

CITY OF PRINCE GEORGE
BYLAW NO. 9174, 2020

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 a portion of the subject properties be rezoned from M6: Special Heavy Industrial, AF: Agriculture & Forestry, AG: Greenbelt, M3: Business Industrial and U1: Minor Utilities to M6: Special Heavy Industrial, AF: Agriculture & Forestry, AG: Greenbelt and U1: Minor Utilities to facilitate the development and operation of a renewable diesel facility and expansion of the existing refinery operations on the subject properties, or other uses, pursuant to the M6: Special Heavy Industrial, AF: Agriculture and Forestry, AG: Greenbelt and U1: Minor Utilities zoning designation(s);

APPLICANT: **Beirsto & Associates Engineering Ltd. for Tidewater
Midstream & Infrastructure Ltd., Inc. No. A0098496**

SUBJECT PROPERTIES: **2068 and 2542 PG Pulpmill Road**

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 “City of Prince George Zoning Bylaw No. 7850, 2007”, be amended as follows:
 - a. That Parcel A (102363M) of District Lot 2061, Cariboo District, Except Plan 23178, be rezoned from M6: Special Heavy Industrial (4.7 hectares), AF: Agriculture & Forestry (33.5 hectares), AG: Greenbelt (24.0 hectares), M3: Business Industrial (0.35 hectares) and U1: Minor Utilities (4.5 hectares) to M6: Special Heavy Industrial (27.4 hectares), AF: Agriculture & Forestry (14.2 hectares), AG: Greenbelt (21.6 hectares) and U1: Minor Utilities (3.9 hectares); and
 - b. That Lot B, District Lot 2062, Cariboo District, Plan 16555, Except Plans 18402 and 23178 be rezoned from M6: Special Heavy Industrial (6.5 hectares), U1: Minor Utilities (1.9 hectares) and AF: Agricultural & Forestry (0.5 hectares) to M6: Special Heavy Industrial (7.35 hectares) and U1: Minor Utilities (1.55 hectares);

all as shown on Appendix “A”, attached to and forming part of this Bylaw.

- 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. 9174, 2020".

READ A FIRST TIME THIS DAY OF , 2021.

READ A SECOND TIME THIS DAY OF , 2021.

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

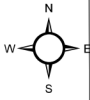
READ A THIRD TIME THIS DAY OF , 2021.

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

ADOPTED THIS DAY OF 2021,
 BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
 ELIGIBLE TO VOTE.










 MAYOR

 CORPORATE OFFICER



Hofenkamp Rd

PG Pulpmill Rd

-  Subject Area
-  Rezone from AF: Agriculture and Forestry to M6: Special Heavy Industrial
-  Rezone from AG: Greenbelt to M6: Special Heavy Industrial
-  Rezone from M3: Business Industrial to M6: Special Heavy Industrial
-  Remain AF: Agriculture and Forestry
-  Remain AG: Greenbelt
-  Remain M6: Special Heavy Industrial
-  Remain U1: Minor Utilities
-  Parcel

0 50 100 150 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983

1:9,000

Appendix "A" to Bylaw No. 9174

Parcel A (102363M) of DL 2061, CD, Except Plan 23178
 Lot B, DL 2062, CD, Plan 16555, Except Plans 18402 and 23178

