



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
BY-LAW No. 2151 & 2152, 2014
1st and 2nd Reading
File # 157/2014

B-1a
Part 26 Participants.
Includes all except District
of Tumbler Ridge.

OWNER: Byron Lyle Westgate **DATE:** September 17th, 2014
AGENT: Tryon Land Surveying
AREA: Electoral Area D
LEGAL: Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938
LOT SIZE: 9.4 ha (23 acres)
LOCATION: Taylor Area

PROPOSAL

To redesignate the parcel from "Agricultural" to MDR "Medium Density Rural Residential" and rezone the parcel from A2 (Large Agricultural Holdings Zone), to R4 (Residential 4 Zone) for Rural Residential Use

RECOMMENDATION: OPTION 3

1. THAT the Regional Board refuse OCP Amendment Bylaw No. 2151 (Westgate), 2014 for the First and Second time as submitted, as it is inconsistent with the Official Community Plan.

OPTIONS

- OPTION 1:**
1. THAT the Regional Board has considered the requirements of s. 879 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated September 17th, 2014.
 2. THAT the Regional Board read OCP Amendment Bylaw No.2151 (Westgate), 2014 for a First and Second time.
 3. THAT the Regional Board read Zoning Amendment Bylaw No.2152 (Westgate), 2014 for a First and Second time.
 4. THAT a public hearing be held pursuant to the Local Government Act;
 5. THAT the public hearing be scheduled after the PRRD receives a preliminary geotechnical report from the applicant prepared by a qualified professional to determine the ability to build on the proposed lots.
 6. THAT the holding of the public hearing be delegated to the Director of Electoral Area "D"
- OPTION 2:**
1. THAT the Regional Board has considered the requirements of s. 879 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated September 17th, 2014.

2. THAT the Regional Board read OCP Amendment Bylaw No.2151 (Westgate), 2014 for a First and Second time.
3. THAT the Regional Board read Zoning Amendment Bylaw No.2152 (Westgate), 2014 for a First and Second time.
4. THAT a public hearing be held pursuant to the Local Government Act;
5. THAT the holding of the public hearing be delegated to the Director of Electoral Area "D"

OPTION 3: 1. THAT the Regional Board refuse OCP Amendment Bylaw No. 2151 (Westgate), 2014 for the First and Second time as submitted, as it is inconsistent with the Official Community Plan.

SITE CONTEXT

The subject property is located Southwest of the District of Taylor on the South side of the Peace River. The surrounding parcels range from 1/4 section lots to small rural residential parcels. There are in the area a couple of Government and private gravel quarries. The area is within the valley flats of the Peace River. This terraced valley varies in elevation, and can consist of high sloped areas, as observed on the subject property.

SITE FEATURES

- LAND:** Based on aerial photograph interpretation and a site inspection the subject property is mostly sloped valley into creek basins. The land is mostly forested with low shrubbery along the slope of the creek valley.
- STRUCTURES:** There is a house and garage on one of the proposed subdivisions.
- ACCESS:** The subject property can be accessed from Johnson Road and 247C (Jonsie Rd.).
- CLI SOIL RATING:** Class 2x and 7⁶t6⁴rt soils. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Class 7 soils have no capacity for arable culture or permanent pasture. Subclass x denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics. Subclass t denotes topography. Subclass r denotes consolidated bedrock.
- FIRE:** Within the Taylor Rural Fire Protection Area.

CONSULTATION DURING OCP DEVELOPMENT, LGA s. 879

For the purposes of s. 879 of the *Local Government Act*, the following table summarizes recommended consultation:

	Description	Affected	Consultation		
			Type	Timing	Frequency
Persons	Local residents	N	NA		
Orgs.	None identified	N	NA		
Authorities	Participant Municipalities	Y	Referral	Before 1 st reading	1
	First Nations	N			
	School District #60	N			
	Northern Health Authority	Y	Referral	Before 1 st reading	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			
	OGC	N			
	ALC	N			
	Federal government	N			

COMMENTS AND OBSERVATIONS

- APPLICANT:** It is the intent of the landowners to redesignate the property to Medium Density Rural Residential and rezone the property to Residential 4 Zone for residential occupancy. It is stated from the applicant that the creek basin would not be disturbed and would be left intact for riparian, wildlife corridor and natural drainage and scenic ambiance. They state that residential development would not impact the creek basin or surrounding area and that the impact from the creek during flooding would not impact the rural residential development.
- ALR:** The subject property lies outside the Agricultural Land Reserve besides a small area along the northwest side of the parcel. As the proposed lot lines do not cross the area that lies within the ALR this proposal is not subject to the Regulations of the Agricultural Land Commission Act; Therefore, this proposal does not require the approval of the Agricultural Land Commission.
- OCP:** The subject property is designated "Agriculture" within the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. Minimum parcel size is 63 ha (155 ac). Each proposed lot has a lot size of 2.3 ha (5.6 ha) and one of 2.6 ha (6.4 acre) in size which is under the minimum parcel size for this designation. Section 3.2.1(2) states that agriculture in the North Peace Fringe Area as a primary economic resource and to direct subdivision and non-farm uses away from agricultural areas where impact to agricultural areas will be minimized" Please view Policy 3 under Section 3.2.2 below:

Policy 3 Within the Agriculture designation the minimum parcel size will not be less than 63 ha (155 acres) with the following exceptions for:

- a) Creation of a new parcel that meets the residential requirements of the owner through a Homesite Severance in substantial compliance to Policy No. 11, March 2003, of the *Agricultural Land Commission Act*;
- b) Creation of a new parcel where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint;
- c) Creation of a new parcel where the proposed parcel has low agricultural capability soils rating, a Canada Land Inventory (CLI) of Class 5 (excluding Class 5C), 6 or 7, and topographical constraints with slopes of greater than 10%;

and that these exceptions meet the following:

- i) rezoning is not required;
- ii) the subdivision is limited to not more than one lot per parent parcel;
- iii) such subdivision is approved on a one time only basis per parent parcel; and
- iv) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.

Section 3.2.2 Policy 3(c) states that exception of minimal lot size is exempted if the proposed parcel has a low agricultural capability soils rating of 5c or higher, however Section 3.2.2 Policy 3 (ii & iii) states that creation of a new lot cannot be approved if the parent parcel has been previously subdivided and that the subdivision is on a one time basis only. This parcel consists of low agricultural soils and high sloped terrain. The parent quarter section was previously subdivided.

Policy 9 within section 1.5.2 of this OCP encourages compact development before considering new areas of future growth. As this subdivision proposal would have an impact on traffic patterns, infrastructure costs, utility, residential services and has a land use pattern that is unsupportive with the current use in the area, a change to this OCP would be un-warranted.

PRESERVATION AREA:	This proposed subdivision is within the Preservation Area identified within the North Peace Fringe Area Official Community Plan 1870, 2009. This area has a potential for natural hazards, ie. floods, fire and landslides. Management within this area must be defined and mitigated to limit detrimental effects such as erosion and possible sedimentation of nearby watercourses. A report written and approved by a registered professional may be warranted to explore possible options for development and identify any negative impacts. This could also be done at the subdivision stage.
ZONING:	The subject property is zoned as A-2 (Large Agricultural Holdings Zone) within the PRRD Zoning Bylaw No. 1343, 2001. This zone has a minimum parcel size of 63 ha (155 ac), As the proposed subdivision does not fulfill the minimal parcel size requirements a zoning amendment is required.
WATER & SEWAGE	The current water use on the developed land is a combination of a well and cistern and is currently getting water hauled from the District of Taylor. Future developments for water will likely be a cistern design and mostly likely water will also be hauled from the District of Taylor. The current septic is contained within a holding tank. Any future developments will most likely be a septic field design. See map attached. Final design of sewage disposal is subject to sewerage system regulations and must comply with all applicable BC Health Regulations.
ALTERNATIVE:	Rather than a four lot subdivision it may be possible to use s.946 of the LGA (local Government Act) to subdivide one lot without requiring an OCP and zoning amendments. This could provide at least one additional lot for sale and minimize residential intrusion into an agricultural area.

