

CITY OF PRINCE GEORGE
BYLAW NO. 8496

A Bylaw of the City of Prince George to amend the City of Prince George Zoning Bylaw No. 7850, 2007 by establishing a new AR4: Rural Residential zone, and to rezone certain lands.

WHEREAS pursuant to the provisions of Section 903 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 to amend the City of Prince George Zoning Bylaw No. 7850, 2007 by establishing a new AR4: Rural Residential zone;

AND WHEREAS the Council of the City of Prince George has further deemed it desirable that certain lands be rezoned from AR2: Rural Residential to AR4: Rural Residential to facilitate subdivision on the subject property, or other uses, pursuant to the AR4: Rural Residential zoning designation;

APPLICANT: Gerard and Anne Schroeder
LOCATION: 8524 McGuire Road (with Text Amendment)

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, and is, hereby amended by:
 - a) inserting a new Section "9.6 AR4: Rural Residential", as set out on Appendix "A" attached to, and forming part of this bylaw;
 - b) deleting subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4. in their entirety, and replacing them with new subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4., as set out on Appendix "B" attached to, and forming part of this bylaw; and

- c) rezoning Lot 6, District Lot 2423, Cariboo District, Plan 21221 from AR2: Rural Residential to AR4: Rural Residential, as shown outlined in heavy black line on the map attached to, and forming part of this bylaw as Appendix "C".
- 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 the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8496, 2013".

READ A FIRST TIME THIS THE **27th** DAY OF **MAY** , **2013**.


READ A SECOND TIME THIS THE **27th** DAY OF **MAY** , **2013**.

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


READ A THIRD TIME THIS THE **19th** DAY OF **AUGUST** , **2013**.

Third Reading passed by a **majority** decision of Members of City Council present and eligible to vote.

ADOPTED THIS THE **26th** DAY OF **AUGUST** , **2013**, BY A **MAJORITY** DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.



MAYOR



CORPORATE OFFICER

9.6 AR4: Rural Residential

AR4

9.6.1 Purpose

The purpose of this zone is to provide residents with a transitional option between rural and suburban uses on properties larger than 1.0 ha. This zone provides for complementary agricultural related uses that are compatible with the rural character of the area.

9.6.2

Principal Uses

- agriculture, general
- community care facility, minor
- housing, manufactured
- housing, single detached

9.6.3

Secondary Uses

- agri-tourist accommodation
- bed & breakfast
- equestrian center, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite

9.6.4

Subdivision Regulations

1. The minimum lot width is 50.0 m.
2. The minimum lot area is 1.0 ha.

9.6.5

Regulations for Principal Development

1. The maximum density is one principal dwelling and one secondary suite per lot.
2. The maximum height is 20.0 m, except it is 10.0 m for single detached or manufactured housing.
3. The maximum number of storeys for single-detached housing is 2.5.
4. The minimum front yard is 4.5 m, except it is 10 m for buildings or structures over 10 m in height.
5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

9.6.6

Regulations for Accessory Development

1. The maximum height is 6.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

9.6.7

Other Regulations

1. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervised the

Appendix "A" to Bylaw No. 8496

construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

2. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha;
 - d) On lots of 4.0 ha or greater, no limitations.
3. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha;
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha or portion thereof;
 - d) On lots 4.0 ha or greater, no limitations.
4. **NOTE:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Appendix "B" to Bylaw No. 8496

9.1.7

2. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
3. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.

9.2.7

4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.

9.3.7

1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.

9.4.7

1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
4. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.

MCGUIRE RD

Rezone from AR2 to AR4

	Subject Property
	Parcel

0 5 10 20 30 40 50 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
1:2000

Appendix "C" to Bylaw No. 8496
Lot 6, DL 2423, CD, Plan 21221