



# Prince George Airport (YXS) Prospectus for Leasing and Land Development

Final (May 2022)

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## Prince George Airport Prospectus for Leasing and Land Development

### *Land and Space Leasing Opportunities at Prince George Airport (YXS)*

Prince George Airport Authority (PGAA) has development sites and space for lease at Prince George Airport (YXS). A current site plan for YXS is attached.

Land is available for airside and groundside airport related commercial uses including cargo and logistics, scheduled and charter fixed wing and helicopter flight services, aircraft maintenance and repair, airport support uses such as car rentals and valet parking, hotel, and catering. Land is also available for commercial and industrial users that are not directly related to airport operations but that would benefit from proximity to the airport, CN Rail, and the regional highway network.

Parcels are available in a wide range of sizes, from less than an acre to several hundred acres.

Space for lease includes space in an airside Cargo Facility and in the Air Terminal Building.

This prospectus provides information about space for lease and about leasing and developing land at Prince George Airport.

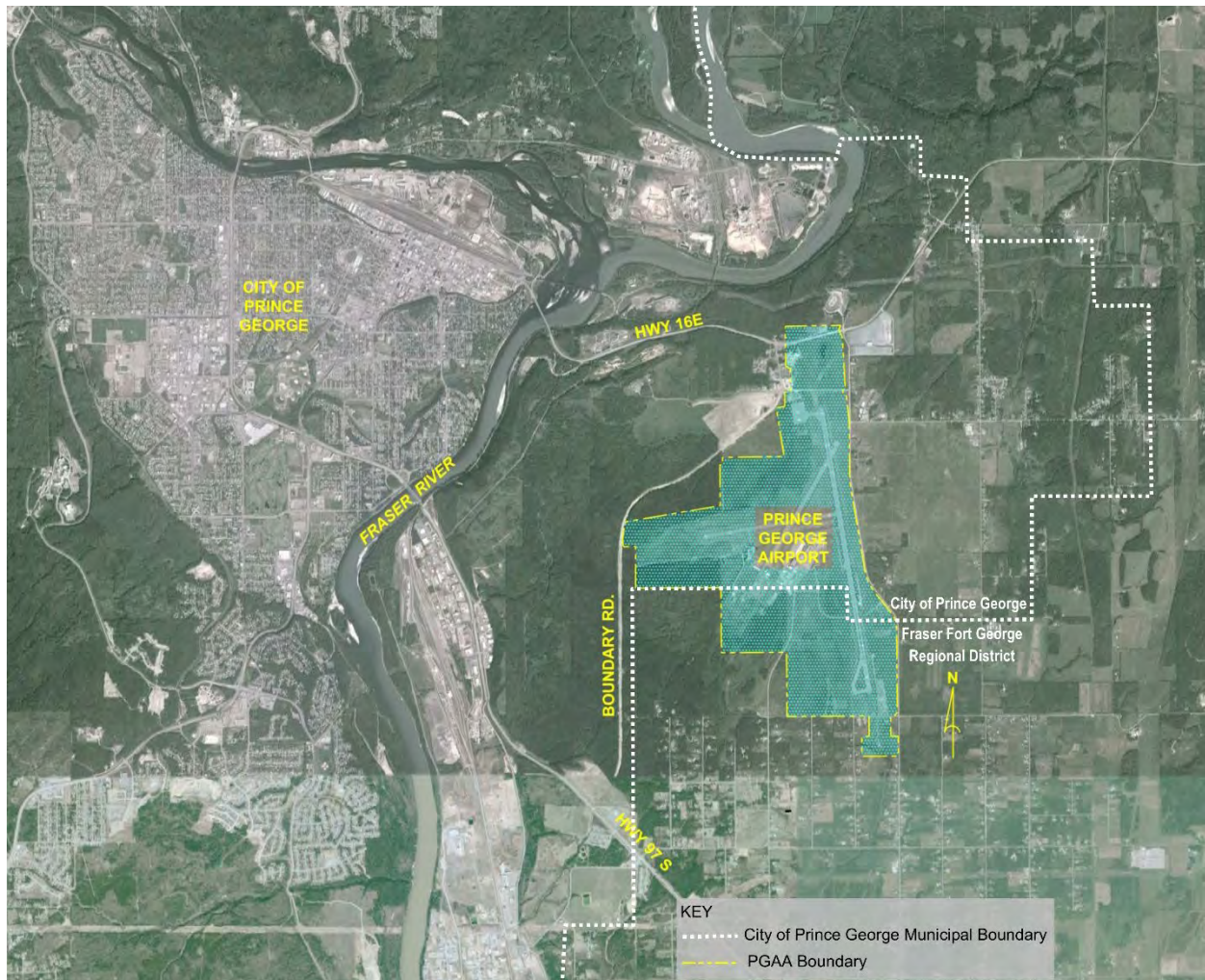
### **Location**

Prince George Airport is in the City of Prince George, BC, a community of over 75,000 people that is the main urban centre for a large part of northern BC with a population over 300,000. Information about the City of Prince George and the regional economy can be found [here](#).

