

CITY OF PRINCE GEORGE
BYLAW NO. 9501, 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 the subject properties be rezoned from M3: Business Industrial to M2: General Industrial, to facilitate an office space and storage development on the subject properties, or other uses, pursuant to the M2: General Industrial zoning designation;

APPLICANT: **McWalter Consulting Ltd.**
on behalf of 1279841 B.C. Ltd., Inc. No. BC1278941

SUBJECT PROPERTIES: **2262 Knell Road and 2294 Knell Road/4636 Hart Highway**

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 Lots 16 and 17, District Lot 4039, Cariboo District, Plan 27675, be rezoned from M3: Business Industrial to M2: General Industrial, as shown on Appendix “A”, attached to and forming part of this Bylaw.
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. 9501, 2024".

READ A FIRST TIME THIS **18TH** DAY OF **NOVEMBER**, **2024.**

READ A SECOND TIME THIS **18TH** DAY OF **NOVEMBER**, **2024.**

READ A THIRD TIME THIS **18TH** DAY OF **NOVEMBER**, **2024.**

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

Certified correct as passed third reading this 19TH day of NOVEMBER, 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*.

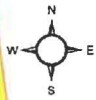
THIS DAY OF , 2024.

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



B

Rezone from M3: Business Industrial to M2: General Industrial





16

17

97

Knell Rd

Knell Rd E

-  Subject Area
-  Subject Parcels
-  Parcel
-  Highway

0 10 20 30 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:650

Appendix "A" to Bylaw No. 9501

Lot 16, DL 4039, CD, Plan 27675
Lot 17, DL 4039, CD, Plan 27675

