



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA
Proposed Zoning Amendment Bylaw No. 2320, 2018

June 27, 2018 @ 7:00 p.m.

Tupper Community Hall, 16010 Gundy Road, Tomslake B.C

1. CALL TO ORDER
2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed **Zoning Amendment Bylaw No. 2320, 2018**.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

LANDOWNER: **Mike and Jeanne Heily and Ed and Cathy Sargent**

LEGAL DESC: Lot 3, Section 24, Township 26, PRD, Plan 26246, PID: 007-282-087

PROPOSAL: Amendment to the R-4 (Residential 4 Zone) to allow a smaller lot size for the purpose of subdividing the property into two lots providing separate title for the two families that currently have joint ownership.

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	October 18, 2017
Application and draft bylaws circulated to municipalities and provincial agencies.	March 15, 2018
PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes Public Hearing.	May 3, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (June 6) • Mailed to landowners within notification area (June 7) • Posted to PRRD Facebook page (June 14 & June 21) • Advertised in the Mirror newspaper (June 14 & 21) • Advertised in the Northern Horizon newspaper (June 22) • Advertised on Energetic City website (June 15 – June 27) 	June 2018
Public hearing meeting takes place at the Tupper Community Hall, Tomslake BC	June 27, 2018

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

- NORTHERN HEALTH:** Based on the intended use of the Application, Approval is recommended subject to the conditions listed below:
- Must adhere the BC Public Health Act, and all regulation 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 regulations to have a license or permit to engage in a regulated activity, such as the installations of a sewerage system, holding tank, drinking water system or construction/ operation of a food establishment, the operator must obtain such license or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
 - As per the BC Public Health Act, an operator who engages in a regulated activity must comply with any requirements or duty set out in a regulations respecting the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognized, 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 well that may be located in the area are protected from all possible sources of contamination during construction and operation.
 - All new development on the newly subdivided lots must be installed in compliance with the BC Sewerage System Regulations and filed with Northern Health.

OIL & GAS COMMISSION: There is no significant oil and gas activity within 1.5 km of the subject property.
Some geophysical (Seismic) lines and stream works but no impacts anticipated.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal bylaw approval. The Ministry has no objections to the proposal as submitted and has no further comments at this time.

CITY OF DAWSON CREEK: Interests unaffected by bylaw.

CITY OF FORT. ST. JOHN:None

DISTRICT OF TAYLOR: Interests unaffected by bylaw.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

7. COMMENTS FROM APPLICANT

8. COMMENTS FROM PUBLIC

9. FINAL COMMENTS FROM APPLICANT

10. TERMINATION OF PUBLIC HEARING

List of Attachments:

A. Proposed Zoning Amendment Bylaw No. 2320, 2018

B. Public Notification for PRRD Zoning Amendment Bylaws No. 2320, 2018

C. B-1 a) Report: PRRD Zoning Amendment Bylaw No. 2320, 2018

Attachment A: PRRD Zoning Amendment Bylaw No. 2320, 2018

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2320, 2018**

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

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

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2320, 2018."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI, Section 37 R-4 (Residential 4 Zone) (a) Minimum Parcel Size:
 - a) Exceptions to the minimum parcel size as follows:
 - (vi) Lot 3, Section 24, Township 26, PRD, Plan 26246, shall not be less than 1.25 ha (3.1 acres).

READ A FIRST TIME THIS	<u>3rd</u>	day of	<u>May</u>	, 2018.
READ A SECOND TIME THIS	<u>3rd</u>	day of	<u>May</u>	, 2018.
Notification mailed on	<u>7th</u>	day of	<u>June</u>	, 2018.
Public Hearing held on the	<u> </u>	day of	<u> </u>	, 2018.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2018.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2018.

Chair

(Corporate Seal has been
affixed to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2320, 2018, as adopted by the Peace River Regional District Board on _____, 20__.

