

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Peace River Regional District**

**Official Community Plan Amendment Bylaw No. 2264, 2018**

**Zoning Amendment Bylaw No. 2265, 2018**

**Property Location:** Baldonnel

**Legal Description:** Lot 2 Section 24 Township 83 Range 18 W6M PRD Plan PGP47112

### **Proposal:**

To re-designate a 2.19 ha subject property from Medium Density Residential (MDR) to Light/Service Industrial (LSI) and to rezone the same 2.19 ha subject property from Residential – 4 (R-4) Zone to Light Industrial (I-1) Zone.

Under Section 8.3.1, Policy 4 of the North Peace Fringe Area Official Community plan Bylaw No. 1870, 2009, trucking, logging, construction trade, automotive, recreation vehicle, machinery or equipment servicing, recycling centre, etc. are permitted uses within the proposed Light/Service Industrial (LSI).

Under Section 45.1, of the PRRD Zoning Bylaw No. 1343, 2001, restaurant, car wash, automotive service station, recycle centre, warehousing, machine shop, welding shop, trucking contractor, logging contractor, etc. are permitted uses within the proposed Light Industrial (I-1) Zone.