

BYLAW NO. 9083, 2019

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 portions of the subject property be rezoned from RM5: Multiple Residential, RM3: Multiple Residential and P2: Minor Institutional to RM5: Multiple Residential and C3: Neighbourhood Commercial, to facilitate a mixed-use housing development on the subject property, or other uses, pursuant to the RM5: Multiple Residential and C3: Neighbourhood Commercial zoning designation(s);

AND WHEREAS the Council of the City of Prince George has deemed it desirable that certain site specific text be added as a secondary use in the RM5: Multiple Residential zone on the subject property;

AND WHEREAS the Council of the City of Prince George has deemed it desirable that certain site specific text be added as a principal use in the C3: Neighbourhood Commercial zone on the subject property;

APPLICANT: M'akola Development Services for Aboriginal Housing Society of Prince George, Inc. No. 19321

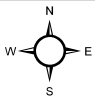
SUBJECT PROPERTY: 1919 17th Avenue

AND WHEREAS a Public Hearing was held in accordance with the *Local Government Act* and notice of such hearing was given as required by Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That the “City of Prince George Zoning Bylaw No. 7850, 2007”, be amended as follows:
 - a. that Lot 6, District Lot 343, Cariboo District, Plan 18815, be rezoned from RM5: Multiple Residential, RM3: Multiple Residential and P2: Minor Institutional to RM5: Multiple Residential and C3: Neighbourhood Commercial, as shown on Appendix “A”, attached to and forming part of this bylaw;
 - b. that Section 10.13.3 - RM5: Multiple Residential, be amended by adding “Retail, General” as a Secondary Use permitted only on Lot 6, District Lot 343, Cariboo District, Plan 18815; and
 - c. that Section 11.3.2 - C3: Neighbourhood Commercial, be amended by adding “Exhibition & Convention Facility” as a Principal Use permitted only on Lot 6, District Lot 343, Cariboo District, Plan 18815.
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.

- CORPORATE OFFICER



17TH AVE

3

YEW ST

19

32
31
30
29
28
27
26
25
24
23
22
21
20

BOWSER AVE

VINE ST

10
11
PCL A

16
17
18
19

B
D
1

2
3
4
5
6

7
8

9
10
B
B

1
2
3

9
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A
B
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PCL A

20
19
18
17



Subject Parcel



Rezone from P2: Minor Institutional to C3: Neighbourhood Commercial



Rezone from RM3: Multiple Residential to C3: Neighbourhood Commercial



Rezone from RM5: Multiple Residential to C3: Neighbourhood Commercial



Rezone from P2: Minor Institutional to RM5: Multiple Residential



Rezone from RM3: Multiple Residential to RM5: Multiple Residential



Remain RM5: Multiple Residential



Parcel

0 10 20 40 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:1,250

Appendix "A" to Bylaw No.9083

Lot 6, DL 343, CD, Plan 18815



CITY OF PRINCE GEORGE