IMPACT ANALYSIS

- AGRICULTURE:** The proposal would have no impact on the agricultural use of the land as the proposed lots has low soil capability, high graded slopes and other factors creates farm practices unlikely. Possible interactions with surrounding agricultural practices could have a negative effect.
- CONTEXT:** Rural residential development within the area is of low density. Gravel quarries are observed west of the subject property yet the area still maintains agricultural and residential use.
- POPULATION & TRAFFIC** The proposed zoning may increase the population of the area by 2.8 people (based on Stats Can 2011 census estimate) per dwelling in Electoral Area D and about 2 vehicles per dwelling.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

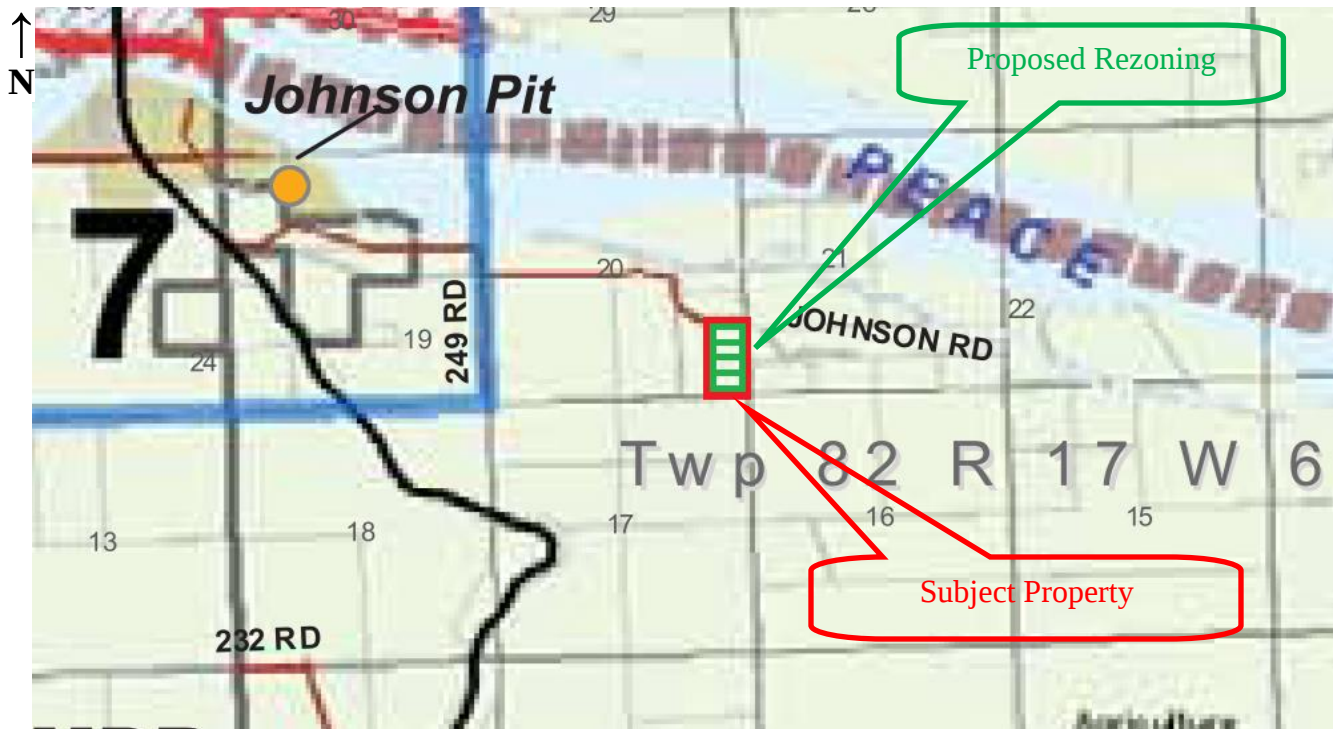
- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:** The Ministry has not yet received an application to subdivide from the land owner. Please advise the land owner to contact Development Approvals at 250-787-3237 to obtain a subdivision application package. The conditions for the proposed subdivision will be outlined through the Ministry subdivision process after we have received the application.
- The Ministry supports the rezoning from A2- AG to R4-Residential- minimum parcel size of 4.5 acres. Configuration of lots as submitted is not guaranteed and is dependent on review and approval by the Provincial Approving Officer.
- CITY OF FORT ST JOHN:** Interests unaffected by Bylaw
- NORTHERN HEALTH AUTHORITY:** Northern Health has no objections to the proposed Bylaw Amendment No 2151 & 2152. Please note that if and when the property is subdivided, the application must be forwarded to our organization. Furthermore any construction of waterworks or systems on this property may not be performed without a permit from Northern health, provided such a system provides service to more than one single family residence. Sewage and wastewater disposal systems must be installed by an authorized person, and filed with Northern Health in accordance with the Standard Practice Manual, and the Sewerage System Regulation respectively.

