



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
BY-LAW No. 2151 & 2152, 2014
3rd Reading
File # 157/2014

OWNER: Byron Lyle Westgate **DATE:** Jan 19th, 2016
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, as it is inconsistent with the Official Community Plan.
2. THAT the Regional Board refuse Zoning Amendment Bylaw No. 2152 (Westgate), 2014.

OPTIONS

- OPTION 1:**
1. THAT the Regional Board read OCP Amendment Bylaw No.2151 (Westgate), 2014 for a Third time.
 2. THAT the Regional Board read Zoning Amendment Bylaw No.2152 (Westgate), 2014 for a Third time, AND:
 - a. THAT prior to final consideration, the land owner register a restrictive covenant on the land title as follows: Restricting development on the land as set out in the Preliminary Slope Stability Assessment completed by Northern Geo Test & Engineering Ltd. Proj. No. NG1660, dated September 14, 2015 (attached to restrictive covenant),and;
 - b. Restricting development to locations setback from the top of slope as set out in the map titled "Proposed Subdivision Lot 3, Except Part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD Plan 22938 – Development Setbacks" (by Tryon Professional Group, Job No. 14224, October 2015) (attached to restrictive covenant),and;
 - c. Restricting issuance of a building permit on any new parcels created until a detailed site specific geotechnical assessment is prepared by a qualified professional and that;
 - i. The geotechnical report must pertain the suitability of the site and outlines recommendations for construction & development in relation to a proposed building.

Bruce Simard

Department Head

Ch. Birk

CAO

- OPTION 2: 1. THAT the Regional Board read OCP Amendment Bylaw No.2151 (Westgate), 2014 for a Third time and Adoption.
2. THAT the Regional Board read Zoning Amendment Bylaw No.2152 (Westgate), 2014 for a Third time and Adoption.
- OPTION 3: 1. THAT the Regional Board refuse OCP Amendment Bylaw No. 2151 (Westgate), 2014, as it is inconsistent with the Official Community Plan.
2. THAT the Regional Board refuse Zoning Amendment Bylaw No. 2152 (Westgate), 2014.

SUMMARY OF PROCEDURE

June 27, 2014	→ PRRD receives application
September 22, 2014	→ Application and proposed bylaw referred to municipalities and provincial agencies
November 13, 2014	→ PRRD Board gives zoning amendment bylaw 1st & 2nd Reading and authorizes a public hearing to take place pursuant to s. 890(4) of the Local Government Act, and that public notice be issued and 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.
December 3, 2015	→ Public hearing notification mailed to landowners
December 24, 2015	→ Public notification advertised in <i>Northeast News</i>
Dec. 30 & 31, 2015	→ Public notification advertised in the <i>Alaska Highway News</i>
January 5, 2016	→ Public hearing takes place in Taylor, BC

COMMENTS RECEIVED FROM THE PUBLIC

The following letters have been received from the public and are attached to this agenda.

1. December 29, 2015 Mary Galus
2. December 29, 2015 Charlette McLeod
3. December 29, 2015 Maureen Peck
4. December 29, 2015 Dave Neal
5. January 2, 2016 Mary Galus

A public hearing was held Jan 5th, 2016, at the Taylor Community Hall. The minutes of the meeting are attached to this report.

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 beside 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).

Comments:

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 "To maintain agriculture as 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.

Comments:

Section 3.2.2 Policy 3(c) states that 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.

Comments:

This community was not recognized as a future area of growth within this OCP

As this subdivision proposal is inconsistent with the policies stated above, a recommendation for refusal is given

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, i.e. 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.

As requested by the Regional Board a Preliminary Slope Stability Assessment was completed by Northern Geo and the Westgate Percolation test completed by Tryon Professional Group (Tryon file# 15-0464) which highlights some of these impacts and is attached to this report.

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 meet 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. The Westgate Percolation test completed by Tryon Professional Group (Tryon file# 15-0464) suggests the following:

1. In order to produce a safe sewerage system, following the best practices guidelines as set in the SPM Version 3 2014, would be prudent.
2. With this information Lots B and C could have gravity distribution systems or septic tank systems without the need for pumps but instead using uniform distribution micro dosing.
3. With examination of the observation holes on remainder lot 3, it could be possible to have a septic tank design implemented if the ground was dug deep enough that the dispersal system goes into the shale below the clay. **Further testing will be required.** Without further testing remainder lot 3 will need to have a sand mound as the site would not be able to house a lagoon.

Final design of sewage disposal is subject to sewerage system regulations and must comply with all applicable BC Health Regulations.

DEVELOPMENT SETBACK: As stated within the Preliminary Slope Stability Assessment completed by Northern Geo, the following recommendation for setbacks for development from Crest of slope is as follows:

Table 1: Preliminary Recommendations for Setbacks from Crest of Slope

Degree of Slope	Preliminary Setback	Applicable Lots
>30	10 m	West side of Lot 1 West side of Lot A
35	10 m	East side of Lot 1
40	15 m	West side of Lot B
45	20 m	East side of Lot B
50	20 m	Lot C

IMPACT ANALYSIS

AGRICULTURE: The proposal would have no impact on the agricultural use of the land as the proposed lots have low soil capability, high graded slopes and other factors making farm practices unlikely. Possible interactions with surrounding agricultural practices could have a negative effect.

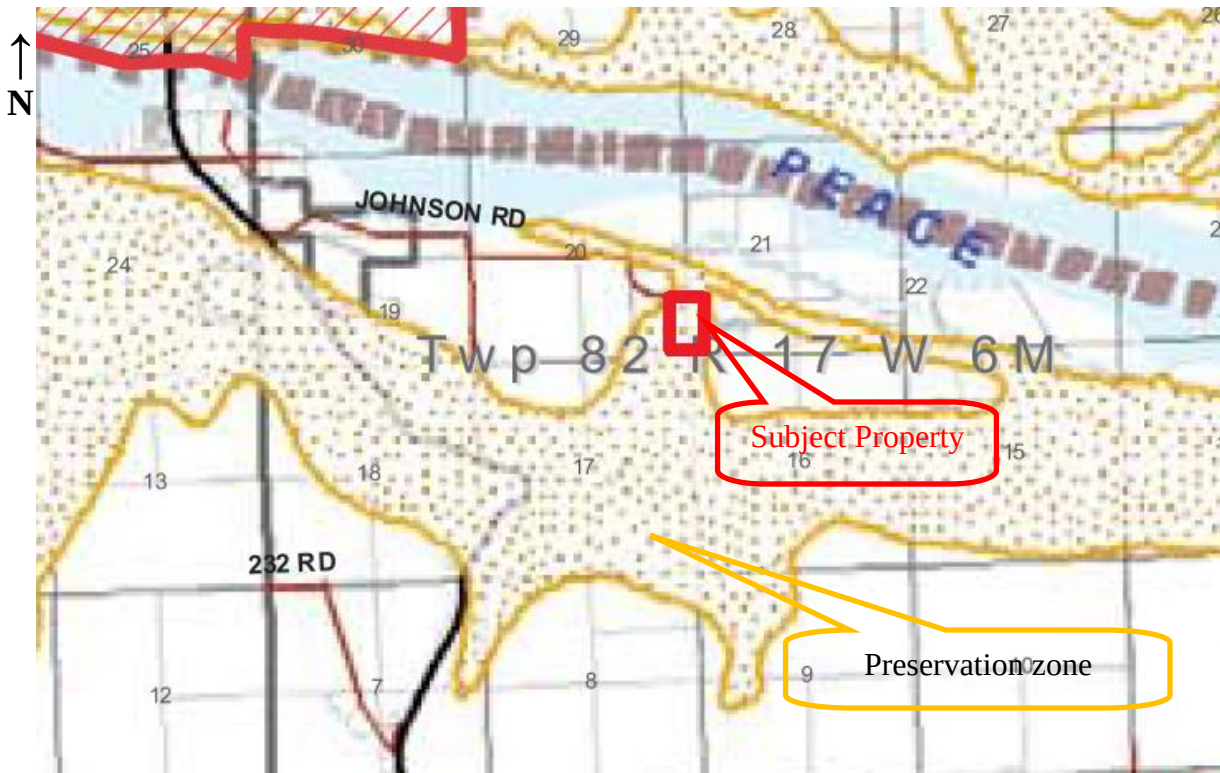
CONTEXT: Rural residential development within the area is of low density. Gravel quarries are observed west of the subject property yet the area still maintains agricultural and residential use.

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. To Note: Concerns with road maintenance was also brought up during the public hearing.

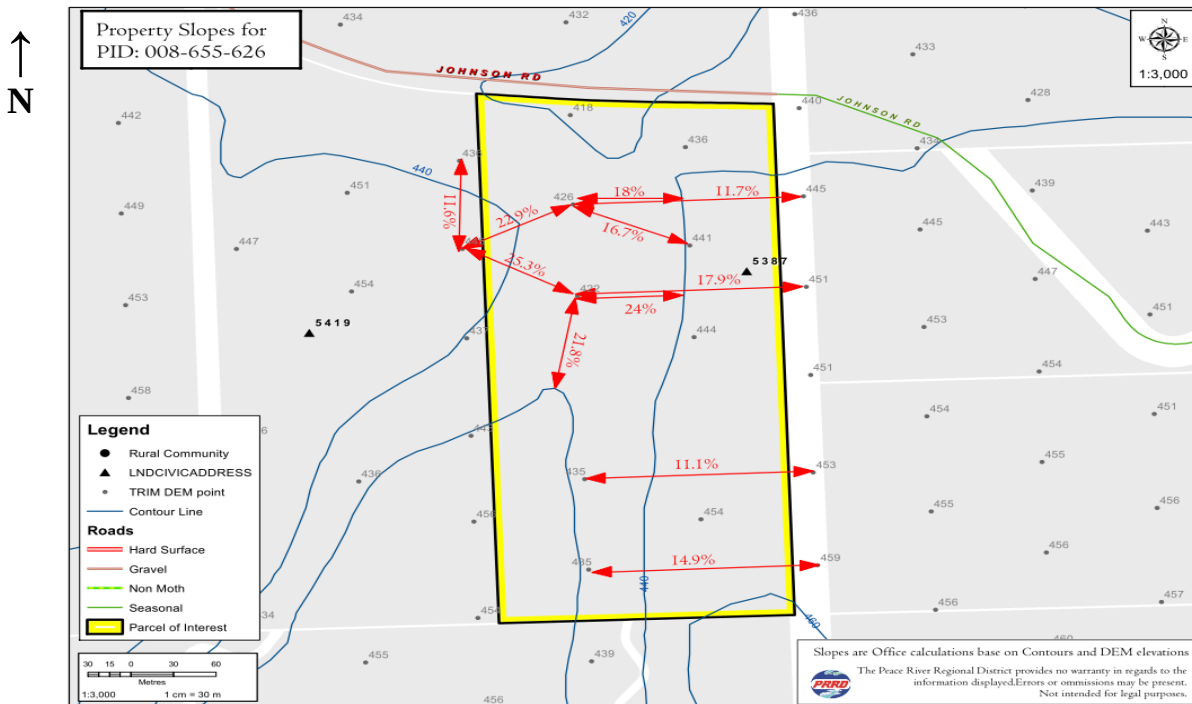


REZONING REPORT
MAPS
FILE NO. 157/2014

Preservation Zone



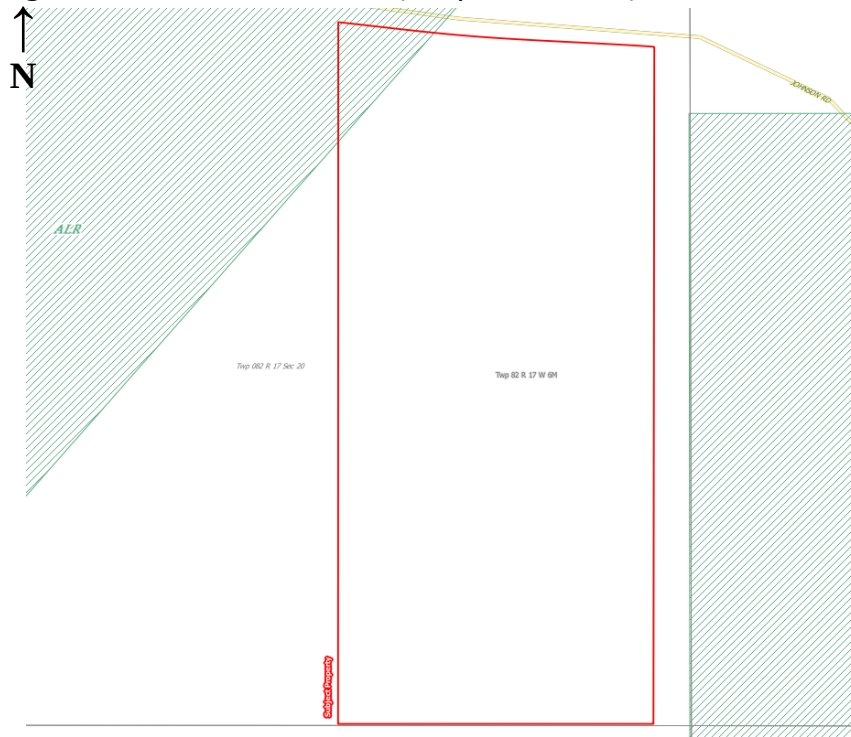
Slope Chart



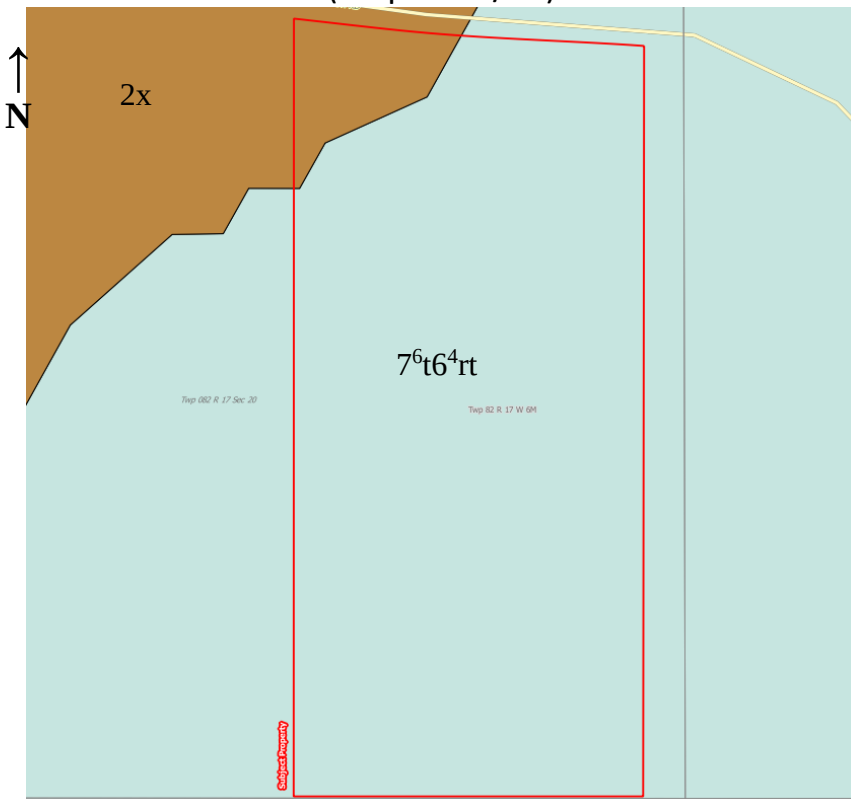


REZONING REPORT
MAPS
FILE NO. 157/2014

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
PUBLIC HEARING – Minutes

Proposed OCP/Zoning Amendment Bylaw No. 2151 and 2152, 2014

January 5, 2016, 2014 @ 7:00 p.m.

Taylor Community Hall
9896 Cherry Ave W, Taylor B.C

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D'
 Bruce Simard, General Manager of Development Services
 Kole A. Casey, South Peace Land Use Planner

Applicant: Byron Westgate & Stephanie Westgate
 Agent: Brian Elliott

Public: Lee Westgate
 Charlette McLeod
 Mary Galus
 Dave Neal
 Ronnie Pelletier
 Rob Pelletier
 Tracy Deiz
 Diana Foster

1. **CALL TO ORDER**

The Chair called the meeting to order at 7:03 pm

2. **CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING**

The Chair reads the Statement of Public Hearing

3. **INTRODUCTION TO PROPOSAL**

Kole reads the introduction to proposal

LANDOWNER: Byron Lyle Westgate

LEGAL DESC: Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD, Plan 22938

PROPOSAL: To re-designate 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.

4. **SUMMARY OF APPLICATION PROCEDURE**

Kole reads the summary of application procedure

June 27, 2014	→ PRRD receives application
September 22, 2014	→ Application and proposed bylaw referred to municipalities and provincial agencies
November 13, 2014	→ PRRD Board gives zoning amendment bylaw 1st & 2nd Reading and

January 28, 2016

authorizes a public hearing to take place pursuant to s. 890(4) of the *Local Government Act*, and that public notice be issued (also mentioned during the meeting that the public hearing was 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)

December 3, 2015	→ Public hearing notification mailed to landowners
December 24, 2015	→ Public notification advertised in <i>Northeast News</i>
Dec. 30 & 31, 2015	→ Public notification advertised in the <i>Alaska Highway News</i>
January 5, 2016	→ Public hearing takes place in Taylor, BC

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Kole reads the comments from agencies and municipalities received

MINISTRY OF TRANSPORTATION:

The Ministry has not yet received an application to subdivide from the land owner. Please advise the land owner to contact this office at 250 787-3237 to request a subdivision application package.

The conditions for the proposed subdivision will be outlined through our process after we have received the application.

The Ministry supports the rezoning from A-2 Ag to R-4 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.

NORTHERN HEALTH AUTHORITY

Northern Health has no objection to the proposed Bylaw Amendment No. 2151 and 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.

CITY OF FORT ST JOHN

Interests unaffected by Bylaw

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Kole reads the written comments received from public

The following letters have been received from the public and are attached to this agenda.

1. December 29, 2015 Mary Galus
2. December 29, 2015 Charlette McLeod
3. December 29, 2015 Maureen Peck
4. December 29, 2015 Dave Neal
5. January 2, 2016 Mary Galus

7. COMMENTS FROM APPLICANT

Byron Westgate:

- Johnson road is not steep, windy, hilly or dangerous
- hauls water on road without difficulty
- The road is not unsafe
- the only problem is lack of brushing from MOTI
- never been an accident that didn't involve drinking and driving

8. COMMENTS FROM PUBLIC

Lee Westgate: (applicant's father)

- that MOTI should be addressing road issues
- that residents could be bringing road concerns to MOTI
- Shared same concern in the letters with concerns of the coulee and the creek.
- but whole community needs to address it not just Byron.

Charlette McLeod:

- no benefit to existing residents
- That impact will be negative with those residences already there.
- Why put residential lots around agricultural lots.

Dave Neal:

- That unlikely MOTI will respond to resident concerns- leaving residents to maintain the road which they do not have always the funds to do, i.e. brushing

Brian Elliott: (Agent)

- That MOTI will impose requirements deemed necessary. i.e. brushing and ditching
- thinks MOTI will be more obligated with more residents in area

Dave Neal:

- Does not agree that MOTI will maintain road safety.
- Byron may need to upgrade the road but it is still MOTI that will maintain it after.
- If MOTI does not do it now, why will they do it after?

Lee Westgate:

- Mr. Neal is right with the concern
- Ministry has certain responsibilities.

Byron Westgate:

- It will take more people calling MOTI to get better action from them
- The Road has been sanded 6 times this year.
- asked who all has called MOTI to brush area?

Ronnie Pelletier:

- Concerned that there is not currently resident cooperation to call for action to MOTI and not likely to improve.
- What do the neighbors have to gain?

Stephanie Westgate:

- That her calls alone has seem to be responded to and that more calls can only help.
- now plow her road
- The extra residences will make MOTI maintain it better and will not make it anymore dangerous.

Rob Pelletier:

- wants to know what is the valid reason for the Board to change a bylaw
 - That there should be a good reason to make such a change. If the door is opened then open it for a good reason.

Dave Neal:

- That the OCP policy states "only one subdivision per parent parcel."

Kole Casey: (PRRD)

- Responded that the application did not conform to the OCP policies and zoning regulations, which was the reason for the application.

Bruce Simard:(PRRD)

- Explained the OCP is not regulation but provides guiding policy, while the zoning bylaw provides the regulation to implement the OCP policy.

Charlette McLeod:

- Expressed concern about potential for Bylaw contravention and difficulty with enforcement.
- Expressed concern on how tough it is to enforce bylaws in the rural area.
- If a bylaw infraction is found how tough it is to remove it.

Lee Westgate:

- The Bylaw does have restrictions concerning residential lots i.e. Home based businesses.

Mary Galus:

- What is the procedure for enforcement?

Bruce Simard:(PRRD)

- Explained the Bylaw Enforcement Procedure. - The Regional District will only investigate zoning contraventions upon receipt of a written complaint.