Prince George is at a strategic location on the Provincial highway network, linked by Highway 16 to Prince Rupert, Terrace, and Kitimat to the west and Edmonton to the east, and by Highway 97 to the Fort St. John region in the north and major cities to the south. Prince George also has a major CN Rail intermodal facility located near the airport.



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### Foreign Trade Zone

Prince George is home to BC's first Foreign Trade Zone (FTZ) which is an officially designated location eligible for tariff and tax exemptions on raw materials, components, and finished goods imports. More information on the Prince George FTZ can be found online [here](#).

The FTZ includes Prince George Airport, which has land available for lease for airside and groundside users.

The FTZ also includes the Prince George Global Logistics Park, a privately owned industrial park with parcels of land available for sale or lease. This project is beside Prince George Airport and has easy access to air cargo services. This industrial park does not have direct airside access, but some of the lands are immediately adjacent to the Airport and arrangements can be made for secure ground connections to airside locations. More information about development parcels available for sale or lease in Prince George Logistics Park is online [here](#).



## Prince George Airport Prospectus for Leasing and Land Development

### Current Land Tenants at Prince George Airport

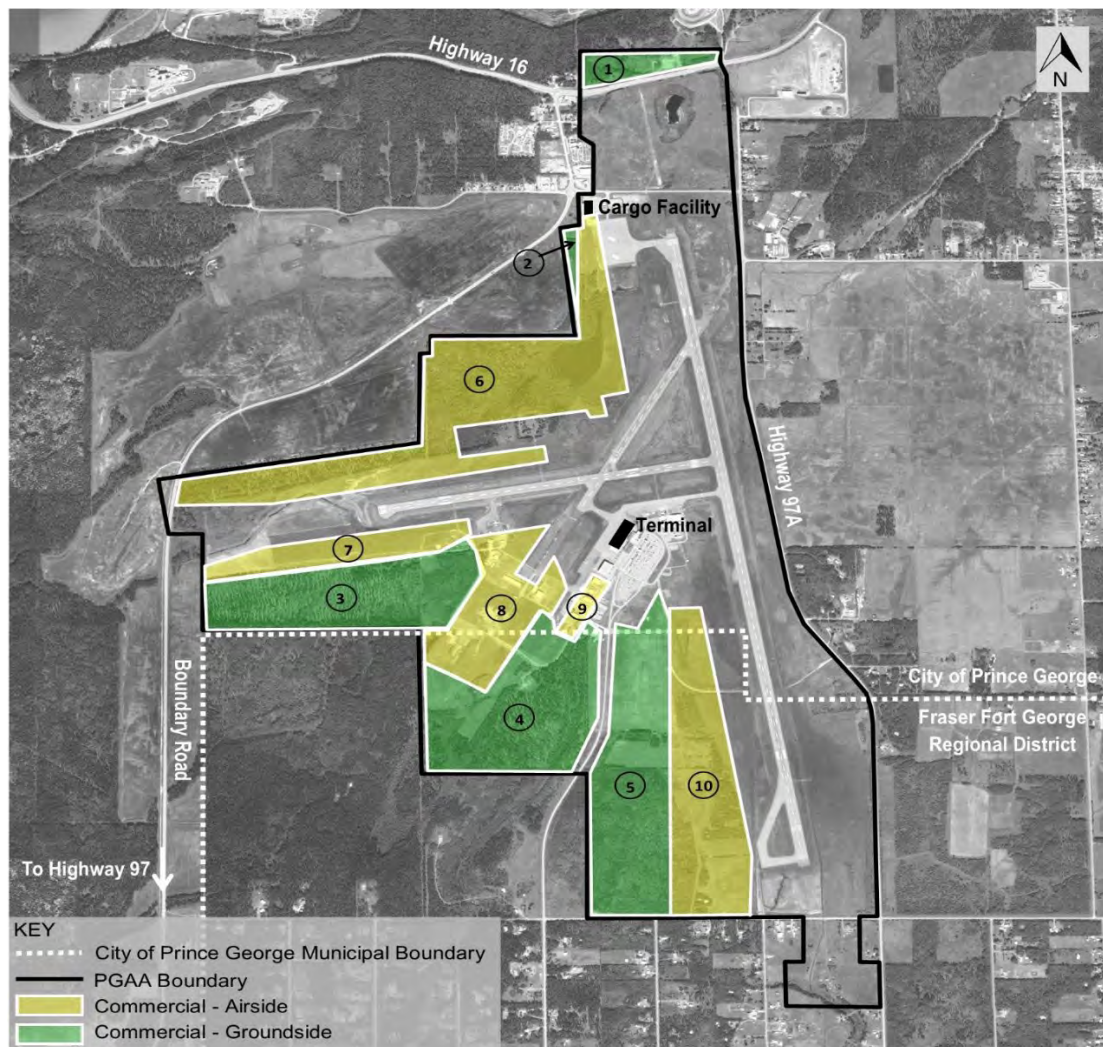
Major airlines operating at Prince George Airport include Air Canada Express, Central Mountain Air, Flair Airlines, Northern Thunderbird Air, Pacific Coastal Airlines, and WestJet.

