



REPORT

To: Chair and Directors

Date: October 15, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: **Zoning Amendment Bylaw No. 2363, 2019, PRRD File No. 18-320**

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2363, 2019, to rezone a +/- 1.24 ha portion of Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777 from 'R-4' (Residential 4 Zone) to 'A-2' (Large Agricultural Zone) and to rezone a +/- 3.1 ha portion of the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD, Except Plan 13777 from 'A-2' (Large Agricultural Holdings Zone) to 'R-4' (Residential 4 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second reading; further that a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be issued pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal:

To rezone portions of the subject properties for the purpose of pursuing a boundary line adjustment under Part 5, Section 10 of the *Agricultural Land Reserve General Regulation* as requested by the Ministry of Transportation and Infrastructure (MoTI).

File Details

Owners: James Simmons
 Agent: Tryon Land Surveying Ltd.
 Area: Electoral Area D
 Location: Briar
 Legal: Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777
 Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD Excluding Plan 13777
 Civic Address: 7842 215 Rd. & 7898 215 Rd
 PID: 012-231-657 & 014-597-276
 Lot Size: 63 ha & 1.5 ha

Site Context

The subject properties are less than 1 km from the intersection of 215 Rd and 210 Rd, and approximately 2 km from the City of Dawson Creek. The area is generally surrounded by similar ¼ section parcels, however, there are smaller lot parcels along 210 Rd, west of the subject properties.

Land:

The subject properties are mostly in agricultural production; however approximately 11.25 ha is in tree coverage and residential use on the Southwest side of the property.

Structures:

There is a farm residence and a farm storage outbuilding on the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD Excluding Plan 13777 and no structures on Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777.

Access:

The property is accessed from 215 Rd.

CLI Soil Rating:

The soil is Class 3c. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 'C' denotes the soil is affected by adverse climate.

Comments and Observations:Applicant

The applicant wants to move the parcel lines of Lot A for the creation of one 3.5 ha parcel on the southwest portion of the property.

Agricultural Land Reserve (ALR)

The subject properties are within the ALR and are therefore subject to the provisions of the *Agriculture Land Commission Act*.

Official Community Plan (OCP)

The *PRRD South Peace Fringe Area Official Community Plan, No. 2048, 2012 (OCP)* designates both properties as 'Agriculture'. Section 5.1.2(a) states that the principal uses of land will generally be limited to agriculture and uses or businesses which are compatible or complementary to agriculture.

Section 5.1.2(c) states that parcels within the Agriculture designation should have a minimum parcel size of 63ha, unless the land is within the ALR and a farm business rationale is presented which involves a benefit for agriculture. Section 5.1.2(d) states that the location and configuration of any parcel created should not negatively impact agricultural operations or increase the potential for conflict with adjoining parcels. Section 14.5 of this OCP highlights additional factors that the Board may consider in reviewing such subdivision or rezoning. *See Section 14.5 attached to this report.*

Therefore, the proposal meets the policies within this OCP.

Land Use Zoning

Within *PRRD Zoning Bylaw No. 1343, 2001*, the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD, Except Plan 13777 is zoned 'A-2' (Large Agricultural Holdings Zone). Within this zone, the permitted principal uses are generally agriculture uses; resource extraction and processing, oil and gas uses; guiding outfitting establishments and dwelling units. This zone permits parcels with a minimum parcel size of 63 ha. Within *PRRD Zoning Bylaw No. 1343, 2001*, the Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777 is zoned 'R-4' (Residential 4 Zone). Within this zone, the permitted principal uses are generally dwelling Units, two family dwellings, market garden and agriculture, with associated accessory uses. This zone permits parcels with a minimum parcel size of 1.8 ha.

Lot A is currently zoned R-4 (Residential 4 Zone), and the intention is to move the parcel line from Lot A to the proposed lot. At the same time, a portion of Lot A will be required to be rezoned back to the remaining parcel A-2 (Large Agricultural Holdings Zone). This is not a permitted parcel line adjustment as mentioned within Section 23 of this bylaw Stated below:

Parcel line realignments are permitted in cases where:

- (a) an existing parcel which is equal or greater than the minimum parcel size provided in this Bylaw is not reduced to less than the minimum parcel size requirement of the applicable zone; or*
- (b) an existing parcel which is currently less than the required minimum parcel size of this Bylaw is not further reduced in size; and provided that in either case the aggregate number of land registry parcels is not increased.*

Since the proposed remainder lot will be reduced to under the minimal parcel size permitted, a zoning amendment is required.

Fire Protection Area

Within the Dawson Creek Rural Fire Protection Area.

Mandatory Building Permit Area

Within the Mandatory Building Permit Area.

Development Permit, Development Cost Charge, and School Site Acquisition Charge Areas,

The subject properties are outside all Development Permit Areas, Development Cost Charge Areas, and the School District 60 School Site Acquisition Charge Area.

Impact Analysis:

Context

Note: The ALC does not support the proposed rezoning. The ALC would be more amenable to an approximately 1.5 - 2 ha parcel, encompassing roughly the north half of the proposed Lot 1.

As per Part 5 Section 10 of the *Agricultural Land Reserve General Regulations*, the approving officer at the MoTI may authorize or approve a plan of subdivision without the approval of the Agricultural Land Commission (ALC). The approving officer, in their opinion, may approve a subdivision if the boundary adjustments allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes.

MoTI is requiring certain conditions be met before they consider approving this application under Section 10. One of the conditions is a successful zoning amendment application to the PRRD.

Population & Traffic

There is no population or traffic increase foreseen.

Sewage & Water

There is an existing lagoon and cistern for residential use.

Comments Received from Municipalities & Provincial Agencies

Dawson Creek, Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Ministry of Forests, Lands, Natural Resources Operations and Rural Development, Oil and Gas Commission, Ministry of Agriculture & Canadian National Railways

No response received.

Dawson Creek Fire Department

The Dawson Creek Fire Department has no issues with said application.

Fort St. John

Interest is unaffected.

Northern Health

Based on the intended use of the application, Northern Health has no objections, subject to adherence to the BC Public Health Act and all regulations under the BC Public Health Act, and the Drinking Water Protection Act

See the full Northern Health letter within the attachments section of this report.

Ministry of Transportation and Infrastructure

Section 52 of the Transportation Act and will not require MoTI formal approval. The Ministry has no objections to the zoning text amendment.

See the full MoTI letter within the attachments section of this report.

