

Exhibit "A" to RZ100806

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

Delete the purpose of Z16: Blackburn Commercial in Section "15.16.1":

The purpose of this zone is to provide site-specific regulations for a specified area, primarily to serve residents of the Blackburn area, retailers and service providers that are accessed primarily by vehicles, and ancillary agricultural services. Different uses are identified in the front and rear areas as identified by Area A and B on the attached Schedule "G".

Add a purpose for Z16: Blackburn Commercial in Section "15.16.1" with the following:

The purpose of this zone is to provide site-specific regulations to serve residents of the Blackburn area by offering retail and service commercial uses that are accessed primarily by vehicle.

Amend the description of Section "15.16.2":

Replace "Principal Uses – Area A" with "Principal Uses"

Add the following principal uses to Section "15.16.2":

- contractor service, major
- contractor service, minor
- outdoor storage

Add the following principal uses from Section "15.16.3" to "15.16.2":

- animal shelter
- auction, minor
- manufacturing, custom indoor
- self-storage facility
- vehicle repair, minor
- warehousing

Delete Section "15.16.3".

Re-number existing Sections "15.16.4" to "15.16.7".

Delete "Area A or B" from the description of Section "15.16.4".

Amend the Development Regulations for site coverage in Section "15.16.6 1.":

Replace "Area A: The maximum site coverage is 50%" with "The maximum site coverage is 70%."

Delete Section "15.16.6 2.".

Amend the Development Regulations for height in Section "15.16.6 3.":

Replace "The maximum height is 12.0 m" with "The maximum height is 15.0 m".

Re-number existing Sections "15.16.6 3." to "15.16.6 5.".

Delete Section “15.16.7 1.”.

Delete Section “15.16.7 2.”.

Amend the Other Regulations for gross leasable floor area in Section “15.16.7 4.”:

Replace “The maximum gross leasable floor area of any commercial building is 2,500 m²” with “The maximum gross leasable floor area of any commercial building is 2,500 m², except for warehousing and self-storage facility”.

Re-number existing Sections “15.16.7 3.” to “15.16.7 8.”.

Delete Schedule “G” to Bylaw No. 7850.