



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA

Proposed OCP & Zoning Amendment Bylaw No. 2127 & 2128, 2014

September 29, 2015 @ 7:00 p.m.

Jackfish Lake Community Hall, 1515 Old Jackfish Road

1. CALL TO ORDER
2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING
3. INTRODUCTION TO PROPOSAL

LANDOWNER: **Tarla Breswter**

LEGAL DESC: **District Lot 2964 PRD, Except Plans 25979, 26136, 27501, 29739, 32590 and 32766**

PROPOSAL: To re-designate the parcel from "Settlement" to "Resource Agricultural" within the West Peace OCP Bylaw No. 1086, 1997 and from R-4 (Residential 4 Zone) to A-2 (Large Agricultural Holdings Zone) within PRRD Zoning Bylaw No. 1343, 2001, to support agricultural and resource extraction purposes.

4. SUMMARY OF APPLICATION PROCEDURE

- | | |
|-------------------------|--|
| May 9, 2014 | → PRRD receives application |
| June 13, 2014 | → Application and proposed bylaw referred to municipalities and provincial agencies |
| July 10, 2014 | → PRRD Board states by resolution; that a qualified professional be engaged by the applicant to research and give recommendations for environmental protection or buffering between the lake and proposed gravel operations, and that the application be tabled until such time as the District of Chetwynd has had the opportunity to comment. |
| July 15, 2014 | → PRRD receives comment from the District of Chetwynd |
| July 24, 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 <i>Local Government Act</i> , and that public notice be issued after the applicant and the Peace River Regional District discuss options for a 100 metre Preservation Buffer along Half- Moon Lake within District Lot 2964 and the buffer plan is approved by the General Manager of Development Services. |
| February 4, 2015 | → PRRD receives a Section 219 Covenant for 100 metre Preservation Buffer along Half- Moon Lake within District Lot 2964 and approved by the General Manager of Development Services. |
| September 16, 2015 | → Public hearing notification mailed to landowners |
| September 17 & 24, 2015 | → Public notification advertised in <i>Northeast News</i> |
| September 29, 2015 | → Public hearing takes place in Jackfish Lake Community Hall |

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

City of Fort St John: Interests unaffected by bylaw

Northern Health: Interests unaffected by bylaw:

The proposed zoning amendment on this property would not be affected directly by the Acts and Regulations that Northern Health is guided by. Please note that the property may need to be reviewed for sewage disposal and drinking water source when a subdivision application is made. Further inquiries can be directed to an Environmental Health Officer at the Dawson Creek health Unit (252) 719-6500.

District of Taylor: Interests unaffected by bylaw

District of Chetwynd: Approval recommended for reasons outlined below:

At its Regular Council Meeting held July 14, 2014, council requested that the Peace River Regional District (PRRD) consider negotiations with the proponent to create a 100 meter buffer along the south end on Half Moon Lake and that the PRRD take actions to secure Half Moon Lake as a regional park.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

7. COMMENTS FROM APPLICANT

8. COMMENTS FROM PUBLIC

9. FINAL COMMENTS FROM APPLICANT

10. TERMINATION OF PUBLIC HEARING



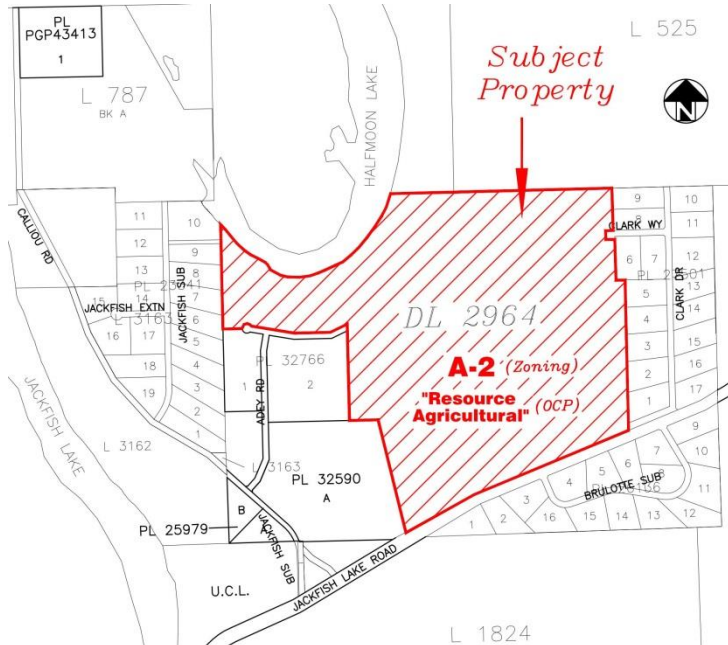
PEACE RIVER REGIONAL DISTRICT

NOTICE OF PUBLIC HEARING

FOR PROPOSED OCP & ZONING AMENDMENT BYLAW NO 2127 & 2128, 2015 Jackfish Lake Area

District Lot 2964, PRD, Except Plan PGP25979, PGP26136 PGP27501 PGP29739 PGP32590, & 32755

Proposal: To redesignate the parcel from "Settlement" to "Resource Agricultural" within the West Peace OCP Bylaw No. 1086, 1997 and from R-4 (Residential 4 Zone) to A-2 (Large Agricultural Holdings Zone) within PRRD Zoning Bylaw No. 1343, 2001, to support agricultural and resource extraction purposes.



This notice is in general form only. Relevant background documents may be inspected between the hours of 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding holidays, at the Peace River Regional District office located at 1981 Alaska Ave, Dawson Creek, BC.

Written comments or concerns accepted.

Chris Cvik, Chief Administrative Officer

When:

Tues., Sept 29, 2015 at 7:00 pm

Where:

Jackfish Lake Community Hall
1515 Old Jackfish Rd.

For more information:

Development Services Department

www.prrd.bc.ca

Tel: 250-784-3200

Fax: 250-784-3201

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

diverse. vast. abundant.

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)
Wynter Giroux
ALLEN & ASSOCIATES (#10847) (250) 782-8155
Suite 2, 933 - 103 Avenue
Dawson Creek BC V1G 2G4

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]
007-301-154 DISTRICT LOT 2964 PEACE RIVER DISTRICT EXCEPT PLANS 25979 26136
27501 29739 32590 AND 32766

STC? YES

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
Covenant Section 219

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms D.F. No. (b) Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):
PEACE RIVER REGIONAL DISTRICT

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
TARLA RAE BREWSTER, ASSISTANT MANAGER
BOX 1148
CHETWYND BRITISH COLUMBIA
V0C 1J0 CANADA

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

SHANE ALLEN
BARRISTER & SOLICITOR
ST# 2, 933 - 103 AVENUE
DAWSON CREEK, BC
V1G 2G4

Execution Date		
Y	M	D
15	01	19

Transferor(s) Signature(s)

TARLA RAE BREWSTER

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y M D

PEACE RIVER REGIONAL DISTRICT
by its authorized signatories

Per:



TABLA RAE BREWSTER



DAVIDSON STREET #3
SUITE 203 - 103 AVENUE
PEACE RIVER
BC
V2C 2G4

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS AGREEMENT is dated for reference this 19th day of January, 2015.