November 13, 2014

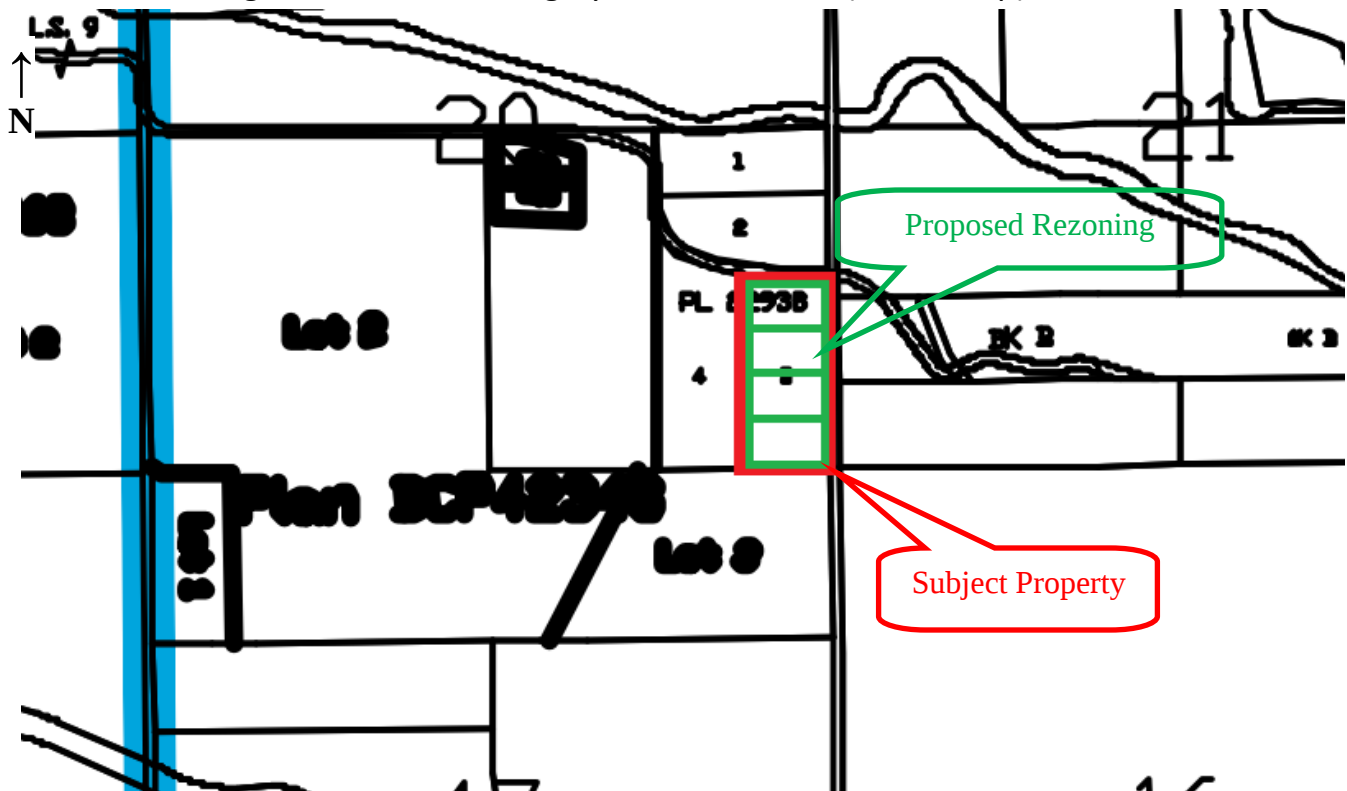


REZONING REPORT
MAPS
File No. 157/2014

North Peace Fringe Area Official Community Plan 1870, 2008 (Index Map)



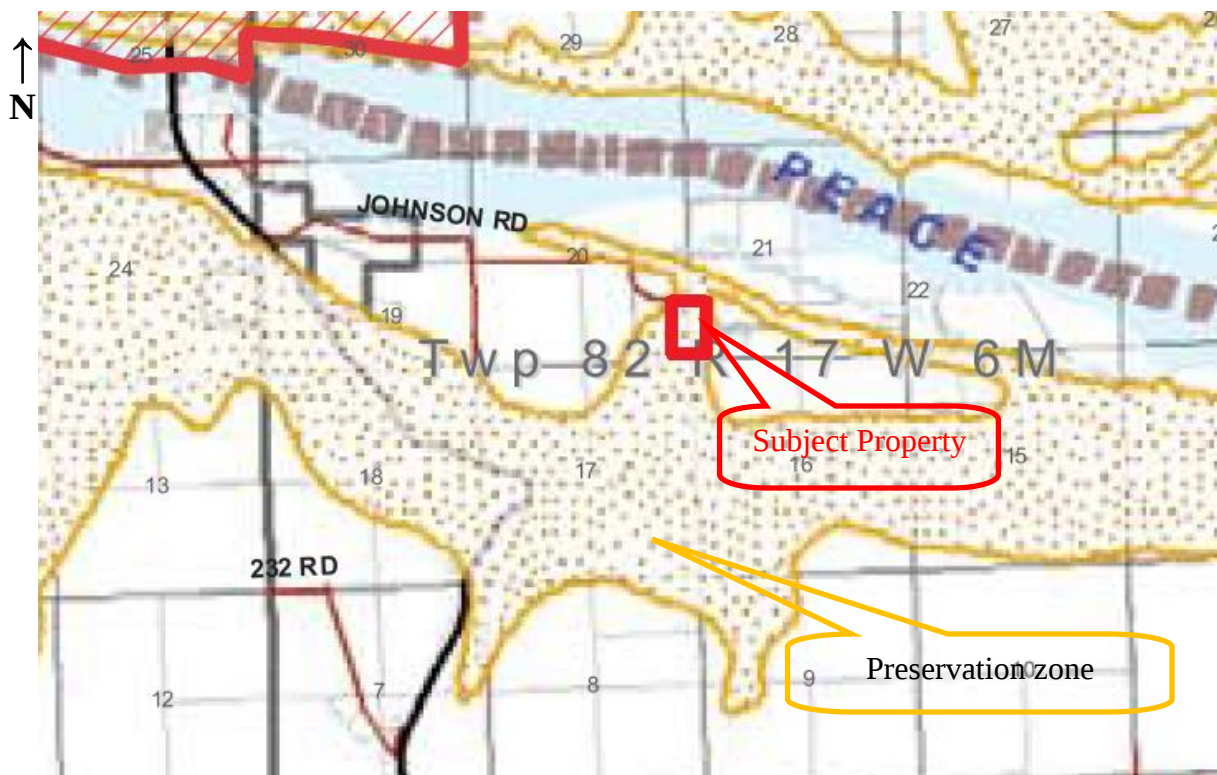
Peace River Regional District Zoning Bylaw 1343, 2001 (Index Map)



