

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2512 & 2513, 2023

Property Location: Baldonnel

Legal Description: THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 84 RANGE 18 W6M PRD, EXCEPT PLANS 11108, 12696 AND 14261

Proposal:

To re-designate a 1.89 ha portion of a 53.18 ha parcel from Agricultural (Ag) to Rural Residential (RR) in the North Peace Fringe Area Official Community Plan 2460, 2021, and furthermore; to rezone the same 1.89 ha portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), for a proposed 2 lot subdivision.

Under Section 6.1 of North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: Lands designated as Rural Residential are intended to provide large lot residential housing options while preserving the rural character of the North Peace Fringe Area.

Rural Residential Land Use Designation Policies

1. The principal use of land within the Rural Residential designation will be residential, subject to zoning regulations.
2. Agricultural uses are permitted subject to the Agricultural Land Commission Act and associated regulations, and Zoning Bylaw regulations.
3. Water and sewer services on rural residential parcels are the responsibility of the property owner and subject to Northern Health regulations.

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

- (a) dwelling unit(s);
- (b) two family dwelling;
- (c) market garden;
- (d) agriculture;

The following accessory uses and no others are permitted in a r-4 zone, subject to part iv of this bylaw and sub-section 2 of this section 37:

- (e) accessory building and accessory structure;
- (f) agriculture-domestic;
- (g) bed and breakfast accommodation
- (h) home based business;
- (i) secondary suite;
- (j) temporary additional dwelling.