

1 ENLARGED SITE PLAN  
A004 Scale: 1 : 250

**PRINCE GEORGE ZONING BYLAW No. 7850, 2007**

<b>LEGAL DESCRIPTION</b>	LT A DL 936 PL 16583 & DL 8169 PID: 012-699-021		<b>YARD SETBACKS</b>	PERMITTED	PROVIDED	
<b>CIVIC ADDRESS</b>	2268 QUINN ST.			FRONT SETBACK	3.0 m	3.0 m
<b>ZONING</b>	M1 LIGHT INDUSTRIAL (SERVICE, BUSINESS SUPPORT; SERVICE, INDUSTRIAL SUPPORT; WAREHOUSING)		<b>PARKING REQUIREMENTS</b>	REAR SETBACK	3.0 m, EXCEPT IT IS 1.2 m IF IT ABUTS A LANE	3.0 m
<b>SITE AREA</b>	11,018 m <sup>2</sup>			SIDE SETBACK	0.0 m, EXCEPT IT IS 3.0 m IF IT ABUTS A RESIDENTIAL LOT OR A FLANKING STREET	3.0 m ON NORTH SIDE, 0.0 m ON SOUTH SIDE
<b>MAXIMUM HEIGHT PERMITTED</b>	PERMITTED: 12.0 m	PROVIDED: 6.7 m	<b>LOADING CALCULATION</b>	PERMITTED: ONE PARKING STALL PER 100 m <sup>2</sup> GFA; OR 3 PER TENANT / ESTABLISHMENT	1541.69 m <sup>2</sup> / 100 = 15.42 = 16 STALLS; PROVIDED: 48 REGULAR, 3 BARRIER-FREE	
<b>BUILDING FOOTPRINT</b>	1039.209 m <sup>2</sup>			ONE PER 1,900 m <sup>2</sup> , MINIMUM ONE; REQUIRED: 1, PROVIDED: 2		
<b>TOTAL G. F. A.</b>	SHOP: 18.593m x 22.472m (61' x 73.7') + 4.375m x 18.498m (14.3' x 60.7') = 417.822 m <sup>2</sup> + 80.929 m <sup>2</sup> = 498.751 m <sup>2</sup> OFFICE: 18.6m x 28.956m x 2 (61' x 95') + 46.7m <sup>2</sup> = 1123.86 m <sup>2</sup> TOTAL = 1622.61 m <sup>2</sup>		<b>BICYCLE PARKING REQUIREMENT</b>	NOT REQUIRED		
<b>SITE COVERAGE</b>	PERMITTED: 80%	PROVIDED: 1039.209 m <sup>2</sup> / 11018 m <sup>2</sup> = 9.43%				

CLIENT LOGO

KEYPLAN

No. 1 ISSUED FOR DEVELOPMENT PERMIT

ISSUANCE DATE 2025-10-22

**DISCLAIMER:**  
**NOT FOR CONSTRUCTION**

CLIENT  
TC ENERGY

CLIENT ADDRESS

PROJECT  
TC ENERGY PRINCE GEORGE

2268 QUINN ST. PRINCE GEORGE, BC

TITLE  
ARCHITECTURAL SITE PLAN

**WALTERFEDY**  
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON  
800.685.1378 walterfedy.com

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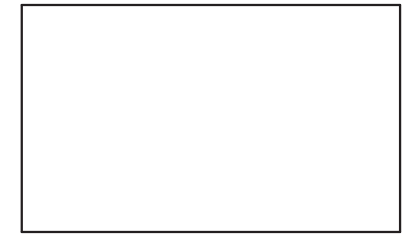
SCALE: AS NOTED SHEET NO: A004

DATE: 09/05/25

PROJECT NO: 0000-0000-00

DRAWN BY: Author

CHECKED BY: Checker



No.	ISSUANCE	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2025-10-22

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2268 QUINN ST. PRINCE GEORGE, BC

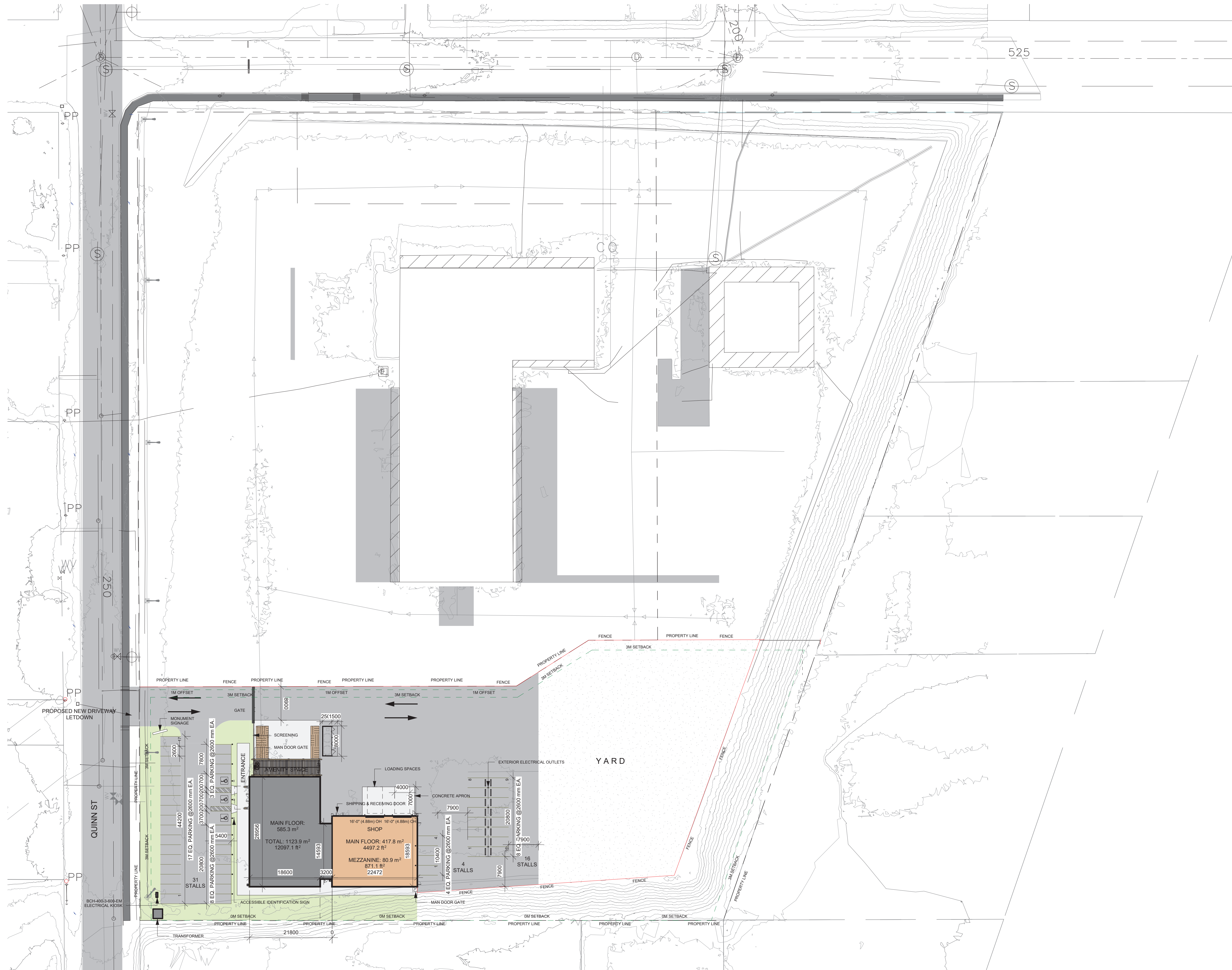
TITLE  
**OVERALL SITE PLAN**

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DATE:	09/05/25		
PROJECT NO:	0000-0000-00		
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**2 OVERALL SITE PLAN**  
A005 Scale: 1 : 500