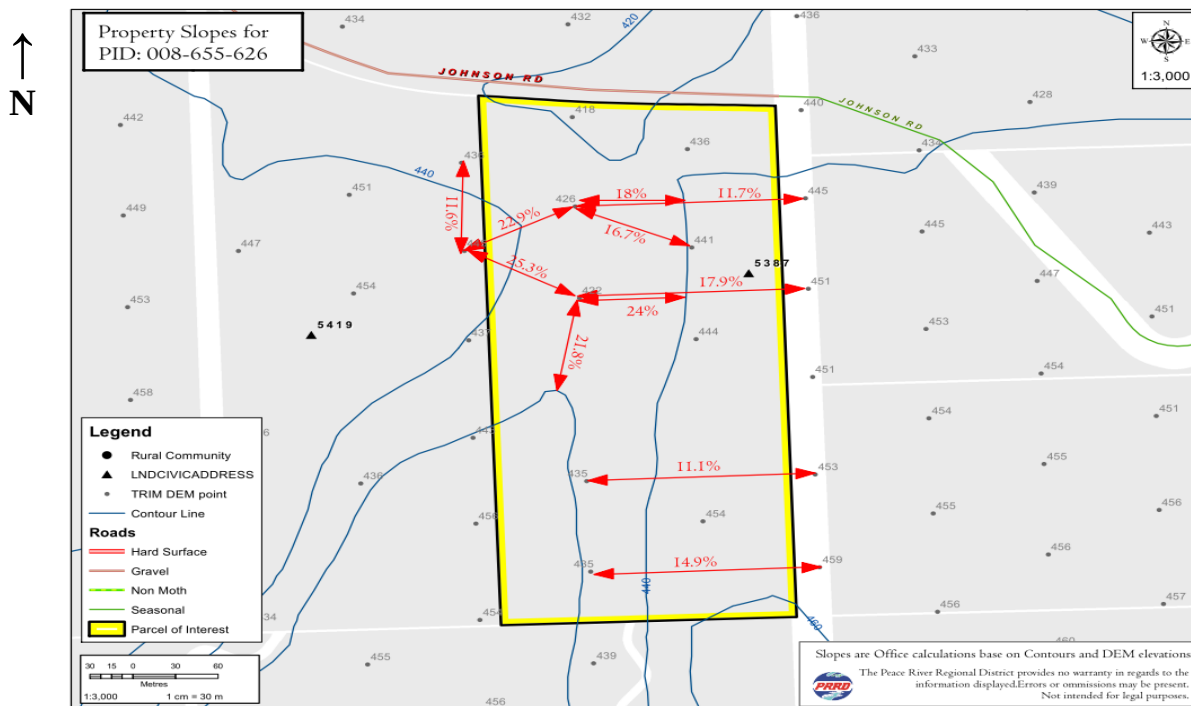


REZONING REPORT MAPS FILE NO. 157/2014

Preservation Zone



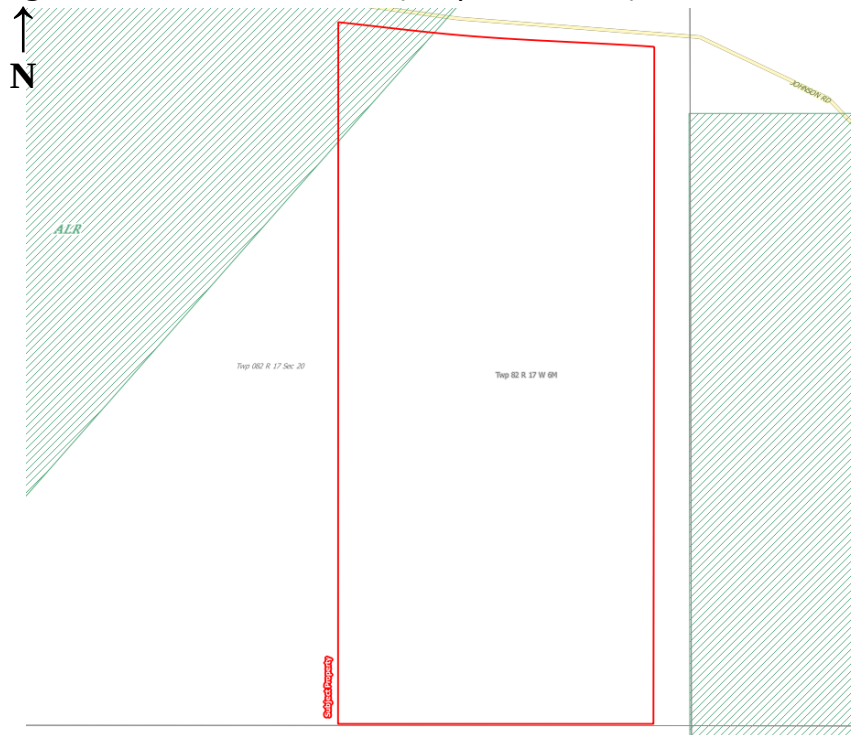
Slope Chart



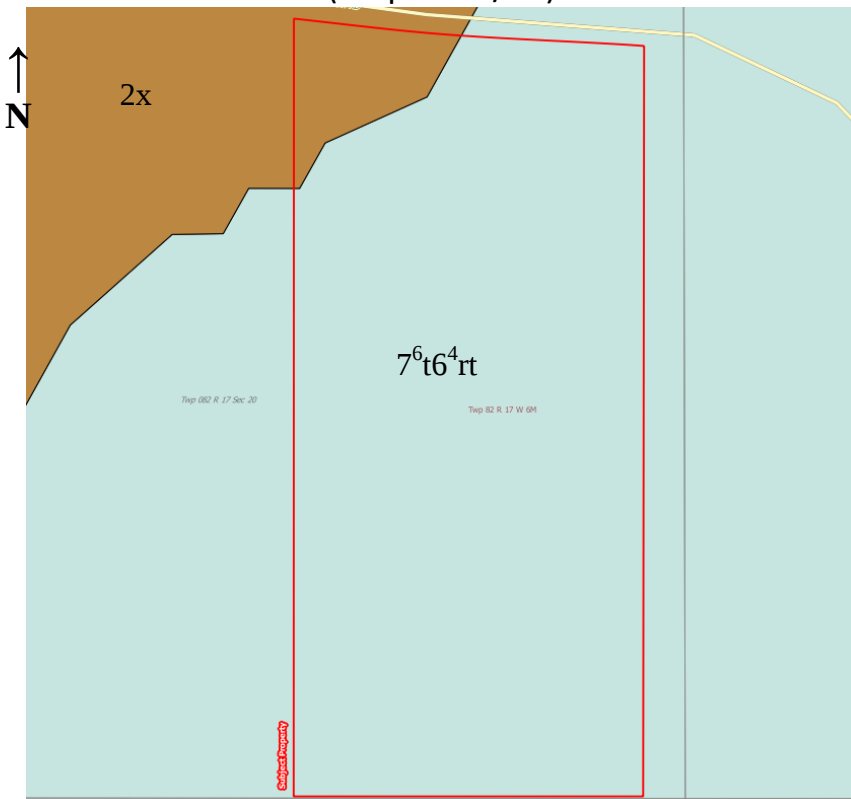


REZONING REPORT
MAPS
FILE NO. 157/2014

Agricultural Land Reserve (Map #94A.017)



CLI-Soil Classification (Map #94A/02)





REZONING REPORT
MAPS
FILE NO. 157/2014

Air Photo

↑
N



Site Photo





PEACE RIVER REGIONAL DISTRICT

B-1a

Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

9505 – 100th Street,
Fort St. John, BC V1J 4N4
Telephone: (250) 785.8084
Fax: (250) 785.1125

Toll Free: 1.800.670.7773

Receipt #: _____

Application for Development

1.

FEES

- | | | |
|-------------------------------------|---|------------|
| ☐ | Official Community Plan Amendment | \$1,000.00 |
| ☐ | Zoning Amendment | \$ 650.00 |
| ☒ | Official Community Plan and Zoning Amendment combined | \$1,050.00 |
| ☐ | Temporary Use Permit | \$ 350.00 |
| ☐ | Development Permit | \$ 165.00 |
| ☐ | Development Variance Permit | \$ 165.00 |
| ☒ | Sign requirement [Amended by By-law No. 1898, 2010] | \$ 150.00 |

The applicant, on those parcel(s) subject to an amendment to:

- i) an official community plan and/or zoning by-law;
- ii) temporary commercial or industrial use permit;

shall post a development application sign on the subject property, as provided by the Regional District.

A \$150.00 fee will be charged for utilizing the sign and a \$100.00 refund will be issued upon return of the sign to the Regional District.

2. Please print

Property Owner-s Name Byron Lyle Westgate	Authorized Agent of Owner (if applicable): Brian Elliott, Tryon Land Surveying
Address of Owner Box 623	Address of Agent 10201 17th Street
City / Town / Village Taylor, BC	City / Town / Village Dawson Creek, BC
Postal Code V0C 2K0	Postal Code V1G 4C3
Telephone Number: 250-261-1304 Fax Number:	Telephone Number: 250-782-5868 Fax Number: 250-782-6029
e-mail address: bud_1080@hotmail.com	e-mail address: belliott@tryongroup.ca

3. Full legal description of each property under application	Area of each lot
LOT 3, EXCEPT PART IN PLAN BCP5131,	9.16 ha. / acres
SECTION 20 TOWNSHIP 82 RANGE 17 W6M	ha. / acres
PEACE RIVER DISTRICT PLAN 22938	ha. / acres
	Total area 9.16 ha. / acres

4. Civic address or location of property: South Taylor

5. **Particulars of proposed amendment**

Please check the box(es) that apply(ies) to your proposal.