9. FINAL COMMENTS FROM APPLICANT

- Yes it is an agricultural area but this land is not agriculture.
- Not farmable, not only because of soil and size but the water table and drying off.
- Subdividing this land reduces pressure for residential use of good farm land.

Stephanie Westgate:

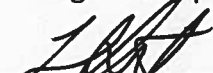
- Also as community members and living in the area
- That they do care
- Don't want the area to be opened to Industrial and commercial lots.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:48 pm



Kole Casey, Recorder



Leonard Hiebert, Meeting Chair



B-3a

September 14, 2015
Project No.: NG1660

Submitted to: Brian Elliot
Tryon Professional Group
11320 100 Avenue
Fort St. John, BC
V1J 1Z9

PRELIMINARY SLOPE STABILITY ASSESSMENT

Lot 3 Except Part in Plan BCP5131, 20-82-17-W6<
Peace River Regional District 22938

Submitted By:
Northern Geo Testing & Engineering Ltd.
9211 – 100 Avenue
Fort St. John, BC V1J 1X6
T. 250.261.6615
E. rmellafont@northerngeo.ca

January 28, 2016



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1.0 INTRODUCTION

Northern Geo Testing and Engineering Ltd. (Northern Geo) presents our preliminary slope stability assessment of the proposed subdivision of the above-referenced location south of Taylor in the Peace River Regional District of northeast BC. This report provides our recommendations for preliminary setbacks from crest of slope for development of structures, roads, and other facilities and recommendations for further investigation, as applicable. Attachments to this report include: site location plan, results of the desktop study, and slope stability analyses of profiles within each of the proposed lots.

2.0 SCOPE OF WORK

The scope of work for this assessment was outlined in the proposal submitted by Northern Geo on June 10, 2015 to Tryon Professional Group (Tryon). Northern Geo's scope of work, as described in the proposal, included the following:

- A desktop study of available information for the area including but not limited to aerial photograph analysis, surficial and bedrock geology maps, geotechnical reports, etc. Topographical mapping of the slope conditions were provided by Tryon;
- A site reconnaissance to assess existing slope, drainage, vegetation conditions and to obtain surficial soil samples to facilitate laboratory testing;
- Preparation of a preliminary slope stability assessment report summarizing the findings of the desktop study, site reconnaissance, laboratory testing, and engineering analysis including our comments and recommendations with respect to slope stability, drainage, setbacks for development, and associated construction considerations.

Testing or assessment of soils with respect to environmental considerations is beyond the scope of this report.

Written authorization to proceed with the scope of work outlined above was received from WSP Canada Inc. on July 23, 2015.

3.0 PROJECT DESCRIPTION

The project includes the subdivision of Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M in the Peace River District Plan 22983. The lot is proposed to be subdivided into 4 individual lots and rezoned to R4 (Residential 4 zone) for rural residential use. Preliminary slope stability assessment of the proposed lots are required to satisfy the requirements of the Peace River Regional District bylaws for subdivisions and to determine general setbacks for development.

4.0 DISCUSSION & FINDINGS

4.1 Desktop Study

A desktop study of available information was performed to determine the general physiography of the region through review of surficial and bedrock geology and topographical information. The topographical data was provided by Tryon on July 20, 2015. Historic aerial photograph analysis was performed to determine the progression of changes that occurred in the proposed development and surrounding area with respect to geomorphological processes (i.e. fluvial, colluvial, etc.) and man-made developments (i.e. roads, clearing of vegetation, etc.).

4.1.1 General Physiography

The proposed subdivision area is located within the Alberta Plateau or Interior Plains region of British Columbia, west of the Rocky Mountains, and is underlain by sedimentary rock. The Plains comprise a gently rolling landscape previously subject to glaciation and deep river valleys. The northern plains are primarily boreal forest, transitioning to tundra towards the most northern extents. The area is subject to long winters and short summers.

4.1.2 Regional Geology

The area is part of the Western Canadian Sedimentary Basin which was previously covered by an inland sea during the Cambrian to Jurassic age. Jurassic to Tertiary deposits comprised sedimentary rocks of primarily shale and sandstone deposited after formation of mountains in the Cordillera. The bedrock in the Fort St. John area is dissected by a network of interglacial and preglacial buried valleys. The valleys were eroded by interglacial rivers and subsequently filled by moraine and glaciolacustrine deposits which generally consist of clay with scattered pebbles. Granular washout deposits comprising sand, gravel, or a combination are occasional interbedded between glaciolacustrine deposits.

4.1.3 Surficial Geology

The surficial geology of the Fort St. John area typically comprises lacustrine and glaciolacustrine sediments (up to 30 m depth) overlying glacial till, as described in the Till or Glacial Diamict Deposits described on Compilation of Geological Survey of Canada surficial geology maps for NTS 94A and 93PP (Geoscience BC Map 2011-08-1). The morainal sediments were deposited by the Cordilleran and Laurentide ice sheets. Lacustrine and glaciolacustrine deposits resulted from the presence of Glacial Lake Peace, an ice-dammed lake that developed between the Cordilleran and Laurentide ice sheets.

4.1.5 Hydrology

The proposed subdivision resides within the Peace River Valley watershed of northeast British Columbia, within the floodplains on the south side of the Peace River. The land is divided by a ravine with a drainage feature sloping down toward the Peace River. The topography and flow direction of the drainage feature area suggests that the ravine is the product of drainage from the valley hills to the south, gradually deepening over time.

4.1.6 Vegetation

The vegetation within the drainage feature is comprised of a combination of coniferous and deciduous trees along the drainage feature with an understory of sparse perennial graminoids and seasonal forbs. The surrounding land is vegetated with various types of grasses and grains typical of agricultural land in the Taylor area.

4.1.7 Aerial Photograph Analysis

Historical aerial photographs between 1954 and 2012 were analyzed to determine the progression of development in and around the proposed subdivision area with respect to geomorphological processes and man-made developments. Based on our analysis, there were 3 items of note with the potential to influence the proposed subdivision. These items included the Peace River, man-made developments such as construction of roads and structures and clearing of land for agricultural purposes, and the development of the drainage feature dissecting the proposed subdivision area.

Peace River

Review of the activity of the Peace River indicated that the area did not undergo any significant flooding events within the time period of the aerial photographs available at the time of writing this report. This is supported by the relatively stable southern bank of the Peace River throughout that time period and the lack of scouring or clearing of vegetation that a flood event would have produced.

Man-Made Developments

The results aerial photograph analysis indicated that the area has been developed slowly overtime, beginning with clearing of land for agricultural purposes and including the additional of roads to the north and east of the proposed subdivision. Construction of Johnson Road to the north of the proposed development included the installation of the a large culvert to allow flow from the drainage feature to continue to the Peace River. Development of the surrounding land appeared to be limited to clearing of vegetation and construction of residential structures. A single residential dwelling and garage were constructed within the proposed subdivision area, to the east of the drainage feature.

Drainage Feature

The progression of the drainage feature was observed through the aerial photograph analysis. The earliest available aerial photograph (at the time of writing this report) showed that the drainage feature had already formed into a ravine that appeared to be draining toward the Peace River. The ravine comprised relatively steep walls compared to the surrounding rolling terrain and was noted to appear deeper towards the south end and becoming more gradual towards the north end.

4.2 Site Reconnaissance

A site reconnaissance was performed on June 25, 2015 which included a traverse of the base of the ravine identified within Lot 3 to obtain photograph records and observe the slope, vegetation, and drainage conditions. A traverse of the surrounding slopes was not possible due to the degree of slope (ranging from 35 degrees to 50 degrees [39% to 55%] in the majority of the ravine) with the exception of the northwest ravine wall. Soil and bedrock outcrop along the walls of the ravine were noted and used for reference in the stead of obtaining soil samples due to the degree of slopes. The outcrop comprised a layer of silt/silty clay overlying granular material (sand and gravel). The granular material was underlain by fissile shale bedrock.

Exposed outcrop along the upper ravine walls indicates erosion of the surficial soils and shale bedrock as the drainage feature progressed overtime. Areas of loose debris and translational slides were noted at various locations within the ravine, particularly within granular material and shale bedrock deposits. Undermining of creek banks and log debris piles were noted at several locations within the ravine, indicating the potential for increased water depth and flow. Vegetation within the ravine area appeared to be relatively stable, although curving of trunks (i.e. pistol-butting) was observed in several of the steeper slope areas, indicating previous movement in the slope during the growth of the trees.

4.3 Laboratory Testing

There were no soil samples obtained during the site reconnaissance; therefore, there was no laboratory testing performed to determine the characteristics of the onsite soil. As the parameters for the slope stability analysis would have been derived from the laboratory testing; these parameters have been

estimated based on existing geological information and previous experience with soils in the Taylor BC area.

4.4 Slope Stability Analysis

Preliminary limit equilibrium analysis was performed for each of the proposed lots based on inferred soil conditions and topographical profiles derived from the topographical survey provided by Tryon. To better represent the overall slope conditions due to the level of inference of conditions and preliminary nature of the assessment, the profiles analyzed were selected based on the estimated maximum gradient within each lot. The potential failure area was delineated using a Factor of Safety of 2.0 to 2.5 to determine an appropriate setback from crest of slope for any proposed developments, as shown in Appendix B. Preliminary recommendations for setback from the crest of slope based on degree of slope are provided in Table 1.

Table 1: Preliminary Recommendations for Setbacks from Crest of Slope

Degree of Slope	Preliminary Setback	Applicable Lots
>30	10 m	West side of Lot 1 West side of Lot A
35	10 m	East side of Lot 1
40	15 m	West side of Lot B
45	20 m	East side of Lot B
50	20 m	Lot C

The preliminary setbacks provided are based on inferred soil conditions and are subject to change with actual soil conditions. For proposed developments requiring closer proximity to the crest of slope, a geotechnical investigation is recommended to determine the actual soil conditions in the proposed development area.

5.0 CLOSURE

Recommendations presented herein are based on the geotechnical evaluation of the findings of the desktop study, site reconnaissance, and preliminary slope stability analysis. The materials in this report reflects Northern Geo's best judgment based on the information available to Northern Geo at the time of preparation of this report. If conditions other than those are noted during subsequent phases of development, Northern Geo should be notified and given the opportunity to review and revise the recommendations included in this report, as necessary.

The report has been prepared for the exclusive use of Tryon Professional Group, their consultants and representatives for the specific application of the development described within this report. Any use of this report by third parties, or any reliance on or decisions made based on it are the responsibility of such third parties. Northern Geo accepts no responsibility, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

We appreciate the opportunity to be of service to you. If you have any questions regarding the contents of this report, or if we can be of further assistance to you on this project, please contact our office.

Sincerely,

Northern Geo Testing & Engineering Ltd.

A subsidiary of the CCMET Group of Companies

Prepared By

Rhonda Mellafont, P.Geo.
Engineering Geologist

5.0 CLOSURE

Recommendations presented herein are based on the geotechnical evaluation of the findings of the desktop study, site reconnaissance, and preliminary slope stability analysis. The materials in this report reflects Northern Geo's best judgment based on the information available to Northern Geo at the time of preparation of this report. If conditions other than those are noted during subsequent phases of development, Northern Geo should be notified and given the opportunity to review and revise the recommendations included in this report, as necessary.

The report has been prepared for the exclusive use of Tryon Professional Group, their consultants and representatives for the specific application of the development described within this report. Any use of this report by third parties, or any reliance on or decisions made based on it are the responsibility of such third parties. Northern Geo accepts no responsibility, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

We appreciate the opportunity to be of service to you. If you have any questions regarding the contents of this report, or if we can be of further assistance to you on this project, please contact our office.

Sincerely,

Northern Geo Testing & Engineering Ltd.

A subsidiary of the CCMET Group of Companies

Prepared By



14 SEPT 15

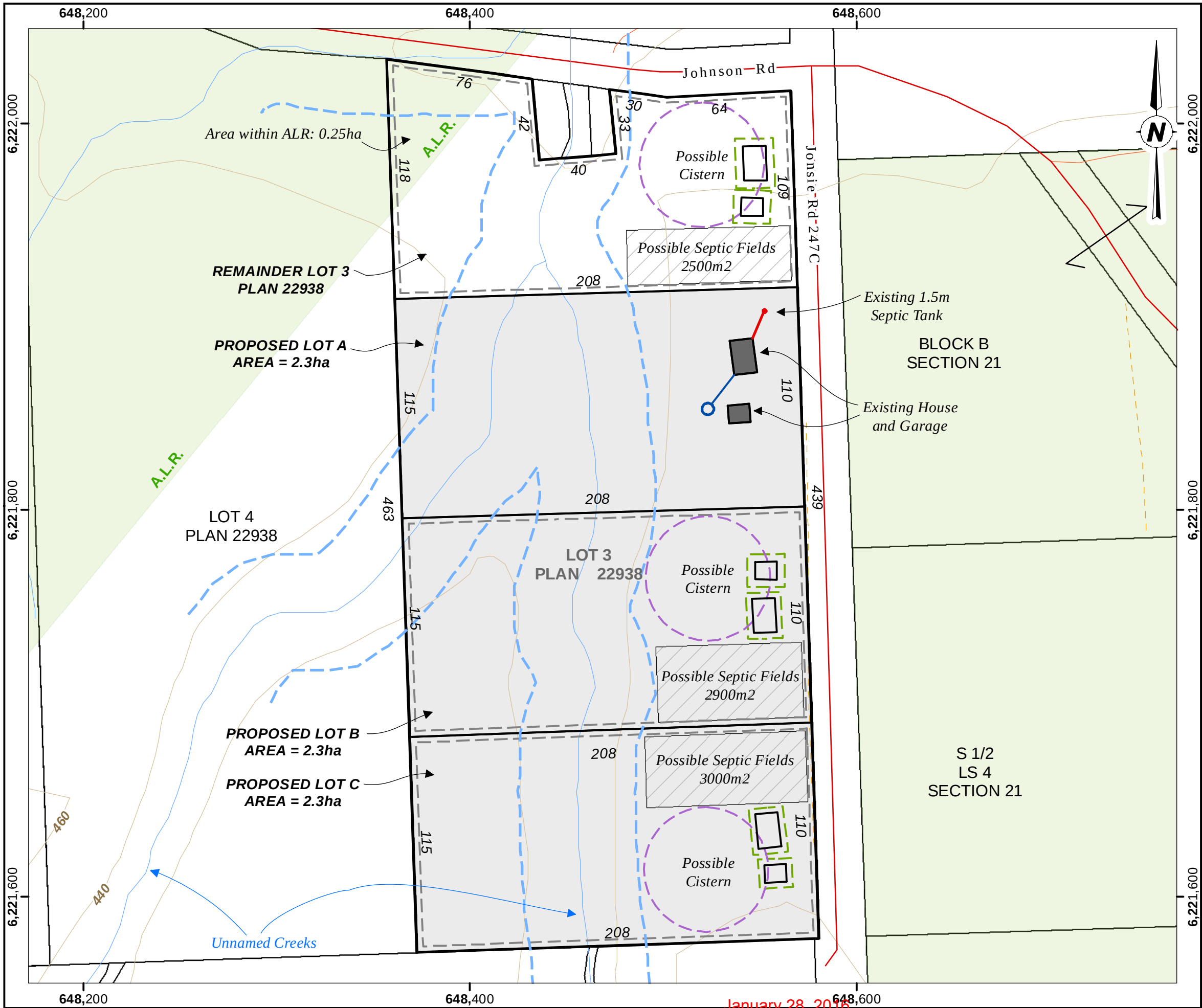
Rhonda Mellafont, P.Eng.
 Engineering Geologist

B-3a



Appendix A

Background Information



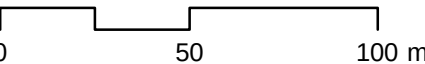
BYRON WESTGATE

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)

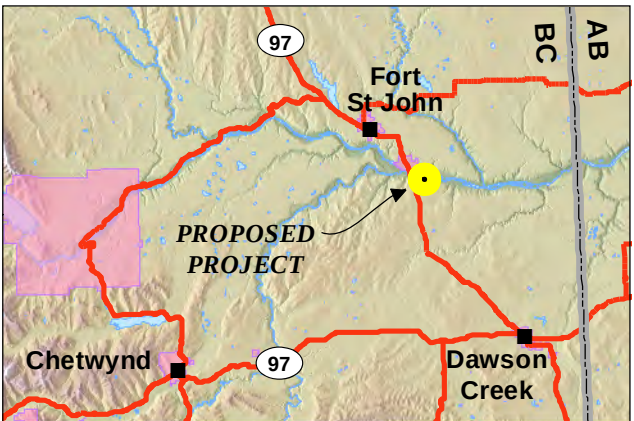
Septic Field Setbacks

- 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



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

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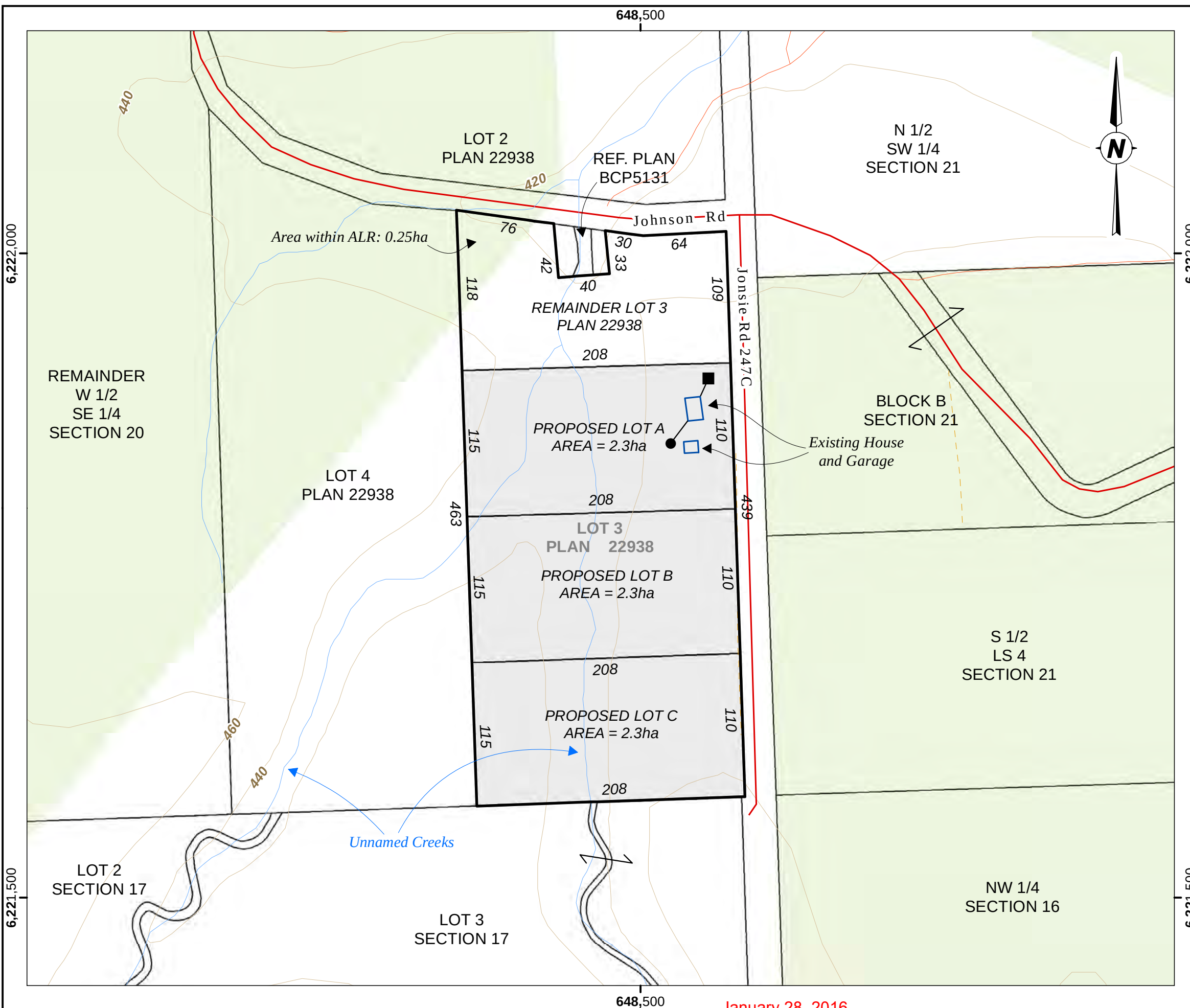
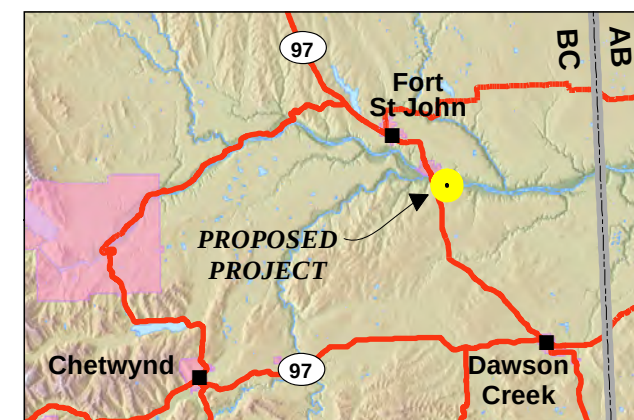
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Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

