

CITY OF PRINCE GEORGE
BYLAW NO. 8700

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 P2: Minor Institutional to P2: Minor Institutional, RM8: Mixed-Use Residential and AG: Greenbelt to facilitate the development of a mixed-use subdivision for local commercial and residential uses, or other uses, pursuant to the P2: Minor Institutional, RM8: Mixed-Use Residential and AG: Greenbelt zoning designation(s);

APPLICANT: Peace Valley Enterprises Ltd. for the Ukrainian Catholic Eparchy of New Westminster

LOCATION: 2414 Vanier Drive

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 78, District Lot 8171 and 8172 Cariboo District Plan 18944, be rezoned from P2: Minor Institutional to P2: Minor Institutional, RM8: Mixed-Use Residential and AG: Greenbelt, as shown on Appendix "A", attached to and forming part of this Bylaw; and
 - b. Inserting a new Section 10.16 RM8: Mixed-Use Residential, 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. 8700, 2016".

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

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

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

READ A THIRD TIME THIS 13th DAY OF JUNE , 2016.

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

Certified correct as passed Third Reading, this 14th day of JUNE , 2016.


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 THE

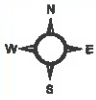
23 DAY OF June , 2016.


for MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED THIS 19th DAY OF DECEMBER , 2016, BY A UNANIMOUS DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.


MAYOR


DEPUTY CORPORATE OFFICER



OPIE CRES

MASSEY DR

VANIER DR

DEVONSHIRE CRES

79

52






51

67

50

54

53

-  Rezone from P2: Minor Institutional to RM8: Mixed-Use Residential
-  Rezone from P2: Minor Institutional to AG: Greenbelt
-  Remain P2: Minor Institutional
-  Subject Property
-  Parcel



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

1:750

Appendix "A" to Bylaw No. 8700

Lot 78, DL 8171 and 8172, CD, Plan 18944



10.16 RM8: Mixed-Use Residential

RM8

10.16.1 Purpose

The purpose of this zone is to provide for mixed-use developments which have a residential and local commercial focus within neighbourhood corridors.

10.16.2 Principal Uses

- club
- community care facility, major
- community care facility, minor
- education, commercial
- health service, minor
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, stacked row
- office
- restaurant
- retail, general
- service, business support
- service, financial
- service, massage therapy
- service, personal

10.16.3 Secondary Uses

- home business 1, only to housing

10.16.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,200 m².

10.16.5 Development Regulations

1. The maximum density is 60 dwellings/ha.
2. The maximum site coverage is 55%.
3. The minimum Gross Floor Area for commercial uses is 10% of the total Gross Floor Area of all buildings on a site.
4. The maximum Gross Floor Area for commercial uses is 35% of the total Gross Floor Area of all buildings on a site, up to 1680 m².
5. The maximum height is 15.0 m.
6. The maximum number of storeys is 4.
7. The minimum front yard is 4.5 m.
8. The minimum side yard is 3.0 m.
9. The minimum rear yard is 6.0 m.
10. The minimum setback between principal buildings on the site is 6.0 m.

10.16.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.

2. The minimum front yard is 15.0 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.

10.16.7 Other Regulations

1. Club, education, health service, office, restaurant, retail and service uses are permitted only on the ground floor of a building that includes housing uses.
2. The maximum size of any one tenancy for club, education, health service, office, restaurant, retail and service use is 280 m².
3. The total combined gross floor area for all club, education, health service, office, restaurant, retail and service uses shall not exceed 1,680 m².
4. There is a maximum of one restaurant tenancy per lot.
5. Outdoor use is not permitted except for residential and restaurant, provided that all outdoor areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 16 people.
7. **Note:** In addition to the regulation 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.