

# Split Lot Possible Development Property Prince George 1209 Blackburn Road

## PROFILE DOCUMENT





# 1209 Blackburn Road Property Overview

This is your chance to buy a 5 + acre lot with development potential to build the home of your dreams on one side of the road and another family house on the other.

This lot is located close to Blackburn School and near the airport!

Blackburn road has full services, is paved and borders on nature.

Do not miss your chance to build a fantastic home in the center of one of the best rural subdivisions in Prince George

Seller open to possible vendor financing or creative offers or trades.

Asking Price only \$449 K

**THE PERFECT LOT FOR 2  
FAMILY HOMES IN  
BLACKBURN SUBDIVISION**

**SERVICES TO THE  
BLACKBURN ROAD**

**ZONING FOR A VARIETY  
OF USES**

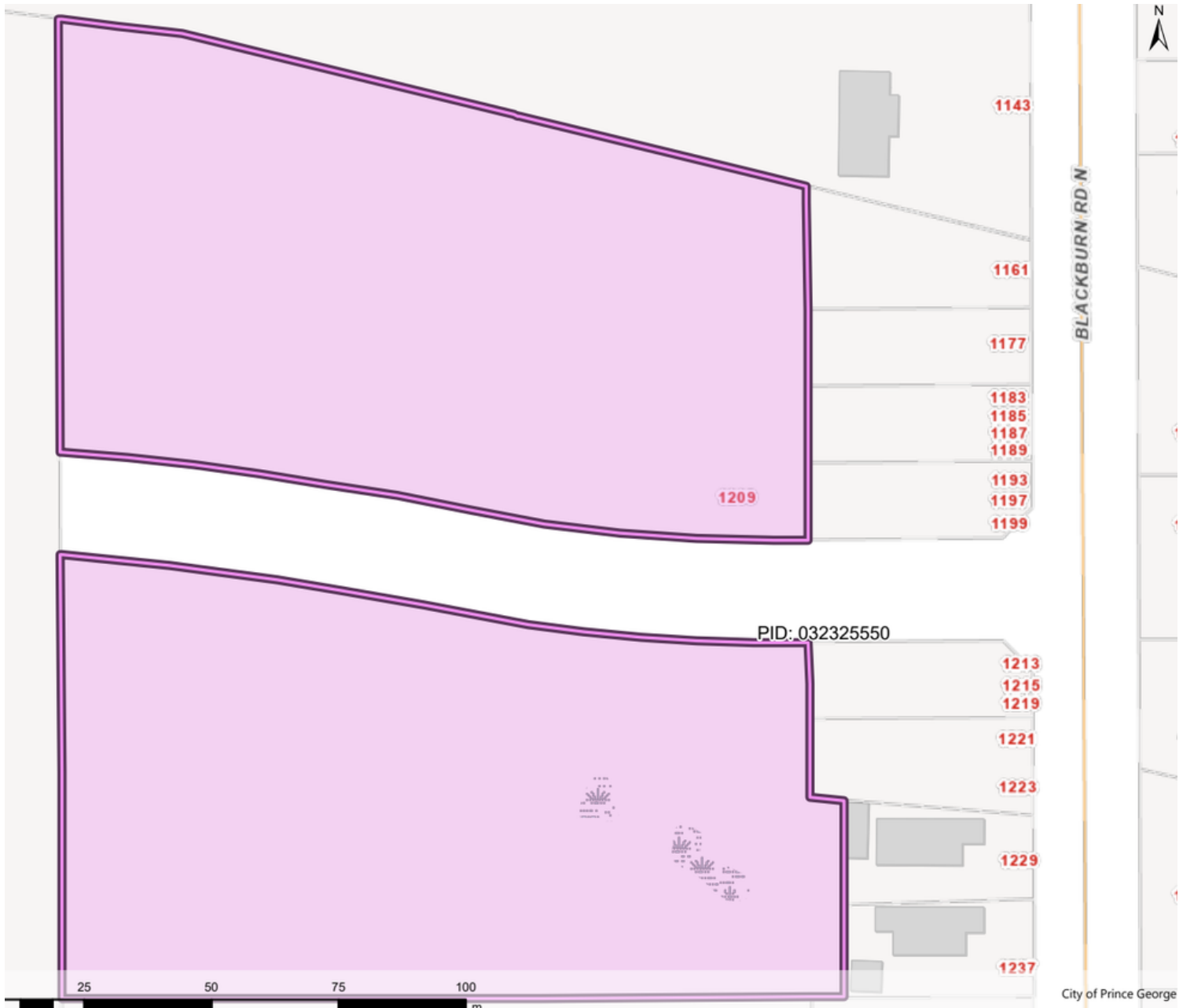
**ONE OF THE BEST AREAS  
OF THE BLACKBURN  
SUBDIVISION**

