

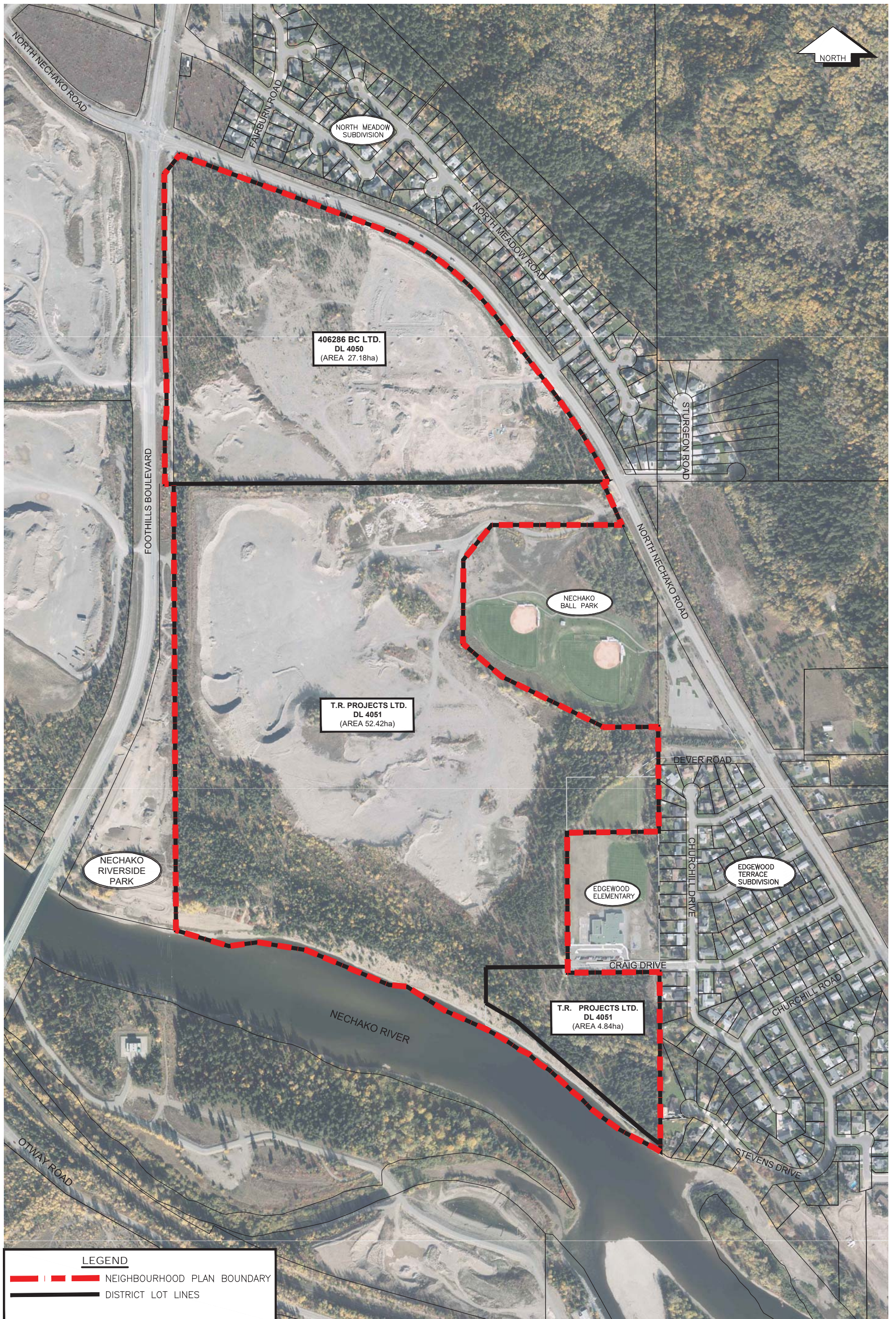
1210 Fourth Avenue
 Prince George, B.C. V2L 3J4
 Tel. (250) 562-1977
 Fax (250) 562-1967

