

SUMMARY OF PROPOSED OCP & ZONING AMENDMENTS

Official Community Plan and Zoning Amendment Bylaw Nos. 2544 & 2545, 2023

Property Location: Pouce Coupe

Legal Description: The North West 1/4 Of Section 25 Township 77 Range 14 West Of The 6th Meridian Peace River District

Proposal:

The applicant is seeking to amend the designation and zoning of a 8 ha portion in the NE corner of the subject property from Agriculture (AG) to Low Density Residential (LDR) and from Large Agricultural Holdings Zone (A-2) to a Residential 6 Zone (R-6) to facilitate a subdivision.

Under Section 5.1.2, of the PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, permitted uses within the proposed Agriculture designation will be generally limited to:

- agriculture;
 - and uses which are compatible or complementary to agriculture;
- agri-tourism;
- residential use;
- home-based business;
- kennels;
- trapping;
- outfitting establishments;
- ecological reserves and work that supports ecological protection or restoration;

subject to zoning regulations.

Under Section 33, of PRRD Zoning Bylaw No. 1343, 2001, the permitted uses within the Large Agricultural Holdings (A-2) zone 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;
- work camps occupied for less than six months, with less than 30 people;
- trapping, hunting, guiding, outfitting establishments;
- airstrip;
- dwelling units;