



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1879 N1/2

FROM: Daniel Burke, Planner III

DATE: July 2, 2024

SUBJECT Proposed Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023

SUMMARY: Purpose: Consider First Reading and Public Consultation
 Location: 18706 and 18710 Hughes Road – Electoral Area C
 Owner: Jonathan Viergever

Attachments:

1. Letter from Jonathan Viergever in relation to referral comments received June 24, 2024
2. Proposed Bylaw No. 3321, 2023
3. Proposed Bylaw No. 3322, 2023
4. Appendix 'A'

Previous Reports: Item 6.5, June 2024

RECOMMENDATION(S):

1. THAT the report dated July 2, 2024, regarding “Proposed Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023” be received for information.
2. THAT Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 be given first reading.
3. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023 be given first reading.
4. THAT the consultation opportunity for Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 be carried out as outlined in Appendix 'A' attached to the report.

| ENTITLEMENT | HOW VOTE COUNTED |
|--------------------------|------------------|
| All 1 Director/1 vote | Majority |
| All 1 Director/1 vote | Majority |
| All 1 Director/1 vote | Majority |
| All 1 Director/1 vote | Majority |

SUMMARY OF APPLICATION:

| | |
|-----------------------------------|--|
| Location: | 18706 and 18710 Hughes Road – Electoral Area C |
| Legal Description and PID: | The North 1/2 Of District Lot 1879 Cariboo District Except Plans 27965 And EPP9249 – 015-038-696 – 52.51 ha |
| Applicant(s): | Jonathan Viergever |
| Existing Uses: | Two Residential-Single Family uses (dwelling) are established. Beverly Creek bisects the property. Development of three residences is proposed on an approximate 2.2 ha bench above a sloping hill that leads down to Beverly Creek and wetland. |
| Proposal: | An application has been made to allow three residences on the subject property. An amendment to the OCP general Housing Policy is required to increase the maximum |

| | |
|---|--|
| | potential residential density from two to three based on the lot size. The OCP policy amendment will impact multiple properties within the OCP area. The subject property is proposed to be rezoned to allow three Residential-Single Family uses instead of the current two. The zoning amendment will impact only the subject property. |
| Application Type: | Combined Official Community Plan and Zoning Bylaw Amendment |
| Regulation Changes/ Content of Permit: | <ul style="list-style-type: none"> • OCP Amendment Bylaw No. 3321, 2023 proposes to amend the OCP’s Housing Policies to permit additional residence on a parcel where the density does not exceed one residence per each 4 ha of the parcel, subject to the ability to accommodate approved sewage disposal. • Zoning Amendment Bylaw No. 3322, 2023 proposes to rezone the property from Small Holding (SH) and Rural 2 (Ru2) to Rural (Ru6) to allow three residences. |

BOARD CONSIDERATION:

The Board is being asked to consider giving Bylaws No. 3321 and 3322 first reading and authorizing a public consultation process.

Alternative options available to the Board are:

- a. Proceed to public consultation but amend the form of consultation opportunity - Other Decision Options A;
- b. Hold both bylaws at first reading if further information is required– Other Decision Options B; or
- c. Not proceed with the application – Other Decision Options C.

Alternative options and corresponding motions if applicable, are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

| | |
|------------------------------|--|
| Official Community Plan: | The proposal is <u>not consistent</u> with the Housing Policy of the Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010 and an amendment is required. |
| Zoning Bylaw: | The proposal is <u>not consistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required. |
| Applications Procedures: | Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing OCP and zoning bylaw amendment applications. |
| Public Notice: | Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement. |
| <i>Community Charter:</i> | Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means. |
| <i>Local Government Act:</i> | Outlines requirements for consideration of amendments to a zoning bylaw or official community plan. |

STRATEGIC ALIGNMENT:

- Climate Action
 Economic Health
 Indigenous Relations
 Strong Communities
 None – Statutory or Routine Business

SERVICE RELEVANCE:

Regional District Land Use Planning is a region-wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations:

- the report will be received.
- Proposed Bylaws No. 3321 and 3322 will receive 1st reading
- consultation plan will be carried out

