

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 9443, 2024**

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 a 6.1 hectare portion of the subject property be rezoned from AF: Agriculture and Forestry to Z16: Blackburn Commercial, to facilitate a self-storage and warehousing facility on the subject property, or other uses, pursuant to the Z16: Blackburn Commercial zoning designation;

**APPLICANT:** **McWalter Consulting Ltd. on behalf of Number 270 Holdings Ltd., Inc. No. BC0787781**

**SUBJECT PROPERTY:** **4330 Giscome Road**

**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 Lot A, District Lot 632, Cariboo District, Plan 20590, Except Plans PGP36403 and PGP40335 be rezoned from AF: Agriculture and Forestry to Z16: Blackburn Commercial, as shown on Appendix “A”, attached to and forming part of this Bylaw.
  - b. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.1 be amended by deleting in its entirety and replacing 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”;
  - c. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.2 – “Principal Uses – Area A” be amended by deleting the words “Principal Uses – Area A” and replacing them with “Principal Uses”;
  - d. That Section 15.16 – “Z16: Blackburn Commercial” – subsection 15.16.2 – “Principal Uses” be amended by adding the following principal uses:

- 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 6<sup>TH</sup> DAY OF MAY, 2024.

READ A SECOND TIME THIS 6<sup>TH</sup> DAY OF MAY, 2024.

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

READ A THIRD TIME THIS 12<sup>TH</sup> DAY OF JUNE, 2024.

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

Certified correct as passed third reading this 13<sup>TH</sup> day of JUNE, 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 19 DAY OF JUNE, 2024.

  
 for MINISTER OF TRANSPORTATION  
 AND INFRASTRUCTURE

ADOPTED THIS  
BY A  
ELIGIBLE TO VOTE.

DAY OF \_\_\_\_\_, 2024,  
DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND

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MAYOR

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CORPORATE OFFICER



Old Cariboo Hwy

Giscome Rd

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

0 10 20 30 Meters  
 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

