



NOTICE OF PUBLIC HEARING

What: Public Hearing regarding Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024

When and Where:

7:30 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: 914 5206 1910
Passcode (may not be required): 603114

Owner: Property 1 – Todd Steele

Property 2 – Cheryl Steele

Applicant: Regional District of Fraser-Fort
George



Proposal: The Regional District proposes to

rezone the subject properties to correct an error made when the McLeod Lake-Azu Rural Land Use Bylaw was replaced with Zoning Bylaw No. 833 in 2008. In 2008, the property was rezoned to Commercial 1 (C1) without including previously permitted uses of Tourist Accommodation and Campground. When Zoning Bylaw No. 833 was repealed and replaced with Zoning Bylaw No. 2892 in 2014, the C1 zone was carried over without correcting the error. Bylaw No. 3364, 2024 proposes to rezone the subject properties from Commercial 1 (C1) to Commercial 2 (C2).

Subject Properties: Property 1 - 47283 Hart Highway - District Lot 9377 Cariboo District Except Plans H212, 28193, and PGP43102

Property 2 – 47267 Hart Highway- Lot A District Lot 9377 Cariboo District Plan PGP43102

How can I participate and provide comments?

Anyone who believes that their interest in land is affected by the proposed bylaw 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 bylaw. 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 Bylaw 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.