Other Options:

| DIRECTION | ACTIONS THAT WILL BE TAKEN | MOTIONS REQUIRED |
|--|--|---|
| <p>A. Proceed to public consultation but amend the form of consultation opportunity</p> | <ul style="list-style-type: none"> • Appendix ‘A’ to the report may be amended to include consultation with additional agencies or landowners • the amended consultation opportunity will proceed prior to returning for consideration of second reading and authorization of a public hearing | <ol style="list-style-type: none"> 1. <i>THAT Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 be given first reading.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023 be given first reading.</i> 3. <i>THAT the consultation opportunity for Bylaw No. 3321, 2023 be carried out as <u>amended</u> to [insert requirement].</i> |
| <p>B. Hold both bylaws at first reading if further information is required</p> | <ul style="list-style-type: none"> • bylaws will return for consideration when the additional information requested by the Board is available | <p><i>THAT Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023 be postponed pending receipt of [insert requirement].</i></p> |
| <p>C. Not proceed with the application which will require first reading of the proposed bylaw to be defeated</p> | <ul style="list-style-type: none"> • under the Board’s Procedure Bylaw No. 3267, 2022 the motion for the first reading shall be decided upon without amendment or debate • bylaws cannot be considered further if the motions to give the first reading are defeated | <ol style="list-style-type: none"> 1. <i>THAT Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023 be given first reading.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023 be given first reading.</i> |

SUMMARY COMMENTS:

- At their July 2024 meeting, the Board postponed consideration of the proposed bylaws and requested additional information from Administration in relation to the number of parcels that will be subject to the proposed OCP amendment to the Housing Policy.
 - Further, the Board requested that the Appendix 'A' consultation plan be changed to include a mailed notice to all owners of parcels subject to the proposed OCP amendment.
- Parcels subject to the proposed OCP amendment are 12.0 ha and larger and are partially within or not within the ALR.
- The number of parcels that will be subject to Bylaw No. 3321, 2023 is 998. Of that, 752 parcels are Crown Land and 246 parcels are privately owned.

As the requests of the Board are completed, the proposed Bylaws have returned for consideration.

- The applicant has provided a letter responding to comments from the Ministry of Water, Land and Resource Stewardship – Landbase Stewardship. The letter is attached to the report.
 - All referral comments are located in the previous report.
- If additional information or amendments are desired, the bylaw may be held at first reading (Other Decision Options B.).
- If the application is unsuccessful, a third residence would not be permitted. The parcel would remain split-zoned SH and Ru2 zone.

Although the proposal is inconsistent with the OCP's Housing Policies and Zoning Bylaw regulations, it may be reasonable for the Board to consider 1st reading and authorization of the consultation plan to allow for initial input from the public. This input would be forwarded to the Board for their consideration.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner III

DB:cc

Rezoning Application comment

18710 Hughes Road

Prince George, BC

V2N 6S2

After reviewing the comments provided by the Water Stewardship Branch, please accept the following response regarding actions taken during the development of 18710 Hughes Road.

- During the construction of the property, a wastewater professional was consulted and was acquired to design, survey, and install the lagoon which from my understanding meets the setback requirements. I am not a wastewater professional and contracted the professional to complete the work as required.
- During the initial land clearing in 2021, the satellite imagery referenced in the comment that was available on August 1, 2023 shows that vegetation buffers were not maintained.
 - Information referenced included the covenant **CA1801389** which states
 - No building, mobile home or unit, modular home or structure, shall be constructed, moved, extended or located within 7.5 meters of the natural boundary of Beverly Creek.

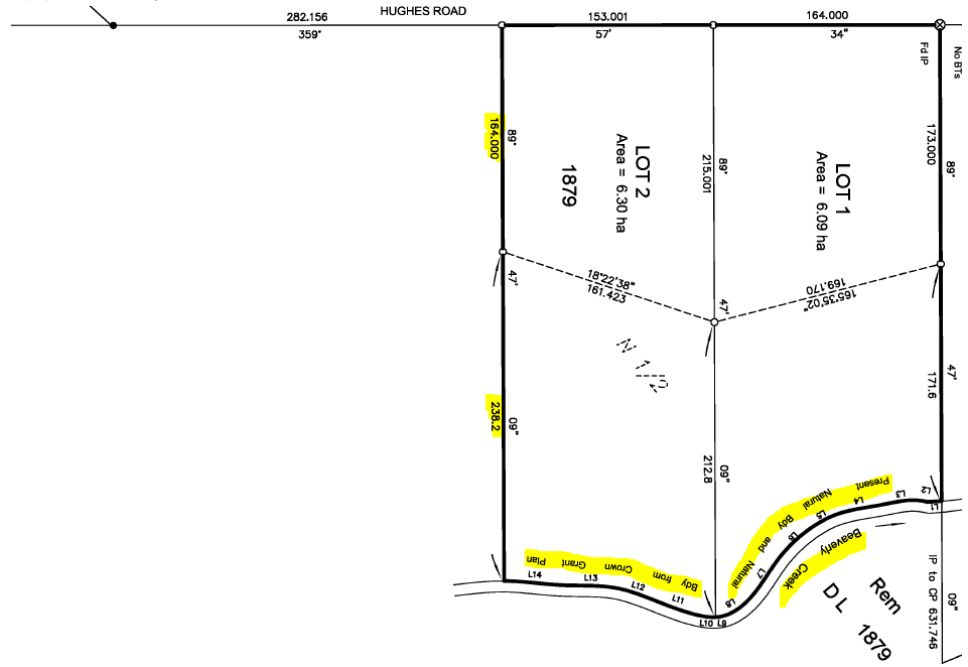
WHEREAS:

The Grantor is the registered owner (the Grantor) of the lands and premises hereinafter described as
The North ½ of District Lot 1879 Cariboo District except Plan 2965

WITNESSETH that in consideration of the premises contained in this agreement and of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid by the Grantee to the Grantors the receipt whereof is hereby acknowledged by the Grantors, the parties agrees as follows:

1. The Grantor is aware of and, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lot(s).
 2. The Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the First Grantee, as a covenant in favour of the First Grantee pursuant to Section 219 of the *Land Title Act*, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lots, that from and after the date hereof:
 - a. no building, mobile home or unit, modular home or structure, shall be constructed, reconstructed, moved, extended or located within 7.5 metres of the natural boundary of Beverly Creek
 - b. no area used for habitation, business or storage of goods damageable by flood waters, shall be located within any building, mobile home or unit, or modular home or structure at an elevation such that the underside of the floor system or top of concrete slab is less than 1.5 metres above the natural boundary of Beverly Creek
- A title search was completed during the purchasing of the property where **EPP9249** was referenced and showed the natural boundary of Beverly creek to be 238.2 meters from the surveyable point which was 164 meters from the roadway for a total of 402.2 meters from the roadway. This information leads me to believe that the area referenced is not part of the waterway.
 - When made aware of the information during this process, no further alterations to the area has occurred on the property and the area has been

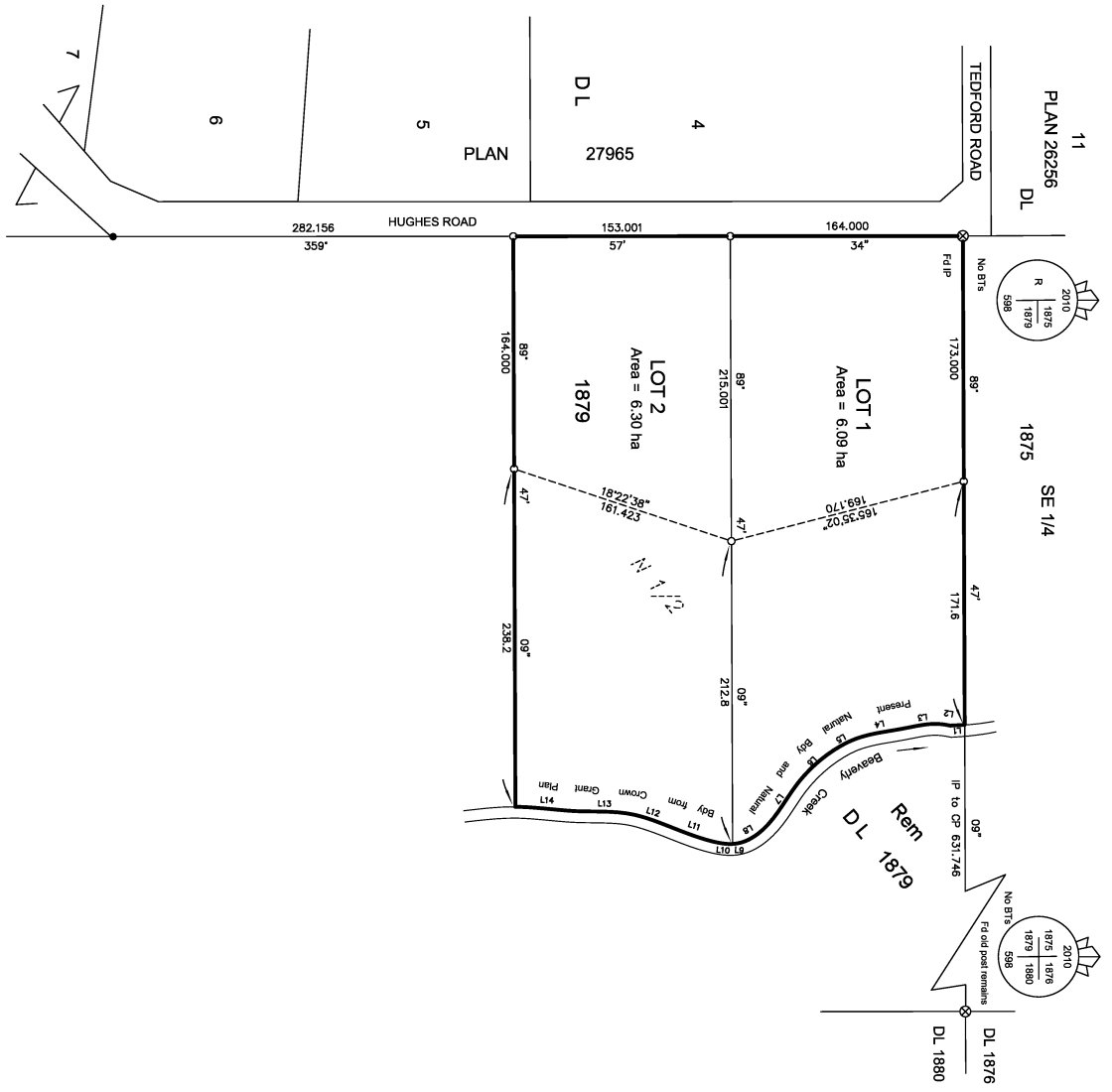
allowed to regrow since early 2022 (a year and a half prior to the re-zoning application).



If further clarification is required, please contact me.

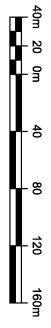
Kind Regards,
Land Owner
Jon Viergever

EPP9249



SUBDIVISION PLAN OF PART OF THE N 1/2 OF DL 1879, CARIBOO DISTRICT, EXCEPT PLAN 27965

BCGS 93G.076



All distances are in metres
The intended plot size of this plan is 560 mm in width by 432 mm in height when plotted at scale 1:2500 (use C size sheet)

LEGEND

- Bearings are astronomic derived from Plan 27965 (359°57'34")
- Standard Iron Post Placed
- Standard Iron Post Found
- ⊗ Standard Capped Post Placed

Present Natural Bdy of Beaverly Creek

| NUM | BEARING | DISTANCE |
|-----|------------|----------|
| L1 | 176°52'59" | 10.093 |
| L2 | 190°07'40" | 4.647 |
| L3 | 174°08'48" | 29.508 |
| L4 | 167°54'27" | 33.070 |
| L5 | 151°49'43" | 21.095 |
| L6 | 136°03'43" | 33.159 |
| L7 | 126°58'05" | 39.107 |
| L8 | 151°50'54" | 20.304 |
| L9 | 185°01'39" | 3.523 |
| L10 | 165°01'57" | 15.129 |
| L11 | 199°05'35" | 29.432 |
| L12 | 198°00'06" | 30.741 |
| L13 | 183°00'38" | 37.579 |
| L14 | 183°58'09" | 43.553 |

This plan lies within the jurisdiction of the Provincial
Approving Officer
File No. 2010-02849

R. E. GOOK & ASSOCIATES
B. C. & CANADA LAND SURVEYORS
888 VANCOUVER STREET
PRINCE GEORGE B.C. V2L 2P5
PHONE: 250-564-4342
FAX: 250-564-4343
FILE: 10-0652PG
rgsook@bctransurveyors.com

A covenant in the name of the Ministry of Transportation and Infrastructure pursuant to Section 219 is a condition of approval for subdivision

This plan lies within the Regional District of Fraser Fort George

The field survey represented by this plan was completed by Richard E. Gook, BCLS on the 14th day of September, 2010

NEW WESTMINSTER LAND TITLE OFFICE

CA1801389

LAND TITLE ACT
FORM C (Section 233) CHARGE

Nov-12-2010 15:56:47.001

PAGE 1 OF 5 PAGES

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.

Marvin Hawke
VNKYVH
Digitally signed by Marvin Hawke
VNKYVH
DN: c=CA, on=Marvin Hawke
VNKYVH, o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=VNKYVH
Date: 2010.11.12 15:50:57 -0800'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

MARVIN HAWKE NOTARY PUBLIC
SUITE 203 - 1378 FIFTH AVENUE

FILE NO.: 10-S101
PHONE: 250 649 0817

PRINCE GEORGE BC V2L 3L4

Document Fees: \$71.90

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

015-038-696 THE NORTH 1/2 DISTRICT LOT 1879 CARIBOO DISTRICT EXCEPT
PLAN 27965

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):

[Redacted] AND [Redacted]

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
PARLIAMENT BUILDINGS
VICTORIA BRITISH COLUMBIA
V8V 1X5 CANADA

7. ADDITIONAL OR MODIFIED TERMS:

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)

Execution Date

Transferor(s) Signature(s)

MARVIN HAWKE- NOTARY PUBLIC
SUITE 203 - 1378 FIFTH AVENUE
PRINCE GEORGE BC V2L 3L4

| Y | M | D |
|----|----|----|
| 10 | 10 | 14 |

[Redacted Signature]

[Redacted Signature]

as to both signatures

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)

KAREN JUNE ANDREWS
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH
COLUMBIA
360-1011 4TH AVENUE
PRINCE GEORGE BC
EXPIRES JANUARY 21, 2012

| Y | M | D |
|----|----|----|
| 10 | 11 | 09 |

HER MAJESTY THE QUEEN IN
RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA as represented by
the Ministry of Transportation and
Infrastructure:

ADRIAN VANDER-VELDEN
PROVINCIAL APPROVING OFFICER

KAREN JUNE ANDREWS
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH
COLUMBIA
360-1011 4TH AVENUE
PRINCE GEORGE BC
EXPIRES JANUARY 21, 2012

| | | |
|----|----|----|
| 10 | 11 | 09 |
|----|----|----|

This is an instrument required by the
Approving Officer for Subdivision Plan
EPP9249 creating the condition or
covenant entered into under S.219 of
the Land Title Act

Approving Officer for the Ministry of
Transportation and Infrastructure
Adrian Vander-Velden
Provincial Approving Officer

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

Between:

[REDACTED]
[REDACTED]

(hereinafter called the Grantor)

of the First Part:

And:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED
BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

(hereinafter called the Grantee)

WHEREAS:

The Grantor is the registered owner (the Grantor) of the lands and premises hereinafter described as
The North ½ of District Lot 1879 Cariboo District except Plan 2965

WITNESSETH that in consideration of the premises contained in this agreement and of the sum of
One Dollar (\$1.00) and other good and valuable consideration now paid by the Grantee to the
Grantors the receipt whereof is hereby acknowledged by the Grantors, the parties agrees as follows:

1. The Grantor is aware of and, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lot(s).
2. The Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the First Grantee, as a covenant in favour of the First Grantee pursuant to Section 219 of the *Land Title Act*, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lots, that from and after the date hereof:
 - a. no building, mobile home or unit, modular home or structure, shall be constructed, reconstructed, moved, extended or located within 7.5 metres of the natural boundary of Beverly Creek
 - b. no area used for habitation, business or storage of goods damageable by flood waters, shall be located within any building, mobile home or unit, or modular home or structure at an elevation such that the underside of the floor system or top of concrete slab is less than 1.5 metres above the natural boundary of Beverly Creek

In this agreement "area used for habitation" means any room or space within a building or structure which is or may be used for human occupancy, commercial sales, business or storage of goods but does not include an entrance foyer or parking facility.

In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.

Page 4 of 5 pages

3. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building, mobile home or unit, or modular home or structure is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevations shall be used for the installation of furnaces or other fixed equipment damageable by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement give in paragraph (2) above. The face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice or other debris).
4. he Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, acknowledges that the First Grantees does not represent to the Grantor, nor to any other person that any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger and in consideration of the approvals given by the First Grantee hereby:
 - a. agrees to indemnify and to save harmless the First Grantee and their employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the First Grantee or any of their employees, servants or other agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Grantor or his heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused by flooding, erosion or some such similar cause; and
 - b. does remise, release and forever discharge the First Grantee and their employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the grantor or any of his heirs, executors, administrators, successor and assigns may have against the First Grantee and their employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots, caused by flooding, erosion or some such similar cause.
4. Subject to the provisions of Section 219 of the *Land Title Act*, the Grantor's covenants contained in this Agreement shall burden and run with the Lots and shall ensure to the benefit and be binding upon the Grantor, his heirs, executors, administrators, successors and assigns and the First Grantee and their assigns.
5. Nothing in this agreement shall prejudice or affect the rights, powers and remedies of the First Grantee in relation to the Grantor, including their heirs, executors, administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the First Grantee if this Agreement had not been made by the parties.

6. The Grantor will do or cause to be done at his expense all acts reasonably necessary for the First Grantee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lots save and except those in favour of the First Grantee and those specifically approved in writing by the First Grantee.
7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219(9) of the *Land Title Act*.
8. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
9.
 - a. The Grantor or any of his heirs, executors, administrators and assigns, as the case may be, shall give written notice of this Agreement to any person to whom he proposes to dispose of one of the Lots, which notice shall be received by that person prior to such disposition.
 - b. For the purposes of this paragraph the word "dispose" shall have the meaning given to it under Section 29 of the *Interpretation Act*.
10. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.

If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

This agreement shall be interpreted according to the laws of British Columbia.
11. Where there is a reference to an enactment of the Province of British Columbia in this agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.
12. Every reference to the Minister of Transportation and Infrastructure, in this agreement shall include the Minister of Transportation and Infrastructure, the Deputy Minister of Transportation and Infrastructure and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.

END OF DOCUMENT



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3321

A BYLAW TO AMEND CHILAKO RIVER-NECHAKO OFFICIAL COMMUNITY PLAN BYLAW NO. 2593, 2010

WHEREAS pursuant to the *Local Government Act*, the Regional Board of the Regional District of Fraser-Fort George has, by Bylaw No. 2593, dated August 19, 2010, adopted the Chilako River-Nechako Official Community Plan;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2593, 2010 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010 is hereby amended as shown on Appendix 'A' attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010, Amendment Bylaw No. 3321, 2023".

READ A FIRST TIME ON THE DAY OF , 2024

PUBLIC CONSULTATION IN RESPECT OF THIS BYLAW WAS STARTED ON THE DAY OF , 2024

READ A SECOND TIME ON THE DAY OF , 2024

A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE DAY OF , 2024

READ A THIRD TIME ON THE DAY OF , 2024

ADOPTED THIS DAY OF , 2024

Chair

General Manager of Legislative and
Corporate Services

APPENDIX 'A'

1. Schedule 'A' to Chilako River-Nechako Official Community Plan Bylaw No. 2593, 2010 is hereby amended at Section 4.2 with the insertion of the following new subsection iv) and renumbering the remaining subsections accordingly:
 - iv) On parcels not within the Agricultural Land Reserve, more than one additional residence may be permitted on a single parcel where the density does not exceed one residence per each 4 ha of the parcel, subject to the ability to accommodate approved sewage disposal for all residences and evaluation through a rezoning process where necessary.



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3322

**A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW
NO. 2892, 2014**

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892, 2014 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014 is hereby amended at Schedule 'B' – Map 151 by rezoning The North ½ of District Lot 1879 Cariboo District Except Plans 27965 and EPP9249 from Small Holding (SH) and Rural 2 (Ru2) to Rural 6 (Ru6).
2. This bylaw may be cited for all purposes as “Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3322, 2023”.

READ A FIRST TIME ON THE DAY OF , 2024

READ A SECOND TIME ON THE DAY OF , 2024

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE DAY OF , 2024

READ A THIRD TIME ON THE DAY OF , 2024

ADOPTED THIS DAY OF , 2024

Chair

General Manager of Legislative and
Corporate Services

APPENDIX 'A'

The consultation plan below identifies the form of consultation opportunity to fulfill the requirements of the *Local Government Act* with regards to Chilako River-Nechako Official Community Plan Bylaw No. 2593, Amendment Bylaw No. 3321, 2023.

| | |
|---|--|
| <p>R = consultation already initiated through written referral correspondence and ongoing as applicable. The written referral is a concise description of the proposal along with a request for written comment.</p> <p>C = consultation to be undertaken through written referral request for comment.</p> <p><input type="checkbox"/> = no consultation unless the consultation plan is amended through a Board resolution.</p> | |
| <p>R Building Inspection R BC Hydro R Telus R Northern Health Authority R FortisBC C RDFFG Environmental Services C RDFFG Financial Services</p> | <p>First Nations: R Lheidli T'enneh First Nation R Lhtako Dene Nation R Nazko First Nation R Saik'uz First Nation R Tsilhqot'in National Government <input type="checkbox"/> Other (specify): _____</p> |
| <p>School District Boards, greater boards and Improvement District Boards: R School District No. 57 <input type="checkbox"/> Pineview Improvement District <input type="checkbox"/> Buckhorn Improvement District <input type="checkbox"/> Bear Lake Community Commission</p> | <p>Other agencies: <input type="checkbox"/> FortisBC R Volunteer Fire Department: Beaverly <input type="checkbox"/> Pipeline Utility (specify): Enbridge <input type="checkbox"/> Farmers' Institute: <input type="checkbox"/> Cattlemen's Association: <input type="checkbox"/> Other (specify): _____</p> |
| <p>Provincial and Federal Governments and their agencies: R Ministry of Transportation and Infrastructure R MoF– Crown Lands Section <input type="checkbox"/> Ministry of Agriculture and Food R MoWLRs – Landbase Stewardship R MoWLRs – Water Stewardship <input type="checkbox"/> Agricultural Land Commission <input type="checkbox"/> Canadian National Railway <input type="checkbox"/> Ministry of Energy and Mines <input type="checkbox"/> Ministry of Environment – Environmental Protection <input type="checkbox"/> Department of Fisheries and Oceans <input type="checkbox"/> Other (specify):</p> | <p>Adjacent Regional Districts and Municipalities: <input type="checkbox"/> City of Prince George <input type="checkbox"/> Village of Valemount <input type="checkbox"/> Village of McBride <input type="checkbox"/> District of Mackenzie <input type="checkbox"/> Bulkley-Nechako Regional District <input type="checkbox"/> Thompson-Nicola Regional District <input type="checkbox"/> Cariboo Regional District <input type="checkbox"/> Peace River Regional District <input type="checkbox"/> Other (specify): _____</p> |
| <p>Public Consultation Opportunity</p> <p><input checked="" type="checkbox"/> Mail out request for written comment: Notice of invitation to provide written comment will be mailed to all owners of land within 200 m of the subject parcel and all privately owned parcels subject to the OCP amendment.</p> <p><input checked="" type="checkbox"/> Notification of Application Sign – Notification of Application sign to be placed on the subject land 14 days prior to the deadline for written comment.</p> <p><input checked="" type="checkbox"/> Post notice to RDFFG website, Facebook and bulletin board: Notice of invitation to comment will be posted to the website and bulletin board.</p> <p><input checked="" type="checkbox"/> Other (specify): Notice of invitation to provide written comment will be published in one issue of a newspaper applicable to the Electoral Area, or a portion thereof as applicable in accordance with Policy No.: RD-24-23 Appendix "A" at least 14 days before the close of the public consultation opportunity.</p> | |