BETWEEN:

TARLA RAE BREWSTER
Box 1148
Chetwynd, BC V0C 1J0
(the "Grantor")

AND:

PEACE RIVER REGIONAL DISTRICT
Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8
(the "Grantee")

WHEREAS:

A. The Grantor is the registered owner in fee simple of that land in the Province of British Columbia, more particularly known and described as:

PID: 007-301-154 District Lot 2964 Peace River District Except Plans 25979 26136
27501 29739 32590 and 32766

(the "Land");

B. The Grantor has applied for amendment of the Zoning Bylaws of the Grantee in respect to the use of the Lands; and

C. Section 219 of the *Land Title Act* permits the registration against title to land of a covenant, in favour of a regional district, including provisions in respect of the use of the Land; and

D. The Grantee requires and the Grantor has agreed to restrict the use of the Lands by covenant under S.219 of the *Land Title Act* in consideration for the zoning bylaw amendment;

NOW THEREFORE: In consideration of the promises and covenants in this Agreement, the payment of \$1.00 by the Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which the Grantors hereby acknowledge, the parties covenant and agree pursuant to section 219 of the *Land Title Act* as follows:

Restrictions on the Use of the Land

1. The Grantor shall not construct any improvement or cut any existing vegetation within 100 meters of the high water mark of Half-moon Lake, save and except that the Grantor may cut vegetation and install a trail of not more than 3 meters (10 feet) wide for access to Half-moon Lake.

No Effect on Laws or Powers

2. This Agreement does not:
- a. affect or limit the discretion, rights, duties or powers of the Grantee under any enactment or at common law, including in relation to the use of the Land;
 - b. impose on the Grantee any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement except as expressly set out herein;
 - c. affect or limit any enactment relating to the use of the Land; or
 - d. relieve the Grantor from complying with any enactment, including in relation to the use of Land.

Limits or Obligations

3. The Grantor is only liable for breaches of this Agreement caused or contributed to by the Grantor or which the Grantor permits or allows. The Grantor is liable only for breaches of this Agreement which occur while the Grantor is the registered owner of any interest in the Land and then only to the extent of that interest.

No Liability in Tort

4. Unless it is otherwise expressly provided in this Agreement, the parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs with the Lands

5. Every obligation and covenant of the Grantor in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which the Land is subdivided by any means and any parcel into which the Land is consolidated.

Registration

6. The Grantor agrees to do everything necessary at the Grantor's expense to ensure that this Agreement is registered against the title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

7. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Severance

8. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of the part.

No Other Agreements

9. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

10. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Execution Using Form C

11. As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement by executing Part 1 of the *Land Title Act Form C* to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

BY-LAWS: (continued)

B-2
July 17, 2014

WEST PEACE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2127, 2014
AND ZONING AMENDMENT BYLAW NO. 2128, 2014 (BREWSTER)

RD/14/07/40 (24)

MOVED by Director Bumstead, SECONDED by Director Stewart,
That consideration of Resolution No. RD/14/07/28 be lifted from the table.

CARRIED.

RD/14/07/41

MOVED by Director Schembri, SECONDED by Director Hiebert,

- 1) That the Regional Board has considered the requirements of Section 879 of the *Local Government Act*, and has provided the 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 July 16, 2014.
- 2) That the "West Peace Official Community Plan Amendment Bylaw No. 2127 (Brewster), 2014" be read a first and second time this 24th day of July, 2014.
- 3) That "Zoning Amendment Bylaw No. 2128 (Brewster), 2014" be read a first and second time this 24th day of July, 2014.
- 4) That a Public Hearing be held pursuant to the *Local Government Act*.
- 5) That the Public Hearing be scheduled after the applicant and the Peace River Regional District discuss options for a 100 metre Preservation Buffer along Half-Moon Lake within District Lot 2964 and the buffer plan is approved by the General Manager of Development Services.
- 6) That the holding of the Public Hearing be delegated to the Director of Electoral Area 'E'.

CARRIED.

B-3
July 17, 2014

ZONING AMENDMENT BYLAW NO. 2141, 2014 (LAWTON)

RD/14/07/42 (24)

MOVED by Director Bumstead, SECONDED by Director Hiebert,

- 1) That "Zoning Amendment Bylaw No. 2141 (Lawton), 2014" be read a first and second time this 24th day of July, 2014; and
- 2) That the holding of a Public Hearing be waived pursuant to Section 890(4) of the *Local Government Act*, and that performance of public notification be authorized pursuant to Section 893 of the *Local Government Act*.

CARRIED.

Received July 22, 2014

Handout B-2

TO: Peace River Regional District

FROM: Tarla Brewster

Re: Half Moon Lake – Regional Park

I have put a lot of thought into this and have some reservations about doing this. I do have a problem with making it accessible to people with vehicles.

Right now people mostly go to Half Moon lake with ATV through our property. I would hate to open it up to all vehicles. Half Moon lake is a quiet little lake that has swans, many birds, etc that use a lot of the shoreline for nesting. If you make it into a Regional Park, I think you will lose a lot of that. We have had people shoot the swans over there and we are constantly picking up garbage and cans etc. with no access let alone provide access. I would have no problem making it a walking trail into it, but to open it up does not seem necessary at this time. Yes it is a great little place for people to go and see but not for camping and partying. If you go to Jackfish Lake, they have access for people to go and canoe or kayak but it is sometimes undesirable as the garbage and cans that are left there. There is Long Lake down the road where people go camping. People who would access the water for Half Moon would have to go all the way to the far end where you can get down to the lake. This would require a road along the top of the property and would create havoc with the swans as they are very protective over their young ones. At the far end of Half Moon there was a blackbird that was being watched by bird watchers from I think they were from Vancouver or Victoria. They were an older couple who came every summer to watch them. I have not seen them for a couple of years as it was only when I was riding over there that I would talk to them. Why not just leave it as it is and if people who wish to go there, go there. They are usually the people who love nature and sit and just watch the birds, and listen to the noise of the loons and the beavers. It should be left a quiet place for the birds and animals that use. I know in time that it will probably be changed into a recreation area, but for now, it would break my heart watch vehicles driving through there. It's a quiet, surreal place that anyone can go to, why change that. Let nature have a quiet place. For now.

Thanks for your time and thoughts.

I am certainly in agreement of a buffer that we stay away from the lake with our small gravel pit operation. That is already in place with Ministry of Mines. I would love to sit with PRRD and discuss the options of this possible being a preservation plan

Thanks for your consideration and please give me your thoughts. I think we are all on the same page to preserve what quiet places we have left in our area.