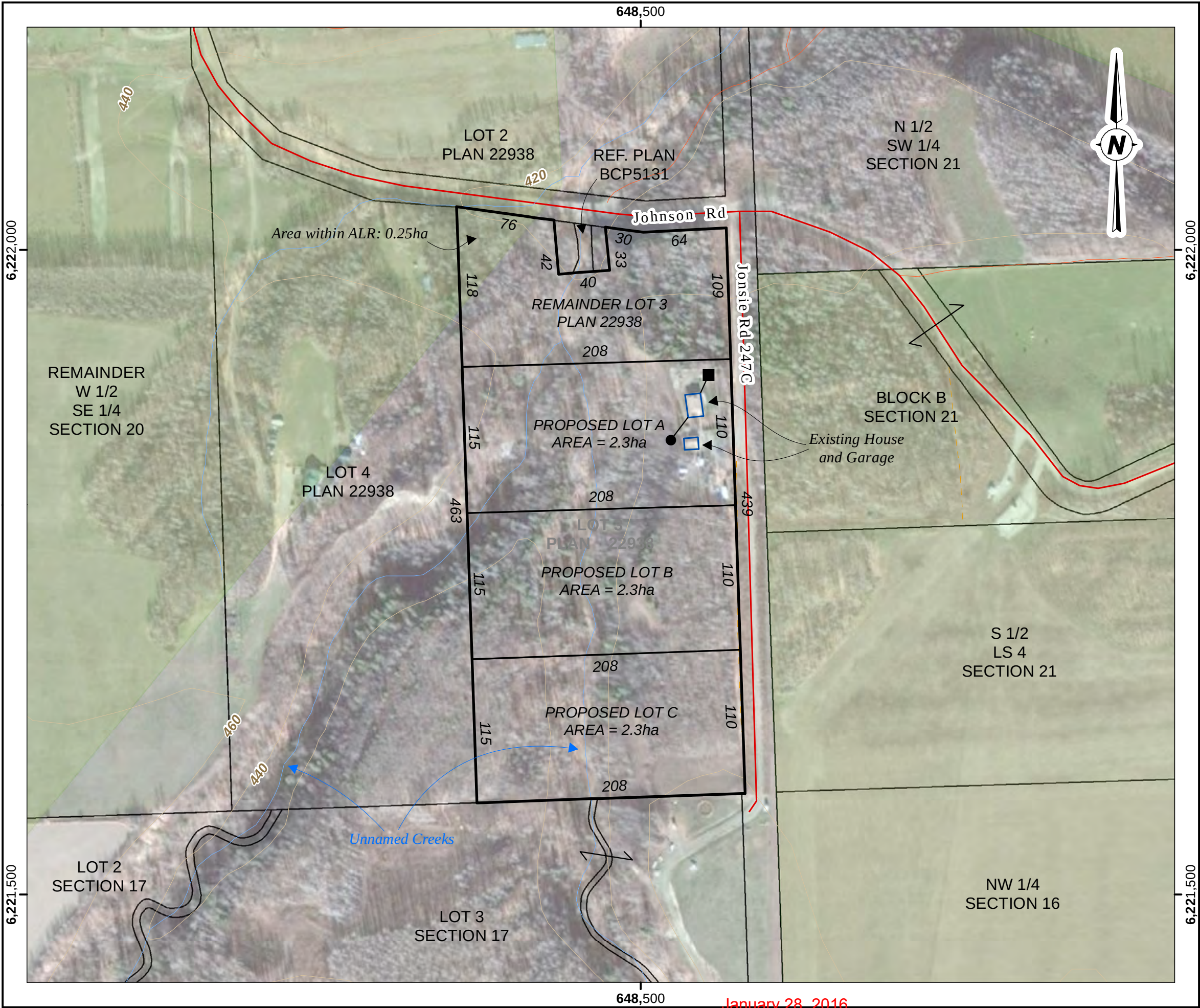
- Subject Property
- Proposed Subdivision
- Existing Septic System (Approx.)
- Existing Cistern (Approx.)
- A.L.R.
- Paved or Highgrade Road
- Unpaved or Lowgrade Road
- Resource or Recreation Road
- Contour, Index, 100m
- Contour, Intermediate, 20m

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January 28, 2016



BYRON WESTGATE

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

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

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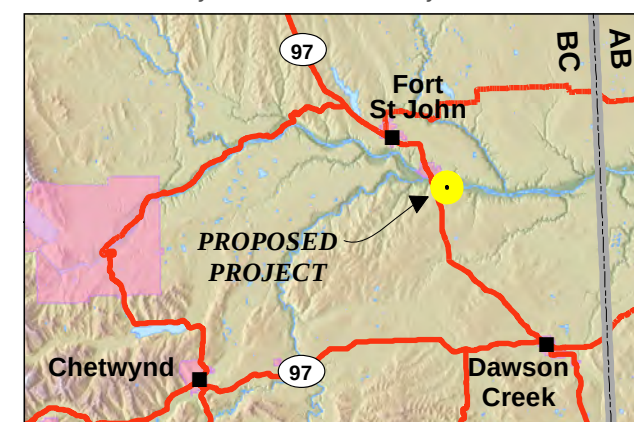
0 50 100 150 m

Projection UTM Zone 10 NAD 83
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- Subject Property
- Proposed Subdivision
- Existing Septic System (Approx.)
- Existing Cistern (Approx.)
- A.L.R.
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Tryon Job: 14224 July 2014





Appendix B

Preliminary Slope Stability Analyses



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

B-3a

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.

Bruce Simard

Department Head

CAO

January 28, 2016

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.

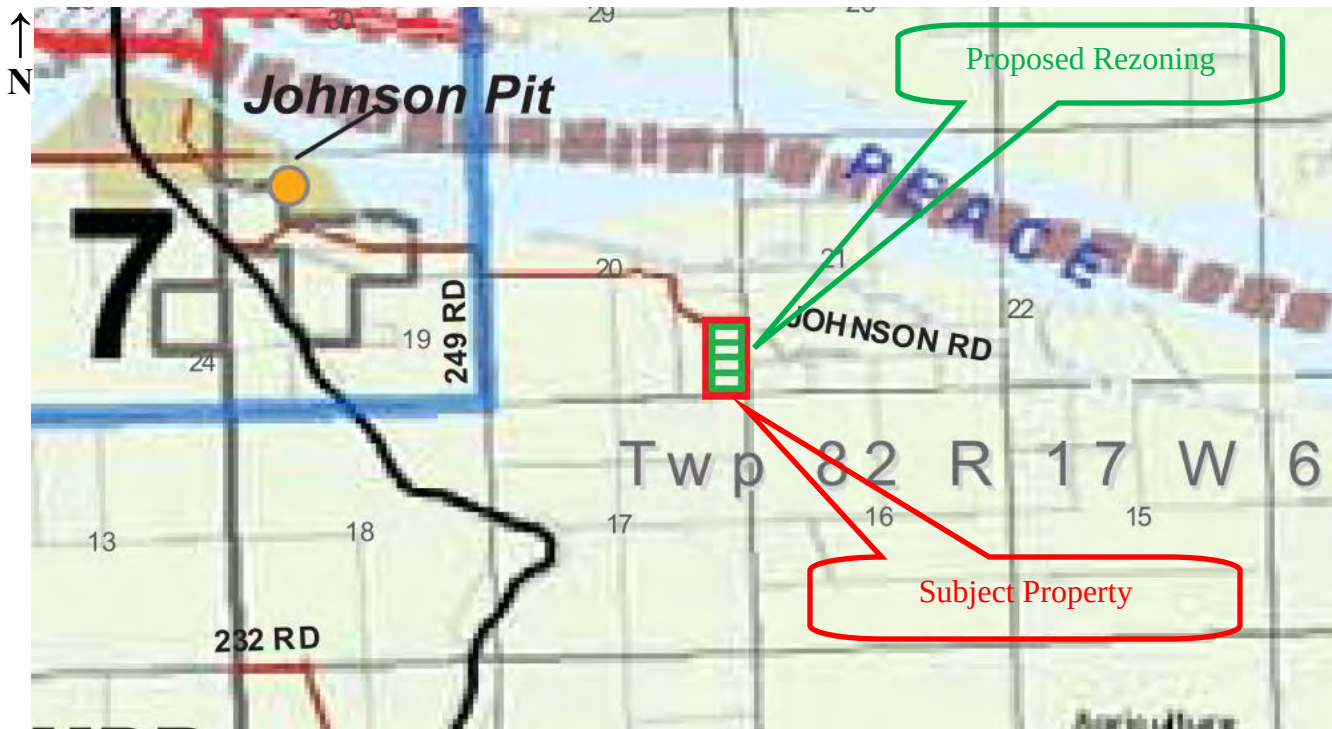
CONTEXT: Rural residential development within the area is of low density. Gravel quarries are observed west of the subject property yet the area still maintains agricultural and residential use.

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.

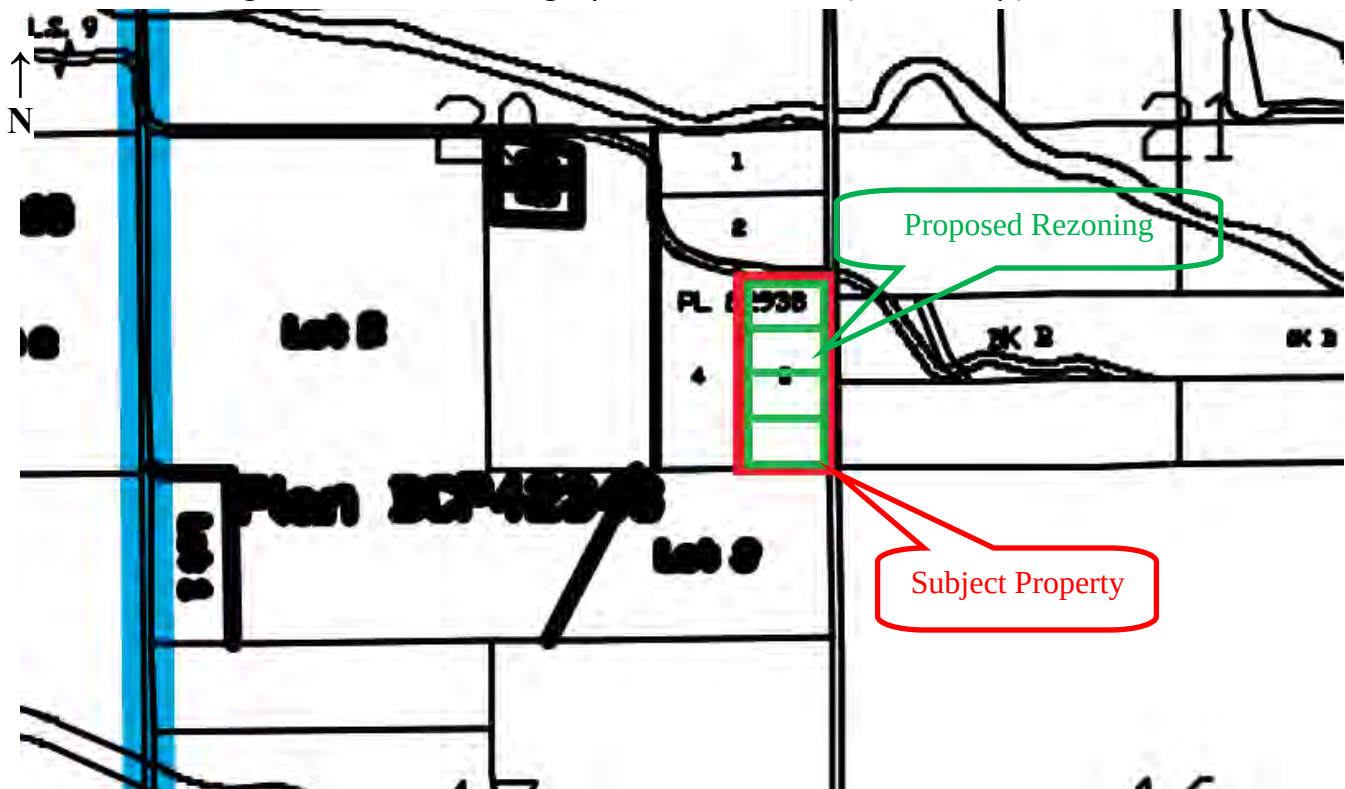


REZONING REPORT
MAPS
FILE NO. 157/2014

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



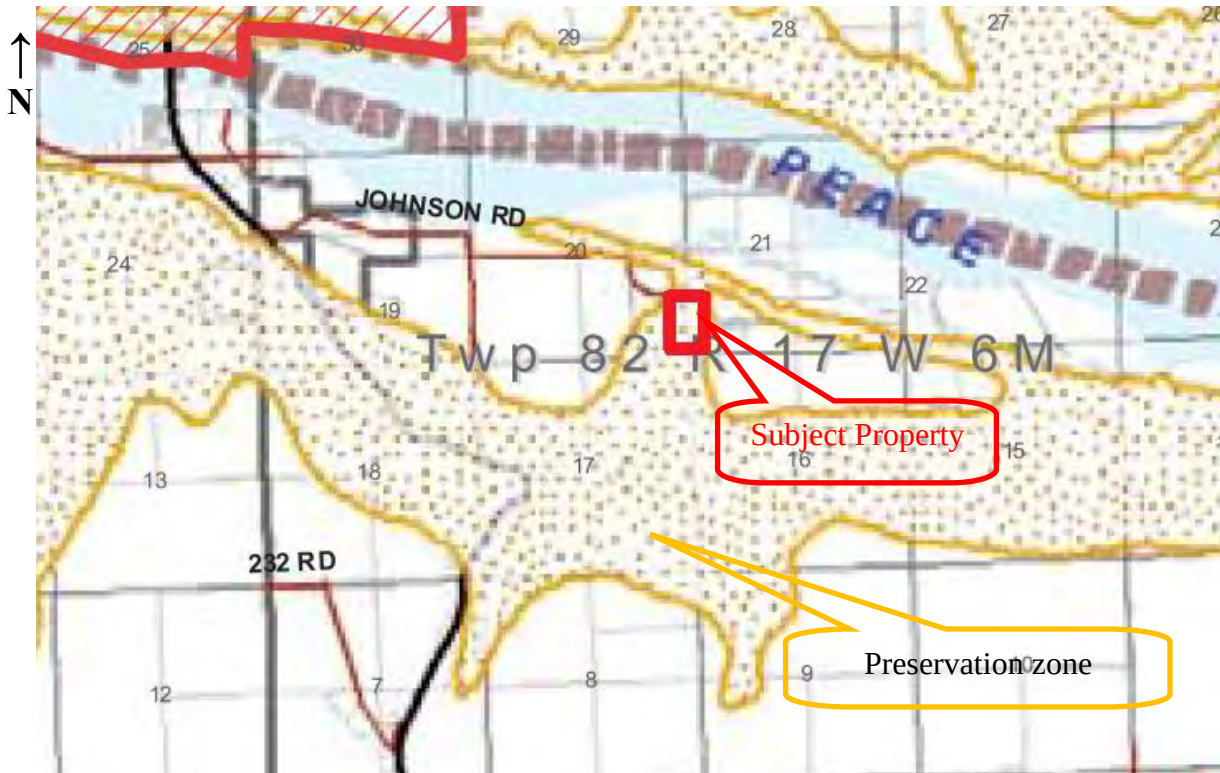
Peace River Regional District Zoning Bylaw 1343, 2001 (Index Map)



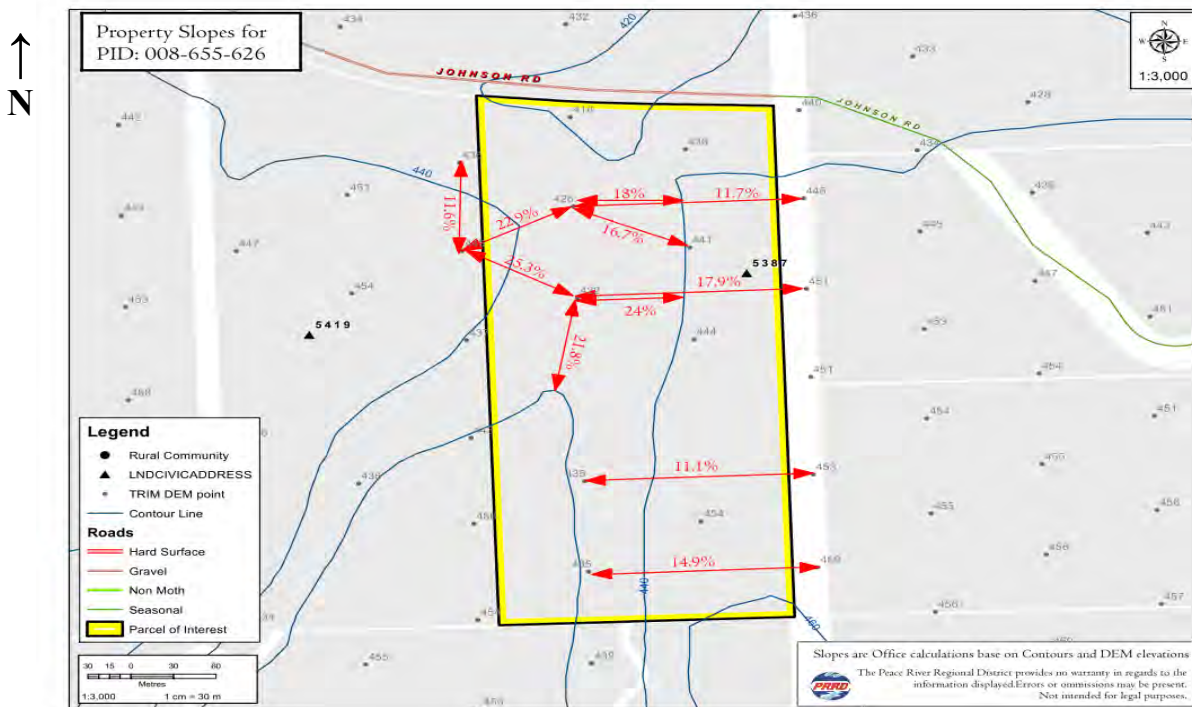


REZONING REPORT
MAPS
FILE NO. 157/2014

Preservation Zone



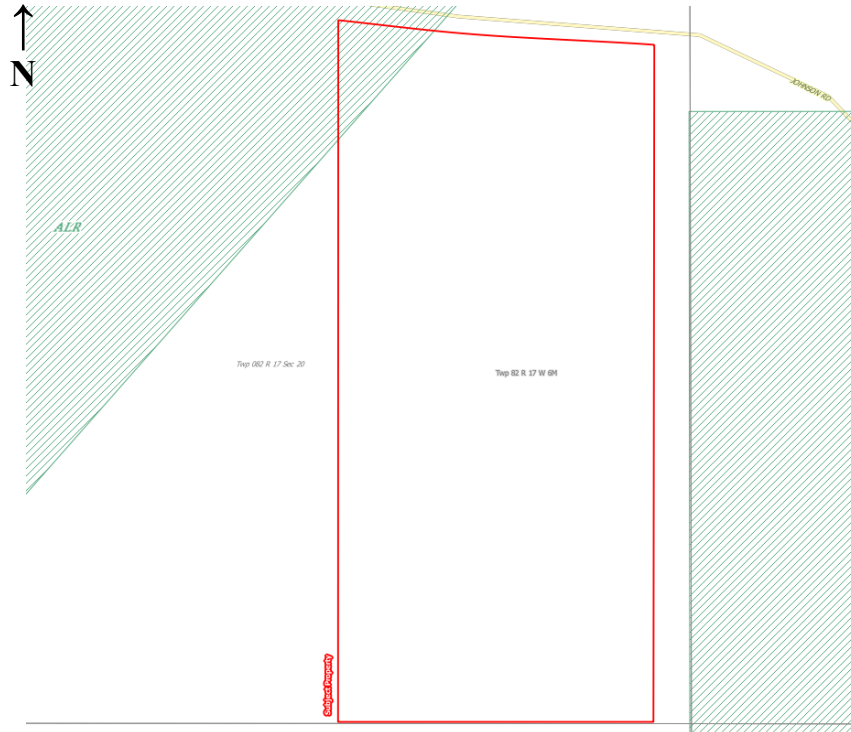
Slope Chart



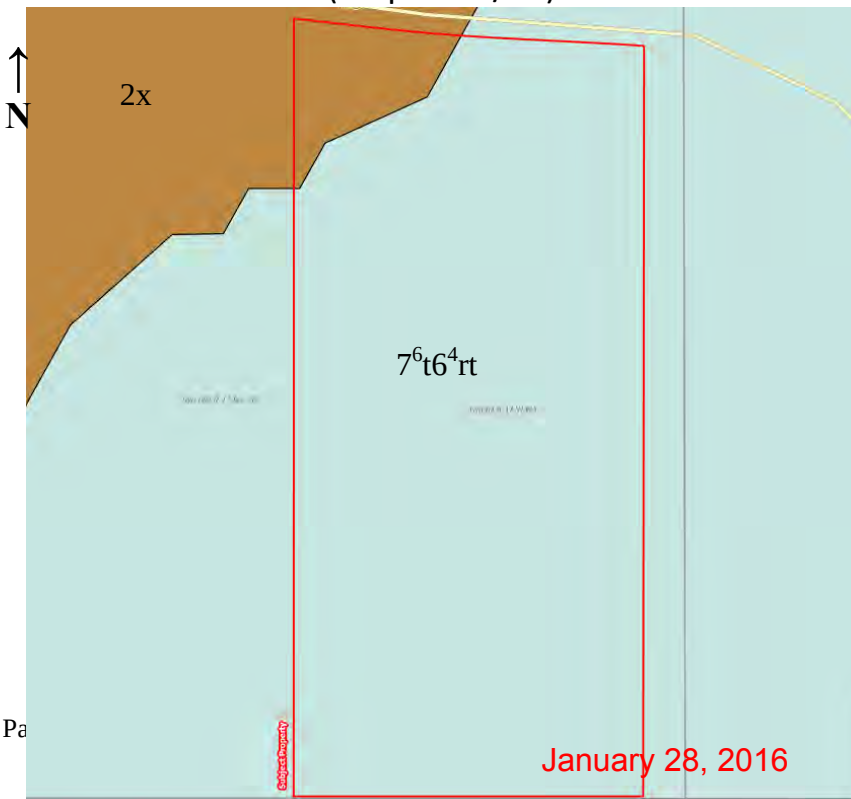


REZONING REPORT
MAPS
FILE NO. 157/2014

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

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

B-3a

Address: Box 623

Phone Number: 250-261-1304

Taylor, BC

Cellular Phone:

Facsimile:

Postal Code: V0C 2K0

Date: June 10 2014

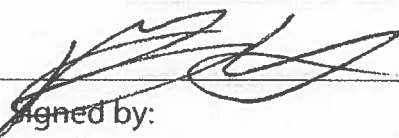
To Whom It May Concern:

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,

 Byron Westgate
Signed by:

Signed by: n/a

January 28, 2016

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.)