Current lessees of land at Prince George Airport include:

- Car rental companies including National/Tilden, Enterprise, and Avis Car Rental.
- Helicopter companies including Aberdeen Helicopter, Custom Helicopter, HeliJet International, Summit Helicopters, and Yellowhead Helicopters.
- National brands such as FritoLay/Pepsico with product storage/distribution needs.
- Government agencies such as the RCMP and Ministry of Forests (BC Wildfire Service).

### Land Leasing Opportunities

The following map shows the Commercial Airside and Commercial Groundside areas.  
Lands Designated for Commercial Airside and Commercial Groundside Uses at YXS



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Lands are available for subdivision, servicing, and lease within the white outlined parcels numbered on the map above. Some of these lands have already been divided into small parcels available for immediate occupancy. Most of the land is in large blocks that can be easily divided into parcels of various sizes depending on tenant requirements.

These include:

### Commercial-Groundside Lands:

- Area 1, which is approximately 20.5 acres on the north side of Highway 16.
- Area 2, which is approximately 8 acres located southwest of the Cargo Facility.
- Area 3, which is approximately 95 acres located west of the Terminal and south of Runway 06-24
- Area 4, which is approximately 125 acres located southwest of the Terminal.
- Area 5, which is approximately 145 acres located south of the Terminal.

### Commercial-Airside Lands:

- Area 6, which is approximately 207 acres located north of Runway 06-24.
- Area 7, which is approximately 40 acres located south/southwest of Runway 06-24.
- Area 8, which is approximately 68 acres located west of Apron III and southwest of the Terminal.
- Area 9, which is approximately 9 acres located south of the Terminal.
- Area 10, which is approximately 128 acres located south of the Terminal and west of Runway 15-33.

## **Land Lease Terms**

**Length of Lease:** PGAA will consider land lease terms as short as 5 years. The maximum land lease term (as of 2022) is 40 years, because the head land lease with the Government of Canada runs until 2083 (exclusive of available renewals).

**Business Terms:** The business terms of land leases are negotiable, depending on the size of the parcel, the length of the lease, the site (particularly whether the site is airside or groundside), and whether additional servicing is required to enable development.

**Rent Structure:** PGAA will accept prepaid land leases (i.e. payment of rent for the full term at the commencement of the lease) or land leases that call for annual rent payments (payable either in an annual payment or in monthly instalments). Leases with annual rent payments will usually include provision for periodic rent adjustment.

**Renewals:** Land leases can include provision for renewal terms, to the maximum term allowed by the PGAA head lease.

**Improvements:** Tenants are responsible for the construction and maintenance of their improvements. At the end of the land lease, the improvements will revert to PGAA.

**Subdivision:** PGAA will subdivide lands to create leasehold parcels based on the needs of tenants. Such subdivisions do not create new separate legal title but do create leasehold boundaries for the purpose of the lease.

**Servicing:** Some small parcels are already serviced. Larger parcels will require extension of existing roads and services. The cost of new roads and services will be the responsibility of the tenant, although PGAA will consider other arrangements, such as:

- PGAA may pay a share of new roads and services if they serve other PGAA lands in addition to the tenant's parcel.

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- PGAA may front-end the cost of new roads and services if the land rent includes cost recovery as well as the value of the land.

**Ongoing Costs:** In addition to land rent, lessees of airport parcels pay an Annual Maintenance Charge to PGAA to cover the cost of maintaining common areas such as roadways and airside access lanes and gates. Lessees are also responsible for paying property taxes on the land and/or buildings as applicable directly to the applicable local government (either the City of Prince George or the Regional District of Fraser Fort George, depending on the location of the parcel). Some leases may also be subject to an Annual Lease Maintenance Charge.

**Subletting:** PGAA land leases may allow subletting and assignment, subject to PGAA and/or Minister approval. New occupants must comply with the requirements for allowable uses in the approved Land Use Plan, particularly on airside parcels.

**Form of Lease:** Tenants will enter into a Land Sublease agreement with PGAA.

**Approval:** Leases of parcels of land that are equal to or greater than 5 acres in size are subject to approval by the Minister of Transportation.

### Development Approval

Lessees of vacant parcels must obtain necessary approvals for the construction of any improvements (e.g. buildings, fences, signs, landscaping). There are two different approvals requirements.

First, proposed construction must be approved by PGAA via a Facility Alteration Permit. This approval involves confirmation that the proposed use is consistent with the Land Use Plan and that structures comply with airport related technical requirements such as maximum allowable height, apron requirements (for airside parcels), on-site parking, exterior lighting, setbacks, and location of building footprints, as well as design and exterior colour scheme requirements.

Second, proposed construction must obtain necessary local government approvals. Prince George Airport is partly in the City of Prince George and partly unincorporated land for which development is regulated by the Regional District of Fraser-Fort George.