☒ Official Community Plan (OCP) amendment:
 Existing OCP designation: Agriculture
 Proposed OCP designation Medium Density Residential
 Text amendment: _____

☒ For a Zoning amendment:
 Existing zone: A-2 (Large Ag. Holdings)
 Proposed zone R-4 (Residential 4 zone)
 Text amendment: _____

☐ Development Variance Permit: - describe proposed variance request:

☐ Temporary Use Permit (describe proposed use):

☐ For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:
The lot has 2 creeks in small valleys with steep slopes. Half the property is unsuitable for agriculture or development.
Currently there is a house and garage located on the proposed Lot A.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

a) North Johnston Rd, Recreational property with a cabin
 b) East Jonsie Rd 237C, farming, horse pasture
 c) South Horse pasture
 d) West Small acreage with a house, some agriculture

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
The land owner proposes to subdivide the property into 4 rural residential properties.

9. Reasons and comments in support of the application, attach a separate sheet if necessary:
Please see the attached supplemental information.

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s/Agent:	<u>B. Elliott</u>
Signature of Owner/s:	
Date:	<u>June 27, 2014</u>

Agent-s Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

Separate Agent Authorization Letter Attached

Signature of Owner/s: _____

Date _____

Signature of Owner/s: _____

Date _____

Email Address: bud_1080@hotmail.com

Address: Box 623

Phone Number: 250-261-1304

B-1a

Taylor, BC

Cellular Phone:

Facsimile:

Postal Code: V0C 2K0

Date: June 10 2014

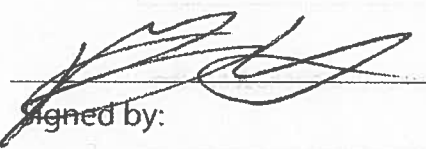
To Whom It May Concern:

Re: Subdivision package for Lot 3, Plan 22938, PRD; 5387 Johnson Road, Taylor BC

Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

Thank you.

Yours truly,


Signed by:

Byron Westgate

Signed by: n/a

November 13, 2014

Supplement to Development Application Package
Regarding Lot 3 Plan 22938 Peace River District.
South of Taylor, BC
Submitted June 20, 2014

The following supplemental information will address the property designations in the North Peace Fringe OCP and Zoning Regulations regarding the property in question. The reassessment of this property from Agriculture & A-2 to Medium Density Residential & R-4 would be appropriate for the following reasons:

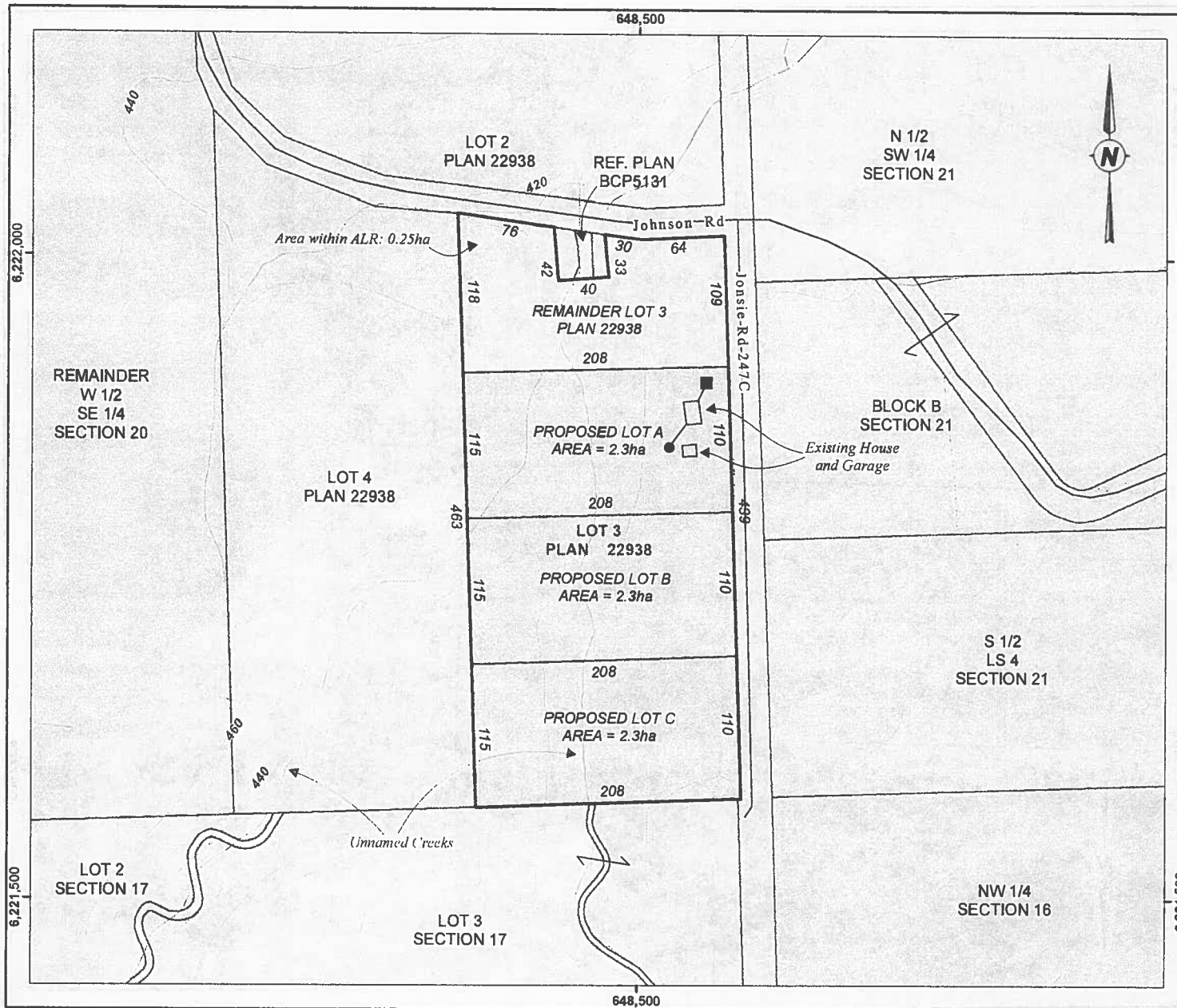
- The property is within the Taylor Rural Fire Protection boundary and is accessed by a high grade road, Jonsie Road 247C. Electricity, telephone, natural gas services already exist.
- The west portion (approximately half) of the property in question is unsuitable for agriculture or development due to the steep slopes. The soils and landforms data classifies the topography as 'hilly' or very hilly'. The remainder of the property (east) has soil classes 7 and 6 which are unsuitable for agriculture, although relatively flat topographically.
- Regardless of the outcome of this proposed development, the roughly 4.5 hectares around the creeks will remain natural, providing protection for the natural drainage system, in addition to wildlife habitat, scenic views and rural ambiance. The potential for this area of the property to contribute to future recreational activities or a regional trail network would not be lost.
- The proposed 3 additional properties would support self-contained sewage systems. There has been no impact of the existing system or dwelling on water quality in the creek or stability of the surrounding land.
- The proposed properties would have more than adequate off-road parking, and would have no negative impact on the local transportation network.
- The North Peace Fringe Area is expected to grow by 2% per year, meaning a continual demand for housing growth. Housing growth on land that is unsuitable for agriculture is the best use for the land, and would also contribute to decreased long term demand on better agricultural land within the region.
- Reassessment to Medium Density Rural Residential would satisfy the OCP policies for MDR with regards to minimum size and the suitable conditions for on-site sewage disposal.
- Part of the property is identified in the NPOCP as being part of the preservation area based on the topography of the creeks and valleys that pass through the west part of the property. Although this is justified, the east portion of the property is stable, and only very gently sloped. We would suggest that a finer examination of the topography of the property would reveal the east portion is suitable and safe for rural housing.
- With appropriate setbacks from the valley and proper installation, septic systems from the proposed 3 additional dwellings will not have a negative impact on the valley habitat or natural drainage system contained therein.
- The proposed dwellings would be at least 10m in elevation above the creek bed in the valley. In addition, the valleys are heavily treed which provides substantial protection and stability for the slopes, preventing erosion from both rainfall events and flooding of the creeks. At such a vertical distance, there would be little chance of the dwellings being impacted by potential flooding.