Corporate Officer

**Attachment B: Public Notification for PRRD Zoning Amendment Bylaw
No. 2320 2018**



PEACE RIVER REGIONAL DISTRICT



Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2320, 2018

When:

Wednesday June 27, 2018
7:00 pm

Where:

Tupper Community Hall,
16010 Gundy Road,
Tomslake B.C

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

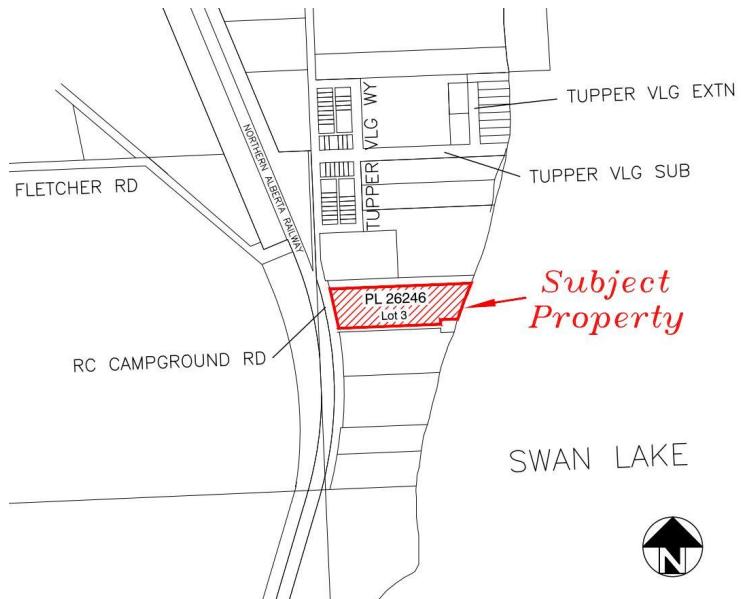
Tupper Area

Lot 3 Section 24 Township 26 Peace River Plan 26246

The Peace River Regional District is hosting a meeting to discuss the proposed Zoning Amendment.

This Public Hearing has been delegated to the Director of Area D of the Peace River Regional District.

Proposal: Amendment to the R-4 (Residential 4 Zone) to allow a smaller lot size for the purpose of subdividing the property into two lots providing separate title for the two families that currently have joint ownership.



This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted.

Shawn Dahlen, Acting Chief Administrative Officer



prrd.bc.ca |

diverse. vast. abundant.

Attachment C: B-1 a) Report for PRRD Zoning Amendment Bylaws No. 2320, 2018



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2320, 2018
1st & 2nd Reading**

OWNER: Mike and Jeanne Heily and Ed and Cathy Sargent **DATE:** April 16th, 2018
AGENT: Ed and Cathy Sargent **FILE NO:** 17-232
AREA: Electoral Area D
LEGAL: Lot 3 Section 24 Township 26 Peace River Plan 26246, PID: 007-282-087
LOT SIZE: 2.75 ha (6.78 ac)
LOCATION: Swan Lake, Tupper Area

PROPOSAL:

Amendment to the R-4 (Residential 4 Zone) to allow a smaller lot size for the purpose of subdividing the property into two lots providing separate title for the two families that currently have joint ownership.

RECOMMENDATION:

1. THAT the Regional Board read Zoning Amendment Bylaw No. 2320, 2018 for a First and Second time.
2. THAT the holding of a Public Hearing be waived pursuant to s. 464(2) of the *Local Government Act*, and authorize performance of public notification pursuant to s. 467 of the *Local Government Act*.

ALTERNATIVE OPTIONS

- OPTION 1:**
1. THAT the Regional Board read Zoning Amendment Bylaw No. 2320, 2018 for a First and Second time.
 2. THAT a Public Hearing be held pursuant to the Local Government Act;
 3. THAT the holding of the Public Hearing be delegated to the Director of Electoral Area "D".
- OPTION 2:**
1. THAT the Regional Board refuse the application as submitted.

SITE CONTEXT

The subject property is a shoreline property on Swan Lake along the RC Campground Road. There are residential and seasonal properties located north and south, agricultural land to the west and Swan Lake on its eastern boundary.

