

Exhibit “A” to RZ100837

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

Amend the name of Z17: Monterey Road Commercial to the following:

Z17: Monterey Road Comprehensive

Delete the purpose of Z17: Monterey Road Commercial in Section “15.17.1”:

The purpose of this zone is to provide site specific regulations for a specific area, illustrated on Appendix “B” of Bylaw No. 8768. The area is to provide for a mix of compatible highway commercial uses including warehouse and storage

Add a purpose for Z17: Monterey Road Commercial in Section “15.17.1”:

The purpose of this zone is to provide site specific regulations to create a neighbourhood node through a mix of compatible residential and commercial uses. The permitted residential density is 125 dwellings/ha.

Remove the following principal uses from Section “15.17.2”:

- building & garden supply
- parking, non-accessory
- recycling centre, intermediate
- self-storage facility
- service station, minor
- vehicle sale, minor
- vehicle wash, minor
- warehousing

Add the following principal uses to Section “15.17.2”:

- community care facility, major
- community care facility, minor
- education, commercial
- housing, apartment
- housing, row
- housing, stacked row
- service, financial
- service, personal

Remove the following secondary uses from Section “15.17.3”:

- residential security/operator unit

Add the following secondary uses to Section “15.17.3”:

- home business 1
- secondary suite

Amend the Development Regulations for lot width in Section “15.17.4 1..”:

Replace “The minimum lot width is 30.0 m” with “The minimum lot width is 22.0 m.”

Remove the following from the Development Regulations in Section “15.16.6.”:

1. Maximum site coverage is 65%.
2. The maximum building height is 12.0 m.

3. The minimum front yard is 3.0 m, except for self-storage facility and warehousing is 25.0 m.
4. The minimum side yard is 2.0 m. 5. The minimum rear yard is 2.0 m.

Add the following to the Development Regulations in Section “15.16.6.”:

1. The maximum residential density is 125 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 15.0 m, except it is 10.0 m for commercial buildings with no residential component.
4. The maximum number of storeys is 4, except it is 2 for commercial buildings with no residential component.
5. The minimum front yard is 4.5 m
6. The minimum side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum front yard is 4.5 m, except it is 3.0 m for commercial buildings with no residential component.
8. The minimum rear yard is 6.0 m, except it is 3.0 m for commercial buildings with no residential component.
9. The minimum setback between buildings is 4.5 m.

Amend Other Regulations section “15.17.6 3.” as follows:

Replace “The maximum gross leasable floor area of a health service or office use in one tenancy is 280 m²” with “The maximum gross leasable floor area of a health service, financial service, or office use in one tenancy is 280 m²”.

Amend Other Regulations section “15.17.6 4.” as follows:

Replace “The maximum total gross leasable floor area of health service, office or recycling centre uses for any site is 560 m²” with “The maximum total gross leasable floor area of health service, financial service, or office uses for any site is 560 m²”.

Amend Other Regulations section “15.17.6 6.” as follows:

Replace “Outdoor use is not permitted except for building and garden supply; retail, farmers market; restaurant; and self-storage facility and warehousing, provided that outdoor storage areas are enclosed by a screen” with “Outdoor use is not permitted except for retail, farmers market, or restaurant, provided that outdoor storage areas are enclosed by a screen”.

Remove the following from the Other Regulations in Section “15.17.6”

- 15.17.6 1. A residential security/operator unit is only permitted in a principal building
- 15.17.6 5. The maximum total gross leasable floor area of self-storage facility and warehousing uses for any site is 6,400 m².

Add the following from the Other Regulations in Section “15.17.6”:

- 15.17.6 1. A commercial use may only be permitted on the first two floors of a building.
- 15.17.6 2. In mixed use buildings, dwellings may only be located above the first storey of principal building.

Renumber existing Section “15.17.6 2.” to “15.17.6 3.”

Renumber existing Section “15.17.6 3.” to “15.17.6 4.”

Renumber existing Section “15.17.6 4.” to “15.17.6 5.”