Agent signature: Brian Elliott

June 25, 2014

Brian Elliott, Tryon Land Surveying Ltd.
 Agent for Byron Westgate

Date



BYRON WESTGATE

PROPOSED SUBDIVISION
LOT 3 EXCEPT PART IN PLAN BCP5131
SECTION 20 TOWNSHIP 82 RANGE 17
PEACE RIVER DISTRICT
PLAN 22938

BCGS: 94A.017 NTS: 94A/02

1:3,000

0 50 100 150 m

Projection UTM Zone 10 NAD 83
 Map to scale when plotted
 on a page 280mm x 432mm (B size)

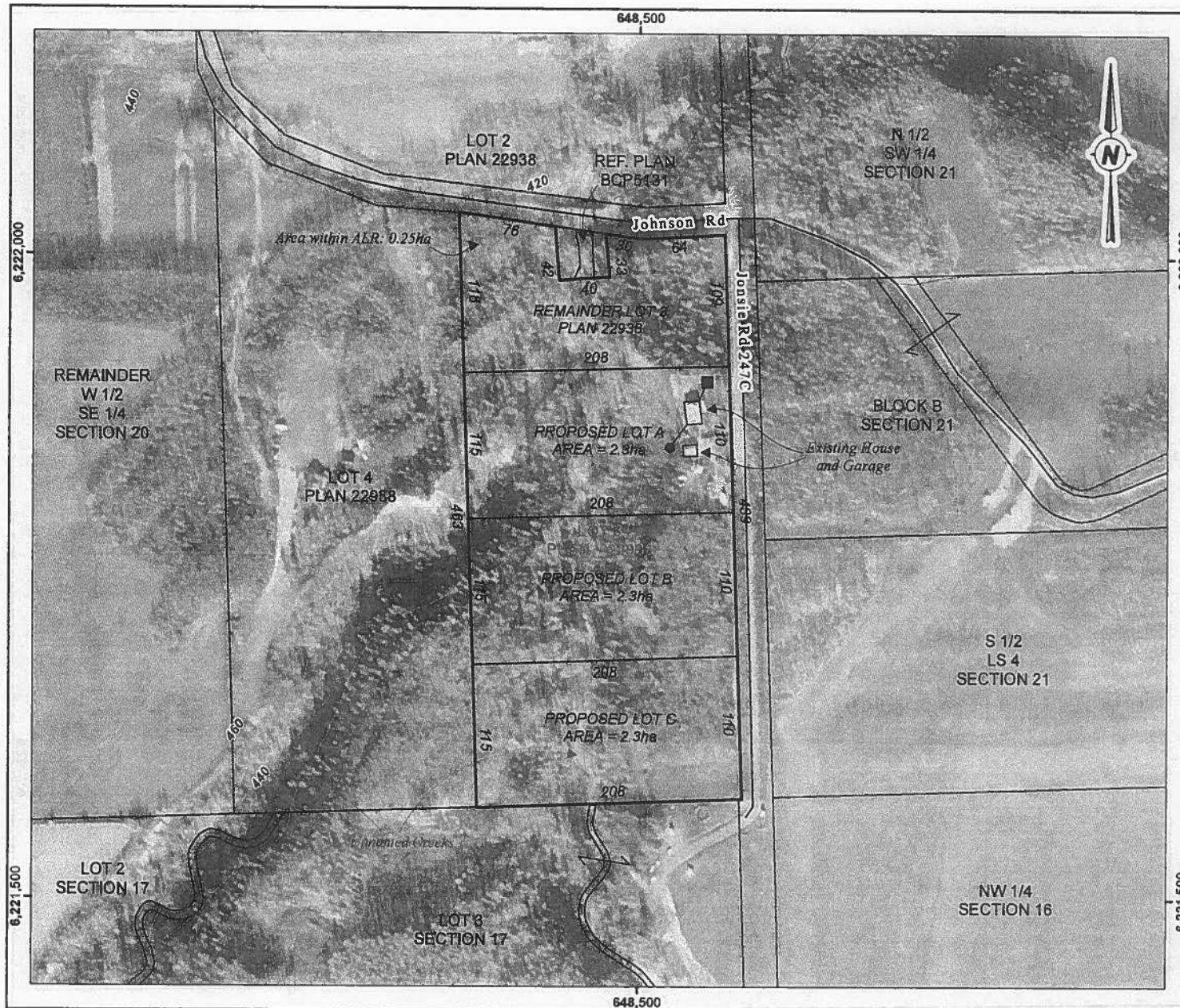
- Subject Property
- Proposed Subdivision
- Existing Septic System (Approx.)
- Existing Cistern (Approx.)
- A.L.R.
- Paved or Highgrade Road
- Unpaved or Lowgrade Road
- Resource or Recreation Road
- Contour, Index, 100m
- Contour, Intermediate, 20m

TRYON LAND SURVEYING LTD.
 Dawson Creek Fort Nelson
 www.TryonGroup.ca
 250-782-5868

Tryon Job: 14224 July 2014



November 13, 2014



BYRON WESTGATE

PROPOSED SUBDIVISION
LOT 3 EXCEPT PART IN PLAN BCP5131
SECTION 20 TOWNSHIP 82 RANGE 17
PEACE RIVER DISTRICT
PLAN 22938

BCGS: 94A.017 NTS: 94A/02
 1:3,000

0 50 100 150 m

Projection UTM Zone 10 NAD 83

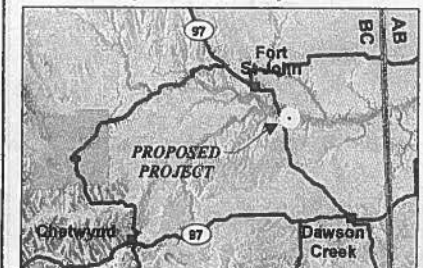
Map to scale when plotted
 on a page 280mm x 432mm (B size)

- Subject Property
- Proposed Subdivision
- Existing Septic System (Approx.)
- Existing Cistern (Approx.)
- A.L.R.
- Paved or Highgrade Road
- Unpaved or Lowgrade Road
- Resource or Recreation Road
- Contour, Index, 100m
- Contour, Intermediate, 20m



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November 13, 2014

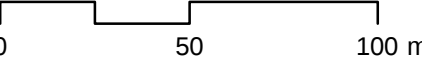
BYRON WESTGATE

PROPOSED SUBDIVISION
LOT 3 EXCEPT PART IN PLAN BCP5131
SECTION 20 TOWNSHIP 82 RANGE 17 W6M
PEACE RIVER DISTRICT
PLAN 22938