SITE FEATURES

- LAND:** The centre of the property is cleared. There is tree coverage on the western part of the property; the eastern part of the property has some tree coverage around the existing residences with some vegetation along the lakeshore.
- STRUCTURES:** The Sargent and Heily families each have separate cabins with their own septic systems. There is also a gazebo between the two residential structures.

Department Head

CAO

ACCESS:	The proposal is accessed from the RC Campground Road
AGRICULTURE LAND RESERVE:	Not within.
BUILDING PERMIT AREA:	Within the Mandatory Building Permit Area.
DEVELOPMENT PERMIT AREA:	Swan Lake Development Permit Area.
FIRE:	Tomslake Rural Fire Protection Area.

COMMENTS AND OBSERVATIONS

APPLICANT:	This property has been jointly owned by the Heily and Sargent families for the last 27 years. The applicants would like to subdivide the property with the intention of each couple holding their own titles.
ALR:	The subject property is outside the ALR.
OCP:	<p>South Peace Fringe Area Official Community Plan No. 2048, 2012</p> <p>The subject property is designated Rural Neighbourhood.</p> <p>This OCP supports and recognizes existing residential subdivision areas in the SPFA, which provide for a rural residential lifestyle. Opportunity for infilling or new residential development is supported within the Rural Neighbourhood designation to provide housing options within the rural area setting.</p> <p>Parcels within the Rural Neighbourhood designation should have a minimum parcel size of 1.6 hectares (4 acres), unless:</p> <ol style="list-style-type: none"> i. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres). <p>Northern Health Authority has authorized the sewer system on the proposed new subdivision.</p> <p>Therefore this proposal is consistent with the OCP.</p>
DPA GUIDELINES:	<p>Section 15.2 of the SPFA OCP sets out the following guidelines in the Swan Lake Development Permit Area:</p> <ol style="list-style-type: none"> 1. No Person Shall: Subdivide land, Alter land; including the removal of trees or vegetation and removal or deposit of soil; construction as building or structure. Prior to the landowner applying for and receiving a development permit from the regional, which shall sufficiently address the following guidelines: <ul style="list-style-type: none"> • Applicants have been informed that they will need to apply for a Development Permit before they can subdivide their property
ZONING:	<p>Peace River Regional District Zoning Bylaw No. 1343, 2001</p> <p>The subject property is zoned R-4 (Residential 4 Zone).</p> <p>The minimum parcel size is 1.8 hectares (4.5 acres), therefore a zoning amendment is required.</p>
WATER & SEWER	Each cabin currently has a cistern for water and holding tank for sewer.

IMPACT ANALYSIS

AGRICULTURE:	N/A
CONTEXT:	The resulting two lots would not change the existing conditions of the subdivision. No impacts are anticipated.
POPULATION & TRAFFIC	No change in population or traffic is anticipated.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

NORTHERN HEALTH:	<p>Northern Health has no objection to the proposed subdivision. This decision was made based on the percolation test results and the 10 foot observation holes dug on the undeveloped parcel. All new development on the</p> <p>From Referral:</p> <p>Based on the intended use of the Application, Approval is recommended subject to the conditions listed below:</p> <ul style="list-style-type: none"> - Must adhere the BC Public Health Act, and all regulation 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 regulations to have a license or permit to engage in a regulated activity, such as the installations of a sewerage system, holding tank, drinking water system or construction/ operation of a food establishment, the operator must obtain such license or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. - As per the BC Public Health Act, an operator who engages in a regulated activity must comply with any requirements or duty set out in a regulations respecting the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognized, 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 well that may be located in the area are protected from all possible sources of contamination during construction and operation. - All new development on the newly subdivided lots must be installed in compliance with the BC Sewerage System Regulations and filed with Northern Health.
BC OIL AND GAS COMMISSION:	<p>There is no significant oil and gas activity within 1.5 km of the subject property.</p> <p>Some geophysical (Seismic) lines and stream works but no impacts anticipated.</p>

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal bylaw approval. The Ministry has no objections to the proposal as submitted and has no further comments at this time.

