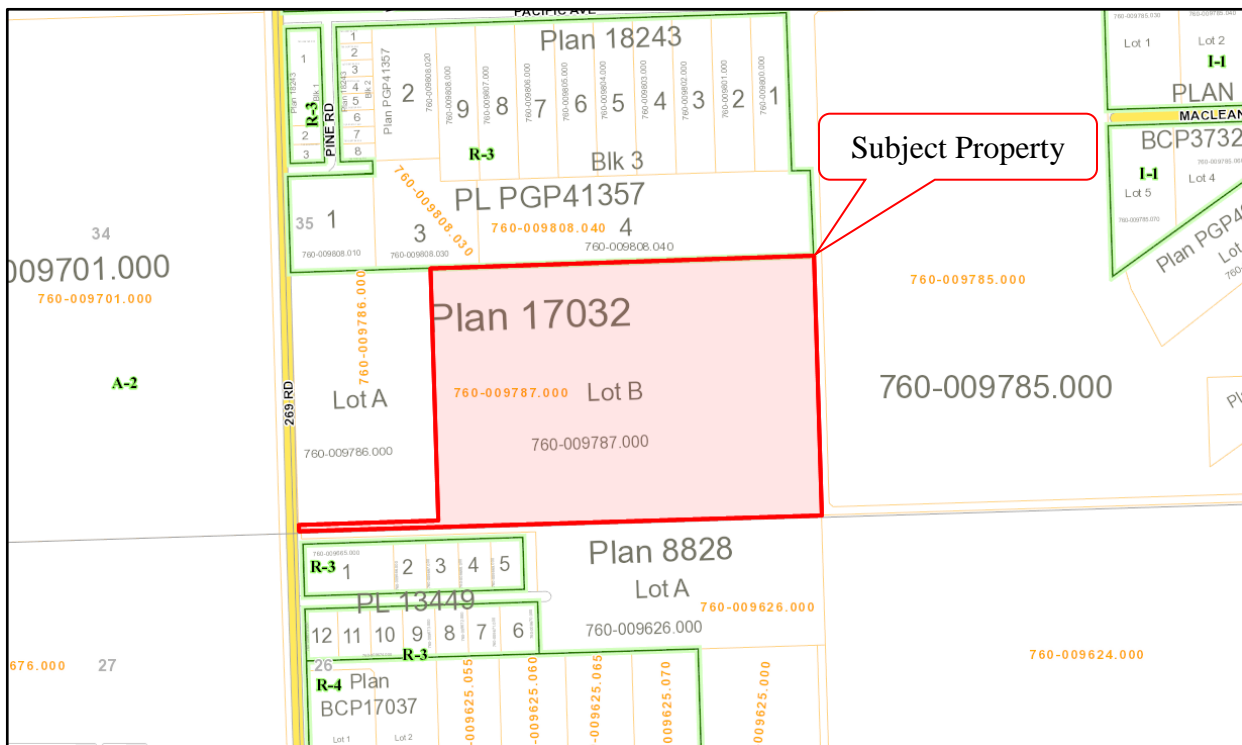


ZONING AMENDMENT
MAPS
FILE NO. 140/2016

PRRD NPFA OCP Bylaw No. 1870, 2009 (Map 5)



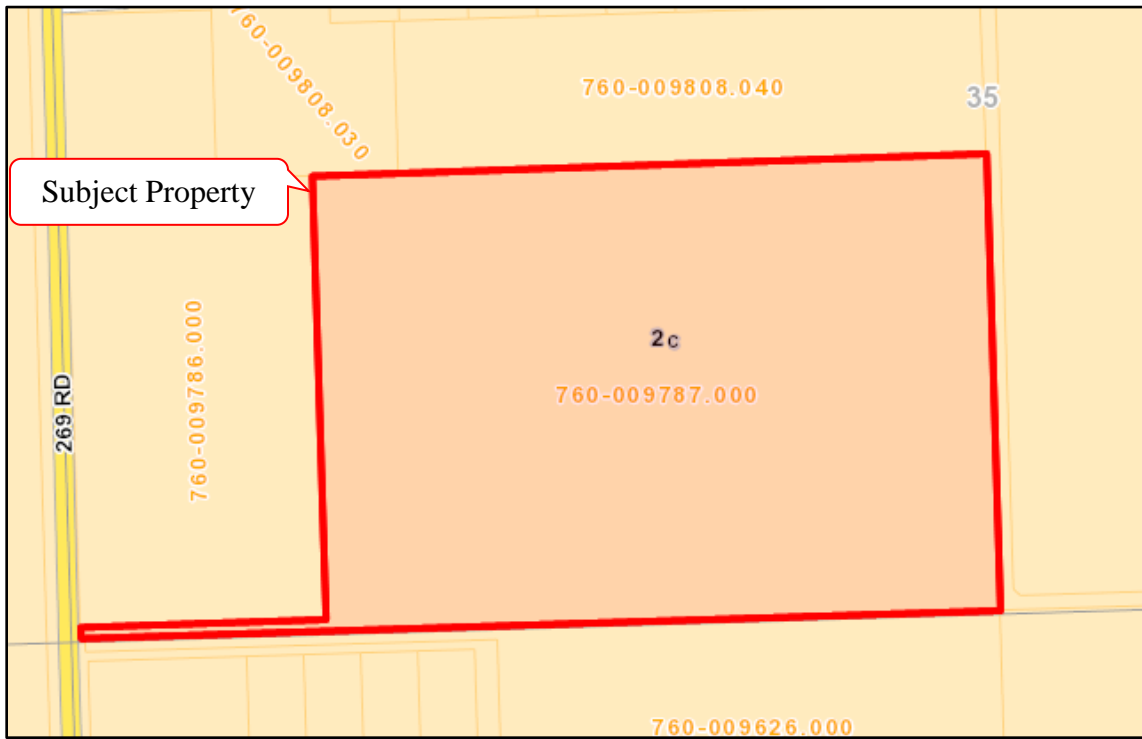
Zoning ByLaw 1343, 2001 (Map 10)



