

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2527 & 2528, 2023

Property Location: Fort St. John Rural

Legal Description: Lot B Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District Plan 17032

Proposal:

To change the OCP designation of the subject property from Industrial Study Area (ISA) to Rural Residential (RR) and to rezone a portion of the property from Small Agricultural Holdings Zone (A-1) to Residential 3 Zone (R-3) in order to facilitate a future subdivision of the property.

Section 6.1 of North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021 states that the principal use of lands designated Rural Residential will be residential, subject to zoning regulations.

Section 36.1, of PRRD Zoning Bylaw No. 1343, 2001, lists the following as permitted uses within the Residential 3 (R-3) zone:

- Dwelling Unit;
- Market Garden; and
- Agriculture.