



PRRD File No: 16-110 OCP ZN - Stewart

From: Ashley Murphey, RPP, MCIP

Date: January 31, 2022

Application Type: OCP & Zoning Amendment Agency File No.: N/A

Proposal: This is a revision to the original application to allow the sale of manufacture homes. To amend the OCP from MDR

"Medium Density Residential" to HC "Highway Commercial" and to amend the Zoning Bylaw from R-4 "Residential - 4 Zone" to C-2

"General Commercial Zone" and include a site-specific text amendment that permits "manufactured home sales" on the subject property only.

Location: Baldonnel

Address: N/A PID: 025-133-110

Legal Description: LOT 2 SECTION 24 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT PLAN PGP47112

Total Parcel Area: 2.19 ha Area Proposed for Use: 2.19 ha

Zoning Bylaw: 1343, 2001 Zoning: R-4

Notes: Manufactured Home Sales are only permitted within the I-1 "Light Industrial Zone" so this amendment is required.

Official Community Plan: 1870, 2009 OCP Designation: MDR

Notes: Manufactured Home Sales are only permitted within LSI "Light Service Industrial" designation.

Development Permit Area: ☒ N/A ☐ YES: \_\_\_\_\_ DPA

Preservation Area: ☒ N/A ☐ NPFA OCP ☐ SPFA OCP ☐ WPFA OCP ☐ Rural OCP

Watershed: ☒ N/A ☐ SPFA OCP ☐ NPFA OCP

Within the ALR: ☐ Yes ☒ No ALC Approval Required: ☐ Yes ☒ No

Fire Department: ☐ Outside all Fire Protection Areas ☐ Charlie Lake ☐ Chetwynd

☐ Dawson Creek ☐ FSJ ☐ Pouce Coupe ☒ Taylor ☐ Tomslake ☐ Moberly Lake

PRRD Sewer area: ☐ Yes ☒ No

☐ Airport ☐ Charlie Lake ☐ Chilton ☐ Friesen ☐ Harper ☐ Kelly Lake ☐ Rolla

Building Permit Area: ☐ Voluntary ☒ Mandatory

**Responses are requested back by:** February 14, 2022

**Recommendation:**

- ☐ Interests unaffected
- ☐ Approval recommended for reasons outlined below
- ☐ Approval recommended subject to conditions below
- ☒ Approval NOT recommended due to reasons outlined below

~~The City concerns for this parcel remain the same. This area is not intended for Commercial land use. Has that been addressed or changed through the updated NPFA OCP?~~

~~Has consideration been given that amending both the OCP and the Zoning Designation does not limit it to the use presented, but will open this land to several land uses that could have a negative impact on the surrounding residential and agricultural lands?~~

NAME: \_\_\_\_\_ TITLE: Planner I

DATE: Feb 15 / 2022 AGENCY: City of Fort St. John