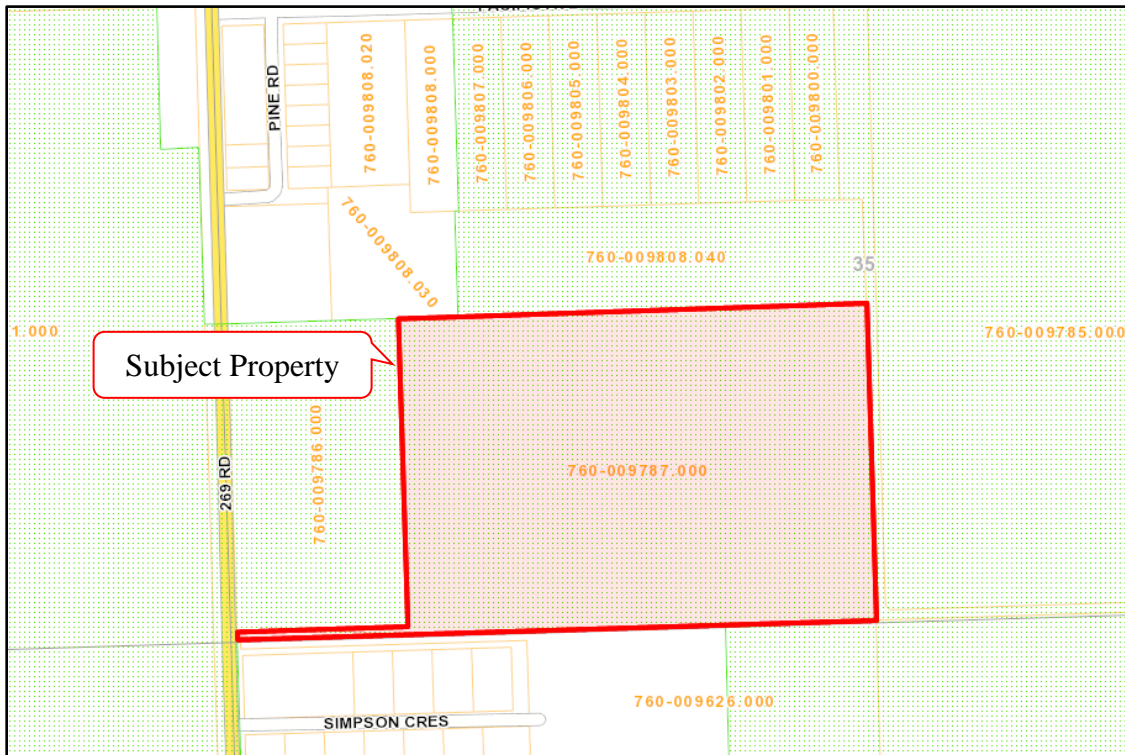


ZONING AMENDMENT
MAPS
FILE No. 140/2016

CLI Soil Classification

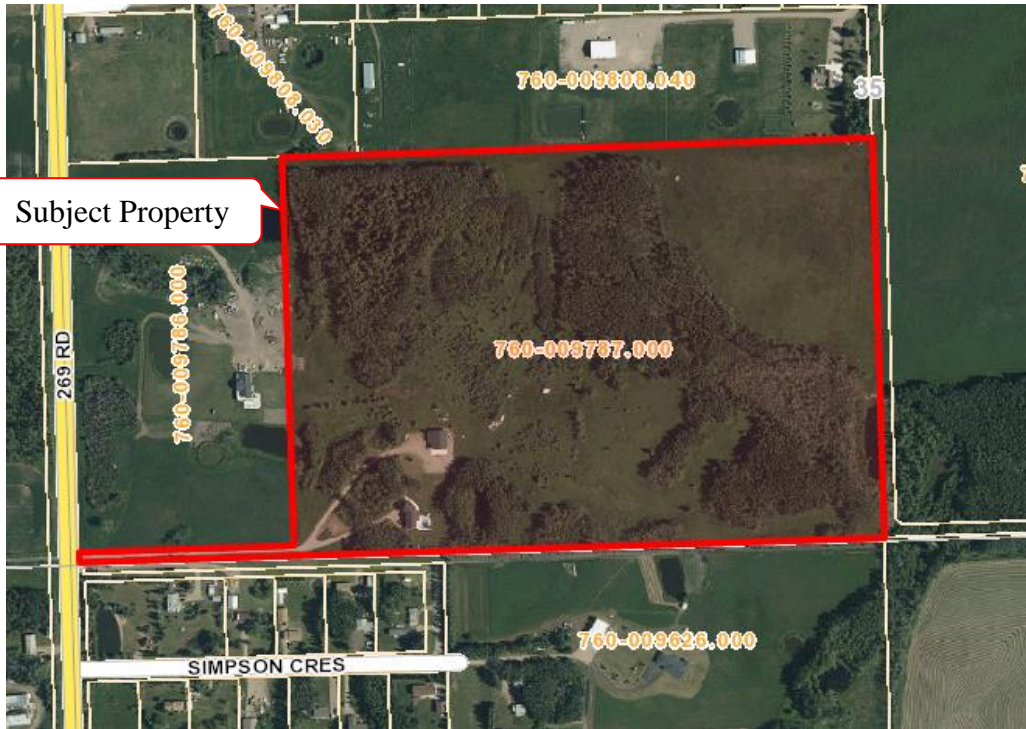


Agricultural Land Reserve (Excluded by Resolution #40/2016)

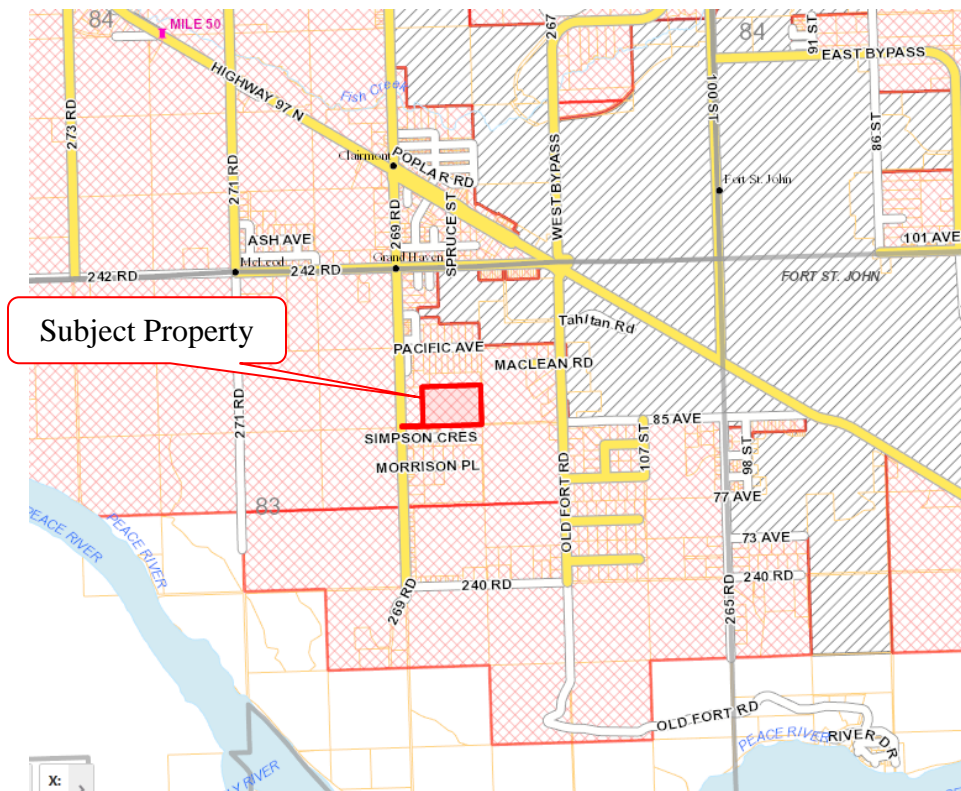




ZONING AMENDMENT
MAPS
FILE No. 140/2016



Fire Protection Area





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING MEETING – MINUTES
OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016

January 4th, 2017 @ 7:00 p.m.

