

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

### **Peace River Regional District Zoning Amendment Bylaw Nos. 2434, 2021**

**Property Location:** North of the City of Dawson Creek in the Rolla Subdivision.

**Legal Description:** Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6<sup>th</sup> Meridian Peace River District Plan 10648

**Civic Address:** 5209 Rolla Road.

#### **Proposal:**

To rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire property one zone and for the final purpose building a machine shop.

#### **Permitted New Uses in the Proposed Zone:**

- Restaurant;
- Car wash establishment;
- Gasoline service station;
- Sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes and boats;
- Sale, service and repair of machinery, farm implements, and equipment;
- Meat cutting and packing excluding the slaughtering of animals;
- Auction market not including sale of animals;
- Trade contractor office, storage yard;
- Trucking contractor office, storage yard;
- Construction contractor office, storage yard;
- Oil field service contractor office, storage yard;
- Personal service establishment;
- Warehousing, cartage, express and freight facilities;
- Building material supply;
- Public transportation depots including taxi dispatch office;
- Public utility offices and works yard;
- Animal kennel;
- Wholesale establishment;
- Automotive parts supply;
- Medical or veterinary clinic;
- Machine shop, welding shop;
- Fuel sales;
- Retail sale of farm and garden supplies;
- Agriculture;
- Gravel extraction and processing facilities including screening and asphalt plants;
- Single family dwelling,
- Two family dwelling;
- Home occupation and home industry;
- Accessory building