

# STAFF REPORT TO COUNCIL

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**DATE:** December 2, 2019

**TO:** **MAYOR AND COUNCIL**

**NAME AND TITLE:** DEANNA WASNIK, ACTING GENERAL MANAGER OF PLANNING AND DEVELOPMENT

**SUBJECT:** Amendment to the City of Prince George Zoning Bylaw No. 7850, 2007 (Rezoning Application No. RZ100627, Amendment Bylaw No. 9041).

Applicant: City of Prince George

**ATTACHMENT(S):**

- Exhibit "A" to RZ100627
- Schedule "D" to Zoning Bylaw No. 7850, 2007
- Schedule "E" to Zoning Bylaw No. 7850, 2007
- Schedule "F" to Zoning Bylaw No. 7850, 2007

## RECOMMENDATION(S):

That Council GIVES First Two Readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9041, 2019".

## PURPOSE:

Administration is initiating several text amendments to the City of Prince George Zoning Bylaw ("Zoning Bylaw"), as shown on Exhibit "A". The proposed text amendments will provide consistency and clarity in the interpretation of the Zoning Bylaw.

## POLICY/REGULATORY ANALYSIS:

### Zoning Bylaw

Administration has reviewed the Zoning Bylaw, and has identified areas to be updated for consistency and administration of this Bylaw (see attached Exhibit "A"). In general, the proposed changes involve the following:

- The inclusion of a "park" use within the C1: Downtown zone.
- Consistency in the naming of uses (i.e. "recreation, indoor minor" to "recreation indoor") within select zones.
- Correcting the abbreviation of the word "meters (m)" to "m" within the Zoning Bylaw.
- Removing Schedule "D" and any reference to Schedule "D" from the Zoning Bylaw. This would enable zoning to regulate the location of "consulting, scientific and technical" uses (e.g. forestry, environmental companies) within the City.

- Removing Schedule “E” and “F” and any reference to Schedule “E” and “F” from the Zoning Bylaw. The removal of these schedules would simplify interpretation of the Downtown Development Permit Guidelines. Currently these schedules create a conflict with the C1: Downtown zone (i.e. height, storeys and permitted uses).

**ALTERNATIVES:**

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9041, 2019 be approved.

**SUMMARY AND CONCLUSION:**

Administration proposes amendments to the Zoning Bylaw (Amending Bylaw No. 9041, 2019) to ensure the consistency and clarity of bylaw interpretation. The necessary amendments are summarized in Exhibit “A” attached to this report.

**RESPECTFULLY SUBMITTED:**



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Deanna Wasnik, Acting General Manager of Planning and Development

**PREPARED BY:** Mandy Stanker, Supervisor of Current Planning

**APPROVED:**



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Kathleen Soltis, City Manager

Meeting date: December 16, 2019