**SURROUNDED BY NEWER  
HOUSES**

**POSSIBLE SELLER  
FINANCING OR  
CREATIVE OFFERS  
CONSIDERED.**

# Location Map

## 1209 Blackburn Road



# ZONING INFORMATION

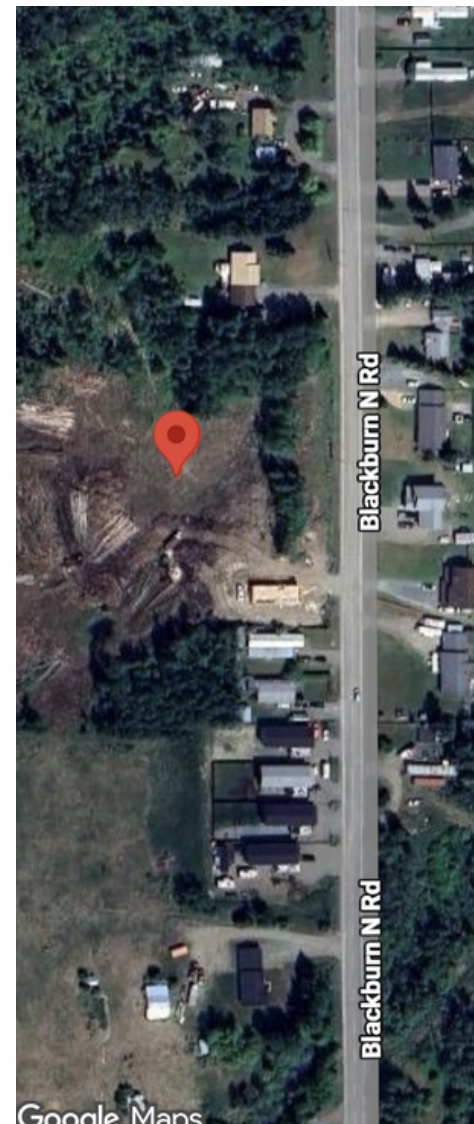
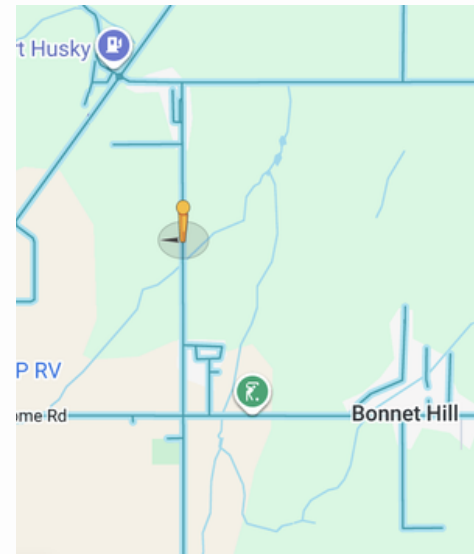
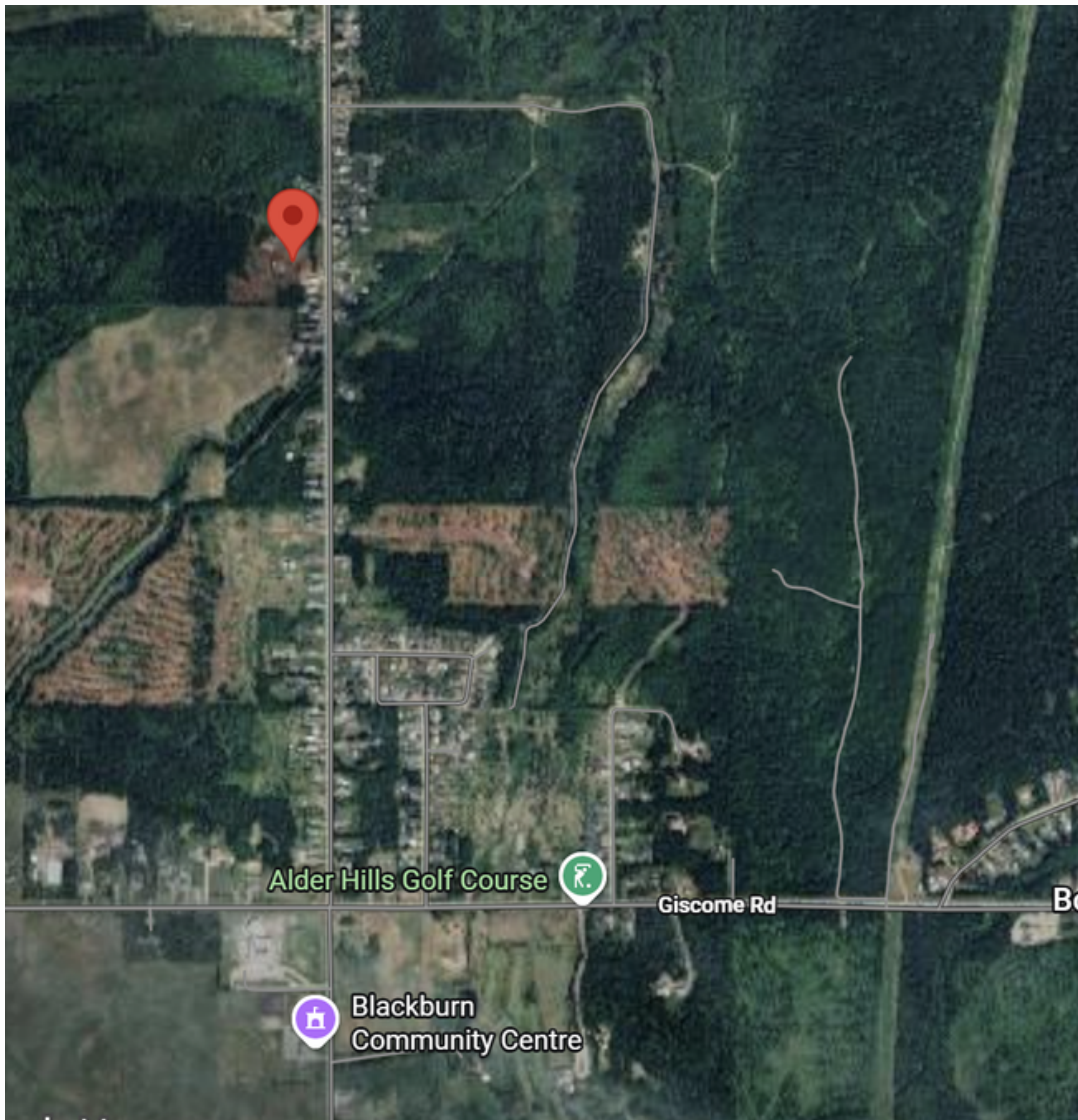
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| Bylaw 8586<br>Bylaw 8734 | <b>9.2</b>   | <b>AF: Agriculture &amp; Forestry</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | <b>9.2.1</b> | <b>Purpose</b><br>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<br>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<br>Bylaw 8896<br>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</li> </ol> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bylaw 8896<br>Bylaw 9041 |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                                                    |              | 12.0 m, except it is 3.0 m between a principal and secondary dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Bylaw 8256                                                         | <b>9.2.6</b> | <b>Regulations for Accessory Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Bylaw 8896<br>Bylaw 9041                                           |              | <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. The minimum interior side yard is 1.2 m.</li> <li>5. The minimum exterior side yard is 3.0 m.</li> <li>6. The minimum rear yard is 1.2 m.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Bylaw 8896<br>Bylaw 9041<br>Bylaw 8896<br>Bylaw 9041<br>Bylaw 8734 | <b>9.2.7</b> | <b>Other Regulations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Bylaw 8947                                                         |              | <ol style="list-style-type: none"> <li>1. Log storage is not permitted within 300 m of any lot zoned AR, RS, RT, RM, C, P, or Z.</li> <li>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.</li> <li>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.</li> <li>4. Animal breeding &amp; 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.</li> <li>5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.</li> <li>6. The maximum number of poultry permitted on a lot is: <ol style="list-style-type: none"> <li>a) 0 on lots less than 2,000 m<sup>2</sup>;</li> <li>b) 25 on lots that are 2,000 m<sup>2</sup> or greater, but less than 1.0 ha;</li> <li>c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and</li> <li>d) On lots of 4.0 ha or greater, no limitations.</li> </ol> </li> <li>7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: <ol style="list-style-type: none"> <li>a) 0 on lots less than 0.4 ha;</li> <li>b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;</li> <li>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</li> <li>d) On lots 4.0 ha or more, no limitations.</li> </ol> </li> <li>8. <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</li> </ol> |
| Bylaw 8496                                                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bylaw 8496                                                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

# PHOTO GALLERY



# NEED MORE INFORMATION?

If you would like more information, additional site viewing, or would like to put in an offer to purchase the property, please reach out to your realtor or me, the listing agent and I will put you in touch with an agent that will help you .

David Fuller, Realtor

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