

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District official Community Plan and Zoning Amendment Bylaw Nos. 2454 & 2457, 2021

Property Location: Pouce Coupe

Legal Description: The North West ¼ of Section 24 Township 77 Range W6M PRD

Civic Address: 192 Riverside Rd

Proposal:

To re-designate a ± 3.9 ha portion of the ± 64.5 ha subject property from Agriculture to Medium Density Residential in the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, and to rezone the same portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4) in the PRRD Zoning Bylaw No, 1343, 2001, to facilitate a future residential subdivision.

Under Section 6.5.1 (a) of the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, residential and home based business, subject to zoning regulations are permitted within the proposed Medium Density Rural Residential designation.

Under Section 37.1 of the PRRD Zoning Bylaw No. 1343, 2001, agriculture, dwelling unit(s), two family dwelling, etc. are permitted uses within the proposed Residential 4 (R-4) Zone.