

CITY OF PRINCE GEORGE
BYLAW NO. 9248, 2021

A Bylaw of the City of Prince George to rezone certain lands and to amend “City of Prince George Zoning Bylaw No. 7850, 2007”.

WHEREAS pursuant to the provisions of Section 479 of the *Local Government Act*, in relation to zoning, the Council of the City of Prince George is empowered to make regulations thereto;

AND WHEREAS “City of Prince George Zoning Bylaw No. 7850, 2007” has been adopted to make regulations thereto;

AND WHEREAS the Council of the City of Prince George has deemed it desirable that the subject property be rezoned from Z8: Regional Shopping to C2: Regional Commercial, to facilitate development of a mixed-use, health service centre on the subject property, or other uses, pursuant to the C2: Regional Commercial zoning designation(s);

APPLICANT: **McWalter Consulting Limited for Pahal Holdings Inc.,
Inc. No. BC1106415**

SUBJECT PROPERTY: **2740 Recplace Drive**

AND WHEREAS a Public Hearing was held in accordance with the *Local Government Act* and notice of such hearing was given as required by Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That “City of Prince George Zoning Bylaw No. 7850, 2007”, be amended as follows:
 - a. That Lot 3, District Lot 8180, Cariboo District, Plan EPP76632 and an undivided 33/100 Share in Lot 2, District Lot 8180, Cariboo District, Plan EPP76632 (see Plan as to limited access), be rezoned from Z8: Regional Shopping to C2: Regional Commercial, as shown on Appendix “A”, attached to and forming part of this Bylaw.
2. That the Zoning Map referred to as Schedule "A" of the “City of Prince George Zoning Bylaw No. 7850, 2007”, shall be amended accordingly.
3. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
4. That this Bylaw may be cited for all purposes as "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9248, 2021".

READ A FIRST TIME THIS **8TH** DAY OF **NOVEMBER**, **2021.**

READ A SECOND TIME THIS **8TH** DAY OF **NOVEMBER**, **2021.**

First two readings passed by a **UNANIMOUS** decision of Members of City Council present and eligible to vote.

READ A THIRD TIME THIS DAY OF , 2022.

Third reading passed by a decision of Members of City Council present and eligible to vote.

Certified correct as passed third reading this day of , 2022.

CORPORATE OFFICER OF
THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*.

THIS DAY OF , 2022.

for MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED THIS DAY OF 2022,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER



D

C

3

Rezone from Z8: Regional Shopping to
C2: Regional Commercial

4



Subject Parcel



Highway



Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:1,000

Appendix "A" to Bylaw No. 9248

Lot 3, DL 8180, CD, Plan EPP76632 and an
Undivided 33/100 Share in Lot 2 District Lot 8180 CD Plan EPP76632



CITY OF PRINCE GEORGE