

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Zoning Amendment Bylaw No. 2468, 2022

Property Location: Fort St. John

Legal Description: Lot 1 Except: Part Subdivided by Plan BCP20054, Section 4, Township 84, Range 18, West of the 6th Meridian, Peace River District Plan PGP43544

Proposal:

The applicant is seeking a site-specific amendment in the Light Industrial (I-1) zone of Zoning Bylaw No. 1343, 2001 that would permit the manufacturing of wood pellets (manufacturing, fabricating and processing facility), associated accessory storage of wood shavings and in-vessel composting of rig mats and other waste wood materials to produce soil amender on the ±5.03 ha subject property

Under Section 45.1, of PRRD Zoning Bylaw No. 1343, 2001, permitted uses within Light Industrial (I-1) zone are:

- (a) RESTAURANT;
- (b) Car wash;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) Sales, rentals, servicing, and repairs of automobiles, recreational vehicles, automotive parts, manufactured homes, machinery, farm machinery, and boats;
- (e) Meat cutting and packing, excluding ABATTOIRS;
- (f) Auction market, excluding the sales of animals;
- (g) Trucking contractor, logging contractor, construction trade contractor, including repair and maintenance of heavy trucks and equipment;
- (h) Machine shop, welding shop, woodworking shop or sandblasting shop;
- (i) Warehousing, cartage, express and freight facilities;
- (j) Building material supply;
- (k) Transportation depots, including taxi dispatch office;
- (l) PUBLIC UTILITY USE, including an office building or works yard (Electoral Areas B, D and E only);
- (m) Bulk fuel sales;
- (n) Wholesale establishment;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) GARDEN CENTRE;
- (q) Mining, including gravel extraction and processing facilities;
- (r) Printing and publishing establishment;
- (s) ANIMAL HOSPITAL;
- (t) RECYCLE CENTRE;
- (u) Mini-Storage;
- (v) AUTOMOTIVE TOWING and STORAGE;
- (w) Instrumentation, small equipment sales, rentals and service;
- (x) GAS BAR;
- (y) Septic tanks services;
- (z) Truck wash;

- (aa) Oil and Gas Field Services contractor, except tank farm and chemical storage, steamer wash bay facility, or storage of well servicing, cementing, stimulation, or scrubber systems equipment;
- (bb) Craft brewery or distillery.