Agricultural Land Commission

The ALC had the following comments:

1. This is a net loss of 2.49 ha of land zoned for agriculture.
2. While the land within both the current and proposed Lot A appears forested and uncultivated, this alone doesn't preclude future cultivation or agricultural use. In general, the ALC considers the long-term agricultural capability of the land rather than the present use, when considering the impacts and alignment of a subdivision.
3. With the current boundaries, future subdivision of Lot A is highly unlikely. Under the proposed orientation, with a larger parcel size and continuous road frontage, future subdivision is more likely.
4. The proposed realignment would sever the current residence from Lot 2, allowing a new residence to be built anywhere on Lot 2. The realignment also limits road access to the uncultivated portion of Lot 2, increasing the likelihood that a new residence would be built on cultivated land.

The ALC does not support the proposed rezoning. The ALC would be more amenable to an approximately 1.5 - 2 ha parcel, encompassing roughly the north half of the proposed Lot 1.

See the full ALC email within the attachments section of this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2363, 2019, to rezone a +/- 1.24 ha portion of Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777 from 'R-4' (Residential 4 Zone) to 'A-2' (Large Agricultural Zone) and to rezone a +/- 3.1 ha portion of the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD, Except Plan 13777 from 'A-2' (Large Agricultural Holdings Zone) to 'R-4' (Residential 4 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second reading; further, that a Public Hearing be held pursuant to the *Local Government Act* Section 464(1) and; that public notification be authorized pursuant to the *Local Government Act* Section 466, and that the Public Hearing be delegated to the Director of Electoral Area 'D'.
2. That the Regional Board refuse Zoning Amendment Bylaw No. 2363, 2019, to permit rezoning of the properties legally described as Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777 and the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD, Except Plan 13777 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
3. That the Regional Board provide further direction.

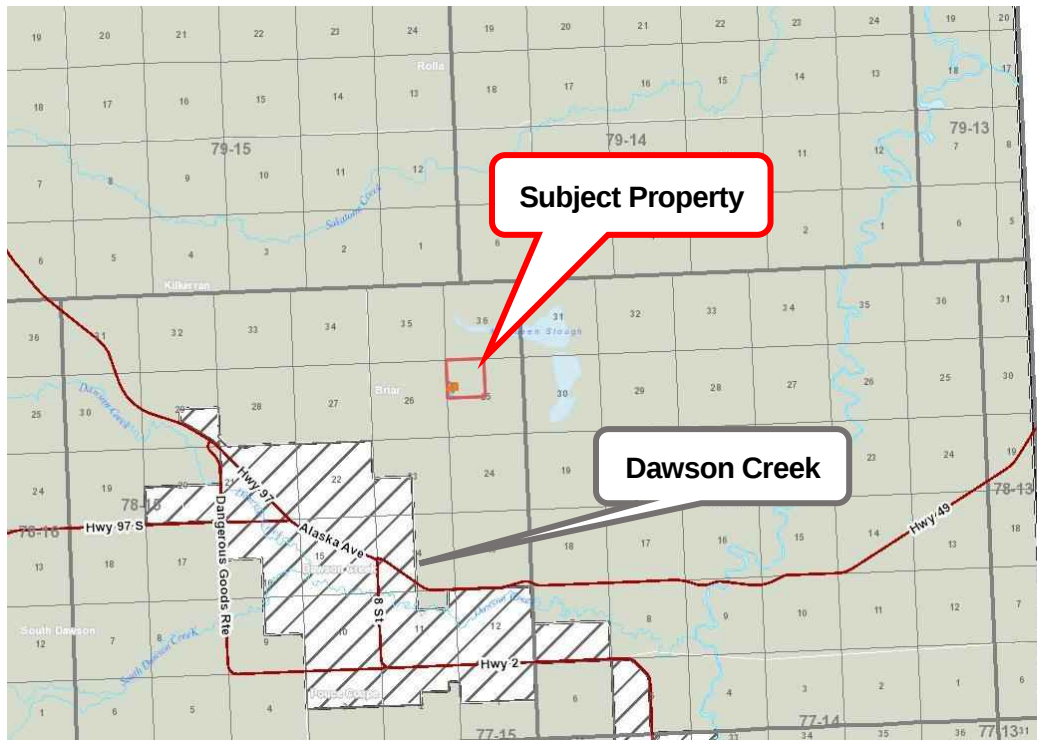
STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

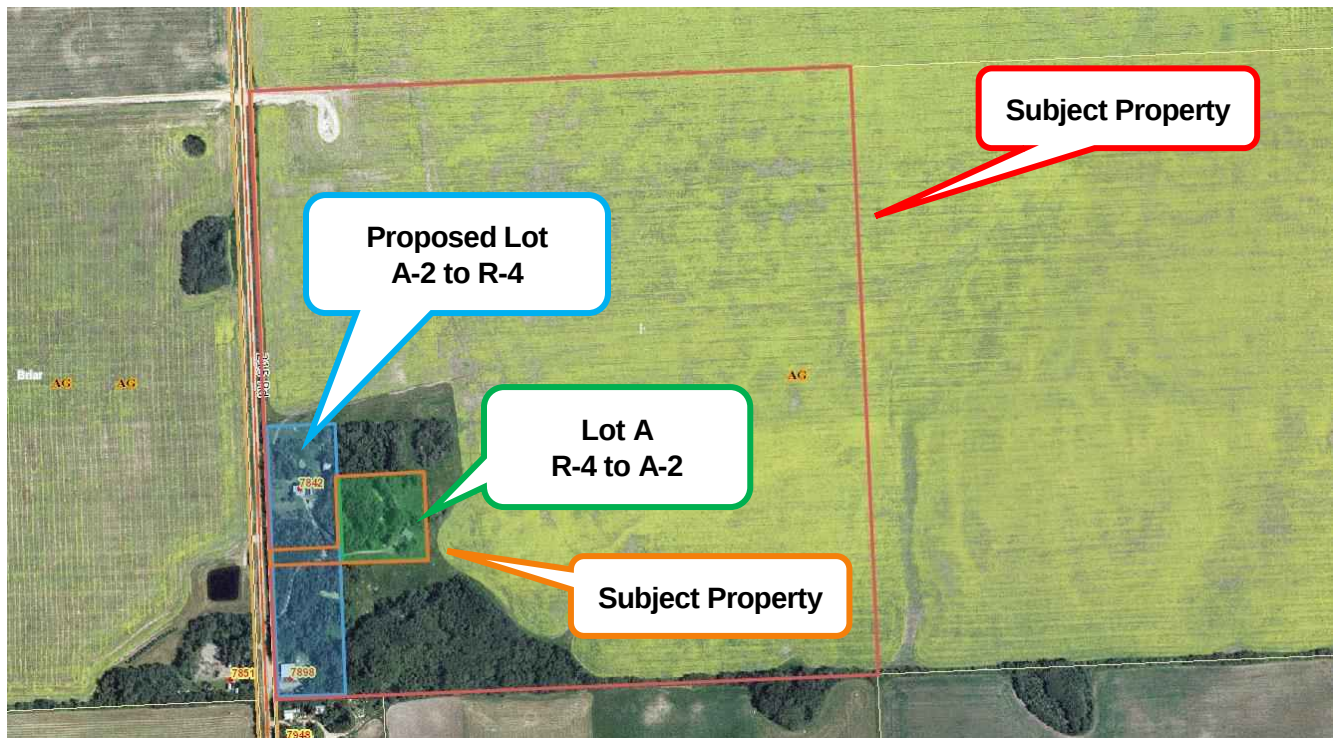
FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

