

DISTRICT OF KITIMAT

BYLAW NO. 1813

A BYLAW TO AMEND THE KITIMAT OFFICIAL COMMUNITY PLAN and ZONING MAP

WHEREAS THE *BC Local Government Act* allows a local government to provide for orderly development by adopting an *Official Community Plan*;

AND WHEREAS the *BC Local Government Act* allows a local government to divide portions of the municipality into zones and regulate the use of land within zones;

AND WHEREAS Kitimat Council deems it is in the public interest to amend Official Community Plan maps and zoning maps governing portions of an area near the corner of Nalabila Boulevard and Wakita Avenue known as "Forest Hills Heights Subdivision";

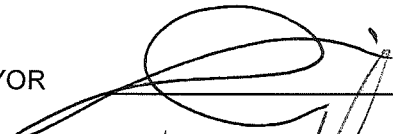
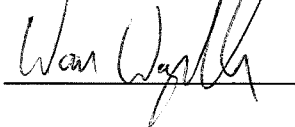
NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as "OCP AND FOREST HILLS ZONING MAP AMENDMENT BYLAW NO. 1, 2013".
2. The zoning map of the District of Kitimat is hereby amended as shown on Bylaw Map No. 1813, dated 14 February 2013, which is attached to and forms part of this bylaw.
3. *Kitimat Official Community Plan*, Schedule D Future Land Use (Northern Area) map, is hereby amended to shown area identified as Phase 5 on Bylaw Map No. 1813, dated 14 February 2013, which is attached to and forms part of this bylaw as "Neighbourhood".
4. This bylaw shall come into force and be binding on all persons from the date of adoption.

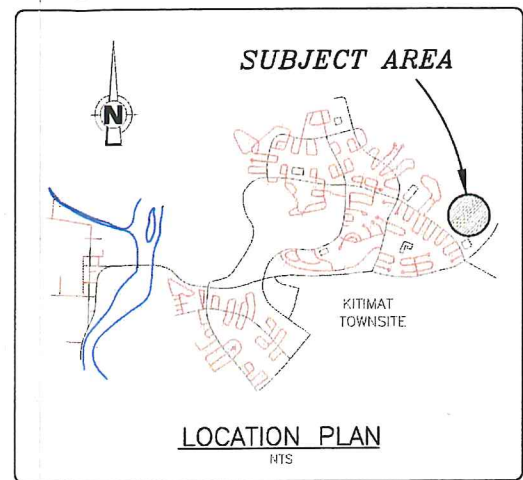
READ a first time this	18 th	day of	February	, 2013.
READ a second time this	18 th	day of	March	, 2013.
A PUBLIC HEARING was held this	18 th	day of	March	, 2013.
READ a third time this	2 nd	day of	April	, 2013.
ADOPTED this	2 nd	day of	April	, 2013.

