

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Official Community Plan and Zoning Amendment Bylaw No. 2540 & 2541, 2024

Property Location: Chetwynd Rural

Legal Description: DISTRICT LOT 1912 PEACE RIVER DISTRICT INCLUDING THE AREA DESIGNATED ON PLAN EPP122924 EXCEPT PLAN EPP124664

Proposal:

To change the OCP designation of the subject property from Agriculture Resource (AgR) and Settlement (S) to Industrial (I), Settlement (S), and Agriculture Resource (AgR).

To rezone the subject property from Large Agriculture Holdings Zone (A-2) and Park and Open Space (P-1) to Light Industrial Zone (I-1), Large Agriculture Holdings Zone (A-2), and Civic, Assembly and Institutional Zone (P-2).

Section 3.1 of West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018 states that the principal uses of lands designated Agriculture Resource will be for agriculture or resource extraction.

Section 3.2 of West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018 states that the principal uses of lands designated Settlement is intended to provide a full mix of land uses to allow for rural communities to live, work, and play.

Section 3.4 of West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018 states that the principal uses of lands designated Industrial will be for industrial development, subject to zoning regulations.

Section 33.1 of PRRD Zoning Bylaw No. 1343, 2001, lists the following as permitted uses within the Large Agriculture Holdings Zone (A-2) zone:

- 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;
- Work camps occupied for less than six months, with less than 30 people;
- Trapping, hunting, guiding, outfitting establishments;
- Airstrip; and
- Dwelling units.

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

- Restaurant;
- Car wash;
- Automotive service station;
- Sales, rentals, servicing and repairs of automobiles, recreation 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; and
- Craft brewery or distillery.

Section 52.1 of PRRD Zoning Bylaw No. 1343, 2001, lists the following as permitted uses within the Civic, Assembly and Institutional Zone (P-2) zone:

- Community hall;
- Library;
- Museum;
- Art gallery;
- Fire hall;
- Police station;
- Religious centre;

- Cemetery;
- Crematorium;
- Public recreation facility;
- Federal, provincial or municipal government office;
- Public utility use including an office building or works yard (Electoral Areas B, D and E only);
- Utility, minor including an office building or works yard (Electoral Area C only);
- Educational facility;
- Institutional camp;
- Hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
- Community care facility;
- Daycare facilities with more than 8 children;
- Agriculture; and
- Market garden.