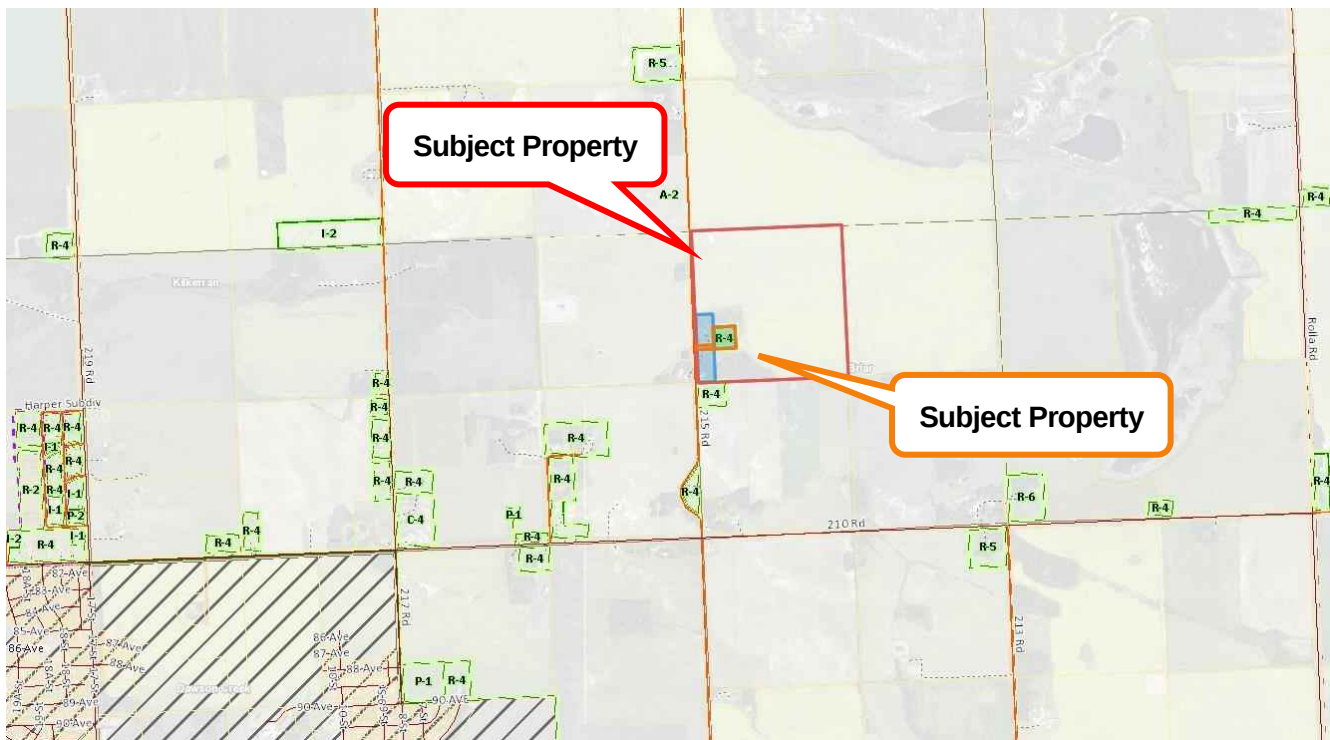
1. Maps
2. Application
3. Section 14.5
4. Referral responses
5. Director comments
6. Section 14.5 of SPFA OCP Bylaw No. 2048, 2012
7. Section 33 of PRRD Zoning Bylaw No. 1343, 2001
8. Section 37 of PRRD Zoning Bylaw No. 1343, 2001
9. Draft Bylaw No. 2363, 2019