Yours truly,

Tarla Brewster

July 24, 2014



Peace River Regional District REPORT

B-2a

To: Peace River Regional Board

Date: July 17, 2014

From: Kole A. Casey, South Peace Land Use Planner

Subject: Bylaw No's 2127 & 2128 (Brewster), 2014

RECOMMENDATION(S):

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 July 16th, 2014.
2. THAT the Regional Board read OCP Amendment Bylaw No.2127 (Brewster), 2014 for a First and Second time.
3. THAT the Regional Board read Zoning Amendment Bylaw No.2128 (Brewster), 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 applicant and the Peace River Regional District discuss options for a 100m Preservation Buffer along Half-Moon Lake within District Lot 2964 and the buffer plan is approved by the General Manager of Development Services.
6. THAT the holding of the public hearing be delegated to the Director of Electoral Area "E",

BACKGROUND/RATIONALE:

At its meeting on July 10th, 2014 the Regional District adopted the following resolution

West Peace OCP Amendment Bylaw No. 2127, 2014 and Zoning Amendment Bylaw No. 2128, 2014 (Brewster) - That consideration of Resolution No. RD/14/07/28 be tabled until such time as the District of Chetwynd has had the opportunity to comment

RD/14/07/29

MOVED by Director Nichols, SECONDED by Director Schembri,
That a qualified professional be engaged by the applicant to research and give recommendations for environmental protection or buffering between the lake and proposed gravel operations.

Please see the District of Chetwynds comments attached to this report:

Staff Initials:

Dept. Head:

CAO:

Page 1 of 1



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
BY-LAW No. 2127, 2014 2128, 2014
1st and 2nd Reading**

B-2a

Part 26 Participants.
Includes all except District
of Tumbler Ridge.

OWNER: Tarla R. Brewster **DATE:** July 16th, 2014
AREA: Electoral Area E
LEGAL: District Lot 2964, PRD, Exc. Plan PGP25979 PGP26136 PGP27501 PGP29739 PGP32590 32766
LOT SIZE: 139 ha (343.5 acres)
LOCATION: Chetwynd Area

PROPOSAL

To redesignate the parcel to Resource Agricultural and rezone the parcel to A2 (Large Agricultural Holdings Zone), to support agricultural and resource extraction purposes.

RECOMMENDATION: 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 July 16th, 2014.
2. THAT the Regional Board read OCP Amendment Bylaw No.2127 (Brewster), 2014 for a First and Second time.
3. THAT the Regional Board read Zoning Amendment Bylaw No.2128 (Brewster), 2014 for a First and Second time.
4. THAT a public hearing be held pursuant to the Local Government Act;
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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 July 16th, 2014.
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Second time.

4. THAT a public hearing be held pursuant to the Local Government Act;
 5. THAT the public hearing be scheduled after the applicant and the Peace River Regional District discuss options for a 100m Preservation Buffer along Half-Moon Lake within District Lot 2964 and the buffer plan is approved by the General Manager of Development Services.
 6. THAT the holding of the public hearing be delegated to the Director of Electoral Area "E",
- OPTION 2: 2. THAT the Regional Board refuse the application as submitted as it is inconsistent with the Official Community Plan.

SITE CONTEXT

The subject property is located adjacent to Halfmoon Lake approximately 12 km up the Jackfish Lake road, north of the District of Chetwynd. The subject property is bordered on 3 sides by 5-10 acre residential use parcels. There is an existing gravel extraction site on the western boundary which has been granted a Temporary Use Permit. Majority of the parcel is forested which is stated to prevent dust and noise from having an impact on those properties to the east of the proposed processing site as they are approximately 1 kilometre away.

SITE FEATURES

- LAND:** Based on aerial photograph interpretation the subject property has approximated an eighth cleared for agricultural use and possibly has been cleared in the past. The remainder of the land is occupied by developed residential use, a two acre gravel extraction pit and undeveloped forested land.
- STRUCTURES:** According to the application a modular home is situated on the property.
- ACCESS:** The subject property can be accessed from Adey Road on the western side, Clark Way on the east and Jackfish Lake Road to the south.
- CLI SOIL RATING:** Class 5tp, Class 5pm And Class O. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops and improvement practices are feasible. Class O are Organic soil and not place in a capability class. Subclass t indicates topographical constraints. Subclass p denotes stoniness. Subclass m demotes moisture limitations.
- FIRE:** Outside all Rural Fire Protection Zones

COMMENTS AND OBSERVATIONS

- APPLICANT:** It is the intent of the landowners to redesignate the property to Resource-Agricultural and rezone the property to Large Agricultural Holdings Zone for reasons to discontinue the resubmitting of a Temporary Use application for the current gravel pit within the subject property. The applicant has no desire to subdivide the property into 5 acre lots as it was initially proposed. The applicant may wish to subdivide one parcel out for their child in the future, which is allowable within a A-2 zoning.
- ALR:** The subject property lies outside the Agricultural Land Reserve and therefore 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 "Settlement" within the West Peace Official Community Plan Bylaw No. 1096, 1997. The Preferred use for this designation is medium density clustered growth and does not state any use for resource extraction and agricultural use within this designation. For this reason an OCP amendment is warranted
- ZONING:** The subject property is zoned as R-4 (Residential 4 Zone) within the PRRD Zoning Bylaw No. 1343, 2001. The current zoning does not permit Mining, including gravel extraction and processing and minimal agricultural use, which is the reason for this zoning amendment

TEMPORARY USE PERMITS: Temporary Use Permit renewal 197/2013 was issued for the Operation of a gravel processing site with crushing hours limited to 7 am to 10pm within the subject property on November 14th, 2013 and expires November 14th, 2016.
A Previous Temporary Use Permit 115-2010 was issues with the subject property on October 14th, 2010 with an expiry of October 14th 2013. Two letters of objection was received by the PRRD concerning this TUP permit.
No complaints since the original permit issued has been received by the PRRD.

IMPACT ANALYSIS

AGRICULTURE: The proposal could have an impact on the agricultural use of the land if the applicant decides to expand the gravel extraction operation or create a new pit; however the expansion or creation of a new pit would require permitting with the Ministry of Mines and requirements from other provincial agencies. The Rezoning of the subject parcel could limit future residential development on the land and agriculture use overall could increase

CONTEXT: This area consists essentially of small rural lots that surround the subject property along the north. Halfmoon Lake is situated directly north to the subject property which could be affected if any development is increased in the area. A Rezoning to A-2 of the subject property can protect Halfmoon lake from possible development, unless a gravel extraction mine is permitted closer to Halfmoon lake. The property has low feasibility for most agricultural uses. Previous development does show high potential for gravel extraction. As the area has residential development surrounding the property a public hearing is strongly advised.

POPULATION: No increase in local population is foreseen unless another gravel pit is allowed, then transient population may increase.

