

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Zoning Amendment Bylaw No. 2390, 2023

Property Location: Fort St. John Area

Legal Description: LOT 1 SECTION 26 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP35699

Proposal:

To rezone the subject property from Large Agricultural Holdings (A-2) Zone to Light Industrial (I-1) Zone.

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

- Restaurant;
- Car wash;
- Automotive service station;
- Sales, rentals, servicing, and repairs of automobiles, recreational vehicles, automotive parts, manufactured homes, machinery, farm machinery, and boats;
- Meat cutting and packing, excluding abattoirs;
- Auction market, excluding the sales of animals;
- Trucking contractor, logging contractor, construction trade contractor, including repair and maintenance of heavy trucks and equipment;
- Machine shop, welding shop, woodworking shop or sandblasting shop;
- Warehousing, cartage, express and freight facilities;
- Building material supply;
- Transportation depots, including taxi dispatch office;
- Public utility use, including an office building or works yard (electoral areas b, d and e only); bulk fuel sales;
- Wholesale establishment;
- Personal service establishment;
- Garden centre;
- Mining, including gravel extraction and processing facilities;
- Printing and publishing establishment;
- Animal hospital;
- Recycle centre;
- Mini-storage;
- Automotive towing and storage;
- Instrumentation, small equipment sales, rentals and service;
- Gas bar;
- Septic tanks services;
- Truck wash;
- 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;
- Craft brewery or distillery;