ALL.R.

Paved or Highgrade Road

Unpaved or Lowgrade Road

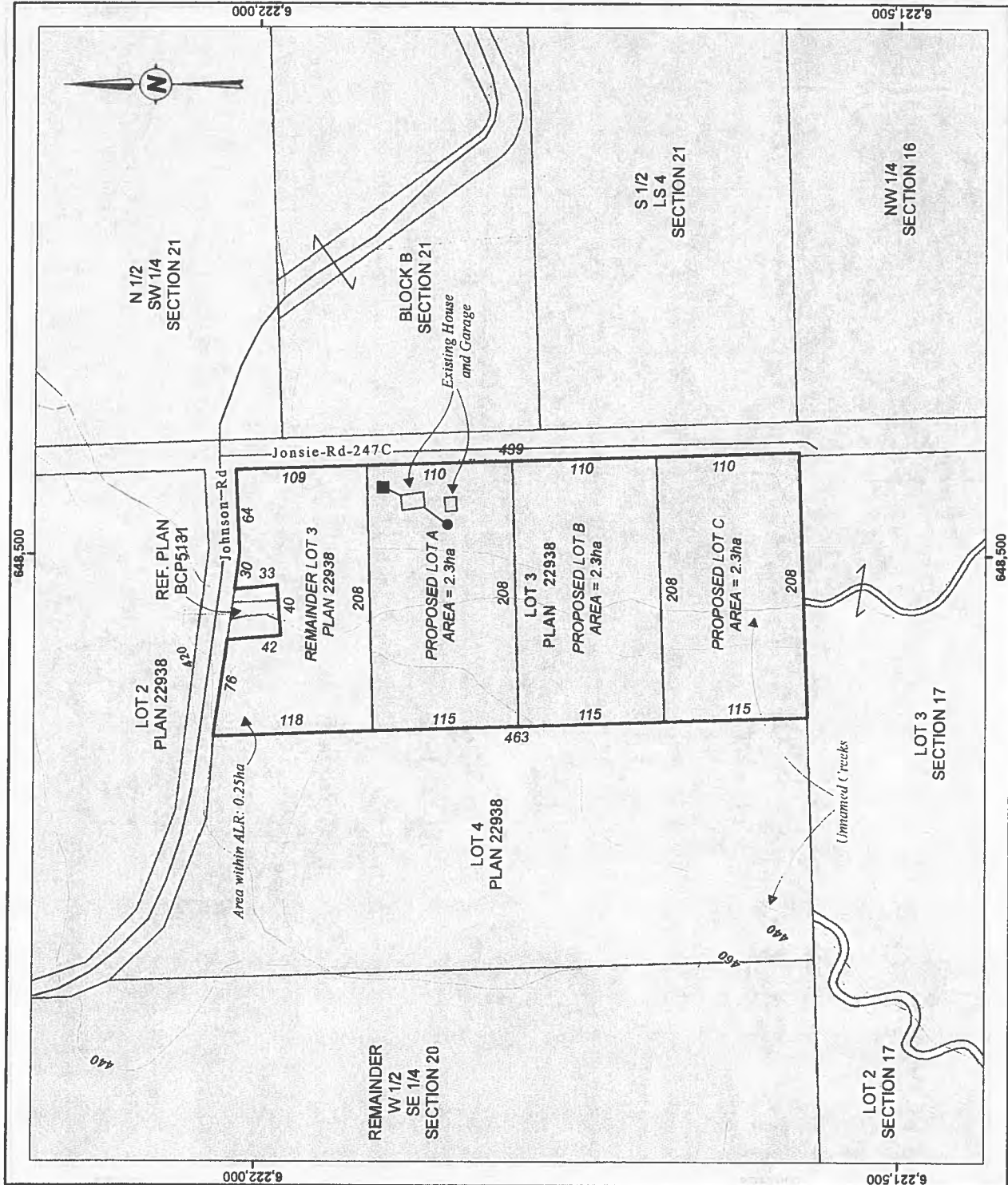
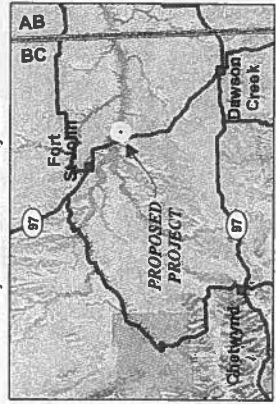
Resource or Recreation Road

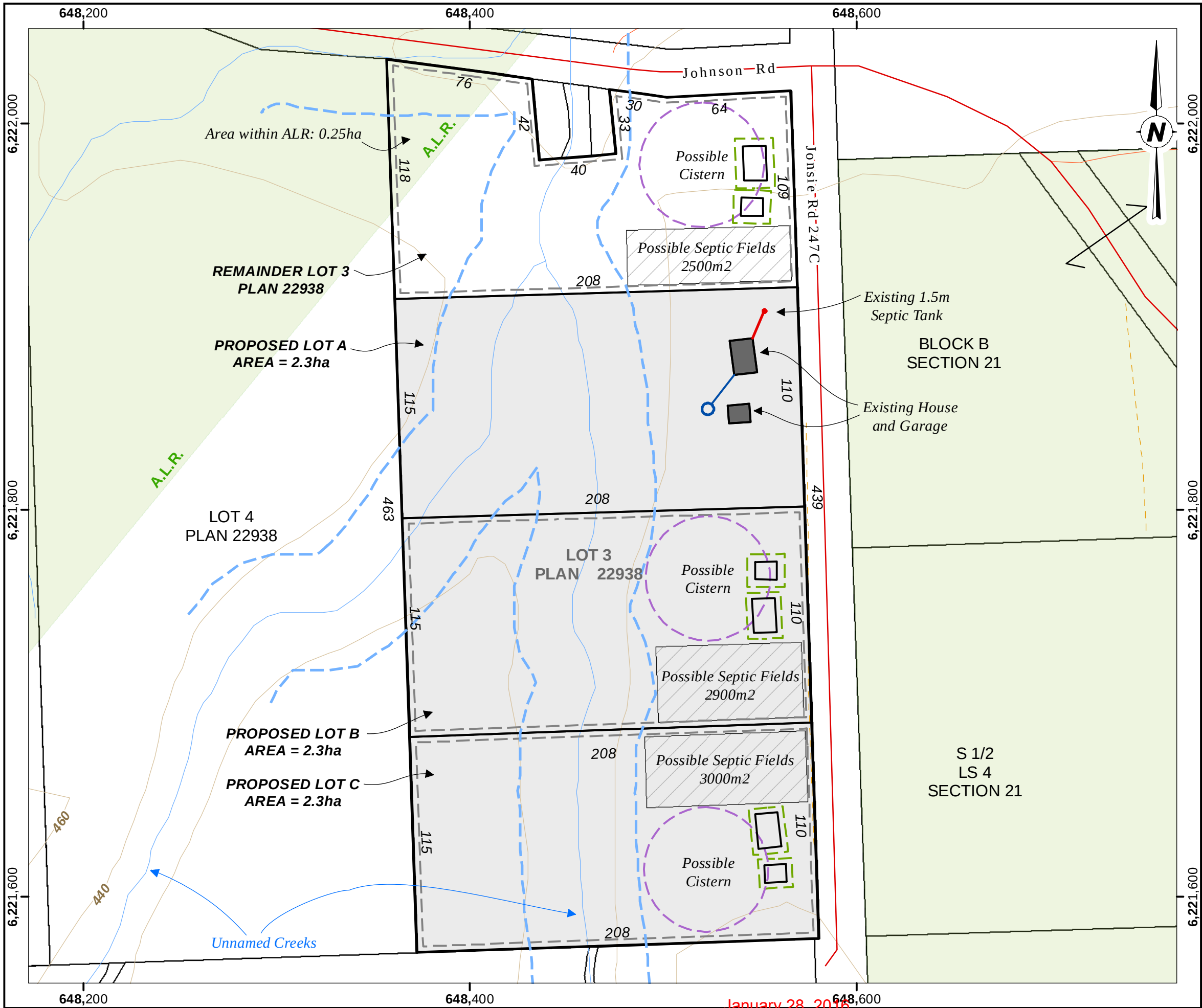
Contour, Index, 100m

Contour, Intermediate, 20m

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 GROUP
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 250-782-5868

Tryon Job: 14224 July 2014





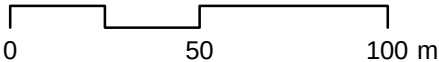
BYRON WESTGATE

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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
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- Existing Septic System
- Building Footprint (Example)

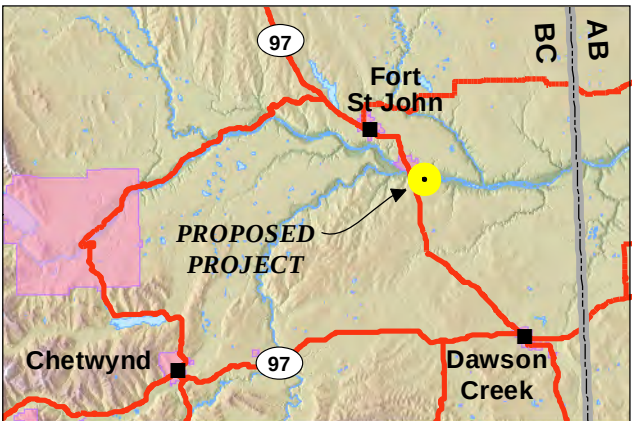
Septic Field Setbacks

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



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Tryon Job: 14224 September 2014



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

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

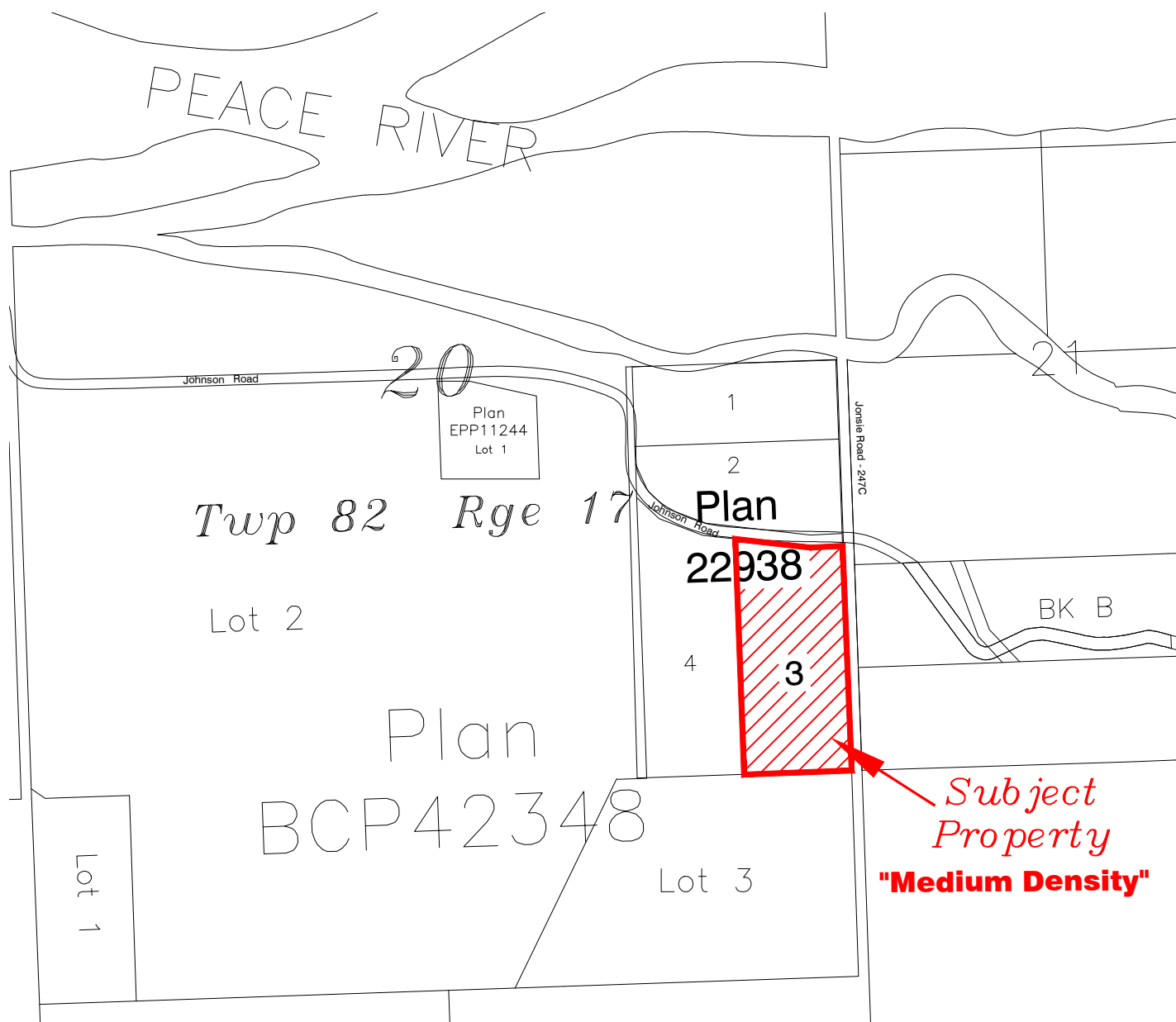
January 28, 2016

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

SCHEDULE "A"



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:



**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

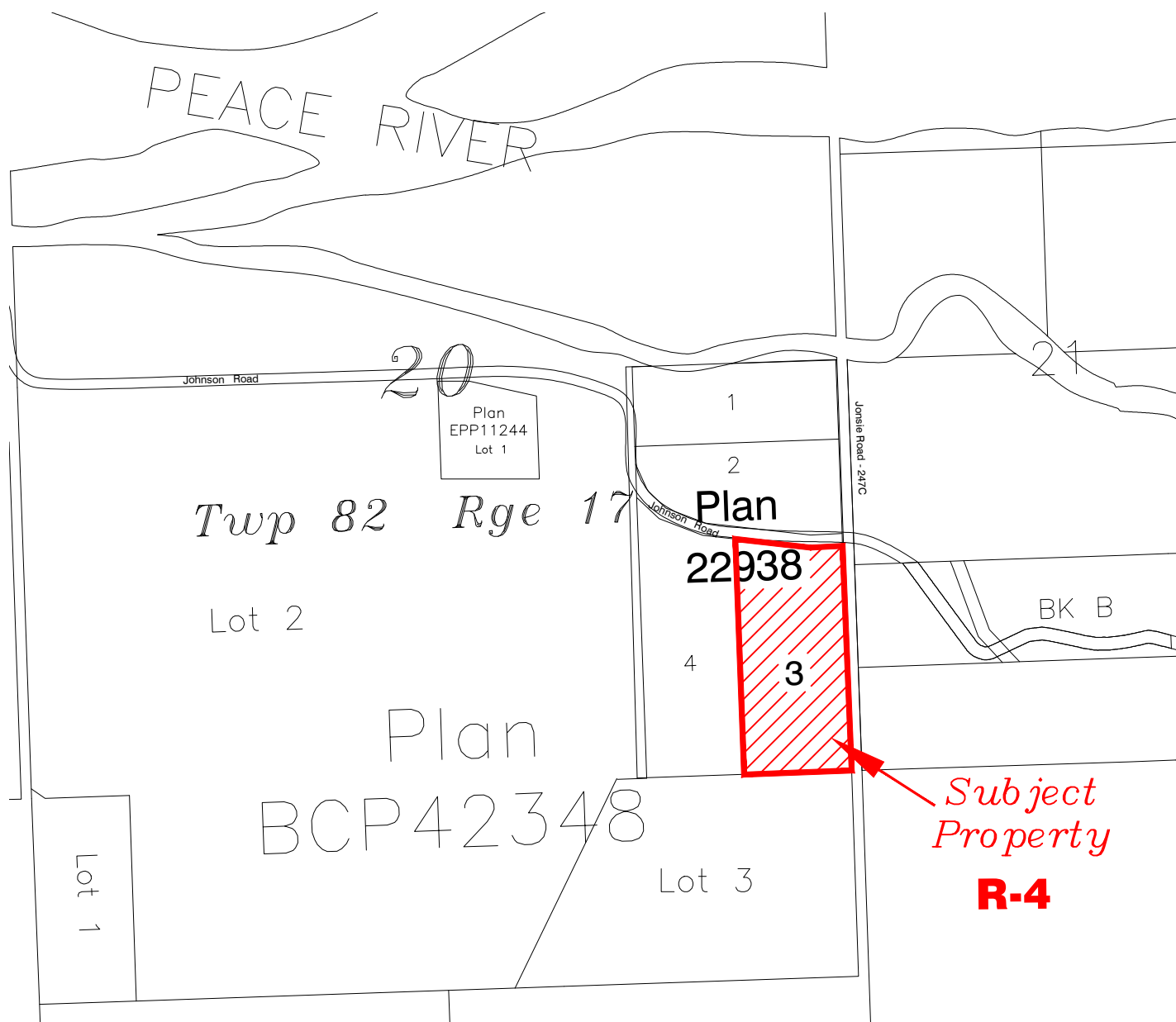
January 28, 2016

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

SCHEDULE "A"



