

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 9273, 2021**

**A Bylaw of the City of Prince George to amend certain text within “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 certain text and definitions be added, removed and replaced to provide consistency and clarity to the interpretation of the Zoning Bylaw;

**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 Section 2. – “Interpretation”, subsection 2.3 “Definitions” be amended by removing the “Warehousing and Storage” definition.
  - b. That Section 2. – “Interpretation”, subsection 2.3 “Definitions” be amended by adding the following definitions:

“**Self-Storage Facility:** 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.”

“**Warehousing:** 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.”
  - c. That Section 2. – “Interpretation”, subsection 2.3 “Definitions” be amended by removing the words “warehousing & storage” and replacing with the word “warehousing” in the definition of “Truck or Rail Terminal, Major”.
  - d. That Section 2. – “Interpretation”, subsection 2.3 “Definitions” be amended by removing the words “warehousing & storage” and replacing with the word “warehousing” in the definition of “Truck or Rail Terminal, Minor”.
  - e. That Section 7. – “Parking and Loading”, Table 7.4 “Parking Requirements” be amended by removing “Warehousing and Storage” from “Type of Development (Land Use)”.

- f. That Section 7. – “Parking and Loading”, Table 7.4 “Parking Requirements” be amended by inserting “Self-Storage Facility” and “Warehousing” to “Type of Development (Land Use)” and the corresponding required parking spaces as follows:

Business and Industrial	
Type of Development (Land Use)	Required Parking Spaces
Self-Storage Facility Warehousing	0.5 per 500 m <sup>2</sup> of gross floor area

- g. That Section 8. – “Development Permit Area Guidelines”, subsection 8.2 “Commercial Form and Character” be amended by adding new sections 8.2.23 to 8.2.28 and renumbering the following sections accordingly.

- “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.”

- h. That Section 11. – “Commercial Zones”, subsection 11.6.2 “C6, C6c, C6l: Highway Commercial” be amended by adding “Self-Storage Facility” as a Principal Use.
- i. That Section 12. – “Business and Industrial Zones”, subsection 12.1.2 “M1, M1n: Light Industrial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
- j. That Section 12. – “Business and Industrial Zones”, subsection 12.2.2 “M2, M2n: General Industrial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
- k. That Section 12. – “Business and Industrial Zones”, subsection 12.3.2 “M3, M3n: Business Industrial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
- l. That Section 12. – “Business and Industrial Zones”, subsection 12.4.2 “M4: Transition Industrial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
- m. That Section 12. – “Business and Industrial Zones”, subsection 12.5.2 “M5, M5n: Heavy Industrial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.

- n. That Section 13. – “Recreational and Institutional Zones”, subsection 13.3.2 “P3: Major Institutional” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
  - o. That Section 13. – “Recreational and Institutional Zones”, subsection 13.4.3 “P4: Higher Education” be amended by removing “Warehousing and Storage” as a Secondary Use and adding “Self-Storage Facility” and “Warehousing” as Secondary Uses.
  - p. That Section 15. – “Site Specific Zones”, subsection 15.16.3 “Z16: Blackburn Commercial” be amended by removing “Warehousing and Storage” as a Principal Use – Area B and adding “Self-Storage Facility” and “Warehousing” as Principal Uses – Area B.
  - q. That Section 15. – “Site Specific Zones”, subsection 15.17.2 “Z17: Monterey Road Commercial” be amended by removing “Warehousing and Storage” as a Principal Use and adding “Self-Storage Facility” and “Warehousing” as Principal Uses.
  - r. That Section 15. – “Site Specific Zones”, subsection 15.17.5 3. “Z17: Monterey Road Commercial – Development Regulations” be amended by removing the words “warehousing & storage” and replacing with the words “self-storage facility and warehousing”.
  - s. That Section 15. – “Site Specific Zones”, subsection 15.17.6 5. “Z17: Monterey Road Commercial – Other Regulations” be amended by removing the words “warehousing and storage” and replacing with the words “self-storage facility and warehousing”.
  - t. That Section 15. – “Site Specific Zones”, subsection 15.17.6 6. “Z17: Monterey Road Commercial – Other Regulations” be amended by removing the words “warehousing and storage” and replacing with the words “self-storage facility and warehousing”.
2. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
  3. That this Bylaw may be cited for all purposes as the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9273, 2021".

READ A FIRST TIME THIS                      **13<sup>TH</sup>**                      DAY OF                      **JUNE**                      , 2022.

READ A SECOND TIME THIS                      **13<sup>TH</sup>**                      DAY OF                      **JUNE**                      , 2022.

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