



NOTICE OF PUBLIC HEARING

What: Public Hearing regarding Crooked River-Parsnip Official Community Plan Bylaw No. 2425, 2007, Amendment Bylaw No. 3359, 2024 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3360, 2024

When and Where:

6:30 pm, Wednesday, October 23, 2024

**Via telephone conference call or
In-person attendance at:**

Regional District Board Room
155 George Street, Prince George BC

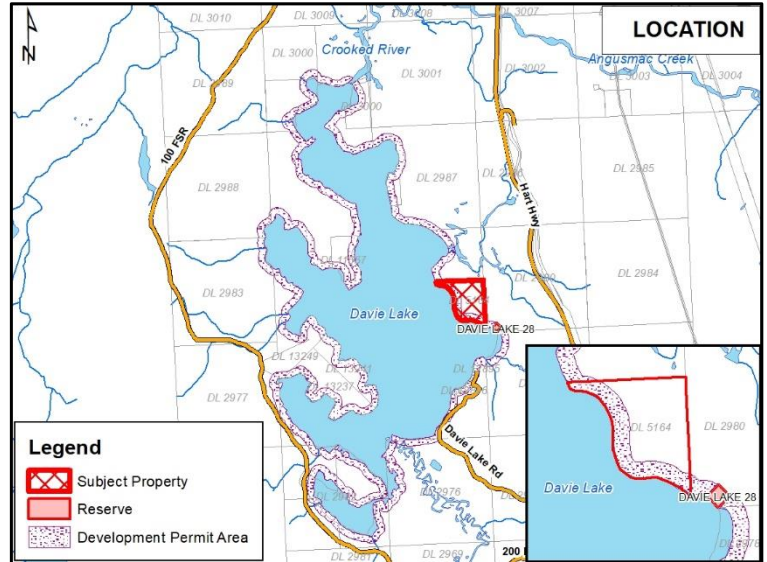
Telephone Conference Call Instructions:

Phone Number: 1-855-703-8985 (Canada Toll-Free)
or 1-778-907-2071 (Canada)
Meeting ID: 931 4807 6208
Passcode (may not be required):244735

Owner: Jedwin Developments LTD., INC. No.
BC257573

GH Equipment LTD., INC. No. BC0861285

Agent: McWalter Consulting Ltd.



Proposal: An application has been made for a combined Official Community Plan (OCP) and Zoning Bylaw amendment to permit the subdivision of the property into two approximately 15.7 ha lots. OCP Amendment Bylaw No. 3359, 2024 proposes to redesignate the property from Agriculture/Resource (AG/RES) to Rural Holdings (RH) to support the zoning bylaw amendment. Zoning Amendment Bylaw No. 3360, 2024 proposes to rezone the property from Rural 3 (Ru3) to Residential/Seasonal 2 (R/S2). Further, the amendment proposes on a site-specific basis to increase the minimum area of a lot to be created by subdivision from 6.0 ha to 12.0 ha.

Subject Property: District Lot 5164 Cariboo District and is located on Davie Lake.

How can I participate and provide comments?

Anyone who believes that their interest in land is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard at the public hearing or to present written submissions prior to or at the public hearing regarding matters contained in the bylaws. The public hearing will be chaired by a delegate of the Regional District Board.

Written submissions will only be accepted in advance of the public hearing until **12:00 pm on Tuesday, October 22, 2024**, and must be sent by:

Email: developmentsservices@rdffg.bc.ca

Hand/Mail: Attention Development Services, 155 George Street, Prince George, BC V2L 1P8

Fax: 250-562-8676

Written submissions received before 12:00 pm on Tuesday, October 22, 2024, will be posted to the Regional District's website. No written submissions will be accepted after 12:00 pm unless they are submitted in person at the public hearing meeting. All written submissions must include the legible legal name of the author.

Any written submissions received before or at the public hearing will become public record, be posted on the RDIFFG website, and form part of the public Board agenda. By submitting a comment, you are consenting to the disclosure of any personal information that you provide. Personal information is collected and disclosed under the authority of the Freedom of Information and Protection of Privacy Act.

Need more info? A copy of the proposed Bylaws and any relevant background materials are available for review by the public on the Regional District's website at rdffg.ca/landuseapps or at the Regional District office, Monday through Friday, 8:30 a.m. to 12:30 p.m. and 1:30 p.m. to 4:30 p.m., between Thursday, October 3, 2024, and Wednesday, October 23, 2024. The office is closed on Monday, October 14, 2024. Appointments are preferred. For more information contact Daniel Burke, Planner III, 250-960-4400.