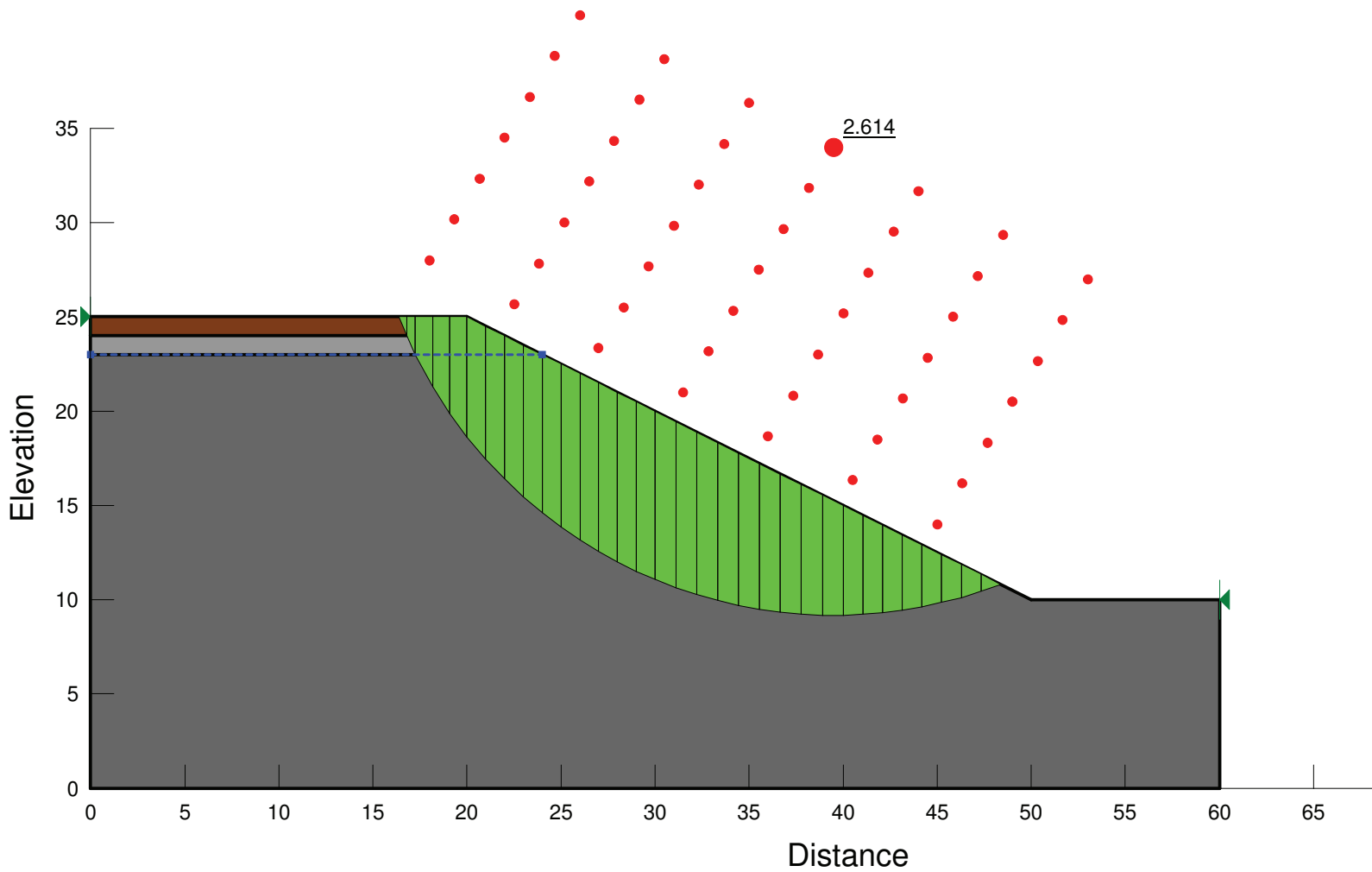
Index Map - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a Lot 3, except part in Plan BCP5131, Section 20, Township 82, Range 17, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the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



Project No.: NG1660

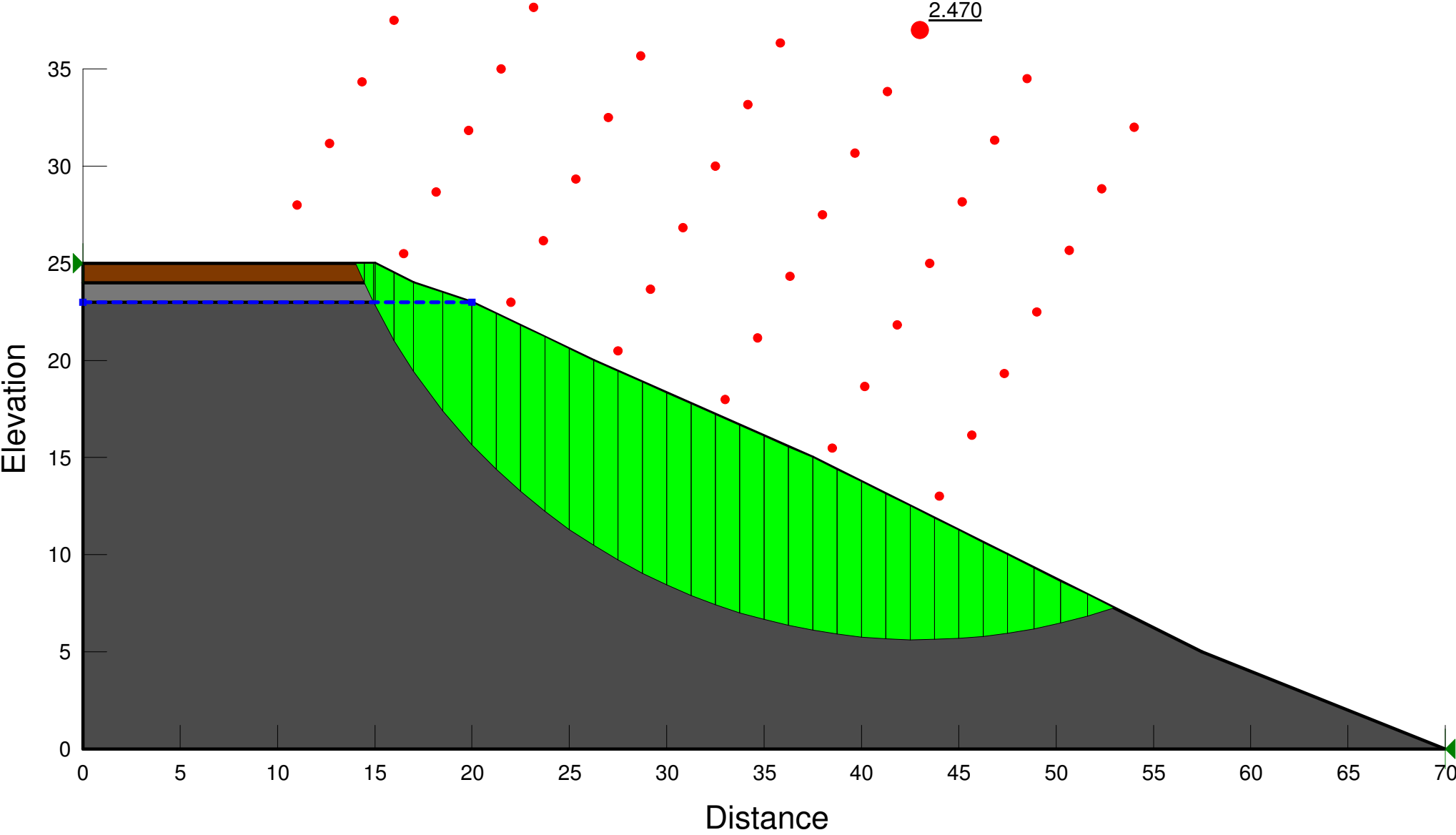
Client: Tryon Professional Group

Slope Stability Analysis: ~35 Degrees



January 28, 2016

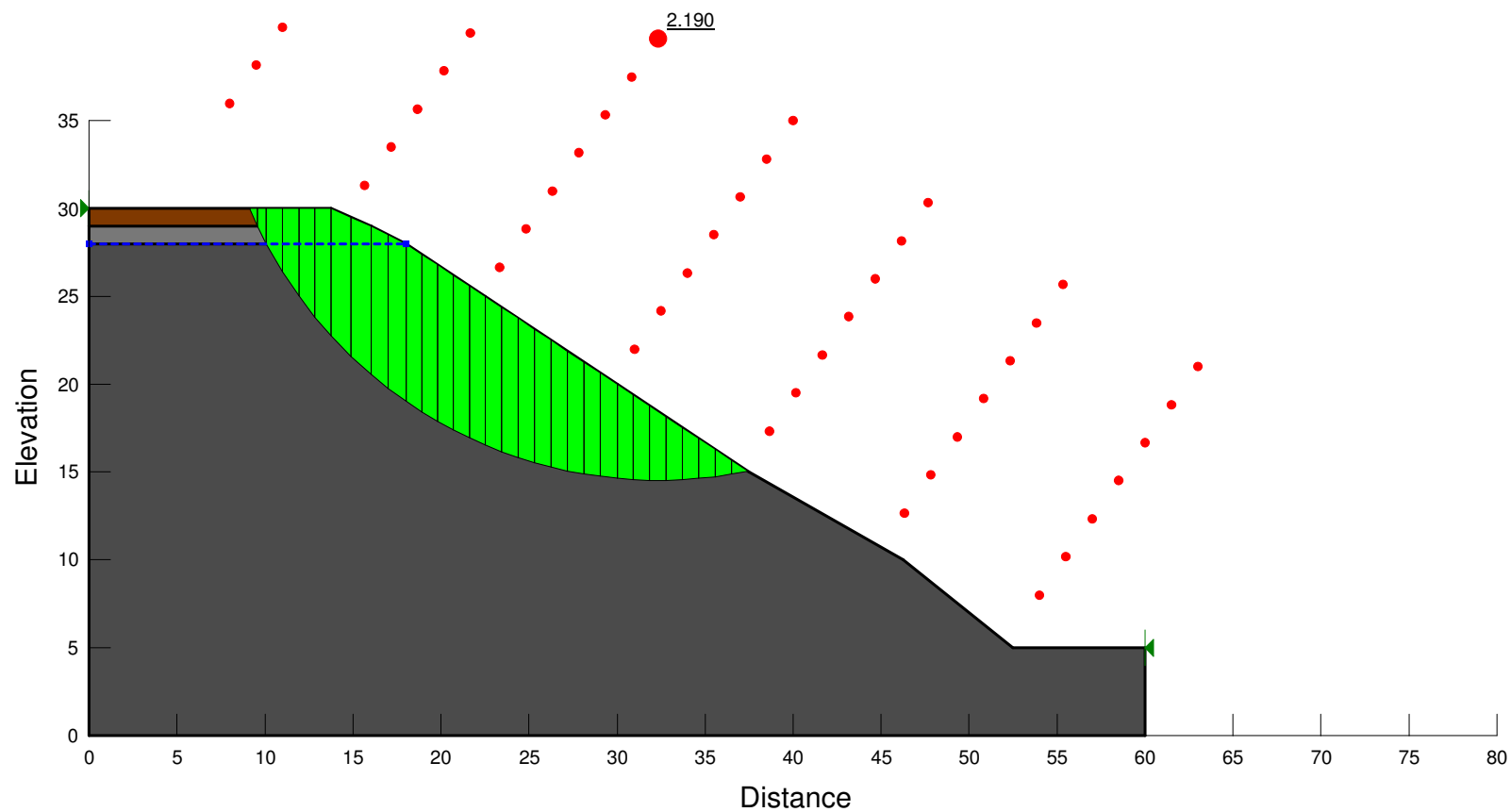
Project No.: NG1660
Client: Tryon Professional Group
Slope Stability Analysis: ~40 Degrees



