

Exhibit "A" to RZ100837

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

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**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 m<sup>2</sup>” with “The maximum gross leasable floor area of a health service, financial service, or office use in one tenancy is 280 m<sup>2</sup>”.

**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 m<sup>2</sup>” with “The maximum total gross leasable floor area of health service, financial service, or office uses for any site is 560 m<sup>2</sup>”.

**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 m<sup>2</sup>.

**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.”**