TRAFFIC: No increase in traffic is foreseen unless another gravel extraction site is allowed.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

District of Taylor: Interests unaffected by Bylaw

City of Fort St. John: Interests unaffected by Bylaw

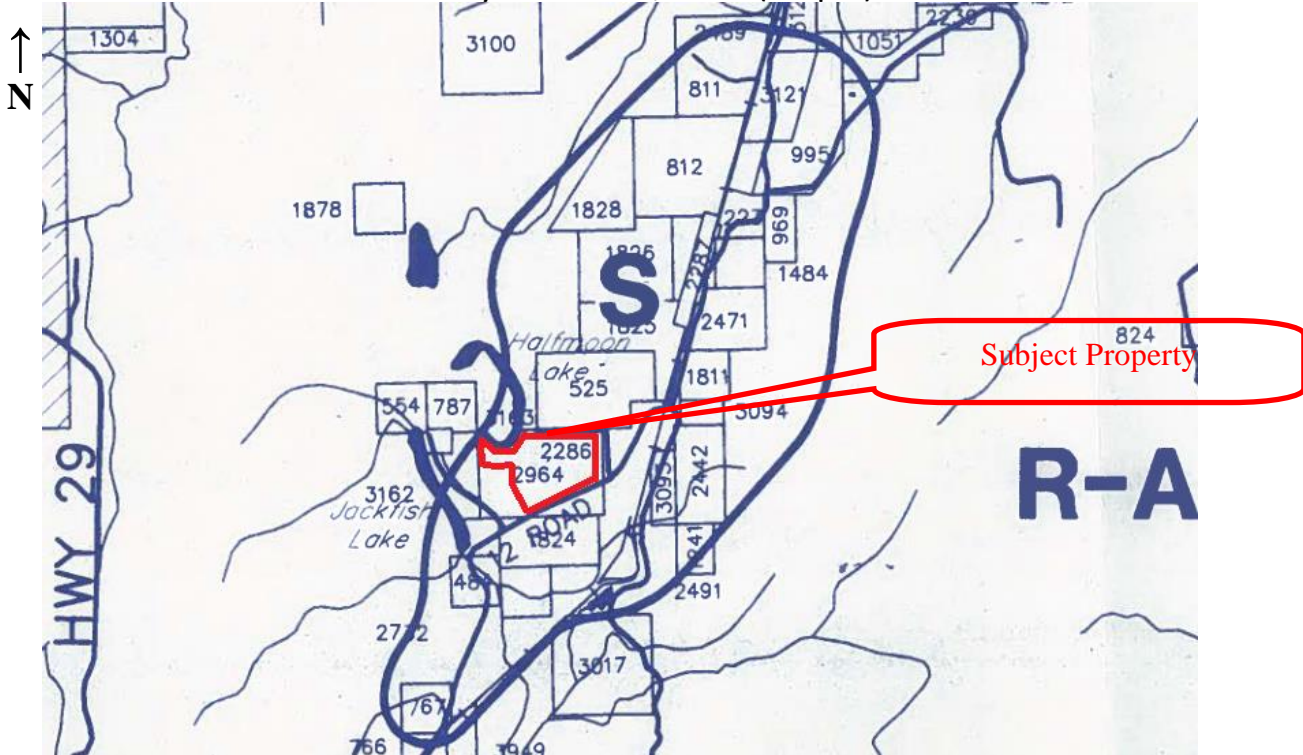
Northern Health:The proposed zoning amendment on this property would not be affected directly by the Acts and Regulations that Northern health is guided by. Please note that the property may need to be reviewed for sewage disposal and drinking water sources when a subdivision application is made. Further inquiries can be directed to an Environmental Health Officer at the Dawson Creek Health Unit (250)-719-6500

District of Chetwynd: At its regular Council meeting held July 14th, 2014 Council requested that the Peace River Regional District (PRRD) consider negotiations with the proponent to create a 100 meter buffer along the South end of Half Moon Lake and the PRRD take actions to secure Half Moon Lake as a Regional Park.

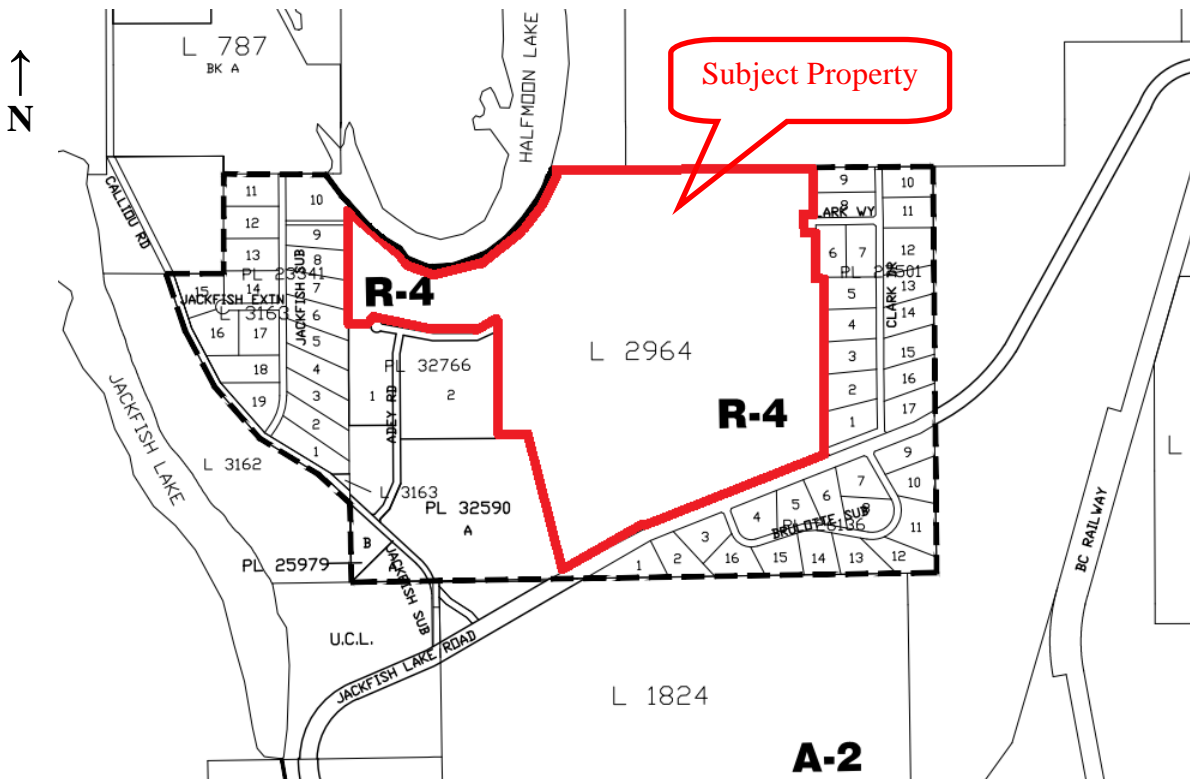


REZONING REPORT
MAPS
FILE NO. 097/2014

West Peace Official Community Plan 1086, 1997 (Map 2)



Peace River Regional District Zoning Bylaw 1343, 2001 (Map 4, Schedule C)