Project No.: NG1660

Client: Tryon Professional Group

Slope Stability Analysis: ~50 Degrees



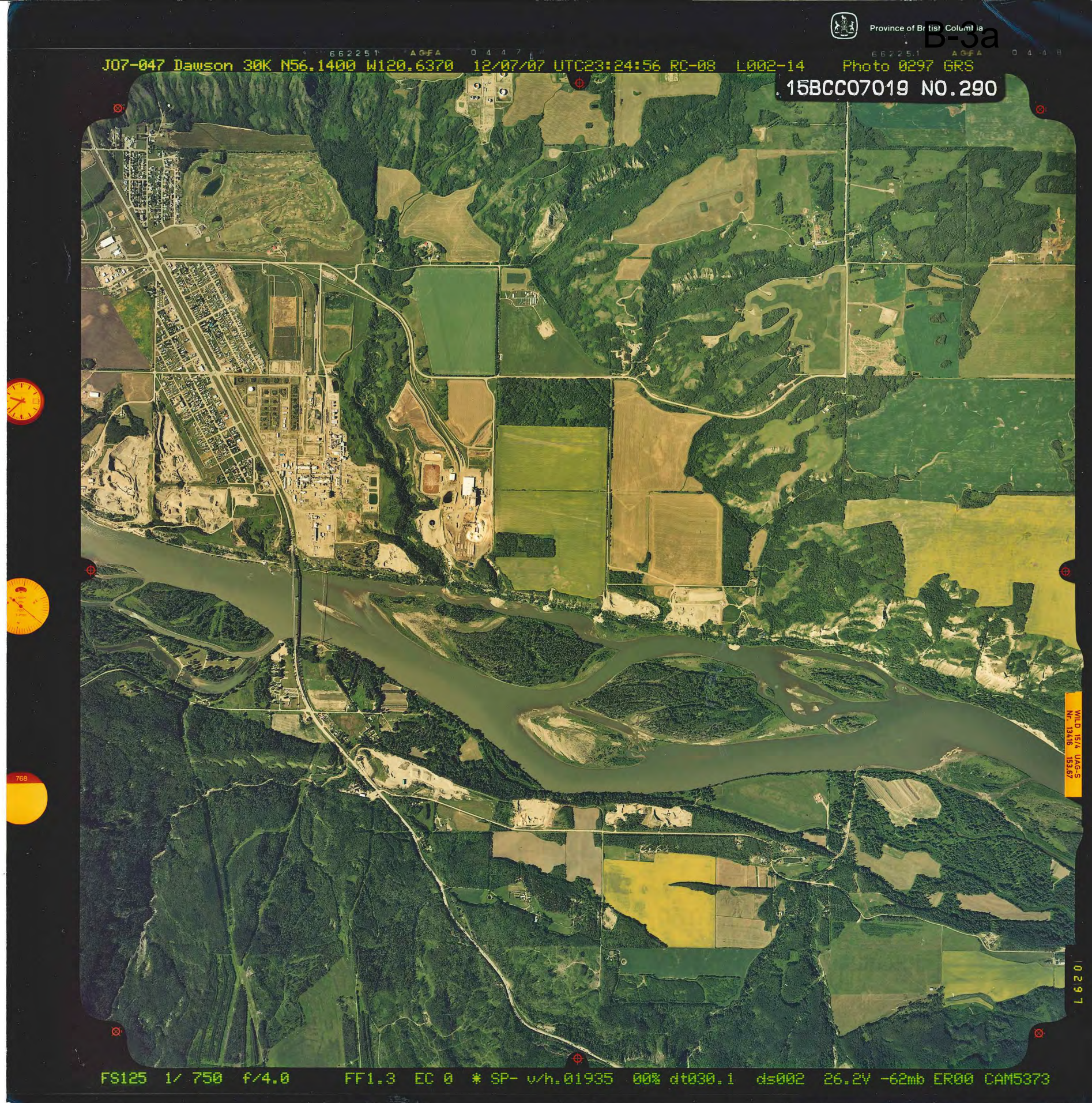
January 28, 2016

B-3a

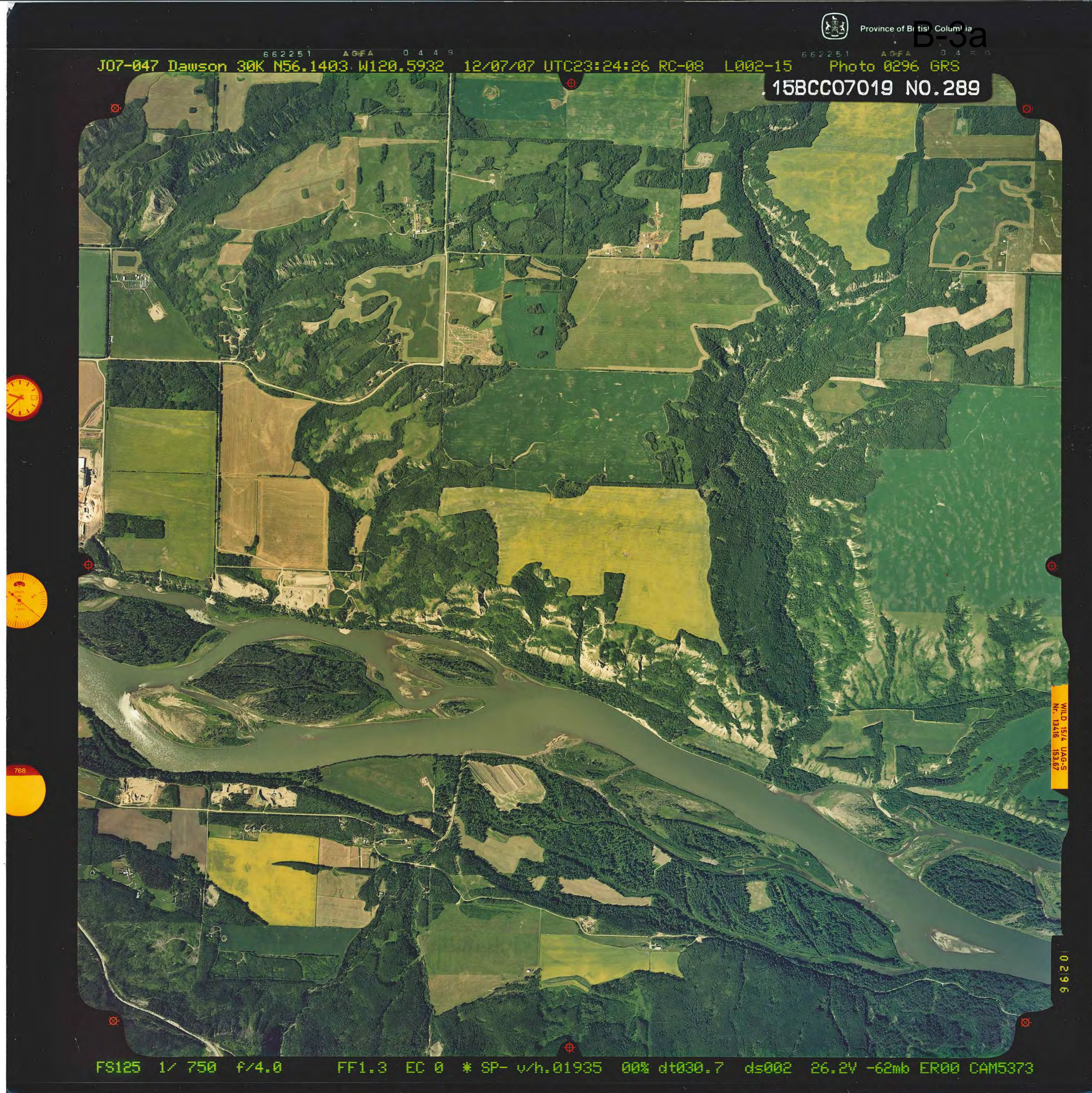


Appendix C

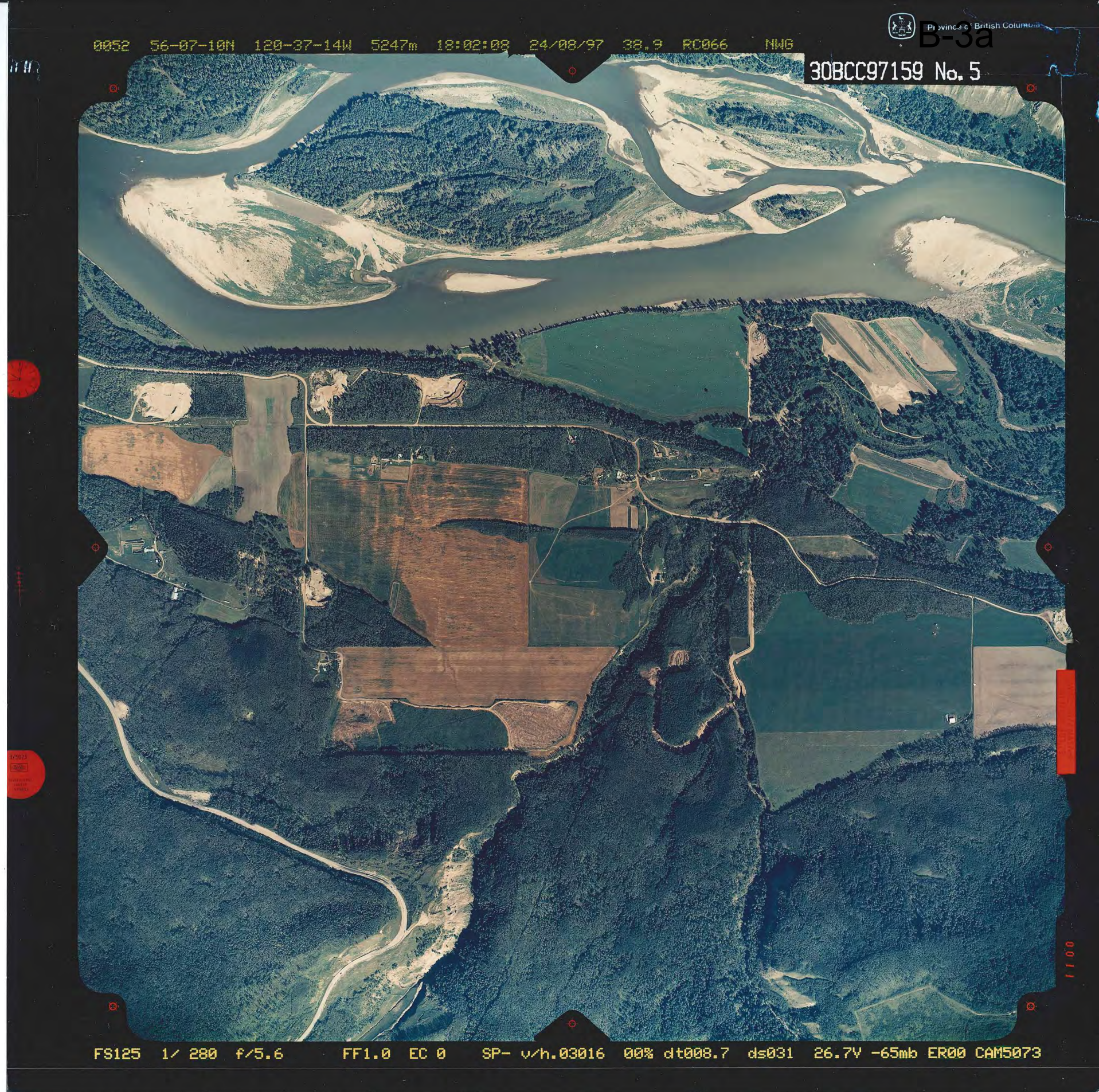
Aerial Photographs



January 28, 2016



January 28, 2016



January 28, 2016



January 28, 2016



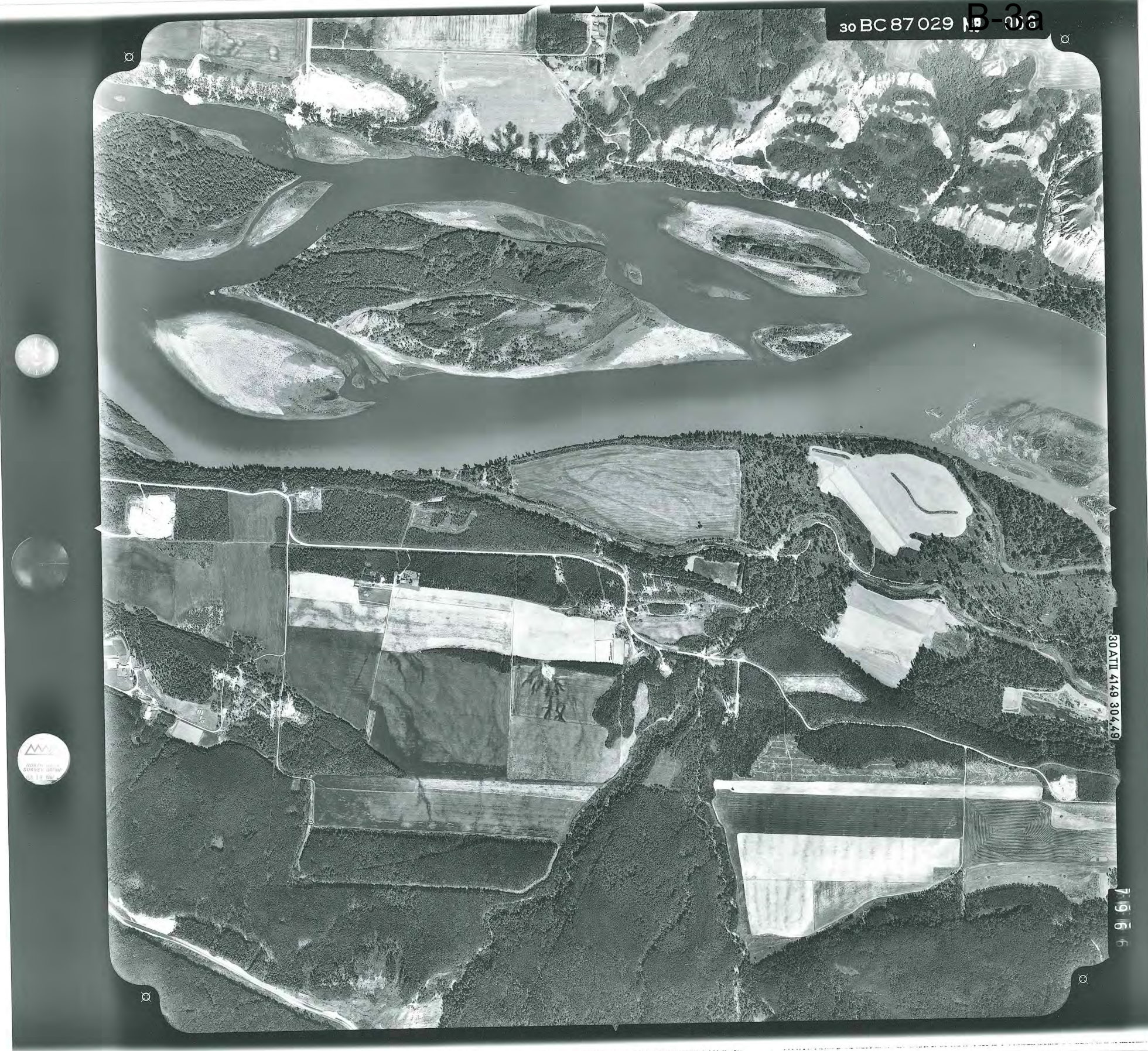
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UAGI 6007 152.94