The City of Prince George Official Community Plan “recognizes the Airport as a major transportation facility...that plays an important role for the region” and supports continued development and expansion of the Airport. The airport lands that are available for lease and that are located in the City of Prince George are:

- Mostly designated *Community Facility* in the City of Prince George Official Community Plan, with small portions designated *Light Industrial*. The *Community Facility* designation allows for the terminal and complementary air support services/facilities. The *Light Industrial* designation allows for “light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines. This may include, but is not limited to: manufacturing, processing, household repair, research, broadcasting studio, building & garden supply, minor truck or rail terminal, distribution, indoor minor recreation, warehousing, scientific & technical consulting, storage and distribution, and similar uses.”
- Mostly zoned *Z1 (Airport)* which allows the airport as well as a variety of complementary commercial or airport-related services, though some portions are zoned *M2 (General Industrial)*, *AF (Agriculture & Forestry)*, and *AG (Greenbelt)*.

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The Regional District of the Fraser-Fort George's Pineview Official Community Plan recognizes "the importance of the Prince George Airport as an aviation hub for the northern part of the province" and notes the Regional District will "coordinate nearby development to complement the aviation industry". The airport lands that are available for lease and that are located in the Regional District of Fraser-Fort George are:

- Partly designated *Light Industrial* and partly designated *Public Development/Institutional/Policy 5.03* in the Regional District's Pineview Official Community Plan. The *Light Industrial* designation is intended to allow complementary uses on airport lands. The *Public Development/Institutional/Policy 5.03* designation applies to lands that are an integral part of the airport but for which a Plan amendment and rezoning will be required to allow for airport-related use.
- Zoned *RU3 (Rural 3)* by the Regional District, which allows agriculture, forestry, intensive agriculture, cannabis production, some service uses (e.g. veterinary clinic, kennel), single family residential, and some recreational uses (e.g. riding stable, open space recreation).
- Included in the Provincially-designated Agricultural Land Reserve (ALR).

Copies of the relevant zoning districts from both the City and Regional District are attached.

Lessees will need to obtain building permits from the City or Regional District as needed for all new structures.

### ***Cargo Warehouse Leasing Opportunities***

The 25,000 square foot cargo facility is owned by PGAA and offers space to sort and store product. About 5,000 square feet is currently available for lease in the cargo facility.

### ***Terminal Leasing Opportunities***

There are currently no opportunities to lease space in the Air Terminal Building (ATB).

### ***Contacts***

For more information about leasing land or space at PGAA contact:

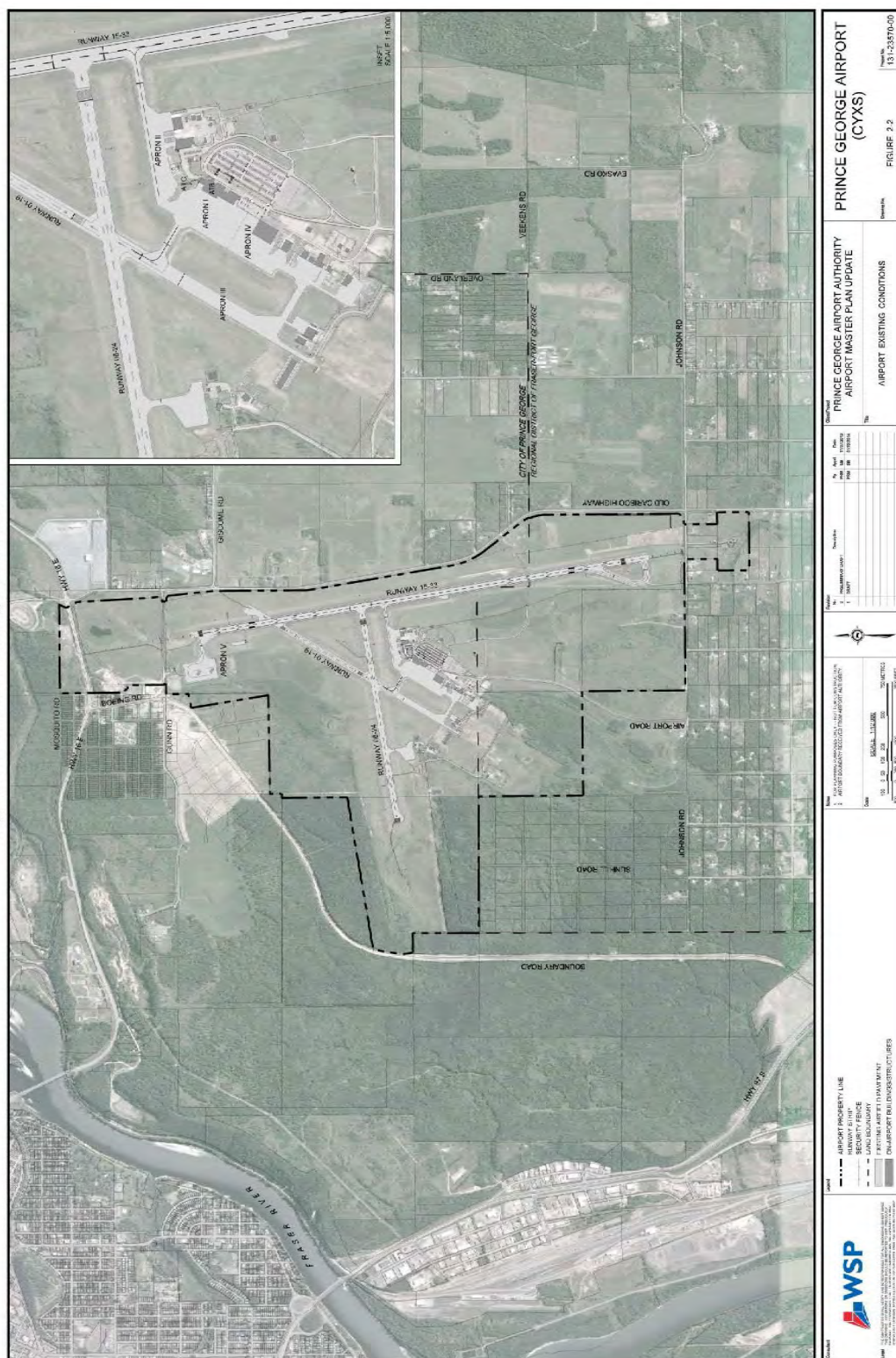
**development@pgairport.ca** or Corporate Services at **250-963-2407**