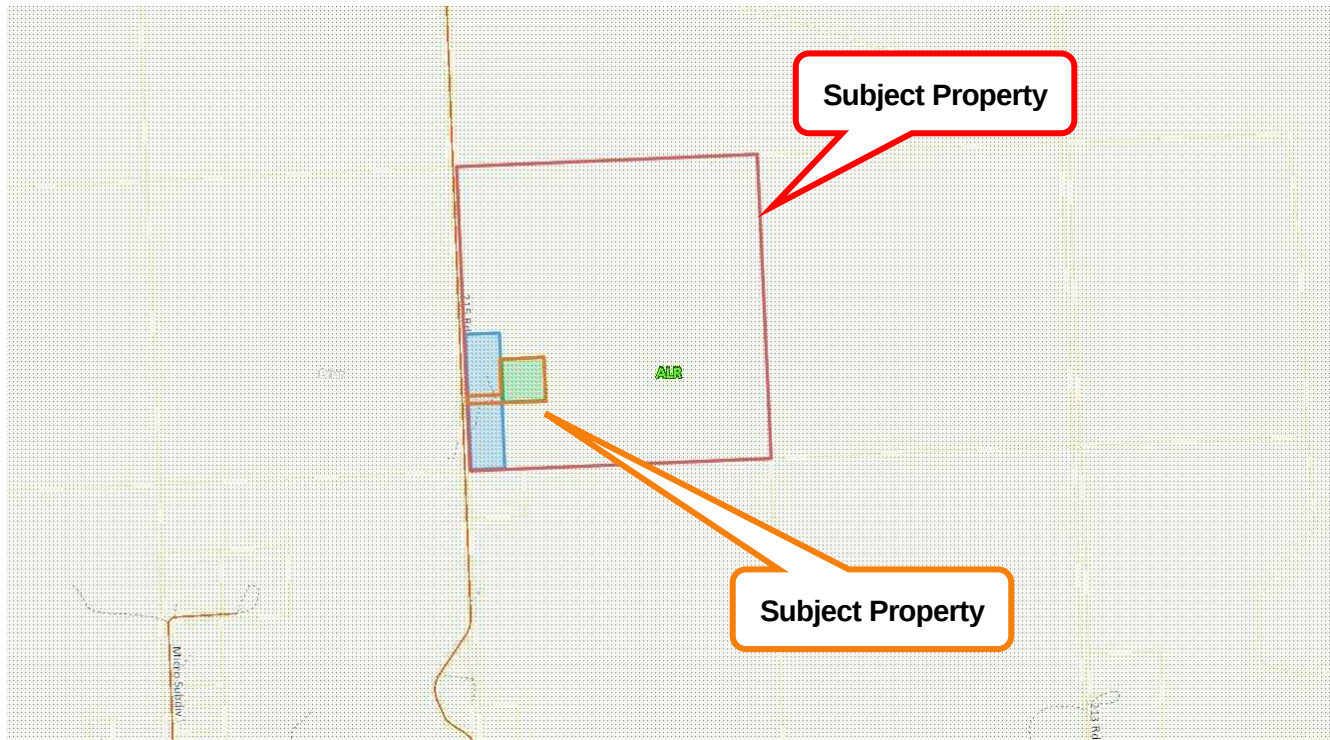
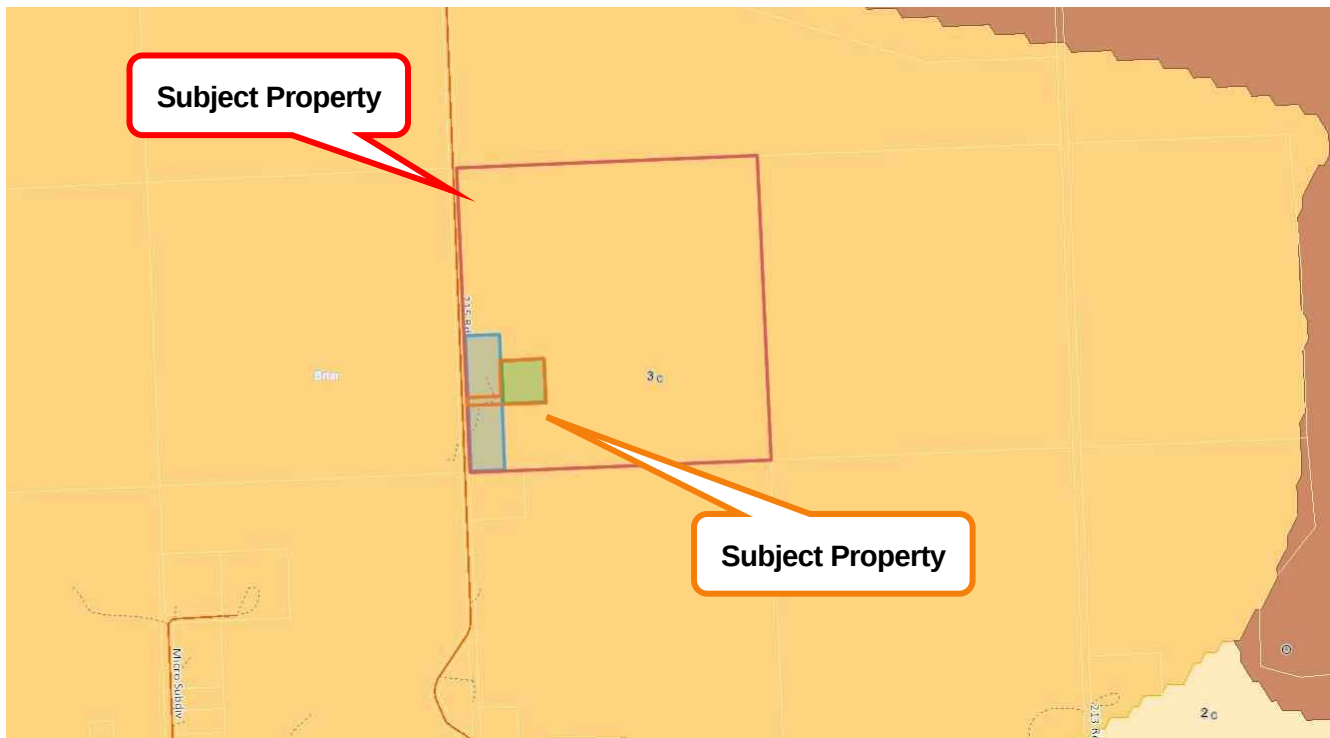
Context Map



Aerial Photo





Agricultural Land Reserve: Within**CLI-Soil Classification: 3_c**

Site Photo's



October 24, 2019



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☒ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☒ Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name James Albert Simmons	Authorized Agent of Owner (if applicable) Kathleen Lush Tryon Land Surveying Ltd.
Address of Owner RR2 Site 2 Comp 7	Address of Agent 10201 17th Street
City/Town/Village Dawson Creek	City/Town/Village Dawson Creek
Postal Code V1G 4E4	Postal Code V1G 4C3
Telephone Number: 250-784-5346	Telephone Number: 250-782-5868
Fax Number:	Fax Number: 250-782-6029
E-mail: jsimmons2011@live.ca	E-mail: klush@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
NW 1/4 Sec 25 Twp 78 Rg 15	63.66 / 157.3 ha./acres
Lot A Sec 25 Twp 78 Rg 15 Plan 13777	1.51 / 3.74 ha./acres
	ha./acres
	TOTAL 65.17/161.03
	AREA ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

October¹24, 2019

4. Civic Address or location of property: 7828 & 7898 - 215 Road

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2 & R-4

Proposed zone: A-2 & R-4

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Farm residence, farm outbuildings and storage, small wooded
area, cropped field.

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

(a) North agriculture

(b) East agriculture

(c) South agriculture, farm operations, rural residential

(d) West agriculture, farm operations

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

A new 8.6ac property is proposed with a boundary adjustment between

Lot A and the Remainder of the NW 1/4. See PLA from the PRRD.

