

10 Acre Possible Hobby Farm Property

Prince George
Lot 10 Blackburn Road



PROFILE DOCUMENT





Lot 10 Blackburn Road Property Overview

This is your chance to buy a 9+ acre lot with development potential to build the home or hobby farm of your dreams.

This lot is located in a great area of Blackburn with newer houses in the area.

The services are close at Blackburn Road which has full services, and is paved.

Do not miss your chance to build a fantastic hobby farm!

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

Asking Price only \$499k

**ALMOST 10 ACRES OF
PARTIALLY CLEARED LAND**

**SERVICES TO THE
BLACKBURN ROAD**

**AGRICULTURE FORESTRY
ZONING FOR A VARIETY OF
USES**

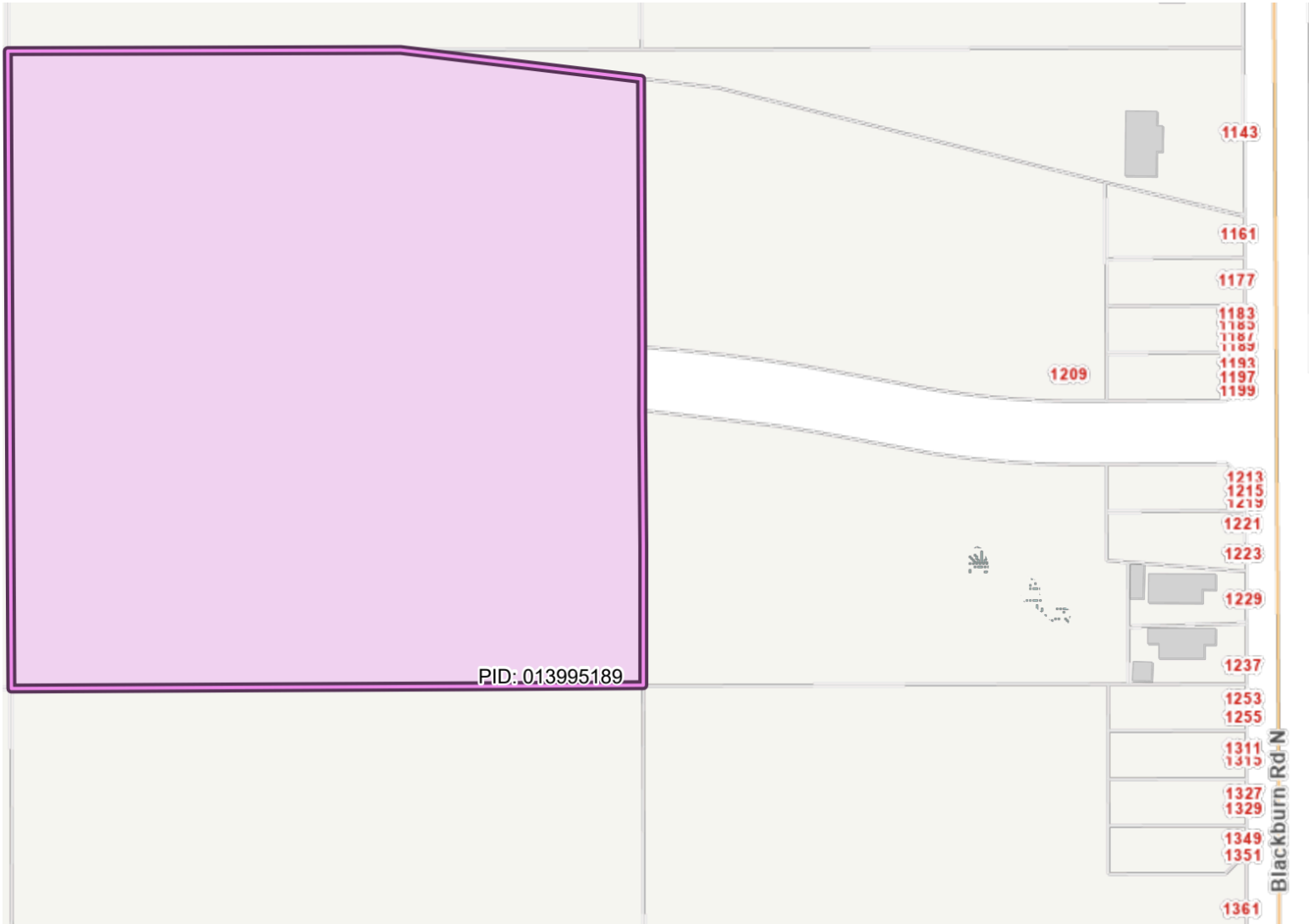
**ONE OF THE BEST AREAS
OF THE BLACKBURN
SUBDIVISION**

**NEAR NEWER HOUSES BUT
VERY PRIVATE PROPERTY
CLOSE TO AIRPORT AND
SCHOOL**

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

Location Map

Lot 10 Blackburn Road



ZONING INFORMATION

AF

Bylaw 8586 Bylaw 8734	9.2	AF: Agriculture & Forestry		AF	
	9.2.1	<p>Purpose</p> <p>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.</p>			
Bylaw 8586 Bylaw 8734	9.2.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • aquaculture • community care facility, minor • equestrian centre, major • equestrian centre, minor • fish hatchery • forestry • greenhouse & plant nursery • housing, manufactured • housing, single detached • veterinary service, major • veterinary service, minor 	Bylaw 8256 Bylaw 8896 Bylaw 8656	9.2.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • agri-tourist accommodation • animal breeding & boarding • animal shelter • auction, major • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	9.2.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 100 m. 2. The minimum lot area is 15.0 ha. 			
Bylaw 8256	9.2.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 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 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 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. 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 the site is 			
Bylaw 8896 Bylaw 9041					

ZONING INFORMATION

Bylaw 8256

9.2.6 Regulations for Accessory Development

12.0 m, except it is 3.0 m between a principal and secondary dwelling.

Bylaw 8896
Bylaw 9041

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² 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.

Bylaw 8896
Bylaw 9041
Bylaw 8896
Bylaw 9041
Bylaw 8896
Bylaw 9041

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 m²;
 - b) 25 on lots that are 2,000 m² 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

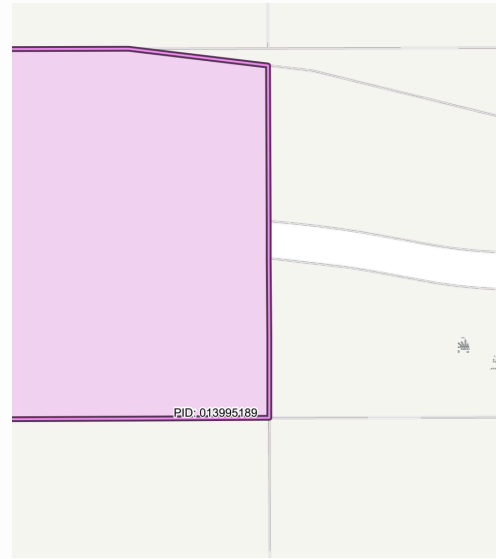
Bylaw 8947

Bylaw 8496

Bylaw 8496

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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