## Attachments

## YXS Site Plan

**Figure 2-2 Airport Existing Conditions**



## Zoning Bylaw Extracts

### City of Prince George Zoning District Z1

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Amending Bylaws	<b>15. Site Specific Zones</b>		
	<b>15.1</b>	<b>Z1: Airport</b>	<b>Z1</b>
	<b>15.1.1</b>	<b>Purpose</b> The purpose of this zone is to provide for the orderly operation of an airport.	
	<b>15.1.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>Airport</li> </ul>	Bylaw 8256 <b>15.1.3</b> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>aircraft sale &amp; rental</li> <li>fleet service</li> <li>liquor primary establishment, minor</li> <li>residential security/operator unit</li> <li>restaurant</li> <li>retail, convenience</li> <li>retail, general</li> <li>service station, minor</li> <li>transportation depot</li> <li>truck or rail terminal, major</li> <li>truck or rail terminal, minor</li> <li>utility, major</li> <li>utility, minor</li> <li>vehicle rental, major</li> <li>vehicle rental, minor</li> </ul>
	<b>15.1.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>N/A</li> </ol>	
	<b>15.1.5</b>	<b>Development Regulations</b> <ol style="list-style-type: none"> <li>N/A</li> <li>The minimum front yard is 6.0 m.</li> <li>The minimum side yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.</li> <li>The minimum rear yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.</li> </ol>	
	<b>15.1.6</b>	<b>Other Regulations</b> <ol style="list-style-type: none"> <li>A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.</li> <li>The maximum gross leasable floor area for a retail use in one tenancy is 150 m<sup>2</sup>.</li> <li><b>Note:</b> 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.</li> </ol>	

Bylaw 8256



## City of Prince George Zoning District M2

City of Prince George Zoning Bylaw 7850, 2007 – Consolidated Version

	12.2 M2, M2n: General Industrial	M2
Bylaw 8586	<b>12.2.1 Purpose</b> The purpose of this zone is to provide for a mix of business and light industrial uses.	
Bylaw 8256	<b>12.2.2 Principal Uses</b> <ul style="list-style-type: none"> <li>• animal shelter</li> <li>• auction, major</li> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• building &amp; garden supply</li> <li>• consulting, scientific and technical</li> <li>• contractor service, major</li> <li>• contractor service, minor</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• outdoor storage</li> <li>• medical marihuana production facility, only in M2n</li> <li>• parking, non-accessory</li> <li>• railway</li> <li>• recycling centre, intermediate</li> <li>• recycling centre, major</li> <li>• recycling centre, minor</li> <li>• restaurant</li> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service station, major</li> <li>• service station, minor</li> </ul>	<b>12.2.2 Principal Uses (Continued)</b> <ul style="list-style-type: none"> <li>• transportation depot</li> <li>• truck or rail terminal, major</li> <li>• truck or rail terminal, minor</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, major</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, major</li> <li>• vehicle repair, minor</li> <li>• vehicle sale, major</li> <li>• vehicle sale, minor</li> <li>• vehicle wash, major</li> <li>• vehicle wash, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> <li>• warehousing &amp; storage</li> <li>• wholesale</li> <li>• wrecking yard</li> </ul>
Bylaw 8656		
Bylaw 8330		
Bylaw 8734		
Bylaw 8586		
	<b>12.2.3 Secondary Uses</b> <ul style="list-style-type: none"> <li>• residential security/operator unit</li> </ul>	
	<b>12.2.4 Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 18.0 m.</li> <li>2. The minimum lot area is 1,000 m<sup>2</sup>.</li> </ol>	
	<b>12.2.5 Development Regulations</b> <ol style="list-style-type: none"> <li>1. The maximum site coverage is 80%.</li> <li>2. The maximum height is 12.0 m.</li> <li>3. The minimum front yard is 3.0 m.</li> </ol>	

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City of Prince George Zoning Bylaw 7850, 2007 – Consolidated Version

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4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256

**12.2.6 Other Regulations**

Bylaw 8119

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
3. **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.