CITY OF DAWSON CREEK Interest unaffected by Bylaw

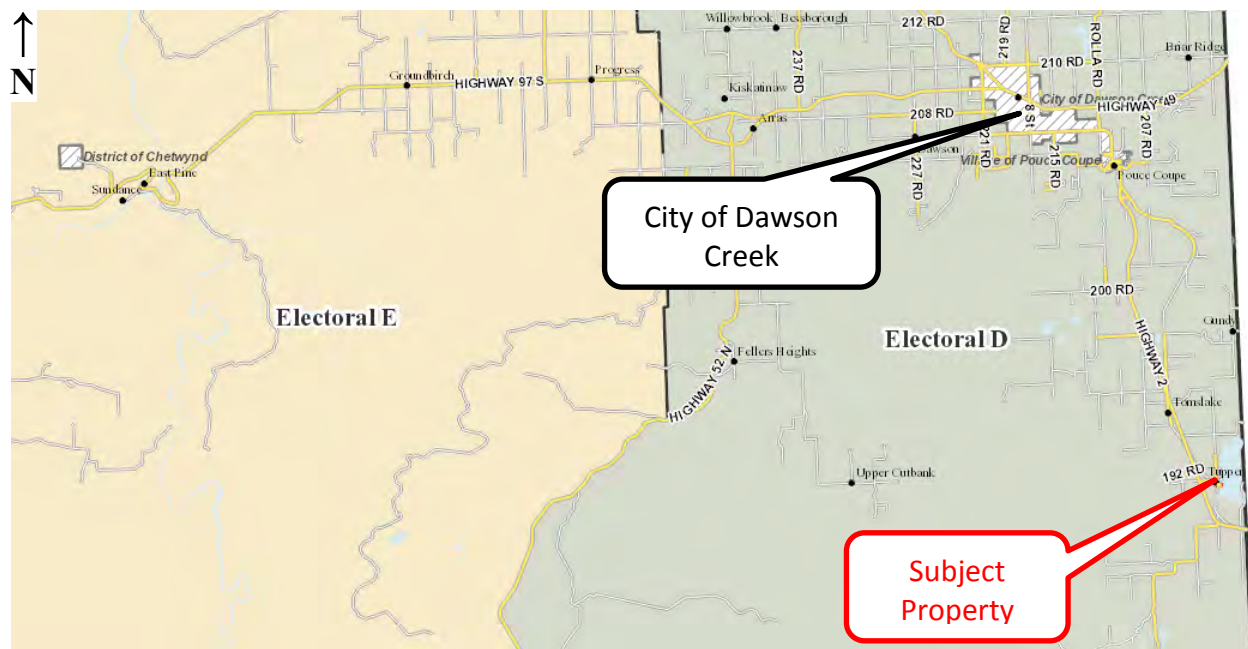
CITY OF FORT ST. JOHN None

DISTRICT OF TAYLOR Interest unaffected by Bylaw



ZONING AMENDMENT REPORT
MAPS
FILE NO. 17-232 (SARGENT/HEILY)

Context Photo



Air Photo





Zoning Amendment REPORT
MAPS
FILE NO. 17-232 (SARGENT/HEILY)

