

CITY OF PRINCE GEORGE

BY-LAW NO. 4715

A By-Law of the City of Prince George to amend the Land Use Contract between the City of Prince George and Sintich Trailer Park Ltd. authorized by City of Prince George By-Law No. 3319, 1978.

**WHEREAS** the City of Prince George has received an application to amend the Land Use Contract between the City of Prince George and Sintich Trailer Park Ltd. authorized by City of Prince George By-Law No. 3319, 1978;

**AND WHEREAS** it is deemed desirable to amend said contract to expand the land uses therein;

**AND WHEREAS** a Public Hearing with respect to the proposed amendment has been held pursuant to Section 956 of the Municipal Act;

**NOW THEREFORE** the Council of the City of Prince George in open meeting assembled, enacts as follows:

1. The Land Use Contract between the City of Prince George and Sintich Trailer Park Ltd. authorized by City of Prince George By-Law No. 3319 and filed in the Prince George Land Title Office under No. 0990 is hereby amended by deleting Schedule "A" of said Contract in its entirety and substituting therefor, a revised Schedule "A" in the form attached hereto as Exhibit "A" to this By-Law.

LOCATION: Corner of Highway 97 South and Sintich Road.

APPLICANT: Northcity Mortgage & Investments Corp.

2. Land Use Contract Authorization By-Law No. 3319, Amendment By-Laws No. 4022, 1982, 4133, 1983 and 4266, 1983 are hereby repealed.
3. The Mayor and Clerk are hereby empowered to do all things necessary to give effect to this By-Law.
4. This By-Law may be cited for all purposes as "Land Use Contract Authorization By-Law No. 3319, 1978, Amendment By-Law No. 4715, 1986".

READ A FIRST TIME THIS THE *3rd* DAY OF *March*, 1986.  
READ A SECOND TIME THIS THE *3rd* DAY OF *March*, 1986.  
READ A THIRD TIME THIS THE *7th* DAY OF *April*, 1986.

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

I hereby certify that the foregoing is a true copy of an original By-Law as passed by three readings of the same as outlined above.

*A.W. Buchanan*  
CLERK OF THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS PURSUANT TO THE PROVISIONS OF SECTION 57(2) OF THE HIGHWAY ACT THIS THE *20* DAY OF *April*, 1986.

*[Signature]*  
for MINISTER OF TRANSPORTATION & HIGHWAYS

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS THE *12<sup>th</sup>* DAY OF *May*, 1986, BY A *unanimous* DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

*E.W. Meunier*  
MAYOR

*A.W. Buchanan*  
CLERK

SCHEDULE "A"

Schedule of Permitted Land Use:

- 1. Gasoline Service Station )
- 2. Commercial Retail ) as defined in the City of
- 3. Commercial Office ) Prince George Zoning
- 4. Restaurant ) By-Law in effect from
- 5. Commercial Service ) time to time.

Special Conditions:

- 1. The Developer shall provide a water supply and a sewage disposal system to service the development in full compliance with Ministry of Health and Pollution Control Branch requirements.
- 2. No extension of the uses permitted by this Agreement or further expansion of the premises permitted to be constructed pursuant to this Agreement shall be considered or authorized by the Municipality until such time as a municipal water supply system and municipal sanitary sewer disposal system are available to service the land.
- 3. The Developer shall pave the parking area shown on the plan attached hereto as Exhibit "A" to Schedule "D".
- 4. The Developer hereby covenants and agrees that the Municipality shall not in any way be deemed to be responsible for the operation, maintaining or repair of the private water supply and sanitary sewerage disposal system provided to serve the development authorized by this Agreement.
- 5. It is understood and agreed by the parties to the Contract that upon the provision of a municipal water and sanitary sewerage disposal system to the "Land", at a location where it is directly available and abuts the "Land" the Land Use Contract authorized by By-Law No. 3319, 1978 and By-Law No. 3034, 1977 and any amendments thereto shall be terminated and become null and void.