19:17:16



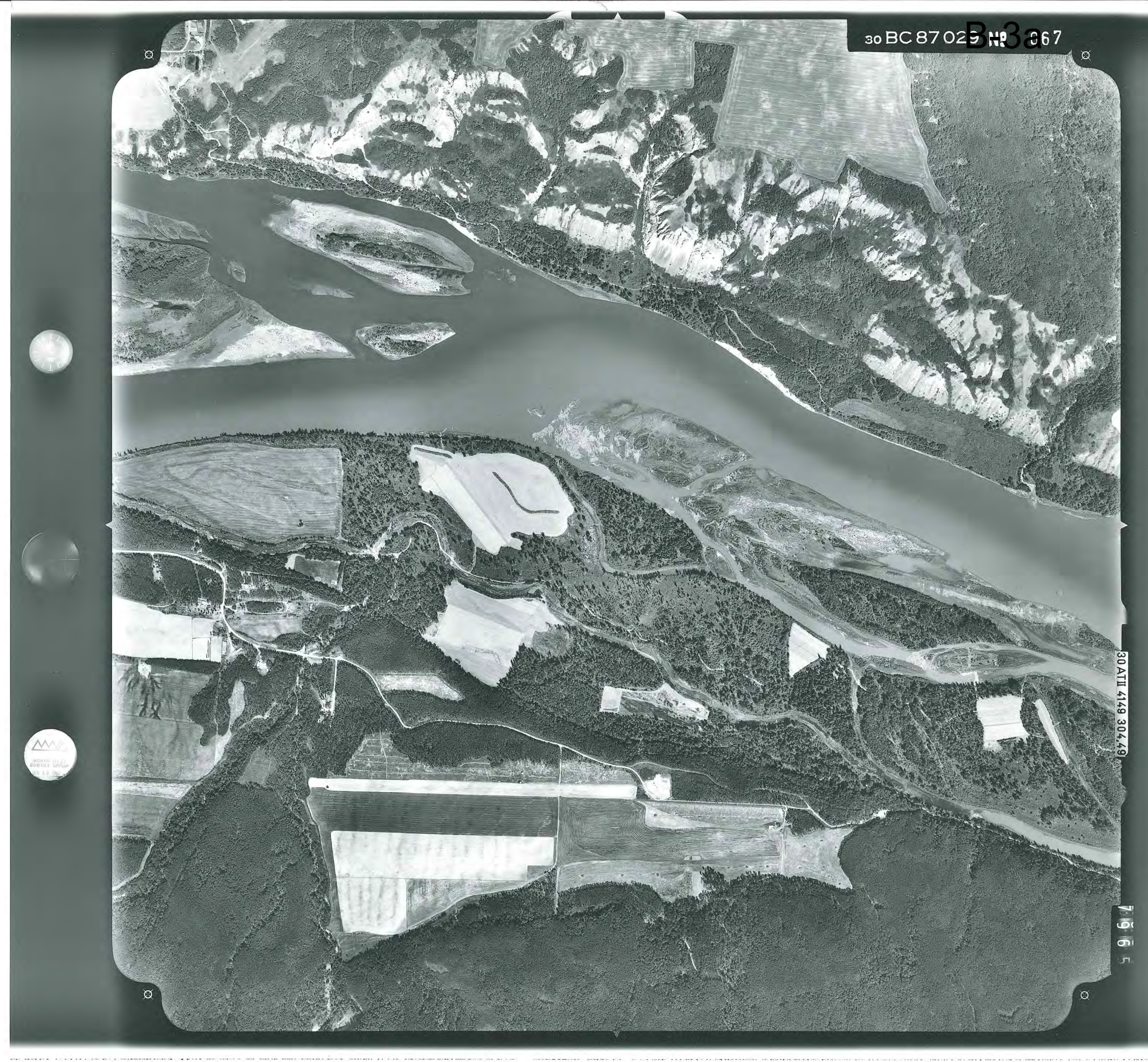
January 28, 2016



30 BC 87 029 B-3a

30 ATL 419 304 29

7 19 6 6

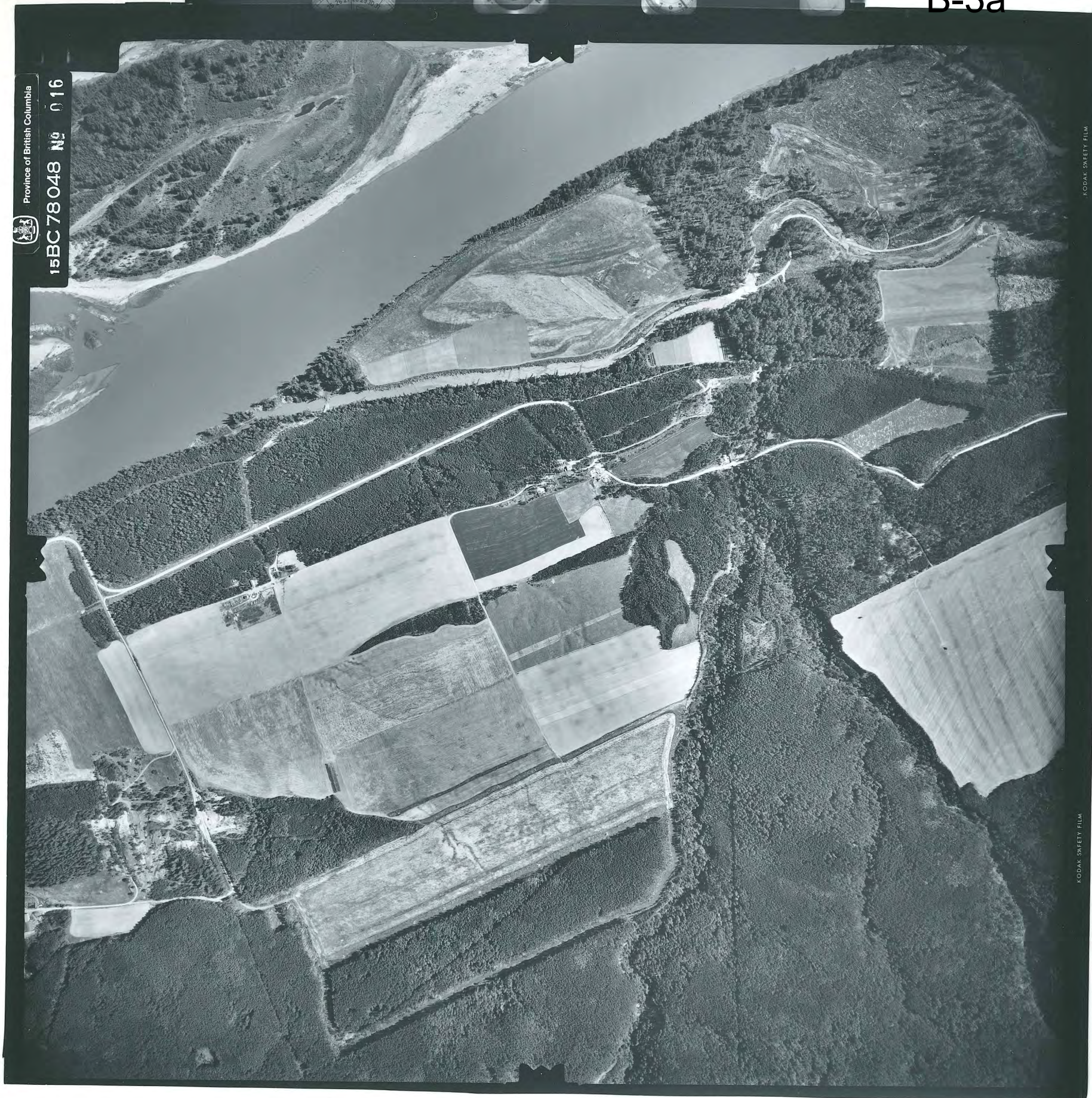


30 BC 87 023 B 3 067

30 ATU 419 304 49

7 19 6

January 28, 2016



Province of British Columbia



15BC 78048 N 0 16

B-3a

January 28, 2016



Province of British Columbia

15BC78048 N9 017

B-3a

January 28, 2016

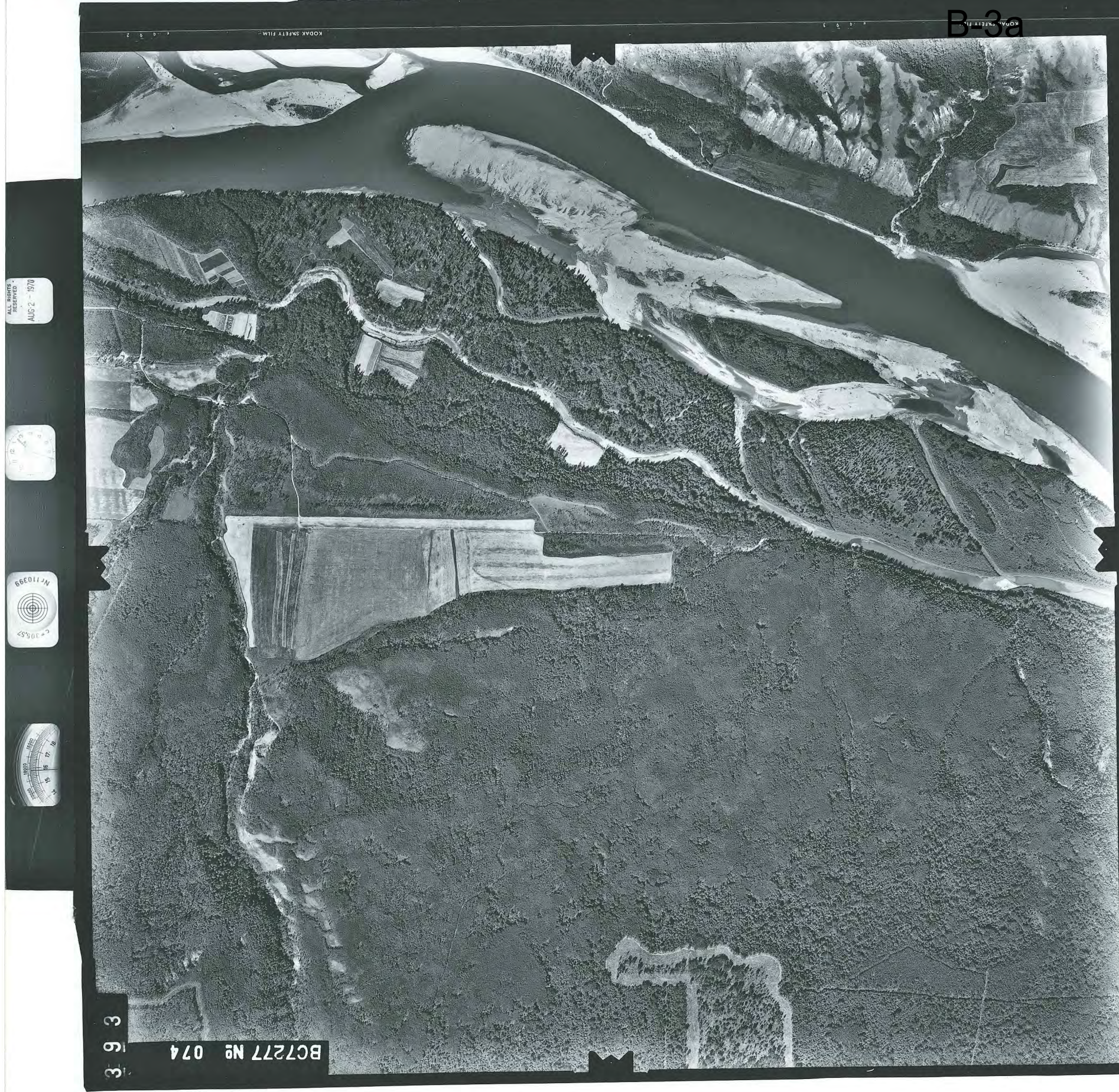


B-3a

BC7277 No 073
1692

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AUG 2 - 1970



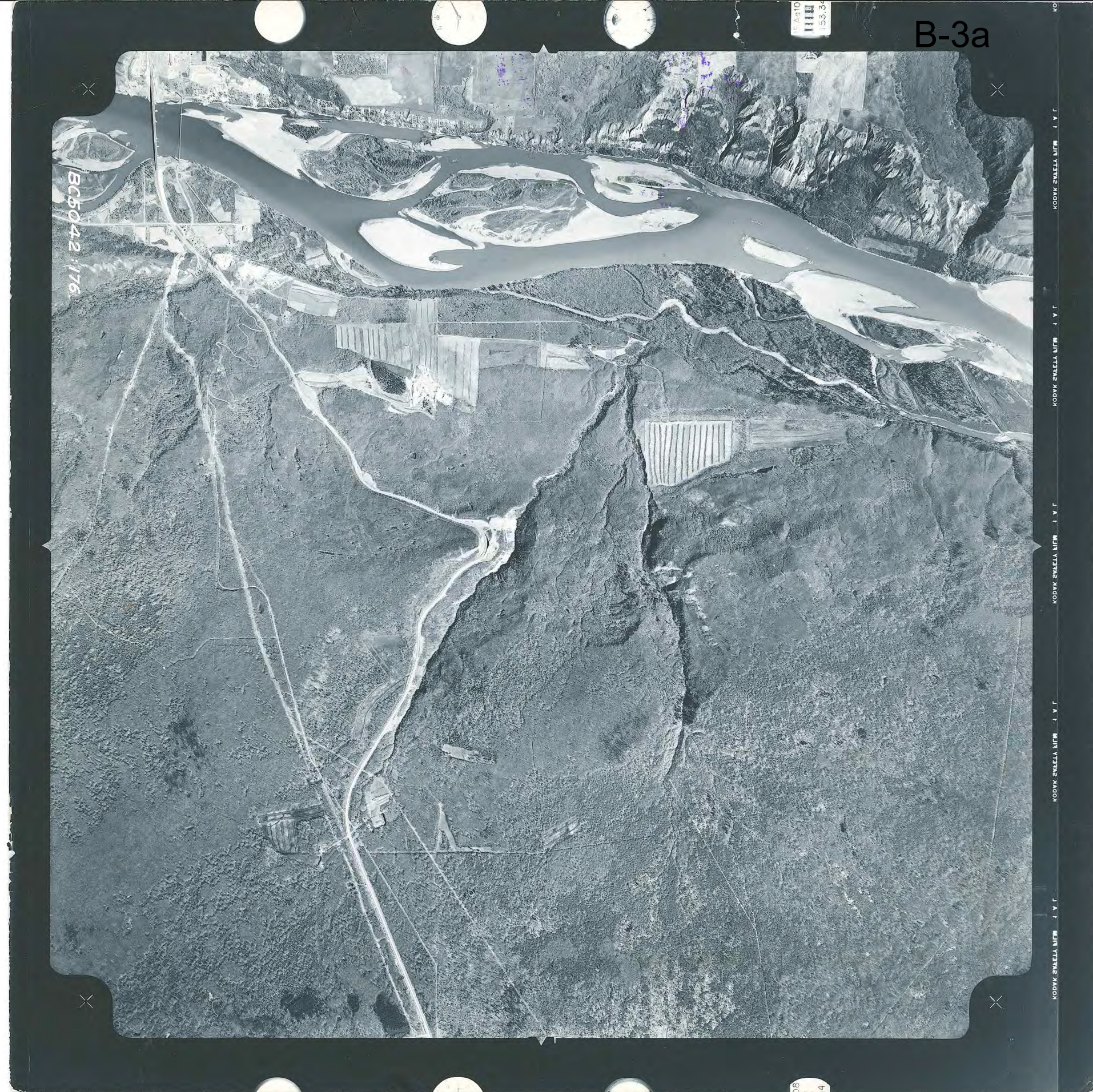


January 28, 2016

B-3a



January 28, 2016



January 28, 2016



B-3a

BC 2177:27

January 28, 2016

B-3a



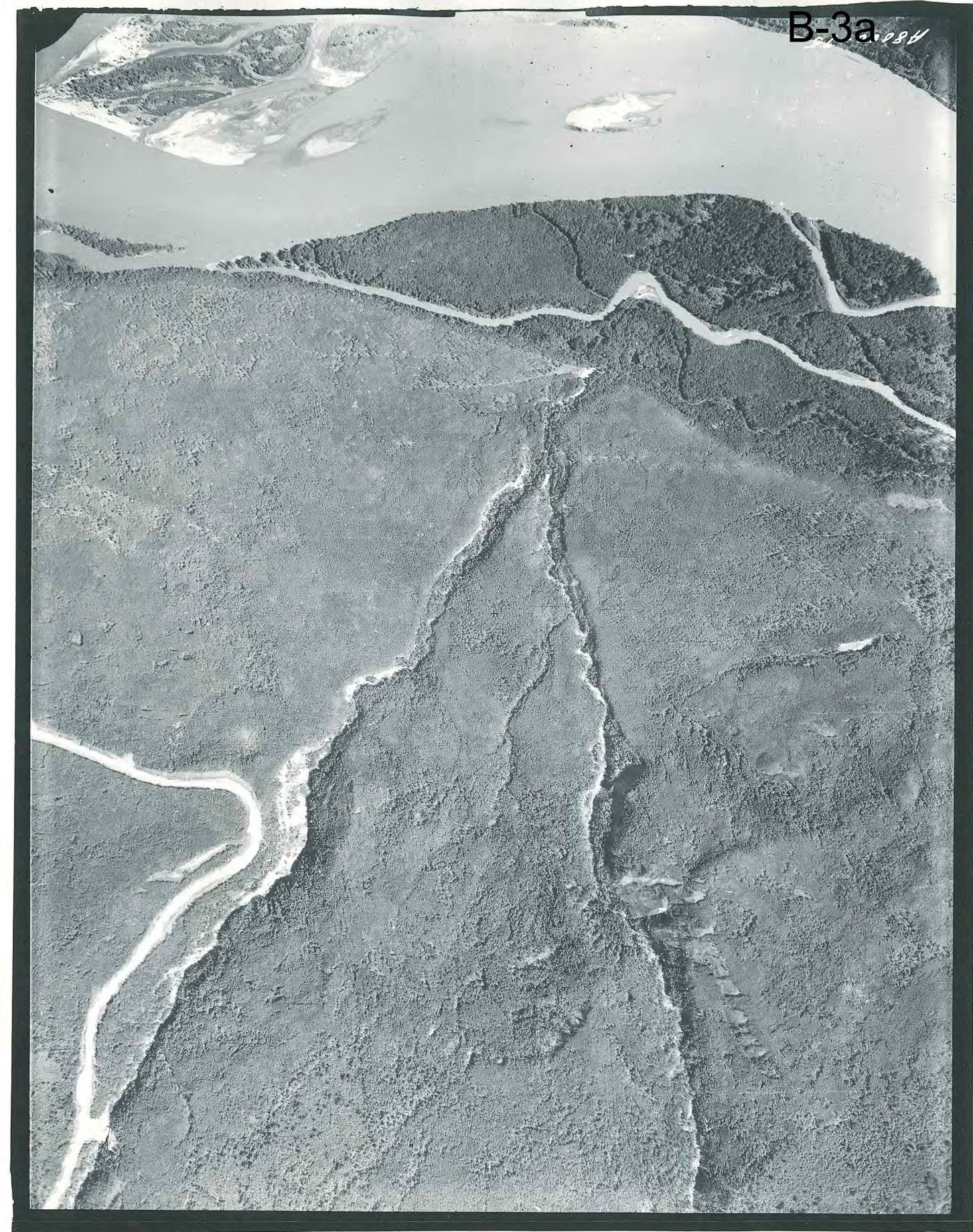
BC2177:28

January 28, 2016



January 28, 2016





B-3a

January 28, 2016

Development: Lot 3, Plan 5131, Section 20, Township 82, Range 17

Owner: Byron Westgate

Region: Peace River Regional District

Test Date: September 25, 2015

Weather Conditions: Partly Cloudy 15C

Tests Conducted By: Tryon Engineering Inc.

Table 1. Primary Seepage Area (Lot B)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test (minutes)		
				1	2	3
1	19	4" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 4" to 19". Ground water was not met in the test hole.	Begin (6")	0	0	
			End (5")	25	25.5	
			Result	25	25.5	n/a
			Average	25.25 minutes/inch		
2	18	5" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 5" to 18". Ground water was not met in the test hole	Begin (6")	1.8	0	
			End (5")	28.1	27.8	
			Result	26.3	27.8	n/a
			Average	27.05 min/inch		

Table 2. Reserve Seepage Area (Lot B)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test		
				1	2	3
3	19	3" thick surficial root-mat and topsoil removed. Tan silt, clay was encountered from 3" to 19". Ground water was not met in the test hole.	Begin (6")	0	0	
			End (5")	35	36	
			Result	35	36	n/a
			Average	35.5 minutes/inch		
4	18.5	3" thick surficial root-mat and topsoil removed. Tan silt, clay was encountered from 3" to 18.5". Ground water was not met in the test hole	Begin (6")	3.75	22.92	
			End (5")	23.33	41.83	
			Result	19.58	18.91	
			Average	19.25 min/inch		

Table 3. Primary Seepage Area (Lot C)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test (minutes)			
				1	2	3	
5	18	4" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 4" to 18". Ground water was not met in the test hole.	Begin (6")	0	0		
			End (5")	6	7		
			Result	6	7	n/a	
			Average	6.5 minutes/inch			
6	18	3" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 3" to 18". Ground water was not met in the test hole	Begin (6")	0	0	0	0
			End (5")	15	20	33	32
			Result	15	20	33	32
			Average	32.5 min/inch			

Table 4. Reserve Seepage Area (Lot C)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test (minutes)			
				1	2	3	
7	20	5" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 5" to 20". Ground water was not met in the test hole.	Begin (6")	0	0		
			End (5")	6	7		
			Result	6	7	n/a	
			Average	6.5 minutes/inch			
8	19	4" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 5" to 19". Ground water was not met in the test hole	Begin (6")	0	0		
			End (5")	19.42	20.75		
			Result	19.42	20.75	n/a	
			Average	20.09 min/inch			

Table 5. Primary Seepage Area (Remainder Lot 3)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test (minutes)		
				1	2	3
9	17.7	4.7" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 4.7" to 17.7". Ground water was not met in the test hole.	Begin (6")	0	0	
			End (5")	>120	>120	
			Result	>120	>120	n/a
			Average	N/A >120 min/inch		
10	18	4" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 4" to 18". Ground water was not met in the test hole	Begin (6")	0	0	0
			End (5")	>120	>120	
			Result	>120	>120	n/a
			Average	N/A >120 min/inch		

Table 6. Reserve Seepage Area (Remainder Lot 3)

Test Hole No.	Test Hole Depth (inch)	Soil Profile Description and Ground water table Depth (if identified)	Time	Percolation Test (minutes)		
				1	2	3
11	17	3" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 3" to 17". Ground water was not met in the test hole.	Begin (6")	0	0	
			End (5")	>120	>120	
			Result	>120	>120	n/a
			Average	N/A >120 min/inch		
12	18	3" thick surficial root-mat and topsoil removed. Tan silt clay was encountered from 3" to 18". Ground water was not met in the test hole	Begin (6")	0	0	
			End (5")	>120	>120	
			Result	>120	>120	n/a
			Average	N/A >120 min/inch		

Procedure:

- (1) Twelve percolation tests were performed within the proposed, six primary and six reserve, seepage area on September 26, 2015. Observation holes were dug as a large 5ft pit was onsite, and a shallow seepage bed will be used on site.
- (2) Each test hole was dug with vertical sides approximately 12 inches square and to a depth of 18 to 20 inches. The sides of the percolation holes were scraped to avoid smearing.
- (3) The test holes were pre-soaked. For soil that contains silt and /or clay, the test holes were filled with water for a minimum of four hours. Only Lot “C” was presoaked prior to testing.
- (4) Percolation test.
 - i) Clean water was poured into the test hole, to a depth of over 6 inches above the bottom of the test hole.
 - ii) The percolation test hole was left to allow the water to drain to 5 inch from the bottom.
 - iii) Water was then added to the percolation test hole to raise the water level in the hole to just above 6 inch from the bottom of the hole.
 - iv) When the water level reached 6 inch above the bottom of the hole, the time was recorded and the water level was observed until it reached 5 inch above the bottom of the hole. The time at that point was recorded.
 - v) Procedures iii and iv were repeated until the last two rates of fall do not vary by more than two minutes.
- (5) Percolation test results shall be consistent with soil classification and if different results are obtained for multiple holes in a proposed absorption area, the slowest stabilized rate shall be used for system design.

Site Description:

This application for subdivision is located at Lot 3, Plan 5131, Section 20, Township 82, Range 17 (Figure 1). The lot is a total of approximately 9ha to be divided into 2.3ha lots. The land in lot B & C runs towards the Jonsie Rd for half the property, at half way point there is a slope which runs down to the un-named creeks. The most northern property, Remainder Lot 3, has a slope that runs down towards the north and the remainder runs down towards the west. The land is sparsely populated with Spruce and Poplar throughout. The soil on site falls into the Silt Loam, for the both southern lots and Silty Clay/Clay for the northern site, as described on table 2-8 in the SMP Version 2, 2007. All percolation tests were taken within the "Possible Septic Field" area on figure 1.

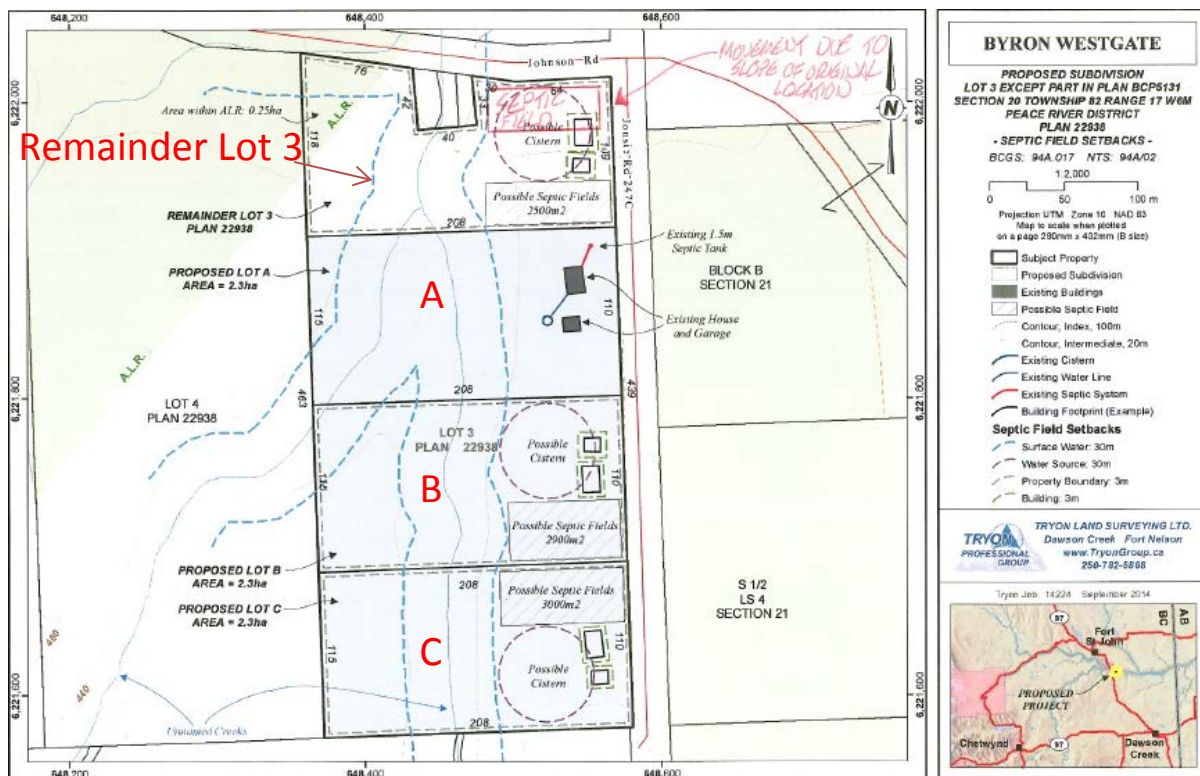


Figure 1: Subdivision areas for development



Figure 2/3/4: Showing holes used for percolation tests. Photos are for lots B, C and Remainder Lot 3 respectively

Observation holes:

Six observation holes were dug to view the consistency of the soil deeper than what was dug to carry out the percolation tests. Three observation holes have been shown below in figures 5-7. Figure 5 and 6 were dug on the two southern most lots and show the soil remains consistent throughout as Silt Loam. The observations holes on the Remainder Lot 3 show a change from silty clay/clay to grey shale as shown in figure 6.



Figure 5/6 Showing Observation holes for the Lots B and C respectively. Soil remains consistent throughout



Figure 7: Remainder Lot 3 observation hole. 5 inch of top soil, 15 inch of clay and 33 inch of shale

Conclusion:

The slowest average percolation rate in the primary seepage area for Lot C is Test Hole 6 with 32.5 min/inch.

The slowest average percolation rate in the primary seepage area for Lot B is Test Hole 3 with 35.5 min/inch.

The slowest average percolation rate in the primary seepage area for Remainder Lot 3 is Test Hole 9-12 with >120 min/inch.

Lot A was not tested as this already has a self-sustained cistern and septic tank which falls within the lot boundary and set backs.

Suggestion:

In order to produce a safe sewerage system, following the best practices guidelines as set in the SPM Version 3 2014, would be prudent.

With this information Lots B and C could have gravity distribution systems or septic tank systems without the need for pumps but instead using uniform distribution micro dosing.

With examination of the observation holes on remainder lot 3, it could be possible to have a septic tank design implemented if the ground was dug deep enough that the dispersal system goes into the shale below the clay. Further testing will be required. Without further testing remainder lot 3 will need to have a sand mound as the site would not be able to house a lagoon.



A P. Eng. Or a ROWP should be consulted to create a detailed design for the placement and operation of the onsite sewerage system.

I, David Gao, the undersigned certify that the percolation tests were conducted by me or under my direction in accordance with the above procedure. The data and results are true and correct.

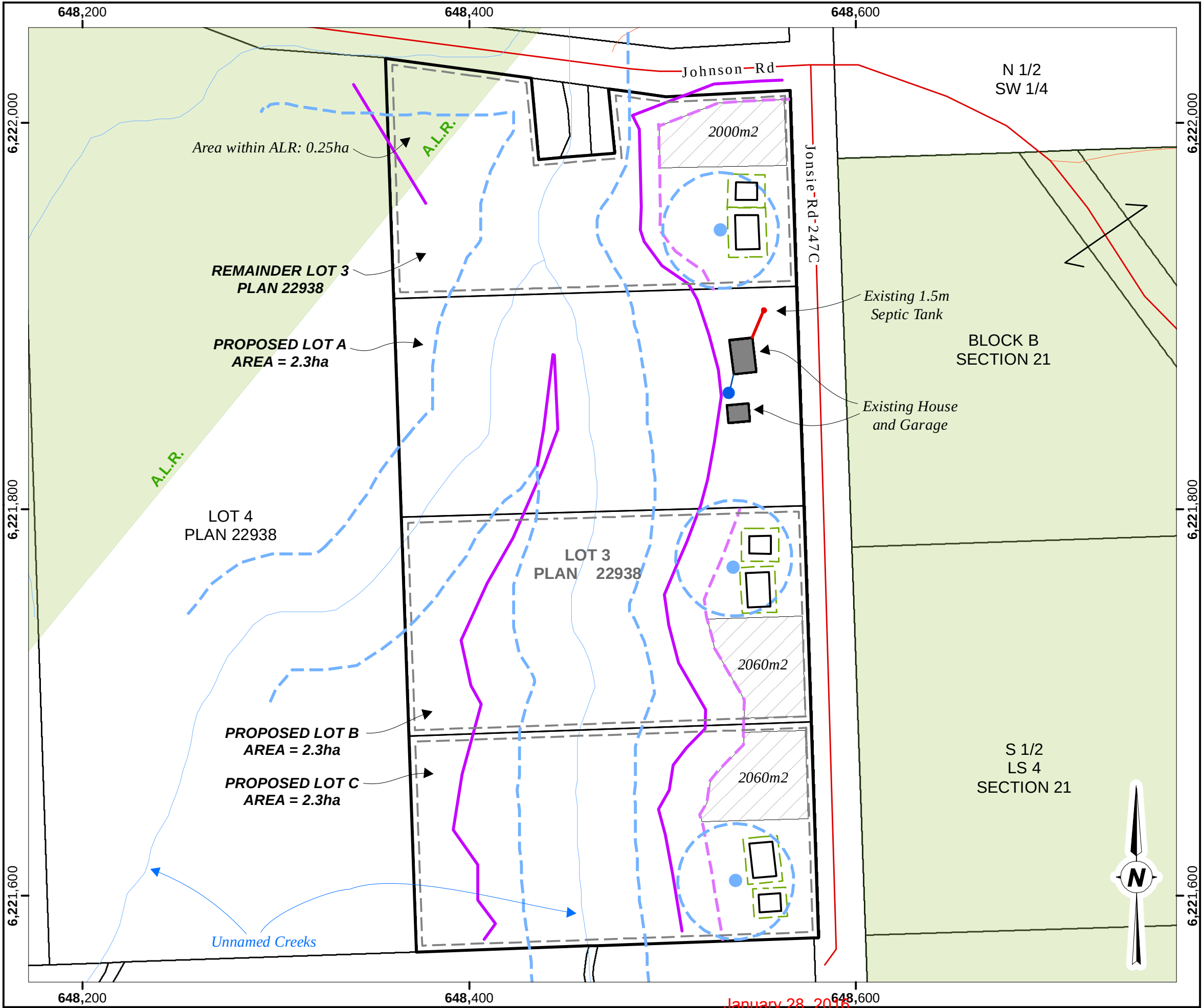
Date: October 5, 2015



Tryon
Engineering Inc.
www.tryongroup.ca
mail@tryongroup.ca

Dawson Creek BC
10201 – 17 Street,
Dawson Creek BC V1G 4C3
Telephone: 250-782-5868

Fort St. John
11320 100 Avenue
Fort St. John BC V1J 1C3
Telephone: 250-262-0031



BYRON WESTGATE

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

- DEVELOPMENT SETBACKS -

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

1:2,000

0 50 100 m

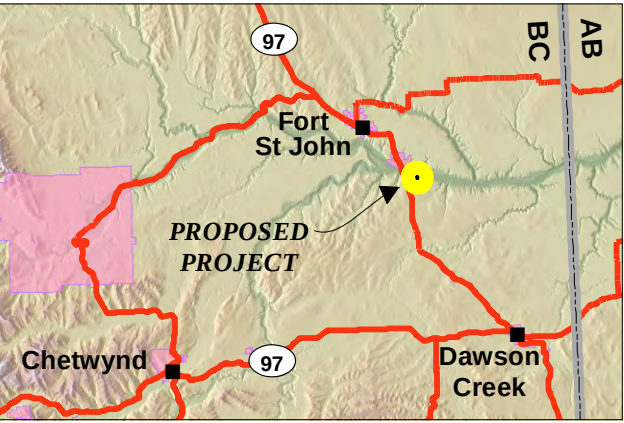
Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (B size)

- Subject Property
- Existing Buildings
- Possible Septic Field
- Existing Septic System
- Building Footprint (Example)
- Existing Water Line
- Existing Cistern
- Possible Cistern
- Top of Slope
- Slope Setbacks: 10-30m
- Septic Field Setbacks**
- Surface Water & Water Source: 30m
- Property Boundary: 3m
- Building: 3m



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Tryon Job: 14224 (Mp5-1b) October 2015



December 29, 2015

Letter of Concern: For the proposed OCP & Zoning Amendent Bylaw NO 2151 &2152, 2014

I would like to present an overview (with photographs included) of the Johnson Road (with its deep coulee) as well as of the Jonsie Road, South Taylor B.C.. We need to take into consideration that there are no leaves on the trees when these photographs were taken but during the summer season with leaves on the trees and shrubs, a clear view along the said roads is more obscured.

The Jonsie Road, South Taylor, B.C. turn-off is located at the very top of a deep coulee. Travelling east on the Johnson Road, there are three accesses (one of which is to a private residence) around a blind corner and part-way down the hill before this coulee. There is also another access at the bottom of the coulee to several other private agricultural properties. Because of the steep bank, it is difficult for anyone exiting this access to get a clear view of the Johnson Road to the east and to the top of the hill which includes the Jonsie Road turn-off. The approach to the Jonsie Road turn-off is obscured by heavy brush and rough terrain from both east and west of the main Johnson Road.

Because of the steep hill, traffic travelling east through the coulee must accelerate to get to the top of the hill and would have difficulty to come to a stop if someone were to suddenly exit the Jonsie Road. The Jonsie Road also has a downhill slope and often there are various vehicular tracks and ATV tracks exiting that road, crossing the main Johnson Road, burning U-turns in the Highway's maintenance equipment turn-around area, and then going back up the Jonsie Road again.

The Johnson Road that continues east of the Jonsie Road is hilly with several blind corners and sometimes very slippery in the winter because it is not maintained by the Department of Transport. Coming from the east toward the coulee one of these blind corners is just before the Jonsie Road turn-off. The traffic again has to accelerate through the coulee to get to the top of the hill on the west side and then there is another blind corner with three other accesses to residences on both sides of the road.