The 8.6ac portion will be R-4, with the remainder of NW 1/4 being A-2.
(152.43ac)

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

The proposed subdivision has been approved, with rezoning being
a requirement.

10. Describe the means of sewage disposal for the development:

Existing lagoon north of the existing residence

11. Describe the means of water supply for the development:

Cistern on the south side of the existing residence

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is 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.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Kathleen Lush

 Signature of ~~Owner~~ Agent

September 10, 2019

 Date signed

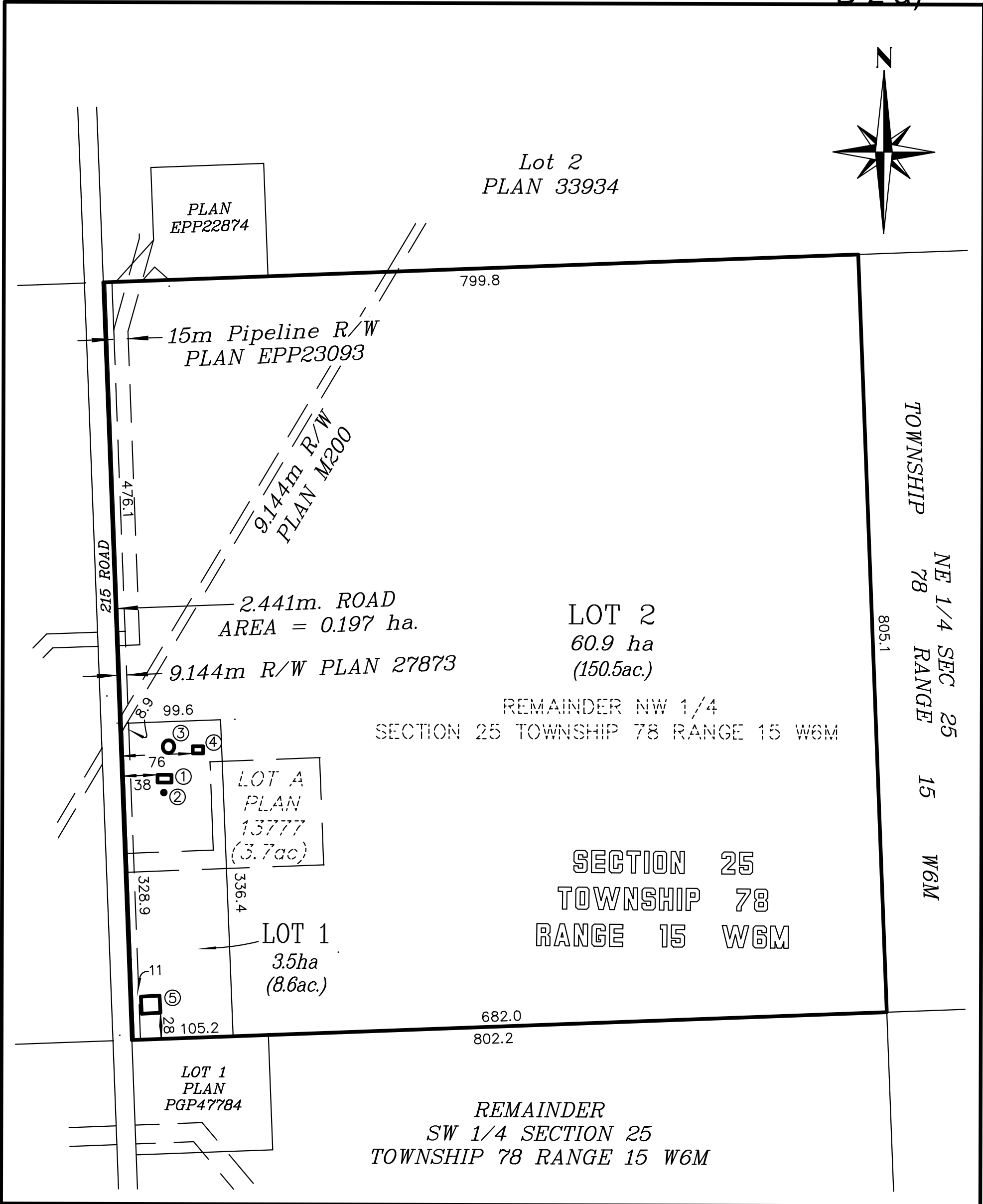
 Signature of Owner

 Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



LEGEND:

- ① HOUSE
- ② WELL
- ③ SEPTIC LAGOON
- ④ SHED 1
- ⑤ SHED 2

PROPOSED SUBDIVISION
REMAINDER NW 1/4 SECTION 25
TOWNSHIP 78 RANGE 15 W6M
PEACE RIVER DISTRICT

0 1:5000 250

BCGS 93P.080

JAMES SIMMONS				
	1	Lot 1 revised smaller	2019/07/18	kl
	0	Original Plan Prepared	2018/11/27	kl
	Rev	Revision Description	Date(y/m/d)	By:

NOTES:

- All Dimensions are in metres and decimals thereof.
- Survey completed October 2012.

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca

TRYON
PROFESSIONAL GROUP

TRYON FILE:
2012-356

October 24, 2019

Archived: Monday, February 11, 2019 2:55:03 PM

From: Rob Huttema

Sent: Monday, February 11, 2019 2:53:20 PM

To: Kole Casey

Cc: Gordon Smith

Subject: FW: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320

Sensitivity: Normal

Attachments:

[18-320 Referral form Simmons.pdf](#);

K Casey

The Dawson Creek Fire Department has no issues with said application

Thank you



Captain Rob Huttema

Fire Prevention Officer

City of Dawson Creek

250-782-9898

rhuttema@dawsoncreek.ca

From: Gordon Smith

Sent: February 11, 2019 2:08 PM

To: Rob Huttema

Subject: FW: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320



Gordon (Shorty) Smith B.F.S., E.C.F.O.

Fire Chief

City of Dawson Creek

250-782-9898 PH 250-784-3638 FX

WWW.DAWSONCREEK.CA

Like us on [Facebook](#)

WE WILL CONSTANTLY STRIVE TO BE BETTER PEOPLE, BETTER FIREFIGHTERS, AND A BETTER DEPARTMENT.....NOT BETTER THAN ANYONE ELSE, BUT BETTER THAN WE WERE BEFORE.

October 24, 2019

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

None.