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## City of Prince George Zoning District AF

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Bylaw 8586 Bylaw 8734	<b>9.2</b>	<b>AF: Agriculture &amp; Forestry</b>		<b>AF</b>
	<b>9.2.1</b>	<b>Purpose</b> The purpose of this zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.		
Bylaw 8586 Bylaw 8734	<b>9.2.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• agriculture, general</li> <li>• agriculture, intensive impact only in the Agricultural Land Reserve</li> <li>• aquaculture</li> <li>• community care facility, minor</li> <li>• equestrian centre, major</li> <li>• equestrian centre, minor</li> <li>• fish hatchery</li> <li>• forestry</li> <li>• greenhouse &amp; plant nursery</li> <li>• housing, manufactured</li> <li>• housing, single detached</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> </ul>	Bylaw 8256 Bylaw 8896 Bylaw 8656	<b>9.2.3</b> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• agri-tourist accommodation</li> <li>• animal breeding &amp; boarding</li> <li>• animal shelter</li> <li>• auction, major</li> <li>• bed &amp; breakfast</li> <li>• home business 1</li> <li>• home business 2</li> <li>• home business 3 only in HBO</li> <li>• secondary dwelling</li> <li>• secondary suite only in single detached housing</li> <li>• temporary sawmill</li> <li>• winery &amp; cidery only in agriculture, general</li> </ul>
	<b>9.2.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 100 m.</li> <li>2. The minimum lot area is 15.0 ha.</li> </ol>		
Bylaw 8256	<b>9.2.5</b>	<b>Regulations for Principal Development</b> <ol style="list-style-type: none"> <li>1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.</li> <li>2. The maximum site coverage is 30% for lots smaller than 0.4 ha.</li> <li>3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing.</li> <li>4. The maximum number of storeys for single-detached housing is 2.5.</li> <li>5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.</li> <li>6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>7. The minimum rear yard is 6.0 m.</li> <li>8. The minimum setback between principal buildings on the site is 12.0 m, except it is 3.0 m between a principal and secondary dwelling.</li> </ol>		
Bylaw 8896 Bylaw 9041				

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# Prince George Airport Prospectus for Leasing and Land Development

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Bylaw 8258

## 9.2.6

### Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m<sup>2</sup> for lots smaller than 0.4 ha.
2. The maximum height is 20.0 m, except it is 6.0 m for lots smaller than 0.4 hectares (ha), 7.0 m for carriage housing and 5.0 m for cottage housing.
3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

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Bylaw 9041

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Bylaw 8734

## 9.2.7

### Other Regulations

1. Log storage is not permitted within 300 m of any lot zoned AR, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. No goods may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15 from any other lot line.
3. Despite the residential density provisions of this zone, manufactured housing 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 supervises the construction of a single detached dwelling, provided that any manufactured housing 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.
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.
6. The maximum number of poultry permitted on a lot is:
  - a) 0 on lots less than 2,000 m<sup>2</sup>;
  - b) 25 on lots that are 2,000 m<sup>2</sup> 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; and
  - d) On lots of 4.0 ha or greater, no limitations.
7. 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 more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
  - d) On lots 4.0 ha or more, no limitations.
8. **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

Bylaw 8947

Bylaw 8496

Bylaw 8496

Document Number: 551445



# Prince George Airport Prospectus for Leasing and Land Development

## City of Prince George Zoning District AG

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Amending Bylaws	<b>9. Rural Zones</b>		
Bylaw 8586 Bylaw 8734	<b>9.1</b>	<b>AG: Greenbelt</b>	<b>AG</b>
	<b>9.1.1</b>	<b>Purpose</b> The purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.	
Bylaw 8586 Bylaw 8734	<b>9.1.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• agriculture, general only in the Agricultural Land Reserve</li> <li>• agriculture, intensive impact only in the Agricultural Land Reserve</li> <li>• community care facility, minor</li> <li>• housing, manufactured</li> <li>• housing, single detached</li> </ul>	Bylaw 8896 Bylaw 8256 Bylaw 8656 <b>9.1.3</b> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• animal breeding &amp; boarding</li> <li>• animal shelter</li> <li>• bed &amp; breakfast</li> <li>• equestrian centre, major only in the Agricultural Land Reserve.</li> <li>• equestrian centre, minor</li> <li>• home business 1</li> <li>• home business 2</li> <li>• home business 3 only in HBO</li> <li>• secondary dwelling</li> <li>• secondary suite only in single detached housing</li> <li>• temporary sawmill</li> <li>• winery &amp; cidery only in agriculture, general</li> </ul>
Bylaw 8415 Bylaw 8256	<b>9.1.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 100 m, except the minimum lot width is 20.0 m where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.</li> <li>2. The minimum lot area is 15.0 ha, except the minimum lot area is 845 m<sup>2</sup> where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.</li> </ol>	

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City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

## 9.1.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 10 m.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between principal buildings on a site is 12.0 m, except it is 3.0 m between a principal and secondary dwelling.