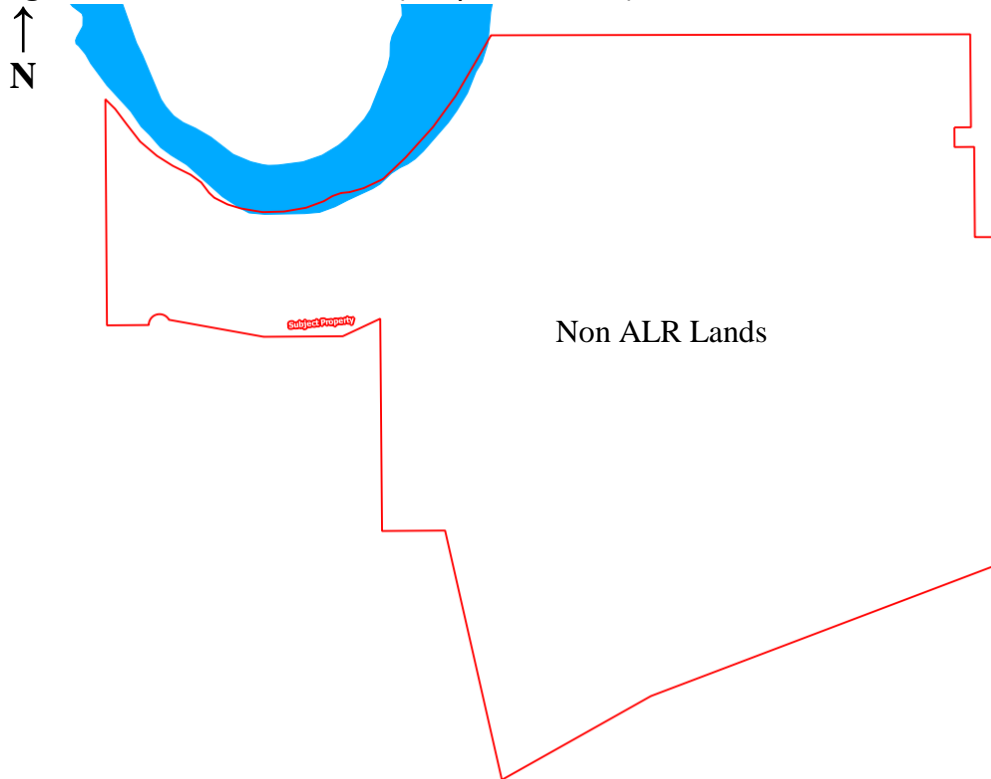




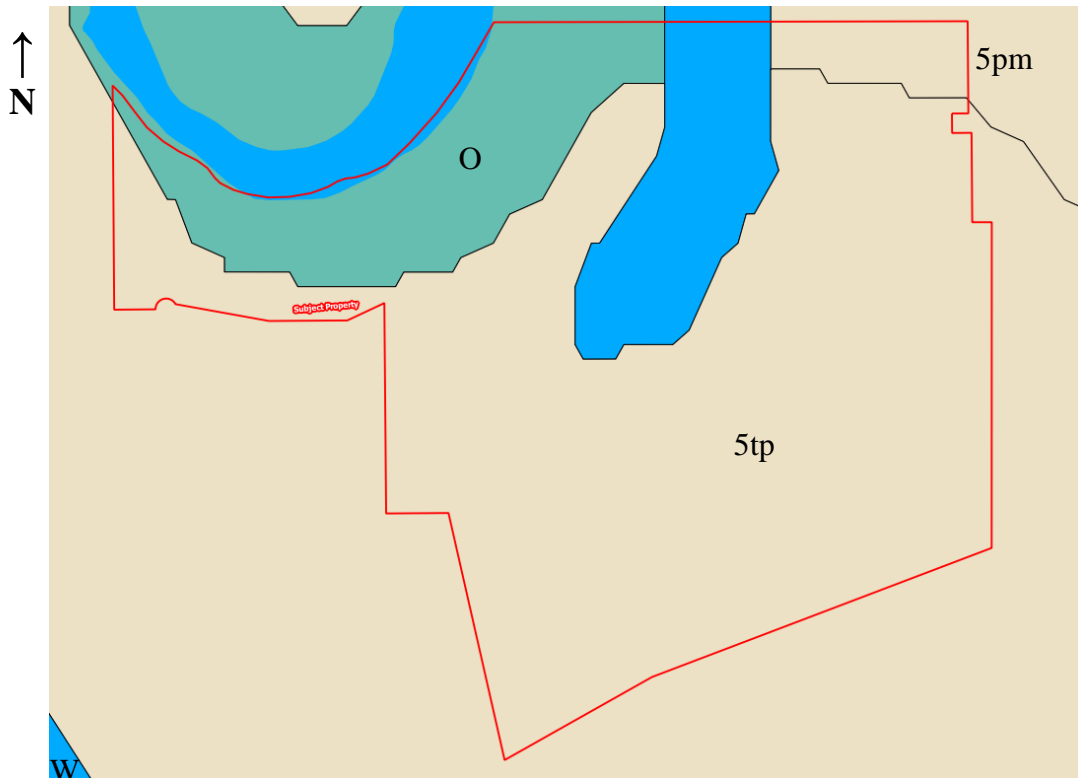
REZONING REPORT
MAPS
FILE NO. 097/2014

B-2a

Agricultural Land Reserve (Map #93P.083)