October 24, 2019



Dawson Creek Health Unit
1001 110 Avenue Dawson Creek BC V1G 4X3
(P) 250-719-6500 (F) 250-719-6513

February 13th 2019

Kole Casey
South Peace Land Use Planner
Peace River Regional District

RE: **Zoning B/L# 2363, 2019**

This letter is in regards to the above proposed application submitted.

Based on the intended use of the application, Northern Health has no objections subject to the conditions listed below:

- Must adhere the BC Public Health Act and all regulations under the BC Public Health act that may apply. As per the BC Public Health Act, the operator must not create a health hazard.
- As per the BC Public Health Act, if the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank, drinking water system or construction/operation of a food establishment, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognize, prevent and respond to health hazards that may arise when engaging in a regulated activity.
- As per the Drinking Water Protection Act, the operator must ensure that any wetlands, stream or drinking water wells that may be located in the area are protected from all possible sources of contamination during construction and operation.

Note: Recommendation of the application does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred from the Ministry of Transportation on the basis of current provincial health legislation and Northern Health policies and guidelines.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely

Rakel Byrnes
Environmental Health Officer
Northern Health

October 24, 2019



Ministry of
Transportation
and Infrastructure

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Kole Casey - South Peace land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of February 11, 2019 to rezone ± 1.04 ha. (2.56 acre) portion of Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777 from R-4 "Residential 4 Zone" to A-2 "Large Agricultural Holdings Zone", within the PRRD Zoning Bylaw No. 1343, 2001. and; To rezone ± 3.53 ha. (8.7 acre) portion of Northwest $\frac{1}{4}$ of Section 25, Township 78, Range 15, W6M, PRD Plan 13777 from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", within the PRRD Zoning Bylaw No. 1343, 2001. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Raj Chopra 250-261-5745.

Sincerely,

A black rectangular box redacting the signature of Raj Chopra.

Raj Chopra – Assistant District Development Technician

October 24, 2019



James Simmons
c/o Tryon Land Surveying Ltd.
Crystal Burritt
10201 17th Street
Dawson Creek, BC V1G4C3
Canada

Your File #: 12-356
eDAS File #: 2018-03335
Date: Oct/04/2018

Attention: Crystal Burritt

Re: Proposed Subdivision of

PID 012-231-657, Lot A, Sec 25, Twp 78, Rge 15, W6M, Peace River

PID 014-597-276, The NW 1/4, Sec 25, Twp 78, Rge 15, W6M, Peace River

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur.

1. Requires successful application to the Peace River Regional District for Official Community Plan and/or Zoning Bylaw amendments. Please contact the Peace River Regional District regarding this application process.
2. Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there is a site identified as Borden Number: GkRb - 18 on or near the proposed development.

Therefore, the Provincial Approving Officer requires that as a condition, the applicant hire a qualified archaeologist to determine the need for an archaeological impact assessment of the subject property. The purpose of the archaeological impact assessment would be to accurately identify the location(s) of the known archaeological site(s), to record any additional sites that may be present, and to recommend any action that may be needed to manage archaeological values in conflict with future development. This might include the placement of covenants to ensure that such sites are not disturbed without proper authorization from the Archaeology Branch.

If the archaeologist determines that an archaeological impact assessment is

Local District Address
Peace District 300 --10003 110th Avenue Fort St John, BC V1J 6M7 Canada Phone: (250) 787-3237 Fax: (250) 787-3279

not required, the archaeologist must forward a written statement to this office and copy to the Archaeology Branch containing the reasons for eliminating this requirement.

If an archaeological impact assessment is required, you should be aware that applications for Heritage Conservation Act permits take in the order of 6 weeks to process. This includes allowance for a 30 day comment period from local First Nation(s). Processing time can be shortened accordingly if, at the time of application, supporting letter(s) are received from local First Nations.

Information on archaeological consultants may be obtained by calling the B.C. Association of Professional Archaeologists at 604 924-3155 or by checking their web site (<http://www.bcapa.ca/>). Archaeological consultants are also listed in the Yellow Pages.

3. Provision of a notation on final plan specifying approval is being granted under Section 10 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation No.171/2002.
4. Compliance with Peace River Regional District's letter dated August 16, 2018.
5. Written confirmation from PNG of all that may be deemed necessary.

If the property contains a watercourse, the surveyor is required to locate the watercourse(s) which may be required to be returned to the crown, and return the bed(s) to crown in conjunction with subdivision.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50 plus \$100 per lot for a total of \$250. If paying by cheque, make payable to the Minister of Finance.

Please quote file number 2018-03335 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

If you have any questions please feel free to call Raj Chopra at (250) 261-5745.

Signed on behalf of Provincial Approving Officer by



Suraj Chopra
Assistant Development Technician (TELP)

cc: Peace River Regional District - ONLINE

Archived: Monday, May 6, 2019 4:14:20 PM

From: [ALC North Land Use ALC:EX](#)

Sent: Monday, April 1, 2019 4:23:32 PM

To: Kole Casey

Subject: RE: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320

Sensitivity: Normal

Hi Kole,

I have yet to hear back from MOTI on the reasoning behind the section 10 realignment. As discussed, I don't see anything in the package that explains how this is beneficial for agriculture (which is a requirement for a section 10 realignment). From the information available to me, it appears that this adjustment is primarily for the benefit of the existing residence, and is a net loss of 2.49 ha from the current farm operation. Until I hear back on this, I can't provide fully informed feedback on this proposed rezoning.

In the meantime, I have some comments on the rezoning:

1. This is a net loss of 2.49 ha of land zoned for agriculture.
2. While the land within both the current and proposed Lot A appears forested and uncultivated, this alone doesn't preclude future cultivation or agricultural use. In general, the ALC considers the long-term agricultural capability of the land rather than the present use, when considering the impacts and alignment of a subdivision. This means the utility of the land for agriculture or for siting agricultural infrastructure should not be discounted solely because it is currently uncultivated.
3. With the current boundaries, future subdivision of Lot A is highly unlikely. Under the proposed orientation, with a larger parcel size and continuous road frontage, future subdivision is more likely. Generally, more residences increases the likelihood of conflict with agriculture.
4. From the satellite images, it appears the quarter section is being farmed in a larger unit with neighbouring parcels. This suggests the boundary adjustment would have minimal impact on the current operation. However it would have an impact on where a new residence could be built. The ALC Act allows one residence per parcel. Currently, a residence exists on the larger remainder lot (Lot 2 in the proposed plan) and not Lot A. A new residence could be built on Lot A, within the boundaries of that parcel, which is uncultivated. The proposed realignment would sever the current residence from Lot 2, allowing a new residence to be built anywhere on Lot 2. The realignment also limits road access to the uncultivated portion of Lot 2, increasing the likelihood that a new residence would be built on cultivated land.