Bylaw 8896  
Bylaw 9041

## 9.1.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m<sup>2</sup> for lots smaller than 0.4 ha.
2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Bylaw 8256

Bylaw 8896  
Bylaw 9041

Bylaw 8896  
Bylaw 9041  
Bylaw 8896  
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Bylaw 8896  
Bylaw 9041

Bylaw 8734  
Bylaw 8947

## 9.1.7 Other Regulations

1. Despite the residential density provisions of this zone, manufactured housing 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 supervises the construction of a single detached dwelling, provided that any manufactured housing 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. 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.
4. The maximum number of poultry permitted on a lot is:
  - a) 0 on lots less than 2,000 m<sup>2</sup>;
  - b) 25 on lots that are 2,000 m<sup>2</sup> 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; and
  - d) On lots of 4.0 ha or greater, no limitations.
5. 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;

Bylaw 8496

Bylaw 8496

Bylaw 8256

Bylaw 8256

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- c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
  - d) On lots 4.0 ha or more, no limitations.
6. **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.

Document Number: 551445



# Prince George Airport Prospectus for Leasing and Land Development

## Regional District of Fraser-Fort George Zoning District RU3

	<b>REGIONAL DISTRICT of Fraser-Fort George</b>	Schedule 'A' to Bylaw No. 2892 Page 23 of 134
<b>13.0 RURAL 3 [Ru3]</b>	<p>(1) The regulations under this Section apply to land within the Rural 3 (Ru3) zone.</p> <p>(2) The following uses of land, buildings and structures are permitted uses:</p> <ul style="list-style-type: none"> <li>(a) Agriculture;</li> <li>(b) Forestry;</li> <li>(c) Intensive Agriculture;</li> <li>(d) Kennel;</li> <li>(e) Cannabis Production;</li> <li>(f) Nursery;</li> <li>(g) Open Space Recreation [See s. 10.0];</li> <li>(h) Residential-Single Family;</li> <li>(i) Riding Stable;</li> <li>(j) Veterinary Clinic;</li> <li>(k) General Permitted Uses [See S. 5.0]; and</li> <li>(l) Buildings and structures accessory to the permitted uses.</li> </ul> <p>(3) Where a Residential-Single Family use is established, the following secondary uses of land, buildings or structures are permitted:</p> <ul style="list-style-type: none"> <li>(a) Homecraft [See s. 9.0];</li> <li>(b) Home Occupation [See s. 8.0]; and</li> <li>(c) Secondary Suite.</li> </ul> <p>(4) Subdivision Regulations</p> <ul style="list-style-type: none"> <li>(a) The minimum area of a lot to be created by subdivision is 60.0 ha.</li> </ul> <p>(5) Density</p> <ul style="list-style-type: none"> <li>(a) One Residential-Single Family use is permitted on a lot smaller than 0.8 ha.</li> <li>(b) Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot 0.8 ha or larger but smaller than 8.0 ha.</li> <li>(c) Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger.</li> <li>(d) The minimum site area required for: <ul style="list-style-type: none"> <li>(i) an Intensive Agriculture use is 4.0 ha;</li> <li>(ii) a Kennel, Riding Stable, Nursery or Veterinary Clinic use is 2.0 ha.; and</li> <li>(iii) a Cannabis Production use is 259.0 ha.</li> </ul> </li> </ul> <p>(6) Setbacks</p> <ul style="list-style-type: none"> <li>(a) With the exception of a fence, or unless specified elsewhere in this Bylaw, a building or structure is not to be located closer than: <ul style="list-style-type: none"> <li>(i) 7.5 m from a front lot line;</li> <li>(ii) 5.0 m from a rear lot line; and</li> <li>(iii) 5.0 m from a side lot line.</li> </ul> </li> <li>(b) Notwithstanding ss. 13.0(6)(a), a building or structure: <ul style="list-style-type: none"> <li>(i) containing an Intensive Agriculture use or Cannabis Production use is not to be located closer than 60.0 m from a rear lot line or side lot line, nor closer than 30.0 m from a front lot line; and</li> <li>(ii) containing a Kennel, Riding Stable, Nursery or Veterinary Clinic use is not to be located closer than 30.0 m from a side lot line or rear lot line, nor closer than 15.0 m from a front lot line.</li> </ul> </li> <li>(c) A Secondary Suite use is not to be located closer than 200.0 m from the natural boundary of a lake.</li> </ul> <p>(7) Building Regulations</p> <ul style="list-style-type: none"> <li>(a) The minimum floor area of the first storey of a dwelling unit is 40.0 m<sup>2</sup>.</li> <li>(b) The maximum height of a building or structure is 10.0 m except a farm building accessory to an Agriculture use.</li> </ul>	

