

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2264 & 2265, 2018**

**Property Location:** Baldonnel

**Legal Description:** Lot 2 Section 24 Township 83 Range 18 W6M PRD Plan PGP47112

### **Proposal:**

To re-designate a 2.19 ha subject property from Medium Density Residential (MDR) to Highway Commercial (HC) and to rezone the same 2.19 ha subject property from Residential – 4 (R-4) Zone to General Commercial (C-2) Zone, and further that the permitted uses in the C-2 zone be amended to add “manufactured home sales” as a permitted use, on the subject property only.

Under Section 8.3.1, Policy 4 of North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, permitted uses within the proposed Highway Commercial (HC) designation are:

- convenience store;
- gas bar;
- restaurant;
- craft sales;
- personal service establishment;
- neighbourhood pub;
- campground;
- liquor outlets;
- retail sales;
- fuel retail sales;
- commercial recreation facilities;
- tourist accommodations;
- business offices;
- animal hospital;
- automotive servicing and repairs;

subject to zoning regulations.

Under Section 42.1, of PRRD Zoning Bylaw No. 1343, 2001, are permitted uses within the General Commercial (C-2) zone are:

- Tourist Accommodation;
- Restaurant;
- Automotive Service Station;
- Convenience Store;
- Gas Bar;
- Car Wash;
- Liquor Store;
- Garden Centre;

- Campground;
- Retail Sales Establishment;
- Sales, Rentals, Servicing and Repairs of Automobiles, Recreation Vehicles and Boats;
- Building Material Supply Facility;
- Meat Cutting And Packing, Excluding Abattoirs;
- Business Office;
- Personal Service Establishment;
- Animal Hospital;
- Taxi Dispatch Office;
- Recycle Centre;
- Funeral Parlour Limited;
- Instrumentation, Small Equipment Sales, Rentals and Service;
- Gallery, or Studio Related to Art, Music, Recording, Dance, Fitness or Recreation; and
- Cannabis Retail Store.