The ALC does not support the proposed rezoning. The ALC would be more amenable to an approximately 1.5 - 2 ha parcel, encompassing roughly the north half of the proposed Lot 1. This would be more inline with the size of the current Lot A. This would sever the house from the larger property but leave the building in the SW corner with the farm operation. This building is identified as "Shed 2" on the sketch, and described on the application as "farm outbuildings and storage". This would also preserve road access to the uncultivated portion of the property and limit the likelihood of future subdivision.

If you have any further questions, please let me know.

Michael McBurnie

Land Use Planner, North Region

Agricultural Land Commission

michael.mcburnie@gov.bc.ca | 604.660.7016

From: Kole Casey <Kole.Casey@prrd.bc.ca>

Sent: March 14, 2019 1:04 PM

October 24, 2019

To: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>

Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>

Subject: RE: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320

Hello Michael

I apologize, it looked like the sketch was missed in the referral package (see attached). I am also in the process of setting up a site inspection to take some photos of the parcel and the different structures on the stretch attached.

From: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>

Sent: Monday, March 11, 2019 4:34 PM

To: Kole Casey <Kole.Casey@prrd.bc.ca>

Subject: RE: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320

Hi Kole,

I have a question about this proposed realignment.

It appears this is a boundary adjustment under Section 10 (c) of the ALR Regulation. The key to that section is the boundary adjustment will *allow for the enhancement of farming on the owner's agricultural land or for the better use of structures used for farming*.

The description mentions a residence, some out buildings, and storage. From the maps and description provided it's difficult to see what buildings are on the properties and how they will be affected by the proposed subdivision. It looks as though most buildings will be severed from the farmed portion of the property. It also looks like an existing building in the farmed portion will have its road access cut off by the realignment.

Can you please provide a sketch identifying all structures and a description of how this subdivision will enhance the farm operation? Without this information I can't provide an informed comment on this.

Thanks,

Michael McBurnie

Land Use Planner, Agricultural Land Commission

201-4940 Canada Way, Burnaby V5G 4K6

michael.mcburnie@gov.bc.ca | 604.660.7016

From: Kole Casey <Kole.Casey@prrd.bc.ca>

Sent: March 5, 2019 12:56 PM

To: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>

Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>

Subject: PRRD referral for PRRD Zoning Bylaw Amendment 2363, 2019, PRRD File No. 18-320

Hello,

Please see attached PRRD referral for PRRD Zoning Bylaw No 2363, 2019 PRRD File # 18-320 for your review. Please review the application in accordance with your policies and regulations. The ALC was mistakenly missed on the first round of referrals. The 21 day of this referral will start from the date of this email, the due date for response will be March 26 if required.

Thank you,

October 24, 2019

Peace River Regional District Memorandum

To: Leonard Hiebert, Director of Electoral Area 'D'

From: Kole Casey, South Peace Land Use Planner

Date: September 27, 2019

RE: Zoning Amendment Bylaw No. 2363, 2019, PRRD File No. 18-320

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The attached application and report are provided for your review.

Please return this form with your comments by or before October 11, 2019.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

Hi Kole,

Firstly a couple of comments. It looks like the ALC is upset about losing 2.49ha of ag. land that is currently forested and rough terrain. I don't understand what the school district 60 school site acquisition charge area is in the application as the application is in the school district 59.

We are trying to work with the changes of the ALC but I feel when they are getting upset about 2.49ha and the applicant is trying to keep as much land for ag. use as possible and ALC uses satellite imagery, they might consider doing a site visit. Having said, in a response to the ALC, that you were planning a site visit. What did you find from your visit, regarding ALC concerns? As it is right now, the applicant is just wanting to change one parcel from A-2 to R4 and another parcel from R4- A-2 within the quarter section.

I support the rezoning of the application.

I will be recommending alternative option 1.

Date: October 11, 2019

Initial: LH

October 24, 2019

Archived: Tuesday, October 15, 2019 9:14:32 AM

From: Kole Casey

Sent: Tuesday, October 15, 2019 9:10:00 AM

To: Director Leonard Hiebert; Kevan Sumner

Cc: Shawn Dahlen; Crystal Brown

Subject: RE: 18-320

Sensitivity: Normal

Attachments:

[18-320 Simmons Maps.docx](#) 

Hello Director Hiebert,

In response to your questions for PRRD File #18-320 (Simmons)

The School Site Acquisition charge does not apply as the lands are within School District 59.

In my site visit I found a homestead, an old shed, a garage in the southwest portion of the property and a natural gas site at the northwest portion of the property. The land is mostly in agricultural production. The location where the smaller parcel was observed looks to be the original homestead location but was no longer being used for that. There is some cleared land surrounding the old homestead. With my site visit and a quick calculation with our webmap this cleared area is less than a hectare in size.

The applicant did revise their original plan to try to limit the parcel size down even more without becoming non-conforming with the PRRD zoning bylaw and without sacrificing the utility services on the proposed parcel.

I have placed some pictures from my site visit in the map section in the attachments section of this report (see attached)

I will be submitting this for the October 24th Board meeting.

All the best,

Kole Casey | South Peace Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: **250-784-3205** |
kole.casey@prrd.bc.ca | www.prrd.bc.ca



From: Director Leonard Hiebert <leonard.hiebert@prrd.bc.ca>

Sent: Saturday, October 12, 2019 9:17 AM

To: Kole Casey <Kole.Casey@prrd.bc.ca>; Kevan Sumner <kevan.sumner@prrd.bc.ca>

Cc: Shawn Dahlen <Shawn.Dahlen@prrd.bc.ca>; Crystal Brown <Crystal.Brown@prrd.bc.ca>

October 24, 2019

SECTION 14 - IMPLEMENTATION

14.1 Background

This OCP is intended to act as a guide for all land uses activities in the SPFA, and will be implemented through the Zoning Bylaw and other implementation bylaws, through collaborative efforts with other agencies and actions of the Regional Board.

While every effort has been made in the preparation of this OCP to anticipate future development and associated requirements, it is important to stress that occasional amendments to this OCP may be needed in response to new circumstances and situations.