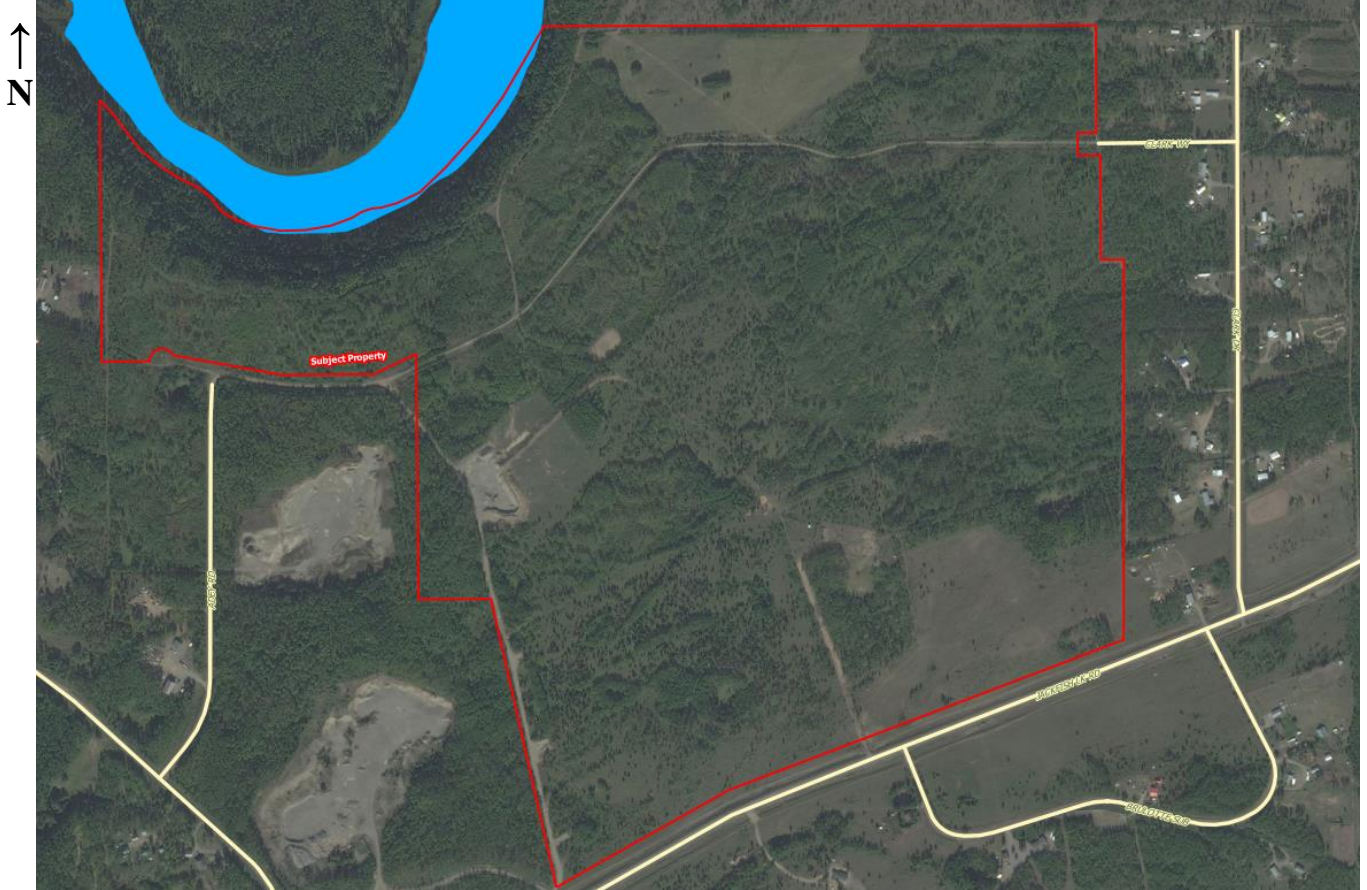
CLI-Soil Classification (Map #93P/14)





REZONING REPORT
MAPS
FILE NO. 097/2014

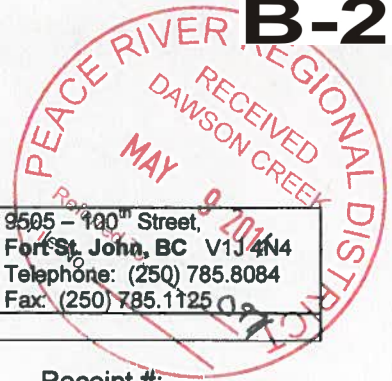
Air Photo





PEACE RIVER REGIONAL DISTRICT

097/2014 B-2a



Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 - 100 th 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
<input type="checkbox"/>	Official Community Plan Amendment	\$1,000.00
<input checked="" type="checkbox"/>	Zoning Amendment	\$ 650.00
<input type="checkbox"/>	Official Community Plan and Zoning Amendment combined	\$1,050.00
<input type="checkbox"/>	Temporary Use Permit	\$ 350.00
<input type="checkbox"/>	Development Permit	\$ 165.00
<input type="checkbox"/>	Development Variance Permit	\$ 165.00
<input checked="" type="checkbox"/>	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 Owners Name <i>Tarla R. Brewster.</i>	Authorized Agent of Owner (if applicable):
Address of Owner <i>Box 1148,</i>	Address of Agent
City / Town / Village <i>Chetwynd, BC</i>	City / Town / Village
Postal Code <i>V0C 1J0</i>	Postal Code
Telephone Number: <i>250-401-8772</i>	Telephone Number:
Fax Number:	Fax Number:
e-mail address: <i>trbrewster@hotmail.com</i>	e-mail address:

3. Full legal description of each property under application	Area of each lot	
D.L. 2964	343	ha./ <u>acres</u>
		ha. / acres
		ha./ acres
	Total area	ha./ acres

4. Civic address or location of property: 2887 Jackfish Lake Road.

5. **Particulars of proposed amendment**
Please check the box(es) that apply(ies) to your proposal.

Official Community Plan (OCP) amendment:
Existing OCP designation: _____
Proposed OCP designation _____
Text amendment: _____

For a Zoning amendment:
Existing zone: R4
Proposed zone Agricultural
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:
Modular.

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

- a) North lease - Crown.
- b) East Small Sub.
- c) South Small Residential Acreage.
- d) West Gravel Pits

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
- possible sub divide @ later date for our children
- small gravel pit

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

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:	<i>Janelle Brewster</i>
Signature of Owner/s:	
Date:	

Agents 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**.

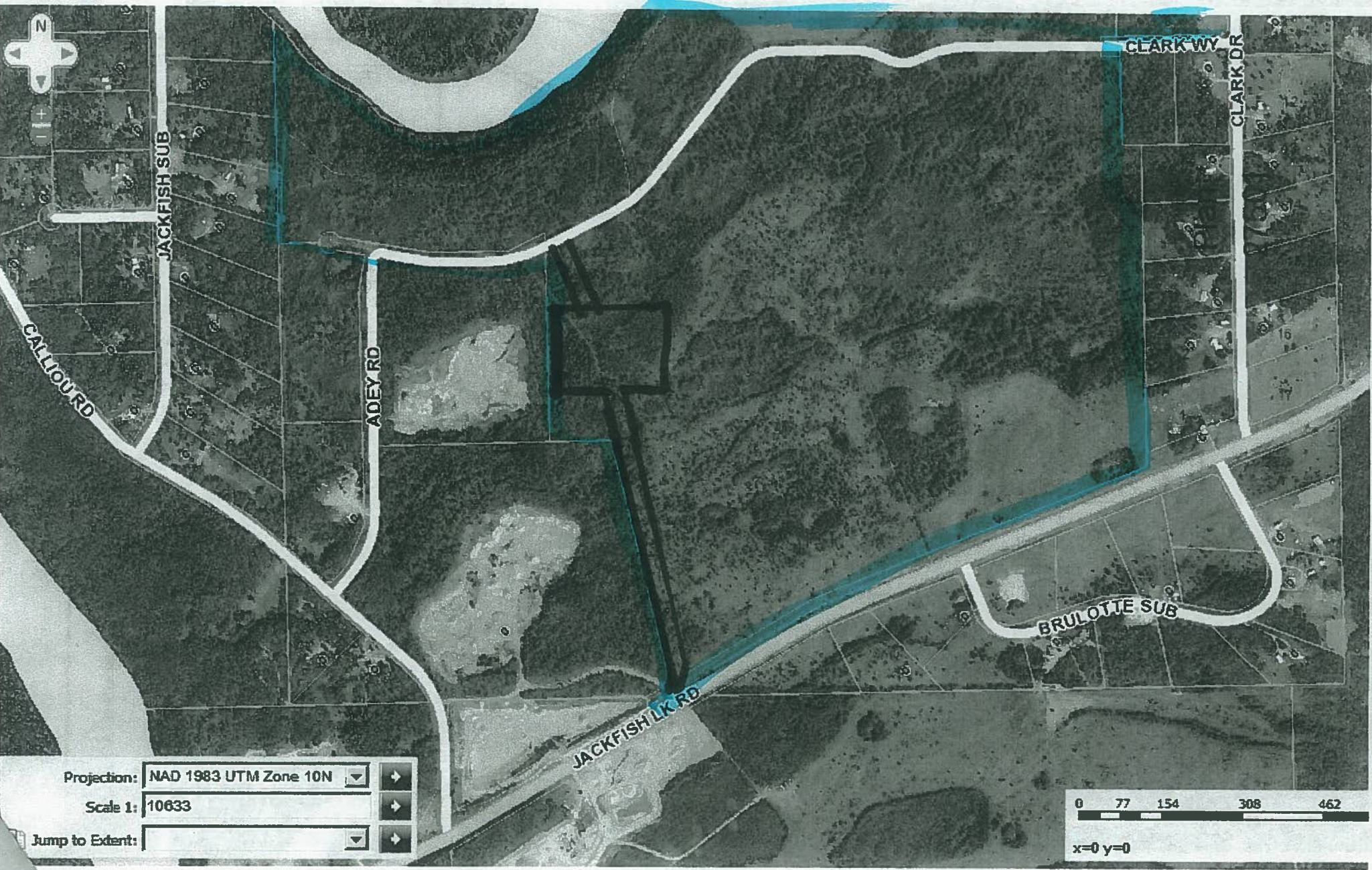
I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

