

Exhibit "A" to RZ100732

Proposed Amendments to City of Prince George Zoning Bylaw No. 7850, 2007

Delete the definition of "Warehousing & Storage" in Section "2.3":

Storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers. This use does not include warehousing & storage for retail sale purposes on the same site, or a wrecking yard, truck or rail terminal or waste management.

Add a definition for "Warehousing" in Section "2.3" with the following:

Buildings or structures in which goods, products, substances and materials are received and stored for distribution. This use does not include retail sales on the same site, wrecking yard, truck or rail terminal, or waste management.

Add a definition for "Self-Storage Facility" in Section "2.3" with the following:

Fully enclosed buildings or structures in which individual storage units are rented or leased for the storage of goods, materials, and equipment. This use does not include outdoor storage.

Amend the definition for "Truck or Rail Terminal, Major" in Section "2.3":

Replace reference to "Warehousing & Storage" with "Warehousing".

Amend the definition for "Truck or Rail Terminal, Minor" in Section "2.3":

Replace reference to "Warehousing & Storage" with "Warehousing".

Delete the required parking spaces for "Warehousing & Storage" from Table 7.4:

0.5 per 100 m² GFA up to 2,000 m², plus 0.2 per additional 100 m² GFA

Add required parking spaces for "Self-Storage Facility" and "Warehousing" in Table 7.4 with the following:

0.5 per 500 m² of GFA

Add guidelines for "Commercial Form and Character" in Section 8.2 with the following:

- 8.2.23 The use of prefabricated metal buildings is discouraged.
- 8.2.24 Buildings should be designed to express quality architectural design, design details, articulation and quality materials on all sides of the building.
- 8.2.25 Buildings should have varied height and incorporate secondary architectural elements and material articulation to increase the visual interest.
- 8.2.26 Avoid long or continuous blank walls and divide large vertical or horizontal facades into varying masses.
- 8.2.27 Integrate corporate colours as minor accent features not overall themes to avoid the use of colour blocks, banding or stripes.
- 8.2.28 Locate the office, reception, or sales component of the building to be visible and accessible from the street.

Renumber existing Sections 8.2.23 to 8.2.36

Add “Self-Storage Facility” in Section 11.6.2.

Delete “Warehousing & Storage” from the following sections:

- Section 12.1.2
- Section 12.2.2
- Section 12.3.2
- Section 12.4.2
- Section 12.5.2
- Section 13.3.2
- Section 13.4.3
- Section 15.16.3
- Section 15.17.2
- Section 15.17.5 3.
- Section 15.17.6 5.
- Section 15.17.6 6.

Add “Self-Storage Facility” and “Warehousing” to the following sections:

- Section 12.1.2
- Section 12.2.2
- Section 12.3.2
- Section 12.4.2
- Section 12.5.2
- Section 13.3.2
- Section 13.4.3
- Section 15.16.3
- Section 15.17.2
- Section 15.17.5 3.
- Section 15.17.6 5.
- Section 15.17.6 6.