

CITY OF PRINCE GEORGE
BYLAW NO. 9275, 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;

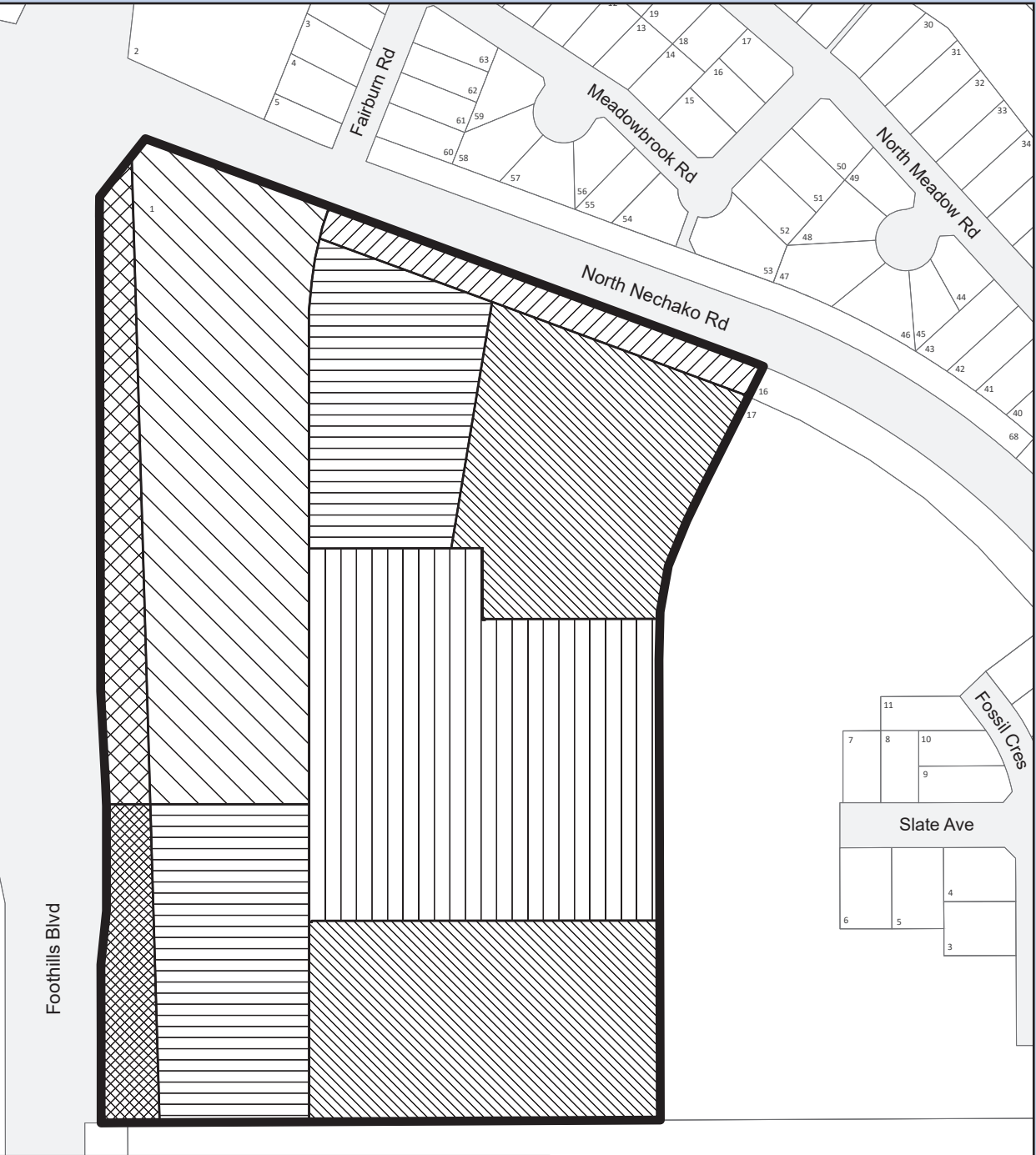
AND WHEREAS the Council of the City of Prince George has deemed it desirable that portions of the subject property be rezoned from AF: Agriculture and Forestry and U1: Minor Utilities to AG: Greenbelt, C3: Neighbourhood Commercial, RM3: Multiple Residential, RS2: Single Residential, and RT3: Residential Cluster, to facilitate the dedication of greenspace and the development of a mix of commercial and residential uses with varying densities on the subject property, or other uses, pursuant to the AG: Greenbelt, C3: Neighbourhood Commercial, RM3: Multiple Residential, RS2: Single Residential, and RT3: Residential Cluster zoning designations;








APPLICANT: **McWalter Consulting Limited for
5001 N. Nechako Road Holdings Ltd., Inc. No. BC1306112**

SUBJECT PROPERTY: **5001 North Nechako Road**

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 1, District Lot 4050, Cariboo District, Plan 25854, Except Plan EPP89775, be rezoned from AF: Agriculture and Forestry (14.47 hectares) and U1: Minor Utilities (1.3 hectares) to AG: Greenbelt (0.46 hectares), C3: Neighbourhood Commercial (4.10 hectares), RM3: Multiple Residential (3.45 hectares), RS2: Single Residential (3.64 hectares), and RT3: Residential Cluster (4.13 hectares), as shown on Appendix “A”, attached to and forming part of this Bylaw; and
 - b. that Section 11.3.2 – “Principal Uses”: “C3: Neighbourhood Commercial” be amended by inserting “Retail, Liquor only on Lot 1, District Lot 450, Cariboo District, Plan 25854, Except Plan EPP89775.”
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.



-  Subject Parcel
-  Rezone from AF: Agriculture & Forestry to AG: Greenbelt
-  Rezone from AF: Agriculture & Forestry to C3: Neighbourhood Commercial
-  Rezone from AF: Agriculture & Forestry to RM3: Multiple Residential
-  Rezone from AF: Agriculture & Forestry to RS2: Single Residential
-  Rezone from AF: Agriculture & Forestry to RT3: Residential Cluster
-  Rezone from U1: Minor Utilities to C3: Neighbourhood Commercial
-  Rezone from U1: Minor Utilities to RM3: Multiple Residential
-  Parcel



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

1:3,500

Appendix "A" to Bylaw No.9275

Lot 1, DL 4050, CD, Plan 25854 Except Plan EPP89775