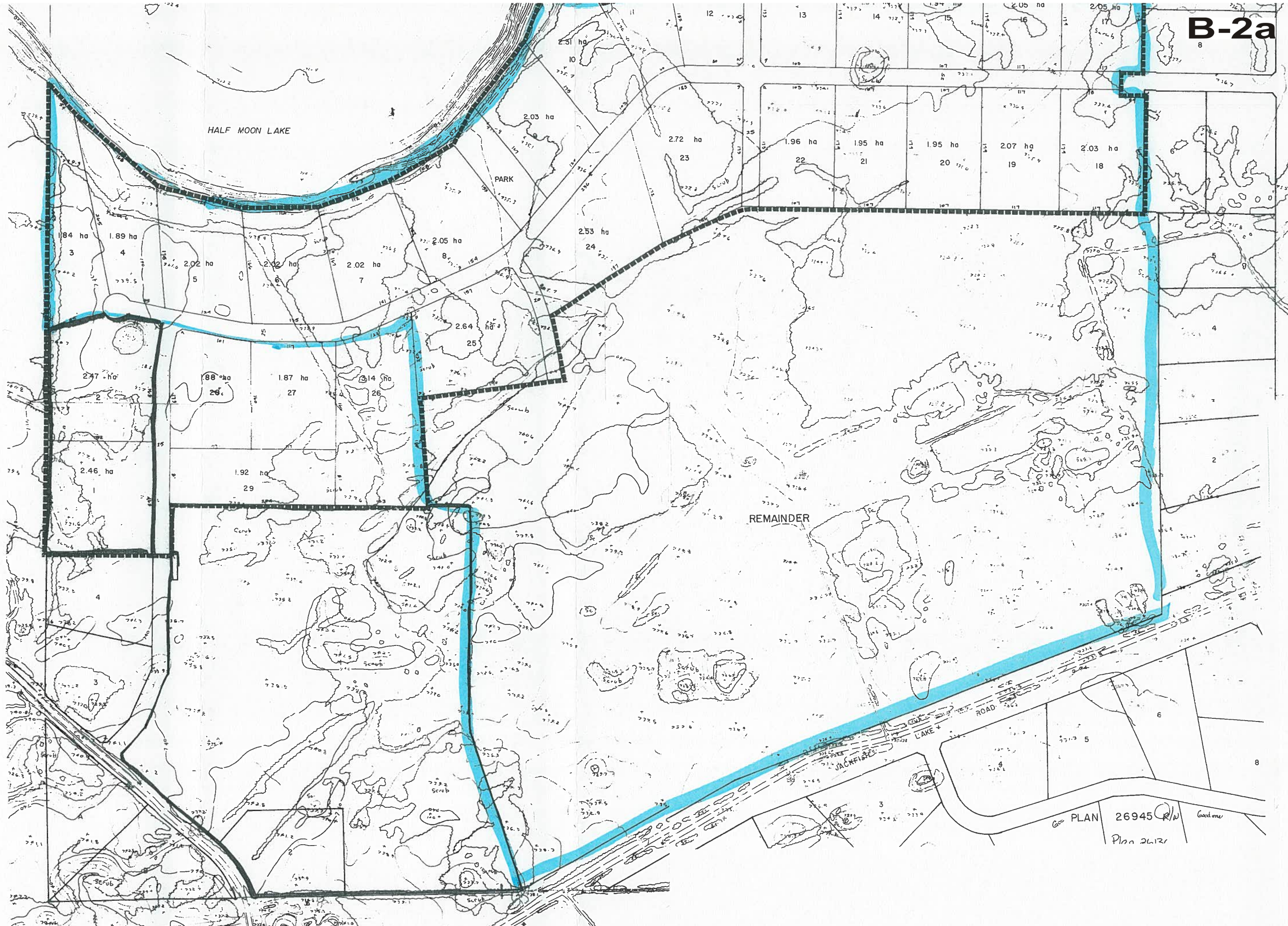
Signature of Owner/s:

Date

Signature of Owner/s:

Date





BY-LAWS: (continued)

B-2
June 16, 2014

WEST PEACE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2127, 2014
AND ZONING AMENDMENT BYLAW NO. 2128, 2014 (BREWSTER)

RD/14/07/28

MOVED by Director Schembri, SECONDED by Director Hiebert,

- 1) That the Regional Board has considered the requirements of Section 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 June 16, 2014; and
- 2) That "West Peace Official Community Plan Amendment Bylaw No. 2127 (Brewster), 2014" be read a first and second time this 10th day of July, 2014; and
- 3) That "Zoning Amendment Bylaw No. 2128 (Brewster), 2014" be read a first and second time this 10th day of July, 2014; and
- 4) That Public Hearings be held pursuant to the *Local Government Act*, and that the holding of the Public Hearings be delegated to the Director of Electoral Area 'E'.

DEALT WITH BY THE FOLLOWING

RD/14/07/29

MOVED by Director Nichols, SECONDED by Director Schembri,

That a qualified professional be engaged by the applicant to research and give recommendations for environmental protection or buffering between the lake and proposed gravel operations.

CARRIED.

RD/14/07/30

MOVED by Director Schembri, SECONDED by Director Ackerman,

That consideration of Resolution No. RD/14/07/28 be tabled until such time as the District of Chetwynd has had the opportunity to comment.

CARRIED.