AMENDED BY  
SEC 2 BL 3137  
SEC 2 BL 3138

AMENDED BY  
APP 'A' SEC 1  
BL 2969

AMENDED BY  
SEC 2 BL 3137  
SEC 2 BL 3138

AMENDED BY  
SEC 2 BL 3137  
SEC 2 BL 3138

ADDED BY  
APP 'A' SEC 2  
BL 2969

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**REGIONAL DISTRICT  
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- (c) Accessory uses, buildings or structures are permitted only in conjunction with an established permitted uses except:
  - (i) fences;
  - (ii) utility installation; and
  - (iii) one or more accessory buildings with a combined maximum total floor area of 50.0 m<sup>2</sup>.
- (8) Other Regulations
  - (a) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.
- (9) Site Specific
  - (a) A Recreational Vehicle Storage Facility use is a permitted use on the Fractional South West ¼ of District Lot 2733 Cariboo District, Except Plans 10890, 16886, 17619, and BCP49913 except:
    - (i) a Recreational Storage Facility use is only to be established on the same site as a Residential-Single Family use and may only be conducted by the occupants of that dwelling unit;
    - (ii) a Recreation Vehicle Storage Facility use is not to be located closer than 30.0 m from a side lot line or rear lot line, nor closer than 15.0 m from a front lot line;
    - (iii) the maximum floor area of a building or structures used as part of a Recreational Vehicle Storage Facility use is not to exceed 832.9 m<sup>2</sup>; and
    - (iv) outdoor storage or parking areas are prohibited as part of the Recreational Vehicle Storage Facility use.
  - (b) A Cannabis Production use is permitted on The Fractional South ½ of District Lot 1994 Cariboo District except:
    - (i) the site area required for a Cannabis Production use is 124 ha; and
    - (ii) the maximum site coverage allowed for a Cannabis Production use is 35%.
  - (c) Vehicle Bodywork and Mechanical Repair use is a permitted use on The East ½ of the South East ¼ of District Lot 2154 Cariboo District except:
    - (i) the maximum floor area of buildings or structures used as part of a Vehicle Bodywork and Mechanical Repair use is 230.0 m<sup>2</sup>
  - (d) Logging/Trucking Contractor use is a permitted use on Parcel A (Plan 23582) of the North East ¼ of District Lot 1519 Cariboo District except:
    - (i) a Logging/Trucking Contractor use is only to be established on the same site as a Residential-Single Family use;
    - (ii) the combined maximum area of land used for a Logging/Trucking Contractor use, including all buildings and structures, must not exceed 1.0 hectare; and
    - (iii) the combined maximum total floor area of buildings or structures utilized in conjunction with a Logging/Trucking Contractor use is 500 m<sup>2</sup>.
  - (e) Cannabis Production use is a permitted use on The North West ¼ of District Lot 3821 Cariboo District Except Plans H42, 18466, 19198, 20234 and 20460 except:
    - (i) the maximum site area of Cannabis Production use is 1.0 ha; and
    - (ii) notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.
  - (f) Cannabis Production use is a permitted use on District Lot 5163 Cariboo District, Except That Part Lying South and West of Plan CG56 except:
    - (i) the maximum site area of Cannabis Production use is 3.0 hectares; and
    - (ii) notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for Cannabis Production use does not apply.
  - (g) Cannabis Production use is a permitted use on The North West ¼ Of District Lot 1515 Cariboo District except:
    - (i) the maximum site area of Cannabis Production use is 1.0 ha; and
    - (ii) notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.

AMENDED BY  
SEC 1 BL 2995  
SEC 2 BL 3137  
SEC 2 BL 3138

ADDED BY SEC  
1 BL 2959  
AMENDED BY  
SEC 3 BL 3138

ADDED BY SEC  
1 BL 3091  
AMENDED BY  
SEC 3 BL 3138

ADDED BY  
SEC 4 BL 3138

ADDED BY  
SEC 1 BL 3155

ADDED BY  
SEC 2 BL 3158

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**REGIONAL DISTRICT  
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ADDED BY  
SEC 2 BL 3158

- (h) Cannabis Production use is a permitted use on The West ½ Of District Lot 4035 Cariboo District, Except Plans PGP40898 And BCP32286 except:
- (i) the maximum site area of Cannabis Production use is 1.0 ha; and
  - (ii) notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.

ADDED BY  
SEC 2 BL 3158

- (i) Cannabis Production use is a permitted use on Lot 1 District Lot 4035 Cariboo District Plan BCP32286 except:
- (i) the maximum site area of Cannabis Production use is 1.0 ha; and
  - (ii) notwithstanding ss. 13.0(5)(d)(iii) the minimum site area required for a Cannabis Production use does not apply.



**For inquiries relating to this document, please contact Prince George Airport Authority Corporate Services at [development@pgairport.ca](mailto:development@pgairport.ca) or (250) 963-2407.**

End document.