

**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.

4. That this Bylaw may be cited for all purposes as "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9275, 2021".

READ A FIRST TIME THIS                    **21<sup>ST</sup>**                    DAY OF                    **SEPTEMBER**                    , **2022.**

READ A SECOND TIME THIS                    **21<sup>ST</sup>**                    DAY OF                    **SEPTEMBER**                    , **2022.**

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

READ A THIRD TIME THIS                    **3<sup>RD</sup>**                    DAY OF                    **OCTOBER**                    , **2022.**

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

ADOPTED THIS                    DAY OF                    , **2023,**

BY A                    DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND  
ELIGIBLE TO VOTE.

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MAYOR

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CORPORATE OFFICER



Foothills Blvd

Fairburn Rd

Meadowbrook Rd

North Nechako Rd

North Meadow Rd

Fossil Cres

Slate Ave



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

0 50 100 150 Meters

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



CITY OF PRINCE GEORGE