- SEPTIC FIELD SETBACKS -

BCGS: 94A.017 NTS: 94A/02

1:2,000



Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

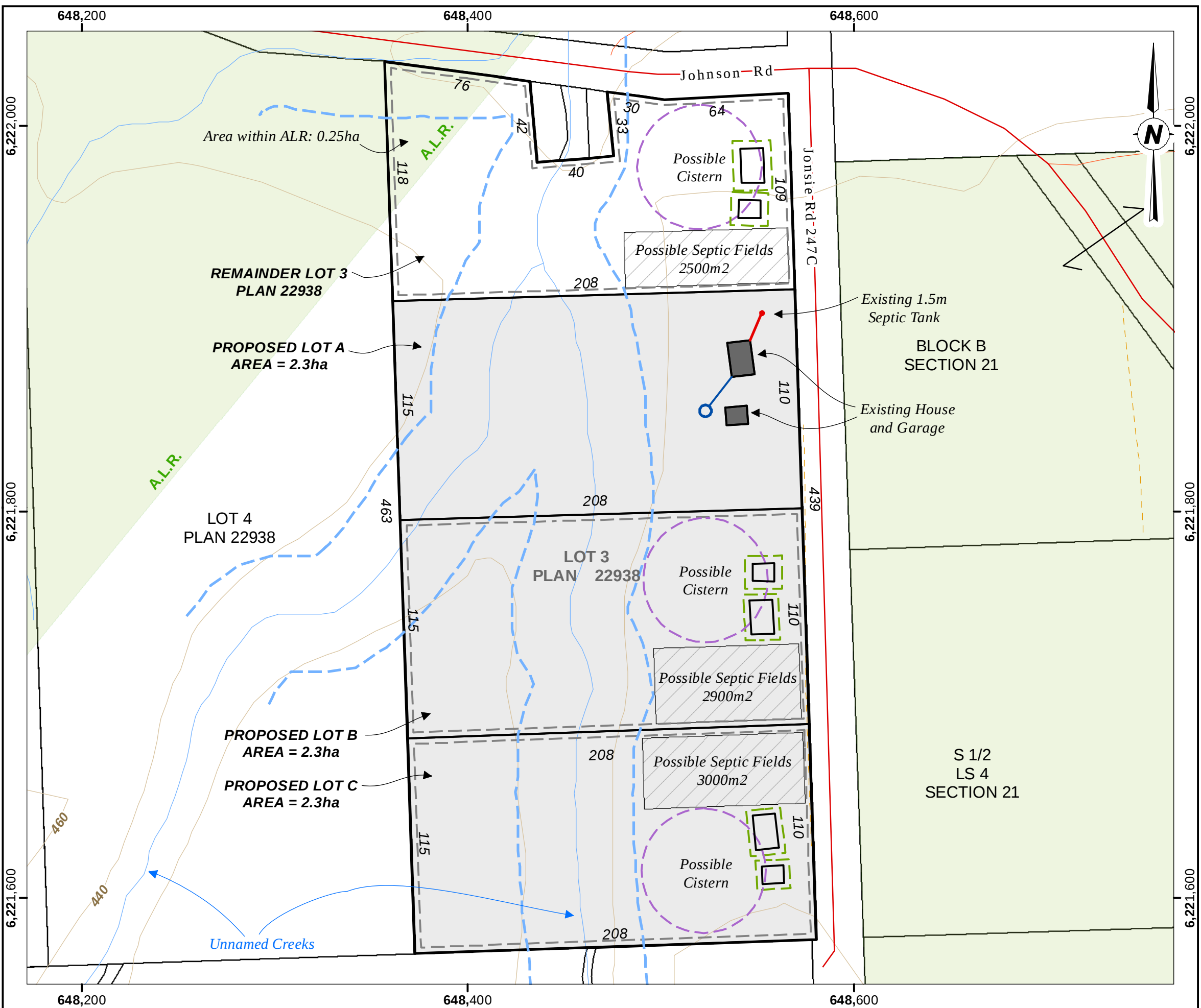
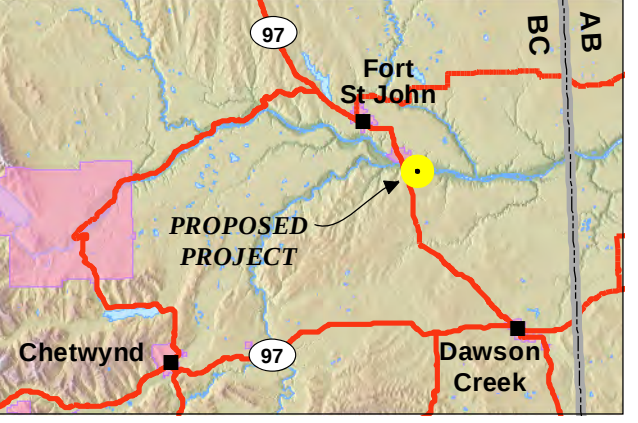
- Subject Property
- Proposed Subdivision
- Existing Buildings
- Possible Septic Field
- Contour, Index, 100m
- Contour, Intermediate, 20m
- Existing Cistern
- Existing Water Line
- Existing Septic System
- Building Footprint (Example)

Septic Field Setbacks

- Surface Water: 30m
- Water Source: 30m
- Property Boundary: 3m
- Building: 3m

TRYON LAND SURVEYING LTD.
Dawson Creek Fort Nelson
www.TryonGroup.ca
250-782-5868

Tryon Job: 14224 September 2014



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2151, 2014**

B-1b

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 the Lot 3, except Part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938;

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. 2151 (Westgate), 2014."
2. Index Map of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 3, except Part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938, from "Agriculture" to "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 ____ day of _____, 2014.

READ a SECOND TIME this ____ day of _____, 2014.

Public Hearing held on the ____ day of _____, 2014 and notification mailed on the ____ day of _____, 2014.

READ A THIRD TIME this ____ day of _____, 2014.

ADOPTED this ____ day of _____, 2014.

Karen Goodings, Chair

Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Official Community Plan Amendment Bylaw No. 2151 (Westgate), 2014", as adopted by the Peace River Regional District Board on _____, 2014.

