



- contractor service, major;
  - contractor service, minor; and
  - outdoor storage;
- e. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.2 – “Principal Uses” be amended by adding the following uses from Section 15.16.3: “Principal Uses – Area B”:
- animal shelter;
  - auction, minor;
  - manufacturing, custom indoor;
  - self-storage facility;
  - vehicle repair, minor; and
  - warehousing;
- f. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.3: “Principal Uses – Area B” be deleted in its entirety;
- g. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.4 “Secondary Uses – Area A or B” be amended by deleting the words “Area A or B”;
- h. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.6. “Development Regulations” subsection 15.16.6.1 be amended by deleting in its entirety and replacing with the following:
- “The maximum site coverage is 70%”;
- i. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.6 “Development Regulations” subsection 15.16.6 2. be deleted in its entirety;
- j. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.6 “Development Regulations” subsection 15.16.6 3. “Development Regulations” be amended by deleting the words “The maximum height is 12.0 m” and replacing them with “The maximum height is 15.0 m”;
- k. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.7 “Other Regulations” subsection 15.16.7 1. be deleted in its entirety;
- l. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.7 “Other Regulations” subsection 15.16.7 2. be deleted in its entirety;
- m. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.7 “Other Regulations” subsection 15.16.7. 4 be deleted in its entirety and replacing with the following:
- “The maximum gross leasable floor area of any commercial building is 2,500 m<sup>2</sup> except for warehousing and self-storage facility.”;
- n. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.7 “Other Regulations” subsection 15.16.7. 7: “Other Regulations” be deleted in its entirety; and

- o. That Schedule "G" be removed in its entirety.
- 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. 9443, 2024".

READ A FIRST TIME THIS DAY OF , 2024.

READ A SECOND TIME THIS DAY OF , 2024.

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

READ A THIRD TIME THIS DAY OF , 2024.

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 , 2024.

\_\_\_\_\_  
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 , 2024.

\_\_\_\_\_  
for MINISTER OF TRANSPORTATION  
AND INFRASTRUCTURE

ADOPTED THIS DAY OF \_\_\_\_\_, 2024,  
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND  
ELIGIBLE TO VOTE.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Old Cariboo Hwy

Giscome Rd

-  Subject Parcel
-  Rezone from AF: Agriculture & Forestry to Z16: Blackburn Commercial
-  Remain Z16: Blackburn Commercial
-  Parcel



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

1:2,500

### Appendix "A" to Bylaw No. 9443

Lot A, DL 632, CD, Plan 20590 Except Plan PGP36403 and PGP40335