14.2 Official Community Plan Consistency

All land use decisions will be evaluated for consistency to this OCP, including its maps and schedules. Where a project or proposal requires an amendment to this OCP, a public hearing will be held in accordance with the provisions of the *Local Government Act*.

The Peace River Regional District will work in conjunction with various levels of government, community groups, organizations, residents and stakeholders towards the realization of the goals, objectives and policies of this OCP.

14.3 Zoning Bylaws

The Zoning Bylaw will implement the policies of this OCP, by regulating the use of the land with specific regulations that control the size, uses, siting and other details of development on a parcel of land in the SPFA.

14.4 Other By-laws

Other bylaws may influence the shape and development of the SPFA, such as the Building Bylaw or the Manufactured Home Park Bylaw. These bylaws provide detailed specifications that apply to the use and development of lands consistent with the OCP and are important methods used for implementation of the Plan.

All lands within the SPFA are subject to the Peace River Regional District Building Bylaw and the BC Building Code.

14.5 Subdivision and Development Guidelines

Where a proposed subdivision or rezoning may be permitted by the Plan, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning application submitted to the Regional District by the applicant, may consider factors including but are not limited to the following:

- i. The extent of the development and potential impact on the subject property and neighboring properties;

- ii. The agriculture capability and CLI soil rating of the area proposed for subdivision;
- iii. The ability of the parcel to be an integral part of the existing farm operation, if applicable;
- iv. The extent of potential impacts on agriculture on the subject property or in the area;
- v. Proposal demonstrates orderly and compact development as a priority to avoid sprawl;
- vi. The severity of topographic features (slope) of the proposed parcel and whether it is suitable for subdivision or if applicable more difficult to farm;
- vii. Can development accommodate an on-site sewage disposal system or be connected to a community sewage system as authorized by the agency having jurisdiction;
- viii. The availability of existing services to the site, including but not limited to, fire protection, roads, electricity, telephone, natural gas, or the ability to provide the services to the site;
- ix. Adequate off-street parking can be provided where necessary;
- x. Impact on the transportation network;
- xi. Environmental impact and potential for hazardous conditions;
- xii. Development demonstrating a reduction of greenhouse gas as a goal, is encouraged;
- xiii. Public opinion as received through the public information meetings or hearing requirements of the *Local Government Act*; and
- xiv. Any other issues that may be relevant to a specific proposal.

14.6 On-site Sewage

The enforcement of the *Public Health Act* provisions for on-site sewage disposal by the Northern Health Authority is important for the maintenance of public health in the rural area. The management of sewage systems away from *watercourses* and groundwater is a priority for the maintenance of healthy environmental conditions of the region's water resource.

To reduce *sprawl* and facilitate efficient compact communities in the rural area, Northern Health and the Ministry of Transportation and Infrastructure will be collaborating to:

- i. identify opportunities and barriers for compact development, related to rural sewage disposal challenges in the PRRD; and
- ii. research alternative onsite sewage treatment/disposal options for rural lot development that will enable approval of Type II and Type III sewage systems on lots less than 1.6 ha (4 acres) in the PRRD.

14.7 By-law Enforcement

The Regional District encourages cooperation with the regulatory schemes established to achieve the policies of this Plan and may develop policies for the enforcement of established regulations.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 33;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) Work camps occupied for less than six months, with less than 30 people;
- (m) Trapping, hunting, guiding, outfitting establishments;
- (n) Airstrip;
- (o) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 33:

- (p) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- (q) BED AND BREAKFAST accommodation; (See Section 16)
- (r) HOME BASED BUSINESS; (See Section 19)
- (s) SECONDARY SUITE; (See Section 25)
- (t) TEMPORARY ADDITIONAL DWELLING; (See Section 29)
- (u) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres) except as noted below.
- (b) Exceptions to the required minimum parcel size area as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse, provide the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares (124 acres);
 - ii) for subdivision along a quarter section boundary for an incomplete quarter the minimum parcel size shall be not less than 50 hectares (124 acres);



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha) continued

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

Asphalt Plant

- (f) Asphalt plants may operate on land zoned A-2 "Large Agricultural Holding Zone" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required

Production Facilities

- (g) The following PRODUCTION FACILITIES are not permitted in the A-2 zone:
 - i) *Battery sites and compressor stations which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*
 - ii) *Oil field waste management facility that requires a permit under the Waste Management Act or which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*

Land Treatment Facility

- (h) One LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (f) AGRICULTURE-DOMESTIC;
- (g) BED and BREAKFAST accommodation; (See Section 16)
- (h) HOME BASED BUSINESS; (See Section 19)
- (i) SECONDARY SUITE; (See Section 25)
- (j) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) “a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres).” [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT

Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

B-2 a)

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2363, 2019

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 bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2363, 2019."
2. Schedule B – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 1.24 ha. (3.05 acres) portion of Lot A, Plan 13777, Section 25, Township 78, Range 15, W6M, PRD from R-4 "Residential 4 Zone" to A-2 "Large Agricultural Holdings Zone", as shown shaded green on Schedule 'A' which is attached to and forms part of this bylaw.
3. Schedule B – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 3.10 ha. (7.66 acres) a portion of the Northwest $\frac{1}{4}$ of Section 25, Township 78, Range 15, W6M, PRD except Plan 13777 from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown shaded blue on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2019.
READ A SECOND TIME THIS	_____	day of _____	, 2019.
Public Notification published on	_____	day of _____	, 2019.
Notification mailed on the	_____	day of _____	, 2019.
READ A THIRD TIME THIS	_____	day of _____	, 2019.
ADOPTED THIS	_____	day of _____	, 2019.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2363, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

October 24, 2019



Peace River Regional District
Bylaw No. 2363, 2019
SCHEDULE "A"



Schedule B - Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 1.24 ha. (3.05 acres) portion of Lot A, Plan 13777, Section 25, Township 78, Range 15, W6M, PRD **from** R-4 "Residential 4 Zone" **to** A-2 "Large Agricultural Holdings Zone" as shown shaded green on the drawing below:

Schedule B - Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 3.10 ha. (7.66 acres) a portion of the Northwest 1/4 of Section 25, Township 78, Range 15, W6M, PRD except plan 13777 **from** A-2 "Large Agriculture Holdings Zone" **to** R-4 "Residential 4 Zone" as shown shaded blue on the drawing below:

