

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Zoning Amendment Bylaw No. 2506, 2023

Property Location: Jackfish Lake

Legal Description: District Lot 3093 Peace River District Except: Part Dedicated Road On Plan BCP38359

Proposal:

To rezone a ±39.4 hectare (97.4 acre) portion of the subject property from Large Agricultural Holdings Zone (A-2) to Small Agricultural Holdings Zone (A-1) and the remaining ±3.64 hectare (8.98 acre) portion of the subject property from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4) on the subject property.

The proposed A-1 zone would include the existing gravel pit, and the proposed R-4 zone would include the existing home site. The applicant would eventually like to subdivide along the proposed R-4 and A-1 zone boundary and expand the existing gravel pit.

Under Section 32.1 of PRRD Zoning Bylaw No. 1343, 2001, permitted uses within the Small Agricultural Holdings Zone (A-1) are:

- Agriculture;
- Agriculture-Intensive;
- Agriculture-Domestic;
- Wood harvesting and forestry;
- Mining, including gravel extraction and processing;
- Asphalt plant;
- Oil and gas wells, Pipelines;
- Production Facilities;
- Land Treatment Facility, Non-Commercial;
- Kennel;
- Equestrian Facility; and
- Dwelling Units.

Under Section 37.1 of PRRD Zoning Bylaw No. 1343, 2001, permitted uses within the Residential 4 Zone (R-4) are:

- Dwelling Units;
- Two Family Dwelling;
- Market Garden; and
- Agriculture.