This is a hazardous situation for a loaded grain truck or a cattle truck or even any other farm equipment that is being transported through the coulee. This could send a loaded truck to veer into an embankment if someone were to exit the Jonsie Road driving with undue care and attention, and possibly one or several lives could be lost in the event. Some individuals pay attention to their driving, some do not; just as some drink and drive and some do not; and there is certainly no lack of parties on the Jonsie Road. We can hear them at our residence across the farm fields two kilometers away. On many occasions we have encountered a situation where ATV's travelling side by side came speeding around a blind corner and passed us through a ditch on both sides of our vehicle leaving us frozen, stunned, and stopped while they just continued on.

The subdivision of ANY property on the Jonsie Road would further increase the traffic at that access, not just by 2 vehicles per subdivision but also by vehicles visiting for various reasons. This is a huge safety issue for us living and farming in this community as well as others needing the use of the Johnson Road through and up this deep coulee. This coulee has 8 points of access from the west top of the hill to the east top of the hill and there are blind corners from both directions and it is sometimes slippery as well.

Mary Galus

Box 237, Taylor, B.C. V0C 2K0

I reside and farm east of the Jonsie Road and have owned this property since 1973.

January 28, 2016

#1. Travelling from the west past the Rouble residence and down the hill toward the coulee – blind corner



#2 Travelling from the west, down to the coulee, access to Bates and Peck residence Partway down the hill



January 28, 2016

#3 Travelling from the west down to the coulee, and access to the Bates and Peck property up an incline and past his residential access



#4 Travelling from the west to the coulee and looking up toward Jonsie Road turn off at the top of the hill



January 28, 2016

#5 Travelling from the west, access to private lands at the bottom of the coulee



#6 Looking up from the bottom of the coulee up to the Jonsie Road turn off, again, can't see the turn off.



#7 the Jonsie Road with its downhill slope toward the main Johnson Road.



#8 Tire tracks made by crossing Johnson Road from Jonsie Road into Highways' equipment maintenance turn around area.

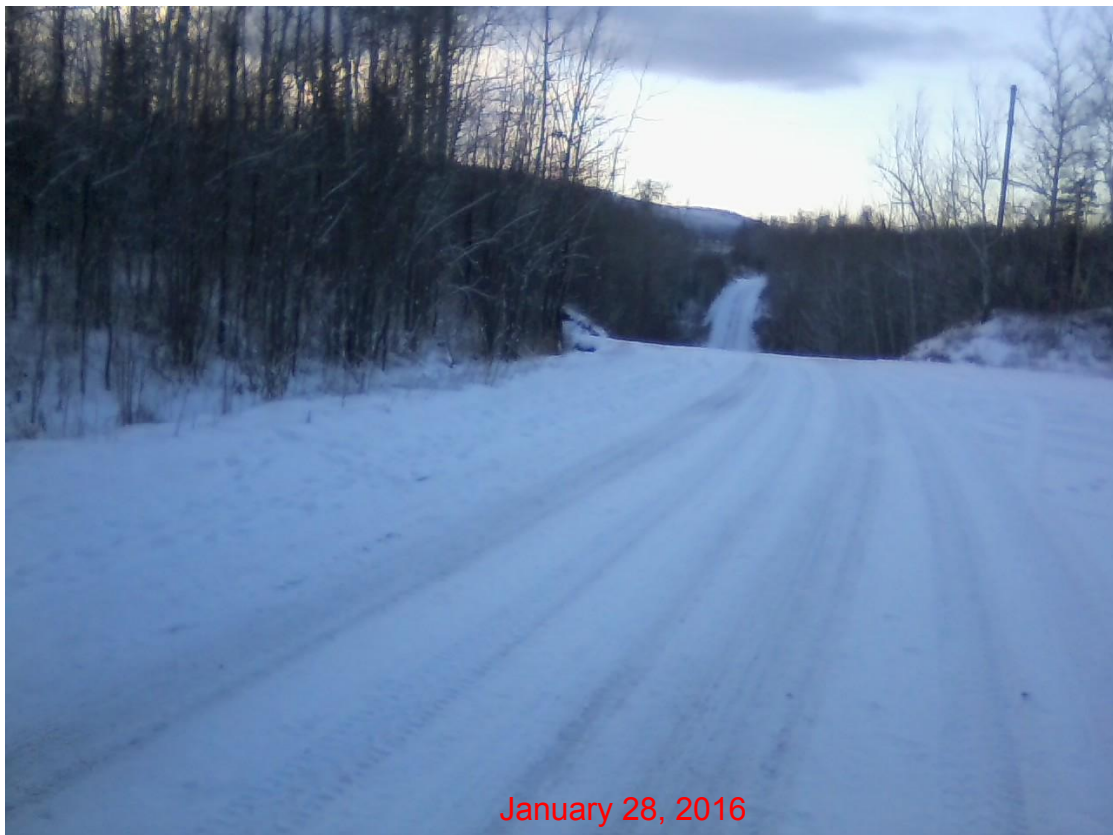


January 28, 2016

#9 Travelling from the east toward the coulee, blind corner just before the Jonsie Road turnoff.



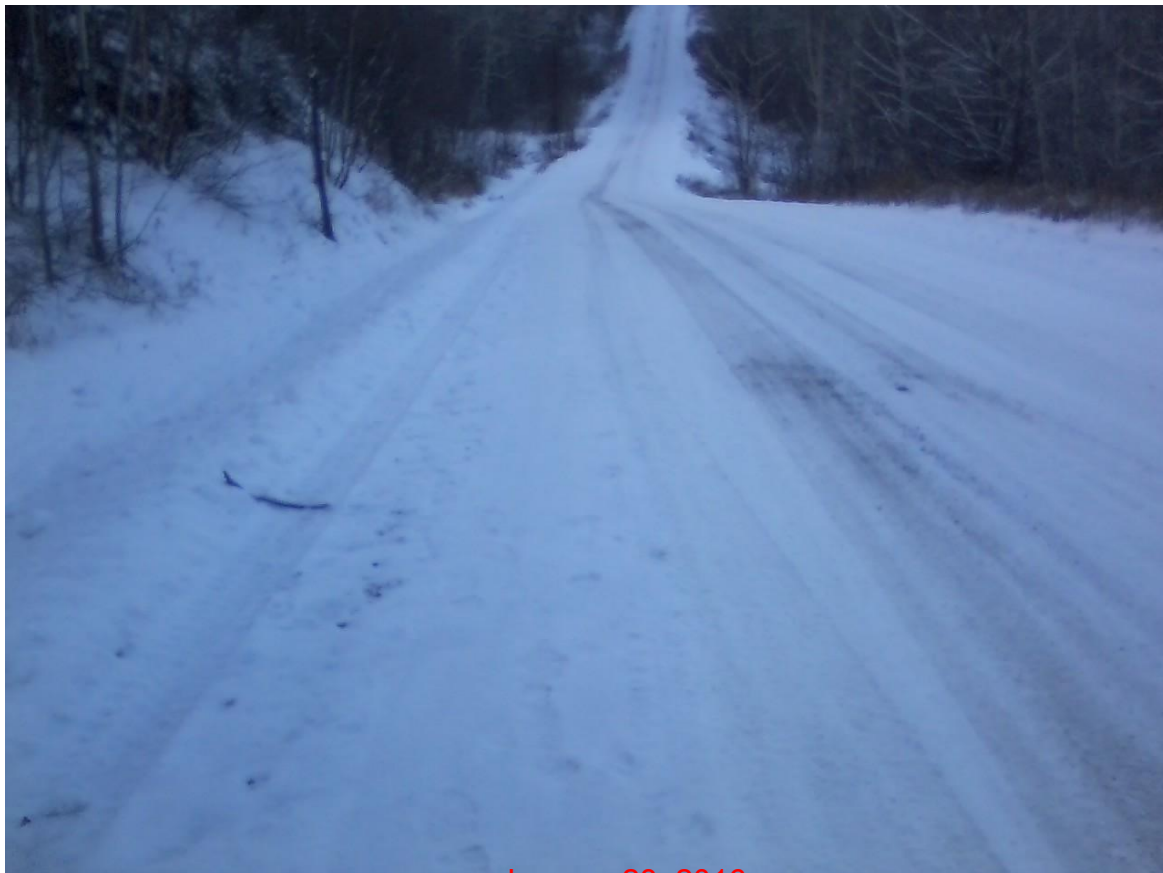
10 Travelling from the east toward the coulee, Jonsie Road turn off to the left. Highways maintenance equipment turn around area at right.



#11 Travelling from the east to the bottom of the coulee, access to private lands at right.



#12 Travelling from the east across the coulee and looking back, access to private lands at left, Jonsie Road at top of hill past the coulee.



January 28, 2016

#13 Travelling from the east through the coulee, 2 residences to the right on the top of the hill with one access which is not visible around the blind corner



#14 Travelling from the east and through the coulee up the hill and on the top are 4 accesses, 3 on the left and 1 on the right, not all are visible around this corner.



January 28, 2016

Maureen Peck

Box 278
5419 Johnson Rd
Taylor, BC
V0C 2K0
250 789 3128
mlpeck@pris.ca

Dec. 29, 2015

Jacqueline.Burton@prrd.bc.ca

Re: proposed Westgate subdivision, Johnson Rd, South Taylor
Lot 3, Sec 20, TWP 82, R 17, W6M, PRD, PPlan 22938

As a neighbor to the proposed subdivision, please consider the following concerns as the PRRD board makes a decision on the above rezoning application:

- proposed subdivision will add another 3 families, each on approximately 5.5 acre parcels. This will add approximately 2 vehicles, ATV(s), & dogs to each property as currently is the case in this neighborhood. This will significantly increase general noise & disturbance in the area. There will be an increase in traffic. Currently dogs at large, barking & chasing cars is a problem, which has the potential to escalate with more residences.
- increased wear & tear on a section of steeply sloped gravel road as it crosses the creek bed. This area washes out to various degrees during spring run off.
- wildlife habitat & movement will be affected
- as a resident bordering Lot 3, decreased privacy, increased noise & loss of scenic view as proposed lots are being developed, bought & sold, is a potential threat to our rural lifestyle.

Sincerely,

Maureen Peck

January 28, 2016

Proposed Westgate Subdivision

We have serious concerns over vehicular safety and our health and some incorrect information regarding the proposed subdivision.

#1—The junction of the Jonsie Road and the Johnson Road is a blind corner at the top of a steep incline. There have been several vehicular “close calls” at this location and one fatality in the immediate vicinity. Based on the proposed 4 lot subdivision and information provided by the PRRD, this equates to an additional minimum of six more vehicles at the ingress and egress of the Jonsie Road. This does NOT include any ATV equipment which are known to illegally travel the Jonsie and Johnson Roads.

There are a minimum of five agricultural operations north and east of the Jonsie road. The operations to the north access the Johnson Road at the bottom of the ravine immediately west of the Jonsie road.

There are six pipeline facilities immediately south east of the Jonsie Road.

#2-- This property was part of crown grant #5986/930 issued June 6,1955 which was subdivided approximately 40+ years ago. PRRD Policy #3 states a subdivision can take place on a one time basis only.

-----soil classification on page 8 of 9 is incorrect. A significant portion of the east half of the property is class 2x (Environment Canada soil class map, 1974) which has very moderate growing restrictions.

----- page 7 of 9 shows land slopes which conflict with the photo to the right on page 9 of 9. The photo is an accurate image of the land slope excluding the creek bank. This is definitely arable land.

----- page 1 of supplement, second paragraph, shows east part of property with a soil class of 7 & 6 which is incorrect. This is an area of class 2x.

-----under “ proposed properties”, paragraph 5, this subdivision would have serious impact on local transportation network as previously explained.

----- **remainder Lot 3** “proposed septic field” is uphill from “possible cistern”. This area has a north-west facing slope.

There presently are several large residential properties that impact the “Quiet Enjoyment” of an otherwise serene agricultural lifestyle. Large residential or multi-family properties located amongst large agricultural holdings invite uses that are in opposition to farming areas. They cause noises and other interruptions that are not easily regulated or enforced leaving little avenue of recourse. The Peace River hills have a unique way of ‘transferring’ certain noises which are intolerable.

The “Quiet Enjoyment” of our properties, which is part of our “Bundle of Rights” must be protected, preserved and not encroached upon.

The approval of this subdivision can only add to existing problems regarding the safety of people using the Johnson Road and the Quiet Enjoyment of one’s private property in this area. -----as stated in Peace River regional District by-law #1084, 1997.

Sincerely

Dave Neal

Galnea Farms

5205 Johnson Road, South Taylor

250 261 9190

January 28, 2016

How would the PRRD mitigate the above mentioned concerns ?

January 2, 2016

Concerns:

For the Proposal OCP & Zoning Amendment Bylaw No. 2151 & 2152, 2014
South of the District of Taylor, along Johnson Road and Jonsie Rd.

In my previous letter of concern I have forgotten to mention that at certain times of the year, when the sun is low on the horizon, the visibility on the Johnson Road is affected when travelling uphill from the coulee and around the blind corners. Also at times there is heavy fog in the area.

I also have further concerns which I would like to bring up.

- (1) I can think of several reasons why people move out to the country
 - (a) to enjoy an agricultural way of life which may include farm-type animals and poultry as well as grains and grasses
 - (b) to get away from a city-lifestyle with its many restrictions.
- (2) Significant time, energy, and financial investment is required to develop an agricultural property (e.g. access and land preparation, farm buildings, farm equipment, animals such as cattle, horses, poultry, etc.)
- (3) Rezoning and changing bylaws to allow urban neighborhoods will significantly compromise the agricultural lifestyle.
- (4) There is already trouble with enforcement for solving issues that occur, so expanding to residential with it's mixed personalities is likely to increase these problems.
- (5) There are areas better suited that are closer to the urban areas, that are being developed and are not in the middle of agricultural land.
- (6) With industry already impacting our agricultural area of the Johnson Road, there are other choices available that are better suited to mixed urban and residential living.
- (7) Unforeseen consequences of changing bylaws already in existence could negatively impact the quality of this agricultural area.

I have already observed in the past, two dogs harassing and chasing cattle in a neighbor's field. I contacted the owner of the cattle to report this. These were not his dogs but dogs on the loose that belonged to someone else living in the area.

I must also state that at this time there are already pitbulls in this area that have been known to break loose from their leashes.

Mary Galus

January 28, 2016

December 29, 2015

Dear: Peace River Regional District Board Members

Re: Proposed OCP & Zoning Amendment Bylaw #2151 & 2152, 2014 (Westgate)

I am writing to express my opposition to the above noted proposed OCP & Zoning Amendment.

The Johnson road is narrow and winding, with many blind corners and a deep gulley. The proposed subdivision is accessed partially up the east side of steep gulley and just shy of a blind corner at the top. It is also proposed Medium Density Residential, which I understand to mean that more than one family could live in a dwelling (ie. secondary suite) as a “mortgage helper” and may also have a home based business or bed and breakfast. This would increase traffic at an already dangerous intersection. Due to the steepness of the road through the gulley, a higher rate of speed is required, especially for trucks hauling grain, cattle, water, etc. It is also difficult for them to stop quickly. This would heighten this existing dangerous situation for the children and families living there, water haulers going to/from the subdivision, and any business operations conducted on the proposed lots.

The form and character of the neighbourhood would also change, bringing increased noise and traffic from activities not conducive to an agricultural area. As I am sure you have noticed, the pipeline activity and gravel operations have already imposed greatly on the area west of the gulley and to a lesser degree to the east. There is little reason to change the OCP’s vision for the area when there are landowners who would like to continue living the quite farming life style they originally bought into. We cannot predict who would buy the lots, what activities would occur and even if the zoning or activities of the property owner would comply with the uses stated in the bylaw. Unfortunately, there is little bylaw enforcement in the rural areas and placing medium density residential in the middle of an agricultural area can create unnecessary conflict.

Any benefits of this application accrue to the applicant alone, with little consideration of the effect on those already residing in the area. In fact, I believe that we will be left with increased negative impacts. I respectfully request that the proposed OCP & Zoning Amendment Bylaw #2151 and 2152 be denied.

Sincerely,

Charlette McLeod
Property owner to the east of the proposed subdivision.

January 28, 2016

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

B-3b

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 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 13th day of November, 2014.

READ a SECOND TIME this 13th day of November, 2014.

Public Hearing held on the 5th day of January, 2016 and notification mailed on the 4th day of December, 2015.

READ A THIRD TIME this _____ day of _____, 2016.

ADOPTED this _____ day of _____, 2016.

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

Don MacPherson, 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

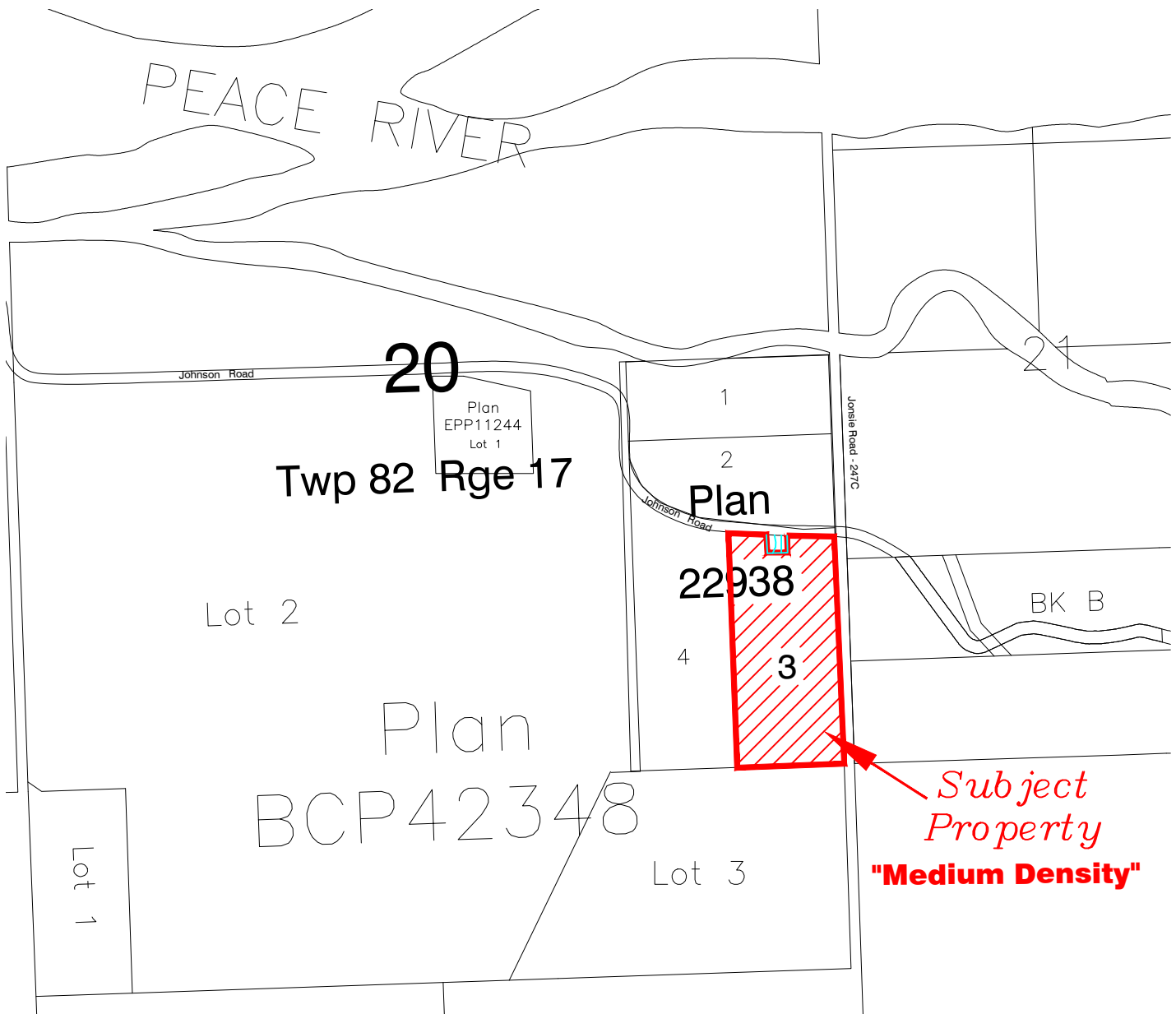
January 28, 2016

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

SCHEDULE "A"



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 Plan 22938 **from "Agricultural" to "Medium Density-Rural Residential"** as shown shaded on the drawing below:



**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. 2152 (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 13th day of November, 2014.

READ a SECOND TIME this 13th day of November, 2014.

Public Hearing held on the 5th day of January, 2016 and notification mailed on the 4th day of December, 2015.

READ A THIRD TIME this _____ day of _____, 2016.

ADOPTED this _____ day of _____, 2016.

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

Don MacPherson, 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

January 28, 2016

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 Plan 22938 **from** A-2 "Large Agricultural Holdings Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:

