

CITY OF PRINCE GEORGE
BYLAW NO. 8768

A Bylaw of the City of Prince George to rezone certain lands and to amend the 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 certain properties be rezoned from C5: Visitor Commercial, Z17: Monterey Road Commercial and RS2m: Single Residential to C5: Visitor Commercial, Z17 Monterey Road Commercial, RS2m: Single Residential and AG: Greenbelt to permit the expansion of the existing commercial portion on the subject property, or other uses, pursuant to the C5: Visitor Commercial, Z17 Monterey Road Commercial, RS2m: Single Residential and AG: Greenbelt zoning designations;

APPLICANT: L&M Engineering for Matte Bros. & Sons Construction (1974) Ltd.,
Inc. No. 126691

SUBJECT PROPERTY: Monterey Road and Highway 97

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 Parcel B (04455), District Lot 4039, Cariboo District, Except Plans: H226 28088, 28628, 29887, 30133, PGP37486, PGP39527, PGP43199, PGP43200 and PGP43805 be rezoned from C5: Visitor Commercial, Z17: Monterey Road Commercial and RS2m: Single Residential to C5: Visitor Commercial, Z17 Monterey Road Commercial, RS2m: Single Residential and AG: Greenbelt, as shown on Appendix "A", attached to and forming part of this Bylaw;
 - b. Section 5. Specific Use Regulations:
Section 5.15.2
Insert the text ", Z17" immediately following the text "Z15"; and

- c. Delete Section 15.17 (Z17: Monterey Road Commercial) in its entirety and replace with Section 15.17 (Monterey Road Commercial), as attached to and forming part of this bylaw as Appendix "B".
- 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. 8768, 2016".

READ A FIRST TIME THIS 9th DAY OF NOVEMBER , 2016.

READ A SECOND TIME THIS 9th DAY OF NOVEMBER , 2016.

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

READ A THIRD TIME AS AMENDED THIS 23rd DAY OF JANUARY , 2017.

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

Certified correct as passed Third Reading, this 24th day of *January* , 2017.

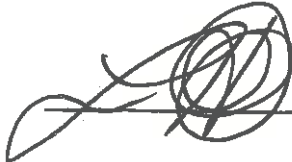

DEPUTY CORPORATE OFFICER OF
THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*
THIS *21st* DAY OF *February* , 2017.


for MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

**"an exact copy
made from the
original council
adopted bylaw"**

ADOPTED THIS 24th DAY OF APRIL, 2017, BY A
UNANIMOUS DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.


MAYOR

H. Connelly
DEPUTY CORPORATE OFFICER

**I hereby certify that the foregoing is a true copy
of the original Bylaw as passed by the Municipal
Council of the City of Prince George and Sealed
with the Seal of the Corporation, dated this the**
26th day of April 20 17
H. Connelly
Corporate Officer of the City of Prince George

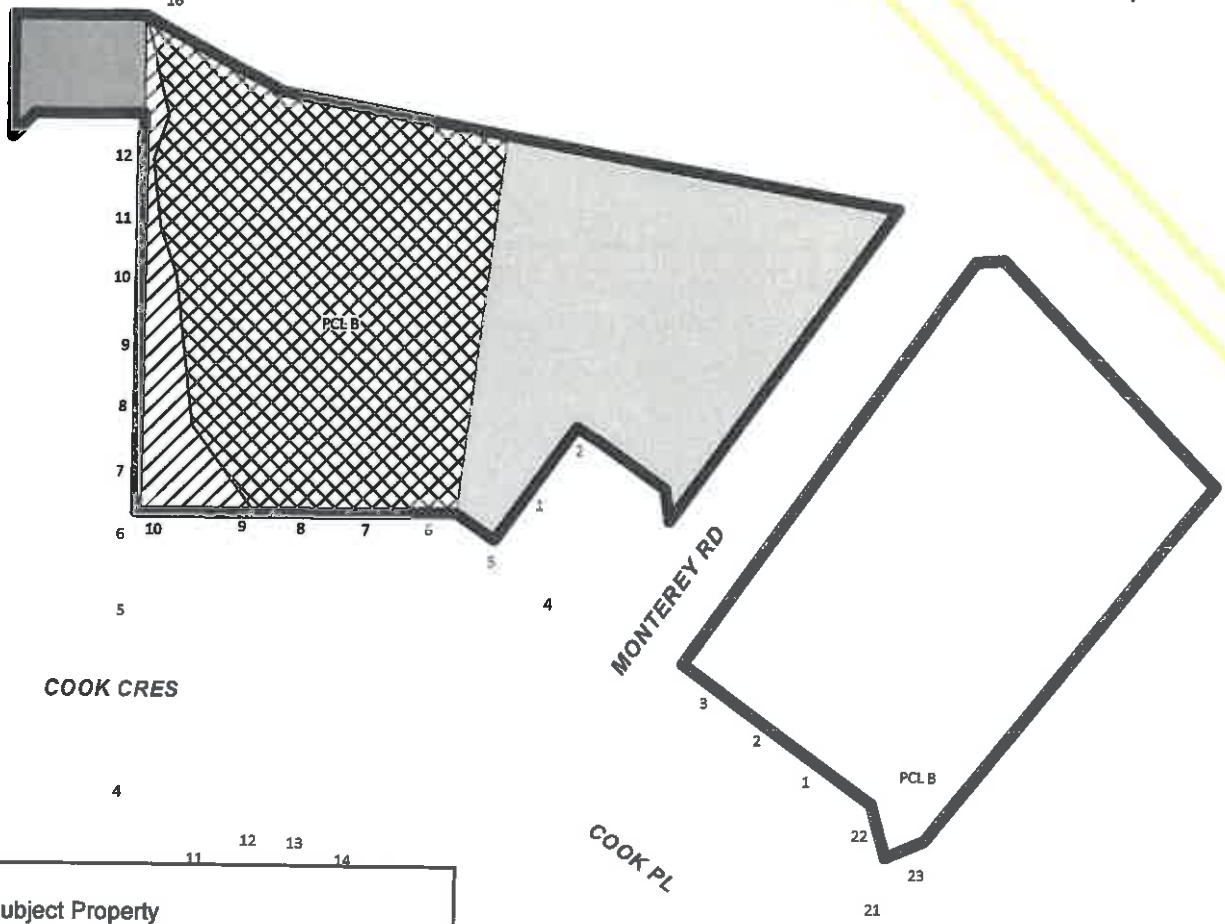
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HARTWAY DR
MONTEREY RD

LEHMAN ST

LEHMAN ST



-  Subject Property
-  Rezone from RS2m: Single Residential to AG: Greenbelt
-  Rezone from RS2m: Single Residential to Z17: Monterey Road Commercial
-  Remain RS2m: Single Residential
-  Remain Z17: Monterey Road Commercial
-  Remain C5: Visitor Commercial
-  Parcel

Appendix "A" to Bylaw No. 8768

Parcel B (O4455), DL 4039, CD, Except Plans: H226, 28088, 28628, 29887, 30133, PGP37486, PGP39527, PGP43199, PGP43200 and PGP43805



1:2000

15.17 Z17: Monterey Road Commercial**Z17****15.17.1 Purpose**

The purpose of this zone is to provide site specific regulations for a specific area, illustrated on Appendix "B" of Bylaw No. 8768. The area is to provide for a mix of compatible highway commercial uses including warehouse and storage.

15.17.2**Principal Uses**

- building & garden supply
- health service, minor
- office
- parking, non-accessory
- recreation indoor
- recycling centre, intermediate
- restaurant
- retail-convenience
- retail, farmers market
- retail, general
- service, business support
- service, household repair
- service, massage therapy
- service, pet grooming & day care
- service station, minor
- vehicle sale, minor
- vehicle wash, minor
- veterinary service, minor
- warehousing & storage

15.17.3**Secondary Uses**

- residential security/operator unit

15.17.4 Subdivision Regulations

1. The minimum lot width is 30.0 m.
2. The minimum lot area is 1000.0 m².

15.17.5 Development Regulations

1. The maximum site coverage is 65%.
2. The maximum building height is 12.0 m.
3. The minimum front yard is 3.0 m, except for warehousing & storage is 25.0 m.
4. The minimum side yard is 2.0 m.
5. The minimum rear yard is 2.0 m.

15.17.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building.
2. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m².
3. The maximum gross leasable floor area of a health service or office use in one tenancy is 280 m².

4. The maximum total gross leasable floor area of health service, office or recycling centre uses for any site is 560 m².
5. The maximum total gross leasable floor area of warehousing & storage uses for any site is 6,400 m².
6. Outdoor use is not permitted except for building and garden supply; retail, farmers market; restaurant; and warehousing & storage, provided that outdoor storage areas are enclosed by a screen.
7. **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.