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2127, 2014**

A bylaw to amend "West Peace Official Community Plan Bylaw No. 1086, 1997"

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 "West Peace Official Community Plan Bylaw No. 1086, 1997";

AND WHEREAS an application has been made to amend "West Peace Official Community Plan Bylaw No. 1086, 1997" to facilitate an associated zoning affecting District Lot 2964, W6M, PRD except Plan PGP25979, PGP26136, PGP27501, PGP29739, and PGP32766;

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 the "West Peace Official Community Plan Amendment Bylaw No. 2127 (Brewster), 2014."
2. Map No. 2 of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating District Lot 2964, W6M, PRD except Plan PGP25979, PGP26136, PGP27501, PGP29739, and PGP32766, from "Settlement" designation to "Resource Agricultural" designation as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ a FIRST TIME this 24th day of July, 2014.

READ a SECOND TIME this 24th day of July, 2014.

Public Hearing held on _____ day of _____, 2015 and notification mailed on the _____ day of _____, 2015.

READ a THIRD TIME this _____ day of _____, 2015.

ADOPTED this _____ day of _____, 2015.

Lori Ackerman, Chair

Jo-Anne Frank, Corporate Officer

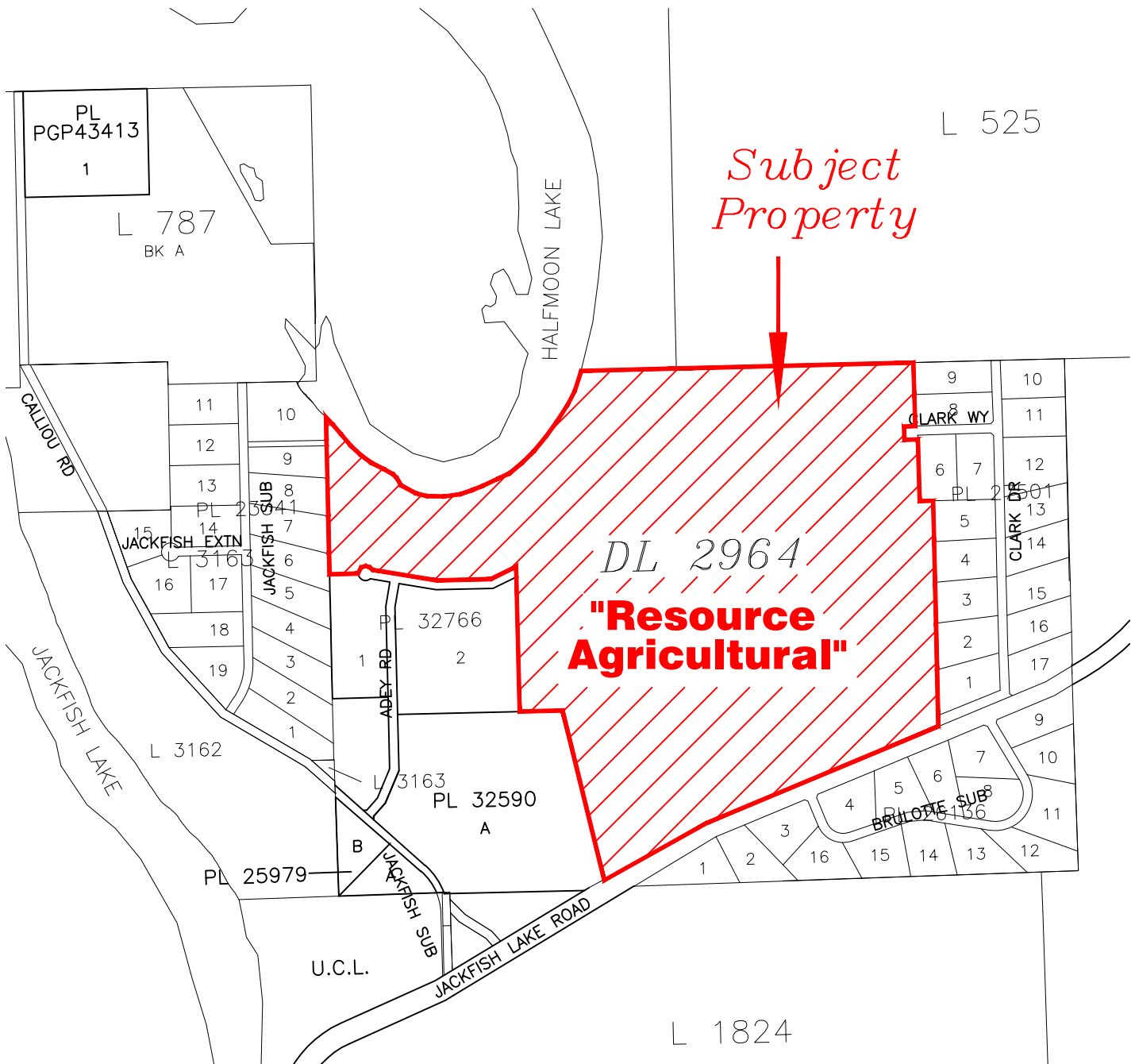
I hereby certify this to be a true and correct copy of Bylaw No. 2127, 2014 titled, "West Peace Official Community Plan Amendment Bylaw No. 2127 (Brewster), 2014", as adopted by the Peace River Regional District Board on _____, 2015.

Peace River Regional District
By-law No. 2127, 2014

SCHEDULE "A"



Map No. 2 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating District Lot 2964, W6M, PRD except plan PGP25979, PGP26136, PGP27501 and PGP32766, **from** "Settlement" designation **to** "Resource Agricultural" designation as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2128, 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 the "Peace River Regional District Zoning Bylaw No. 1343, 2001";

AND WHEREAS an application has been made to amend the "Peace River Regional District Zoning Bylaw No. 1343, 2001" to facilitate a rezoning;

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 the "Peace River Regional District Amendment Zoning Bylaw No. 2128 (Brewster), 2014."
2. Schedule C – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 2964, W6M, PRD except Plan PGP25979, PGP26136, PGP27501, PGP29739, and PGP32766 from R-4 "Residential 4 Zone" to A-2 "Large Agricultural Holdings Zone" as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ a FIRST TIME this 24th day of July, 2014.

READ a SECOND TIME this 24th day of July, 2014.

Public Hearing held on ____ day of _____, 2015 and notification mailed on the ____ day of _____, 2015.

READ a THIRD TIME this ____ day of _____, 2015.

ADOPTED this ____ day of _____, 2015.

Lori Ackerman, Chair

Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of Bylaw No. 2128, 2014 titled, "PRRD Zoning Amendment Bylaw No. 2128 (Brewster), 2014", as adopted by the Peace River Regional District Board on _____, 2015.

Peace River Regional District
By-law No. 2128, 2014
SCHEDULE "A"



Map. No. 4 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 2964, W6M, PRD except plan PGP25979, PGP27501, PGP29739 and PGP32766, **from R-4 "Residential 4 Zone" to A-2 "Large Agricultural Holdings Zone"** as shown shaded on the drawing below:

