



PUBLIC NOTIFICATION PROPOSED ZONING AMENDMENT

BY-LAW NO. 1902, 2010

(a by-law to add a new zone 'Potential Sewer Service Zone' (P-SS) to PRRD Zoning By-law No. 1343, 2001)

Notice is hereby given that the Regional Board of the Peace River Regional District intends to consider Zoning Amendment Bylaw No. 1902, 2010, for third and final reading at their Board Meeting on September 9, 2010, to be held at the office of the Peace River Regional District, located at 1981 Alaska Avenue in Dawson Creek, BC.

Zoning Amendment By-law No. 1902, 2010, proposes to add a new zone to PRRD Zoning By-law No. 1343, 2001, to implement a policy direction recently adopted within NPFA-OCP by-law No. 1870, 2009, to address infilling and compact development in 4 priority areas identified for future sewer services

The 4 priority areas are identified below;

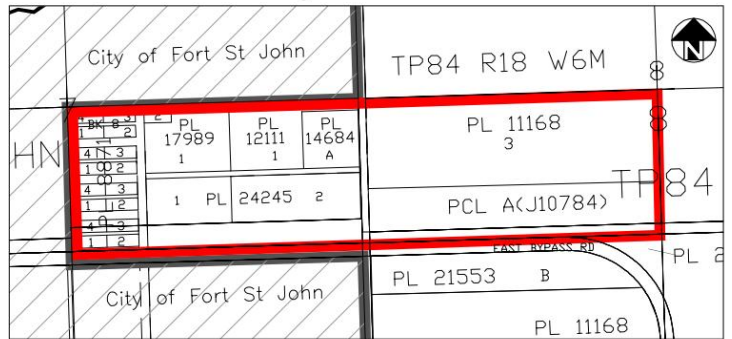
- Zoning Amendment By-law No. 1902, proposes to set a new minimum parcel size of 8 ha (20 acres) unless connected to a community sewer system; (see table on reverse side of notice)
- This larger minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority to support subdivision development that has a community sewage system and to promote infilling and compact development.

► The P-SS zone will affect land parcels located within Area No.'s 1, 2, 3 and 4 as shown below:

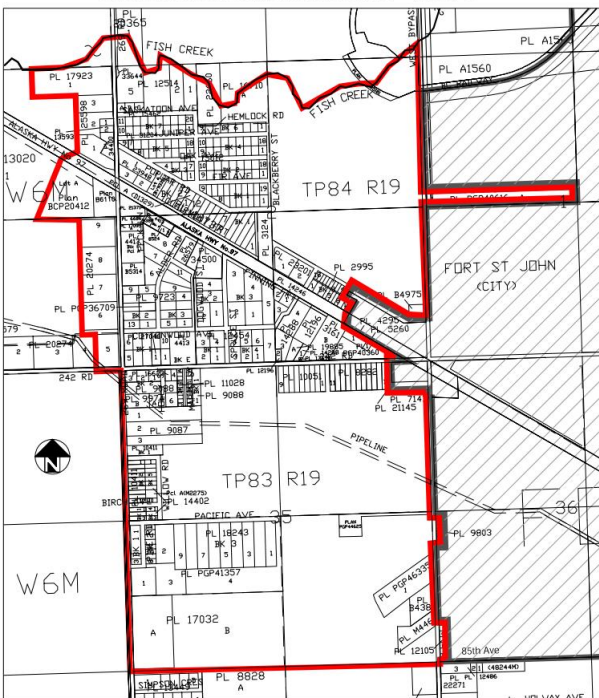
Airport Road (100th Ave) - Area 1



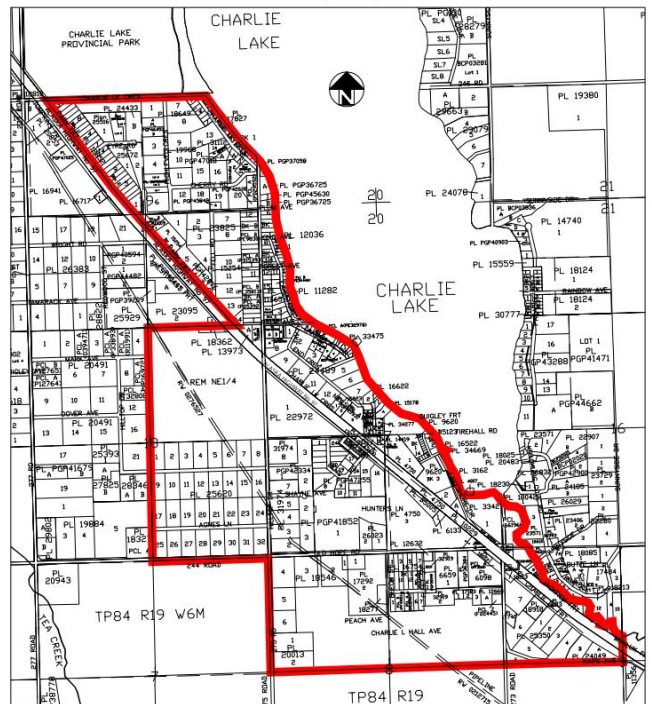
College Sub - Area 2



Grandhaven/Clairmont & area - Area 3



Charlie Lake (area) - Area 4



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► The Minimum Parcel Size in the **P-SS zone** will be as follows:

ZONE	When there is <u>no</u> Community Sewage System:	When parcel is connected to a Community Sewage System:
R-1 (Residential 1 zone)	8 ha (20 acres)	0.2 ha (0.5 acre)
R-2 (Residential 2 zone)	8 ha (20 acres)	0.2 ha (0.5 acre)
R-3 (Residential 3 zone)	8 ha (20 acres)	0.2 ha (0.5 acre)
R-4 (Residential 4 zone)	8 ha (20 acres)	0.2 ha (0.5 acre)
MHP (Manufactured Home Park zone)	8 ha (20 acres)	0.4 ha (1 acre)
C-2 (General Commercial zone)	8 ha (20 acres)	0.2 ha (0.5 acre)
I-1 (Light Industrial zone)	8 ha (20 acres)	0.4 ha (1 acre)
P-2 (Civic, Assembly and Institutional zone)	8 ha (20 acres)	0.2 ha (0.5 acre)

This notice is in general form only. A copy of the proposed amendment bylaw and relevant background documents may be reviewed in detail, between the hours of 8:30 am to 12:00 noon and 1:00 pm to 4:30 pm, Monday through Friday, excluding holidays, at the Peace River Regional District office, located at 1981 Alaska Avenue, Dawson Creek, BC or 9505 - 100st Fort St. John, BC.

Comments in writing will be received until 4:30 pm September 7, 2010.

Any inquiries, comments or concerns should be referred to Debbie Kunz or Bruce Simard in the **Development Services Department**, by calling 784-3200 or 1-800-670-7773, fax: 1-250-784-3201.

Fred Banham, CAO