SPFA OCP Bylaw No. 2048, 2012



PRRD Zoning Bylaw No. 1343, 2001



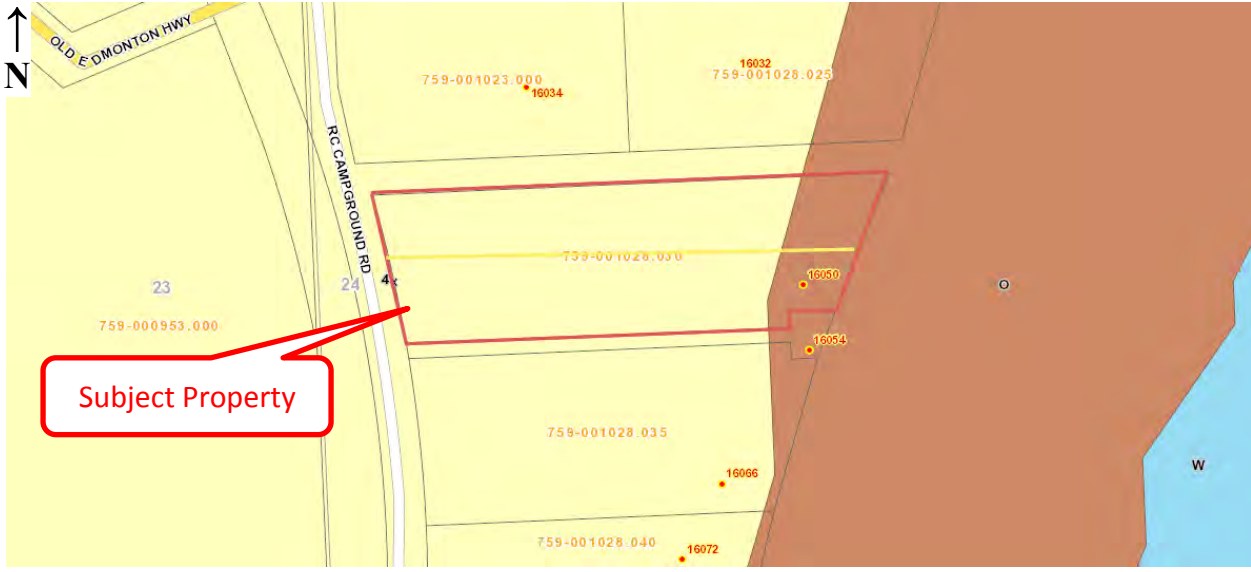


Zoning Amendment REPORT
MAPS
FILE NO. 17-232 (SARGENT/HEILY)

Agricultural Land Reserve



Soil Classification



**Peace River Regional District
Memorandum**

To: Leonard Hiebert, Director of Electoral Area 'D'
From: Janany Nagulan, Planning Intern
Date: April 18th, 2018
RE: Zoning Amendment Application # 17-232 (Heily/Sargent)

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 May 2nd, 2018.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

Hi Janany,

I support the recommenddation, only I will be recommending option 1 as it includes the public hearing.

Date: April 22, 2018

Initial: LH

May 3, 2018

2165, 2016
Development

PEACE RIVER REGIONAL DISTRICT

232/2017

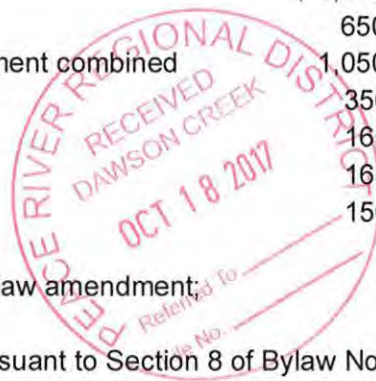
1 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
5 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 50845

Application for Development

1. TYPE OF APPLICATION

- | | | |
|-------------------------------------|---|-------------|
| <input type="checkbox"/> | Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| <input checked="" type="checkbox"/> | Zoning Bylaw Amendment | 650.00 |
| <input type="checkbox"/> | Official Community Plan / Zoning Bylaw 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 | 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 <i>Mike & Jeanne Heily Ed & Cathy Sargent</i>	Authorized Agent of Owner (if applicable)
Address of Owner <i>PO Box 108</i>	Address of Agent
City/Town/Village <i>Tomslake BC</i>	City/Town/Village
Postal Code <i>V0C 2L0</i>	Postal Code
Telephone Number:	Telephone Number:
Fax Number: <i>250 719-5425</i>	Fax Number:
E-mail: <i>edsargent1952@gmail.com</i>	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot	
<i>16050 RCCampground RD</i>	<i>6.83</i>	ha. <u>acres</u>
<i>Lot 3 Plan PG P26246 Part SW 1/4</i>		ha./acres
<i>Section 24 Township 26 Peace River</i>		ha./acres
<i>P.L.D. 007-282-087</i>	TOTAL 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*.