Pomeroy Sports Centre, Fort St. John, BC

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area 'C' (Chair)
 Claire Negrin, Assistant Manager of Development Services
 Ashley Murphey, North Peace Land Use Planner

Applicant/Owner: Not Present

Public: Ron Rodgers, Fort St. John
 Scott & Jenna Dyck, 12256 Simpson Cres., Fort St. John

1. CALL TO ORDER

The Chair called the meeting to order at 7:04 pm

2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING

The Chair read out the Statement of Public Hearing

3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Ashley Murphey reads comments from referred agencies:

CITY OF DAWSON CREEK: Interests unaffected.

DISTRICT OF HUDSON'S HOPE No response received.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: The subject property does not fall within Section 52 of the Transportation Act and therefore will not require Ministry formal bylaw approval. The Ministry is in support of the proposal, and does not have any additional comments or concerns.

DISTRICT OF TAYLOR: Interests unaffected.

CITY OF FORT ST. JOHN See attached response letter dated October 20, 2016.

BC OGC There are active oil and gas activities within 1km of the subject property, however none are in direct conflict. The nearest activity (wellsite) is approximately 500m from the subject property boundary.

3. COMMENTS FROM THE APPLICANT

None, applicant was not present.

4. COMMENTS FROM THE PUBLIC

None.

TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:11 pm

Ashley Murphey, Recorder

Brad Sperling, Meeting Chair

October 12, 2017



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

October 20, 2016

RE: Proposed OCP Bylaw 2259, 2016, and Zoning Amendment Bylaw 2260, 2016 (Shaman LSI to HDR for Subdivision) by PRRD

Please note the following considerations:

- Please provide information on how this proposal supports the change from industrial to residential and supports the PRRD's OCP.
- Please explain how the proposal supports fringe area planning between City and PRRD. There is no overall transition between the adjacent residential lots or buffer between residential and industrial.
- The 'Fort St. John and Area Comprehensive Development Plan' from 2005 is referenced by the ALC when considering exclusion applications.
 - This document identifies the subject lot as light industrial with uses that require large amounts of land with limited level of services. The area directly adjacent is identified as rural residential with large scale home businesses, close to light industrial, large shops and garages.
- This area may be under consideration in the future to come into City's jurisdiction for future land development. The City does not support development that is contrary to agreed fringe area planning policies, and would contribute to undesirable development and servicing in the future.
- Servicing of the proposed residential lots may rely on a municipal water source. The City is concerned with the continued reliance of water from customers outside the municipal boundary who may rely on municipal water as their permanent water source solution.

Sincerely,

Renee Jamurat, Planning Manager
City of Fort St. John

October 12, 2017

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2259, 2016**

A bylaw to amend the "North Peace Fringe Area
Official Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, RSBC 1996, c. 323, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009";

AND WHEREAS, an application has been made to amend "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" to facilitate an associated zoning affecting Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032;

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

1. This Bylaw may be cited for all purposes as "Peace River Regional District Official Community Plan Amendment Bylaw No. 2259 (Shaman), 2016."
2. Schedule A – Map 10-Grandhaven of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating 16.3 ha. portion of Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032, from LSI "Light Service Industrial" to MDR "Medium Density Rural Residential"; and the remaining 7.79 ha. from HDR "High Density Rural Residential" to MDR "Medium Density Rural Residential". as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ a FIRST TIME this 24th day of November, 2016.

READ a SECOND TIME this 24th day of November, 2016.

Public Hearing held on the 4th day of January, 2017 and notification mailed on the 21st day of December, 2016.

READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this ____ day of _____, 2017.

(Corporate Seal has been affixed
to the original bylaw)

(_____
 (Chair
 (_____
 (_____
 (Corporate Officer

I hereby certify this to be a true and correct copy of
Bylaw No. 2259, (Shaman), 2016", as adopted by the
Peace River Regional District Board
on _____, 20__.

Corporate Officer

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2260, 2016**

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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 "Peace River Regional District Zoning Amendment Bylaw No. 2260 (Shaman), 2016."
2. Schedule A – Map 10 - Grandhaven of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot B, Section 35, Township 83, Range 19, W6M, PRD Plan 17032, from A-2 "Large Agricultural Holdings Zone" to R-1 "Residential Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ a FIRST TIME this 24th day of November, 2016.

READ a SECOND TIME this 24th day of November, 2016.

Public Hearing held on the 4th day of January, 2017 and notification mailed on the 21st day of December, 2016.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

(Corporate Seal has been
affixed to the original bylaw)

(_____
 (Chair
 (
 (
 (_____
 (Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2260 (Shaman), 2016,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer

Peace River Regional District
By-law No. 2260, 2016
SCHEDULE "A"



Schedule A - Map 10 - Grandhaven of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning lot B, plan 17032, Section 35, Township 83, Range 19, W6M, PRD, from A-2 "Large Agricultural Holdings Zone" to R-1 "Residential Zone" as shown shaded on the drawing below:

