

CITY OF PRINCE GEORGE
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.

4. That this Bylaw may be cited for all purposes as "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9083, 2019".

READ A FIRST TIME THIS 24TH DAY OF FEBRUARY, 2020.

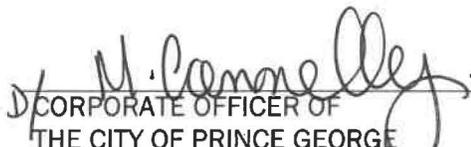
READ A SECOND TIME THIS 24TH DAY OF FEBRUARY, 2020.

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

READ A THIRD TIME THIS 27TH DAY OF JULY, 2020.

Third reading passed by a UNANIMOUS decision of Members of City Council present and eligible to vote.

Certified correct as passed third reading this 28TH day of JULY, 2020.


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 1ST DAY OF September, 2020.


for MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED THIS DAY OF 2020,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER



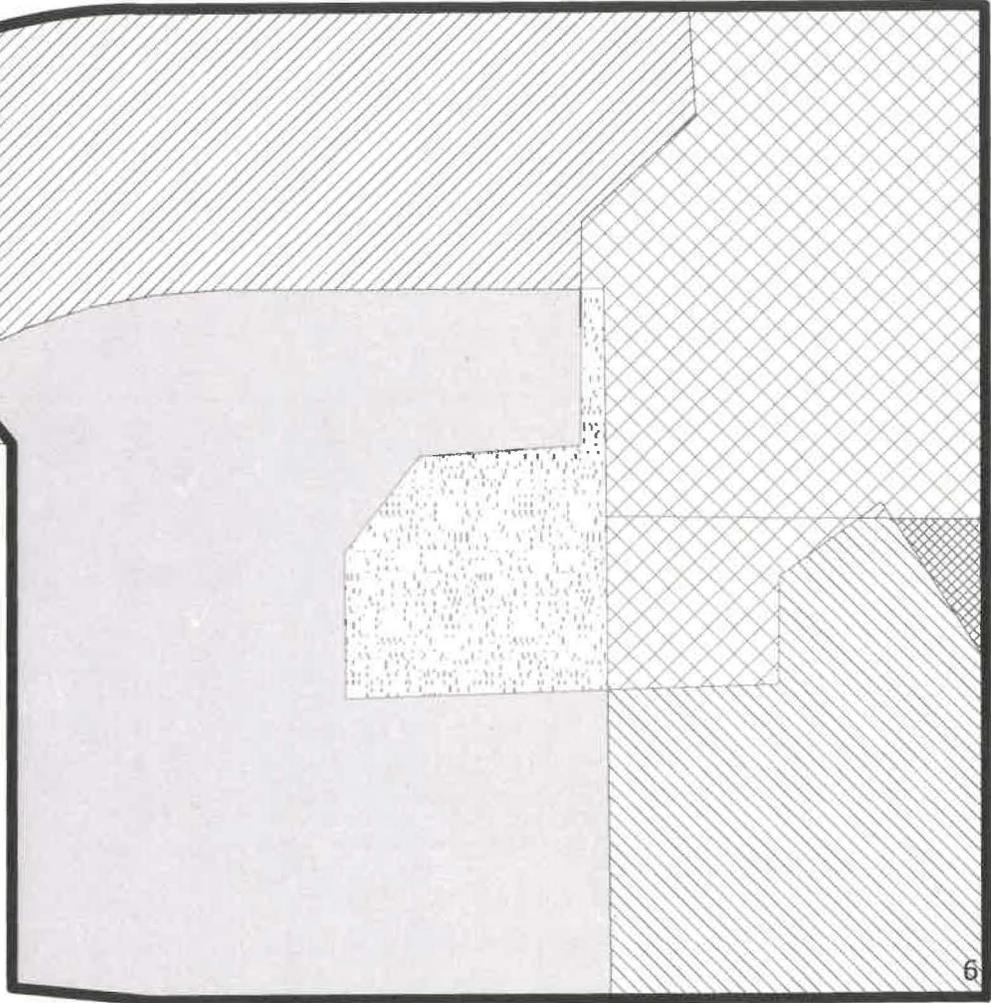
17TH AVE

3

YEW ST

19

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



- 10
- 11
- PCL A
- 16
- 17
- 18
- 19
- B
- D
- 1
- 2
- 3
- 4
- 5
- 6

BOWSER AVE



Subject Parcel



Rezoned from P2: Minor Institutional to C3: Neighbourhood Commercial



Rezoned from RM3: Multiple Residential to C3: Neighbourhood Commercial



Rezoned from RM5: Multiple Residential to C3: Neighbourhood Commercial



Rezoned from P2: Minor Institutional to RM5: Multiple Residential



Rezoned from RM3: Multiple Residential to RM5: Multiple Residential



Remain RM5: Multiple Residential



Parcel

- 9
- 10
- A
- B
- 3
- 4

VINE ST

- 7
- 12
- 11
- PCL A
- 20
- 19
- 18
- 17

- 7
- 8
- 9
- 10
- B
- B
- 1
- 2
- 3

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