4. Civic Address or location of property: _____

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: R4

Proposed zone: _____

Text amendment: To Allow Smaller Lot size

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:

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

(a) North _____

(b) East _____

(c) South _____

(d) West _____

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

X

ATTACHED letter

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

X

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

X Each Piece has it's own Health Approved
pump & go Septic Systems Installed by
Don Squires. See Attached Approval From Northern
Health.

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

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.

Wanda Kelly

Signature of Owner

Oct 16, 2017
Oct 16, 2017

Date signed

Cathy Sargent

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) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone: <i>250 719-5425</i>	Fax:	Email: <i>edsargent1950@gmail.com</i>
Signature of Owner:	Date:	
Signature of Owner:	Date:	



Public Health Protection
Dawson Creek Health Unit
1001 - 110 Avenue, Dawson Creek, BC V1G 4X3
Telephone: (250) 719-6500, Fax: (250) 719-6513, www.northernhealth.ca

September 12, 2017

Your File No: 2017-01555
PID #: 007-282-087

Ministry of Transportation and Infrastructure
10003 110 Avenue No 300
Fort St. John BC V1J 6M7

Attention: Bryce Pirozzini , District Development Technician

Re: Swan Lake Lot 3 Sec 24 Twp 26 Peace River District Plan 26246

Northern Health has no objection to the proposed subdivision. This decision was made based on the percolation test results and the 10-foot observation holes dug on the undeveloped parcel.

All new development on the newly subdivided lots must be installed in compliance with the BC Sewerage Regulations and filed with Northern Health.

If you have any questions regarding this matter you may contact me at (250) 719-6500 between the hours of 8:30 - 4:30, Monday to Friday.