Corporate Officer

November 13, 2014

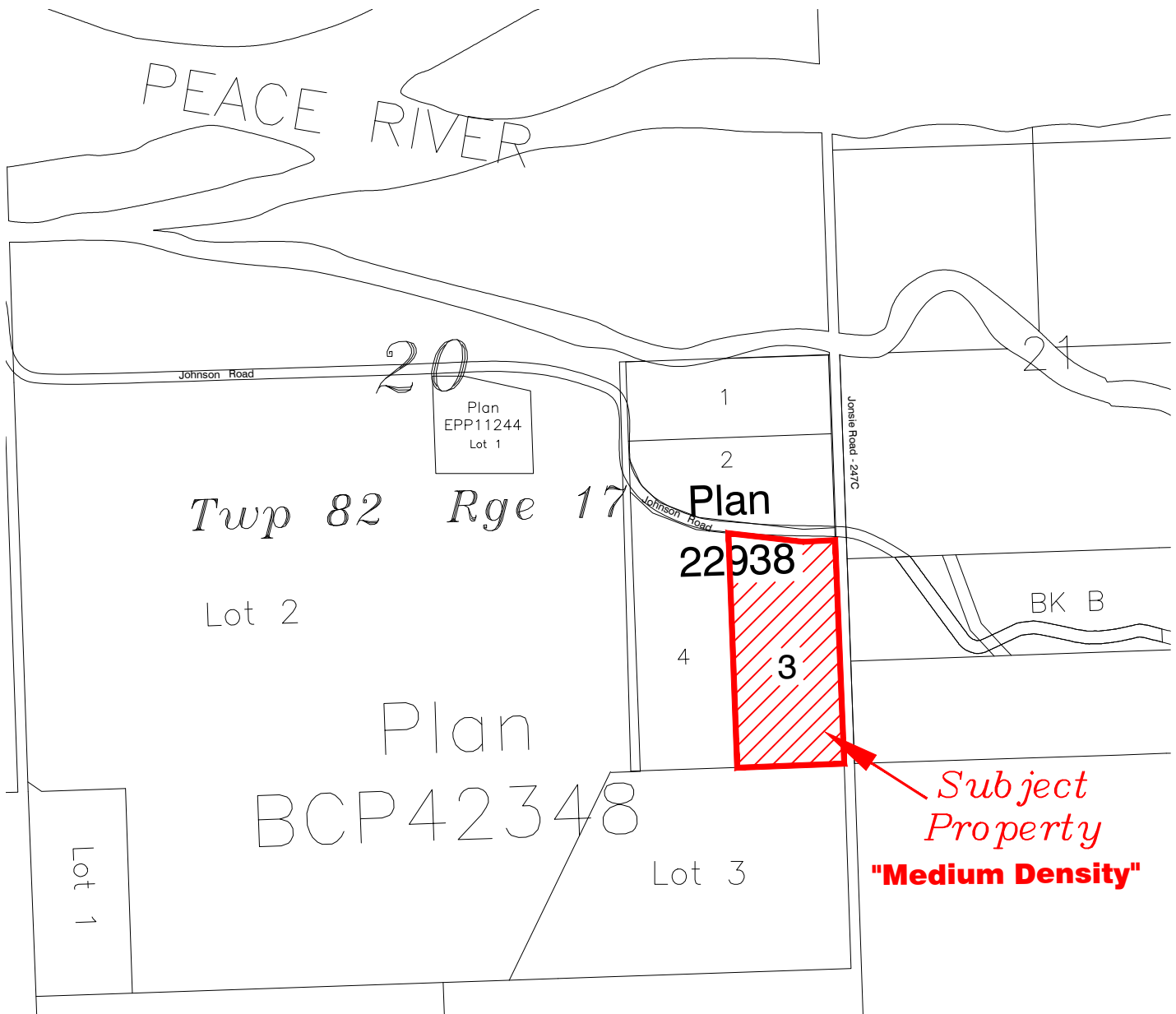
Peace River Regional District
By-law No. 2151, 2014

SCHEDULE "A"

B-1b



Index Map - Schedule A of "North Peace Fringe Area Official Community Plan By-law No. 1870, 2009" is hereby amended by redesignating a Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD from "Agricultural" to "Medium Density-Rural Residential" as shown shaded on the drawing below:



November 13, 2014

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2152, 2014**

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. 2145 (Westgate), 2014."
2. Index Map of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 3 except Part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ a FIRST TIME this ____ day of _____, 2014.

READ a SECOND TIME this ____ day of _____, 2014.

Public Hearing held on ____ day of _____, 2014 and notification mailed on the ____ day of _____, 2014.

READ a THIRD TIME this ____ day of _____, 2014.

ADOPTED this ____ day of _____, 2014.

Karen Goodings, Chair

Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2152 (Westgate),
2014", as adopted by the Peace River Regional District
Board on _____, 2014.

Corporate Officer

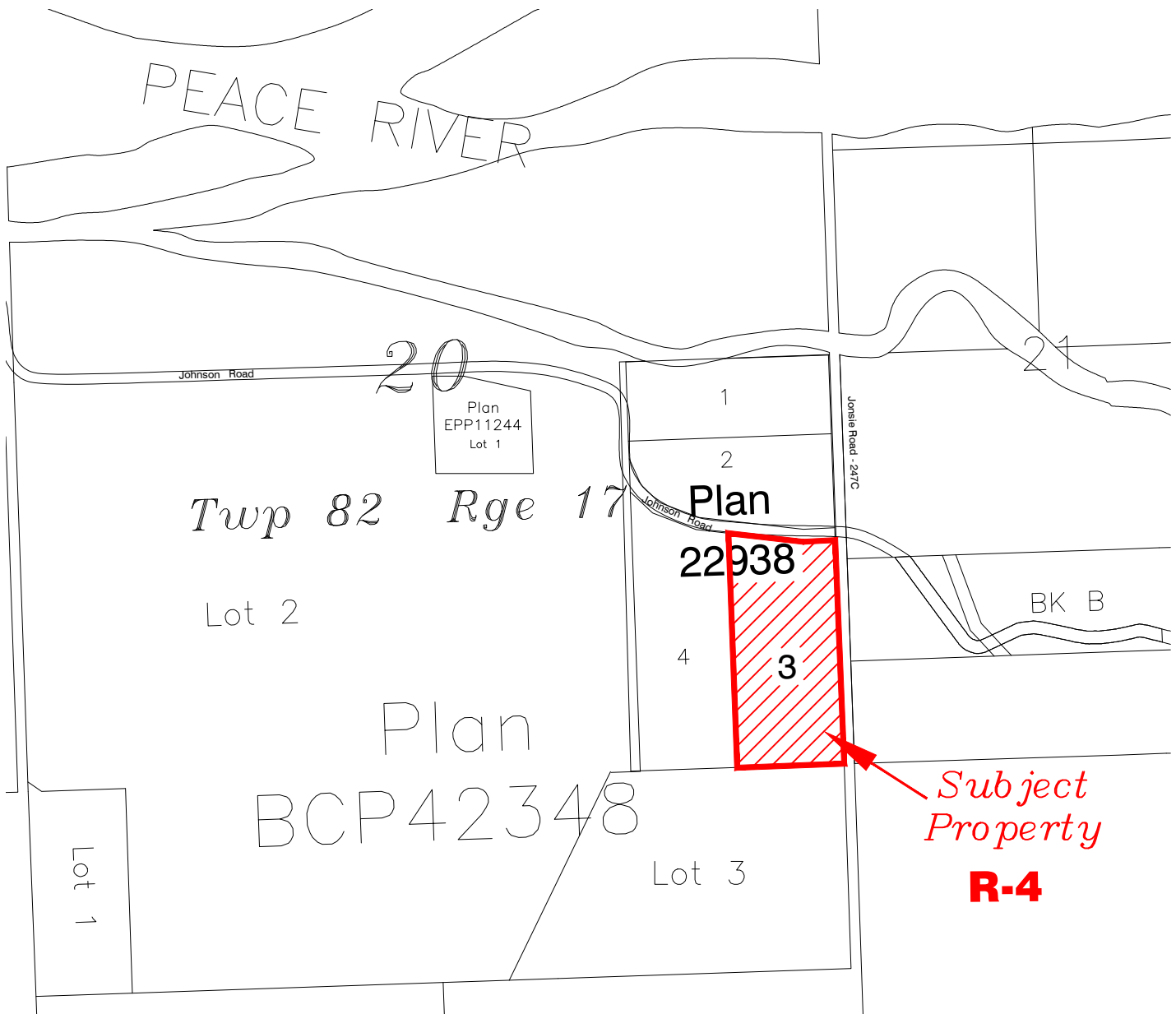
November 13, 2014

Peace River Regional District
By-law No. 2152, 2014

SCHEDULE "A"



Index Map - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:



*Subject
Property*

R-4