MAYOR

CLERK

FOREST HILL HEIGHTS SUBDIVISION



LEGEND

PROPOSED ZONING DESIGNATIONS

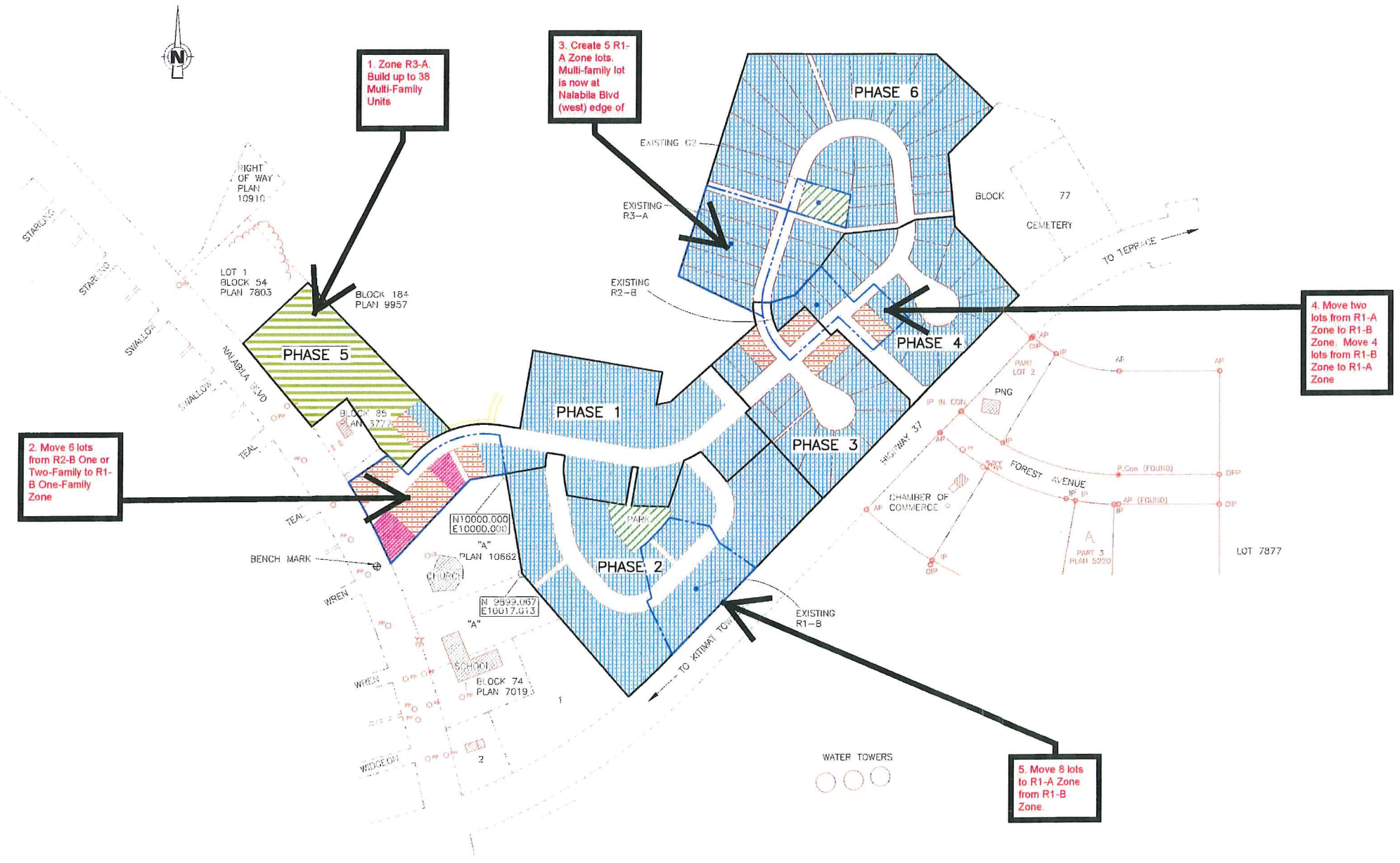
- R1A - ONE FAMILY DETACHED
- R1B - ONE FAMILY DETACHED OR SEMI DETACHED
- R2B - ONE OR TWO FAMILY SEMI DETACHED
- R3A - MULTI FAMILY APARTMENT OR TERRACE
- G2 - LOCAL PARK

EXISTING (dashed line) PROPOSED (solid line)

PROPERTY LINES (dotted line)

NUMBER LOTS/UNITS

PHASE LOT NO. TYPE	PHASE 1 (LOTS)	PHASE 2 (LOTS)	PHASE 3 (LOTS)	PHASE 4 (LOTS)	PHASE 5 (UNITS)	PHASE 6 (LOTS)
R1A	19	30	12	17	1	30
R1B	6		3	1	1	
R2B	2					
R3A					40	
TOTAL AREA = 19.92 ha.						



ISSUED FOR DISTRICT OF KITIMAT APPROVAL

A1 DO NOT SCALE METRIC

REV. DR.	REVISION PARTICULARS	TR NO	DR.	REVISION PARTICULARS	TR NO
0	ISSUED FOR DISTRICT OF KITIMAT APPROVAL	13/01/28	8		
1	ISSUED FOR G2 CHANGE PHASE 6	13/02/18	9		
2			10		
3			11		
4			12		
5			13		
6			14		
7			15		

LAPORTE ENGINEERING LTD., FOREST HILL HEIGHTS SUBDIVISION, PHASE 1A, D.W.G. NO. 303-2700, SHS. 1-11 OF 11, REV. D/E/F, OCT. 16, 1998

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KITIMAT, B.C. V8K 2G9 FAX (250) 636-9100
14 1252 LAPORTE-1142529

CLIENT:
WAKITA CONSTRUCTION LTD
2049-3rd AVENUE
KITIMAT, B.C.
V8K 2N0

DESIGNED: BILL XU
DATE: 13/01/28
CHECKED: ROGER BEESON
APPROVED:
SCALE: PLAN: 1:2500
HORIZ: N/A
VERT: N/A
PLOT TIME:

DWG. TITLE
**FOREST HILL HEIGHTS
REZONING DESIGNATION 2013
SITE PLAN**

CLIENT - JOB - DISCIPLINE - SHEET - REVISION
DWG. NO.: 303 - 743B - C - 001 - 001