Yours truly,

Ali Moore
Environmental Health Officer
Northern Health

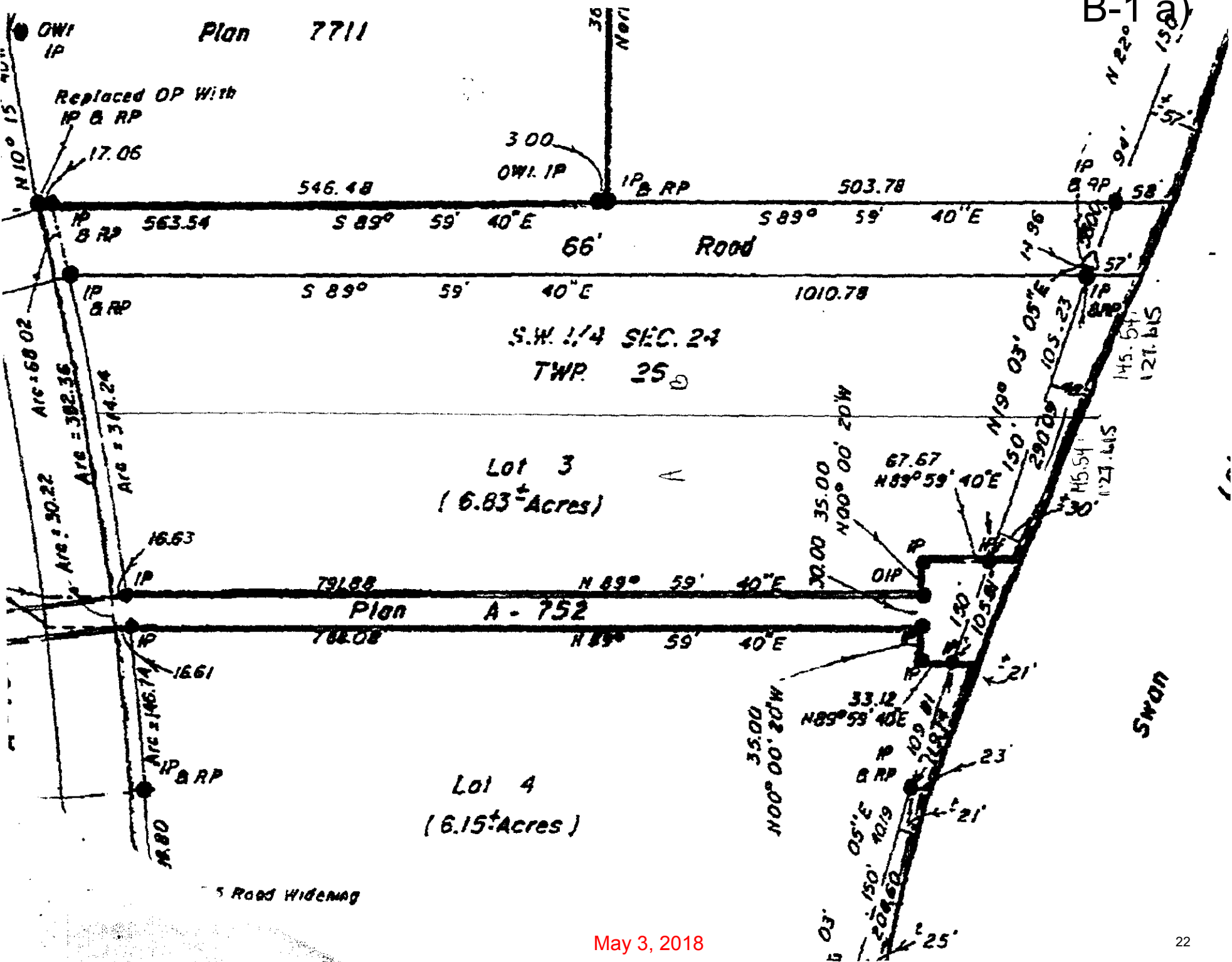
MD/AM

cc: Sargent, Ed & Cathy & Heily, Mike & Jeanne
Box 108
Tomslake, BC
V0C 2C0

May 3, 2018

Plan 7711

B-1



May 3, 2018

Re line 8. Describe the proposed development of the subject property

This property has been held in joint with Mike and Jeanne Heily and Cathy and Ed Sargent for the past 27 years. We are asking to subdivide only with the intentions of each couple holding their own titles for the future of our estates.

S.W. 1/4 SEC: 24 TWP: 26

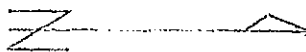
(SWAN LAKE)

5155478

RES OWNED BY 2013

RC. CAMPGROUND ROAD

TREES AREA



20 M

OPEN AREA

TREES AREA

DRIVE WAY

POWER SHED AND LINES

SYSTEM

TREES AREA

HOLDING TANK

W-SHED

SARGENT CABIN Deck

GAZEBO

HELIX CABIN Deck

TREES

Janany Nagulan

From: Ed Sargent <edsargent1950@gmail.com>
Sent: Monday, March 05, 2018 5:54 PM
To: Janany Nagulan
Subject: Re: Information Required

Yes both lots will be equal size

Sent from my iPhone

On Mar 5, 2018, at 3:32 PM, Janany Nagulan <Janany.Nagulan@prrd.bc.ca> wrote:

Hello Mr. Sargent,

I am writing with regards to the your Zoning Amendment Application. We wanted to confirm that the two proposed lots will be of equal size. If not could you please provide use with the proposed lots sizes.

Thank you,

Janany

[Janany Nagulan](#) | Planning Intern

Direct: 250-784-4845 | janany.nagulan@prrd.bc.ca

<image004.jpg>PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3200 | www.prrd.bc.ca

<image003.jpg>

IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

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**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2320, 2018**

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

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

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

- 1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2320 (Sargeant), 2018."
- 2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI, Section 37 R-4 (Residential 4 Zone) (a) Minimum Parcel Size:
 - a) Exceptions to the minimum parcel size as follows:
 - (vi) Lot 3, Section 24, Township 26, PRD, Plan 26246, shall not be less than 1.25 ha (3.1 acres).

READ A FIRST TIME THIS _____ day of _____, 2018.
 READ A SECOND TIME THIS _____ day of _____, 2018.
 Notification mailed on the _____ day of _____, 2018.
 READ A THIRD TIME THIS _____ day of _____, 2018.
 ADOPTED THIS _____ day of _____, 2018.

Chair

(Corporate Seal has been affixed to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2320 (Sargeant), 2018, as adopted by the Peace River Regional District Board on _____, 20__.

Corporate Officer