

1

RF3

AP

122 St NW

IM to IB

112 Ave NW

IB

119 St NW

120 St NW

DC2-1243

N

ITEM 3.1
CHARTER BYLAW 20642
PRINCE RUPERT

DEVELOPMENT
SERVICES
NOV 6, 2023





Questions (3)

- What is the proposed use?
- Is urban indoor farming a permitted use?
- Who decides whether or not to approve a rezoning and when?



CITY WEBPAGE
July 26, 2023



SITE SIGNAGE
Aug 3, 2023



1:1 COMMUNICATION



MAILED NOTICE
Aug 4, 2023



PUBLIC HEARING
NOTICE
Oct 12, 2023



JOURNAL AD
Oct 20, 2023 and
Oct 28, 2023



5 PROPOSED ZONING



REGULATION	IM Current Zone	IB Proposed Zone	BE ZBR Equivalent
Height Max.	18.0 m	12.0 m - 14.0 m	16.0 m
Floor Area Ratio (FAR) Max.	2.0	1.2	1.6
Setbacks North West East (120 St NW) South	0.0 m 0.0 m 3.0 m 0.0 m	0.0 m 0.0 m 6.0 m 0.0 m	0.0 m 0.0 m 4.5 m 0.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**