JOB No: 1600-02
 DATE: OCT 2018
 DRAWN BY: MM
 SCALE: 1:10,000



NORTH NECHAKO NEIGHBOURHOOD PLAN
CONTEXT PLAN

DWG No

F1



LEGEND

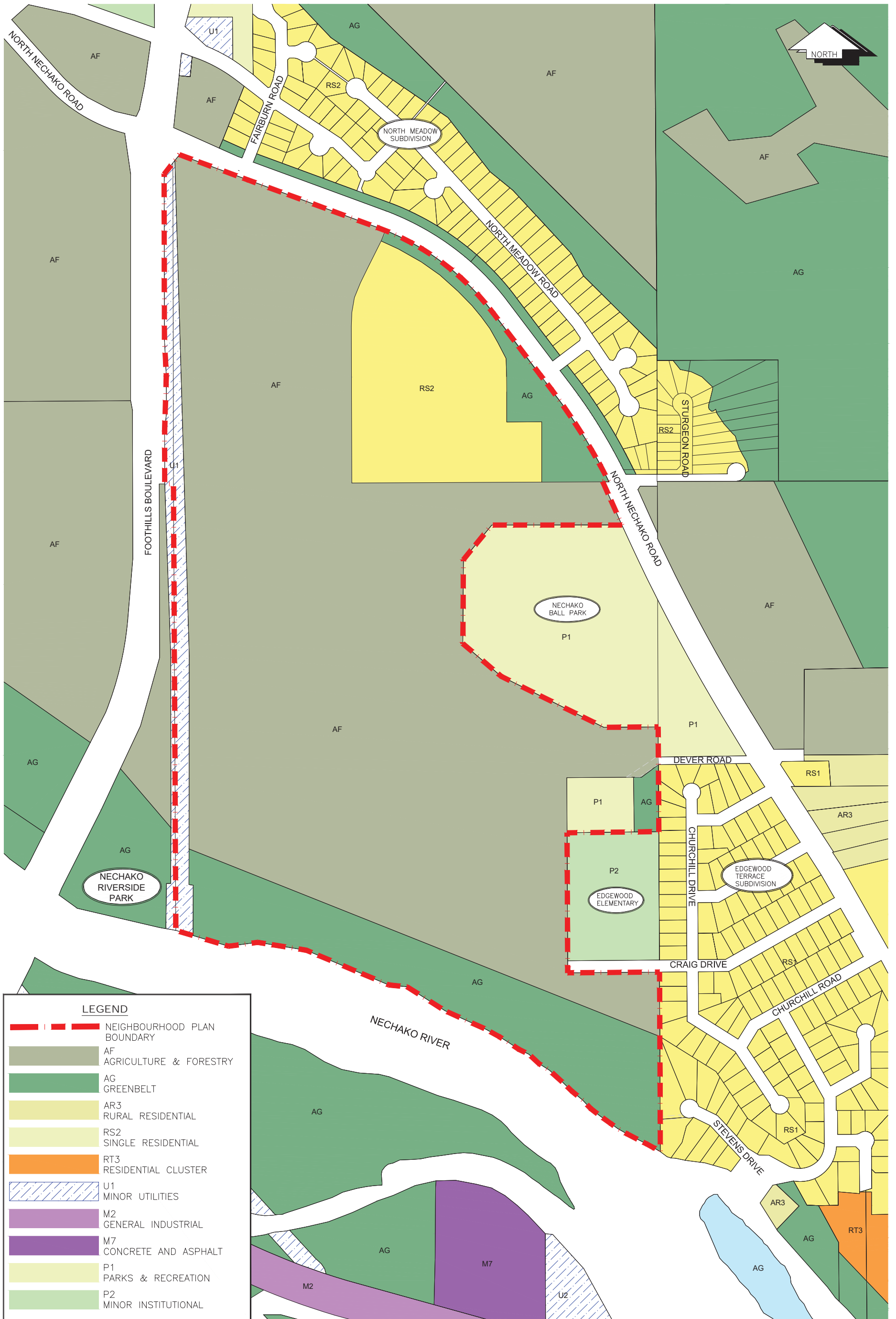
 NEIGHBOURHOOD PLAN BOUNDARY
 DISTRICT LOT LINES

 1210 Fourth Avenue
 Prince George, B.C. V2L 3J4
 Tel. (250) 562-1977
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ENGINEERING LIMITED
 PLANNING CENTRE

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NORTH NECHAKO NEIGHBOURHOOD PLAN
LAND OWNERSHIP

DWG No
F2



LEGEND

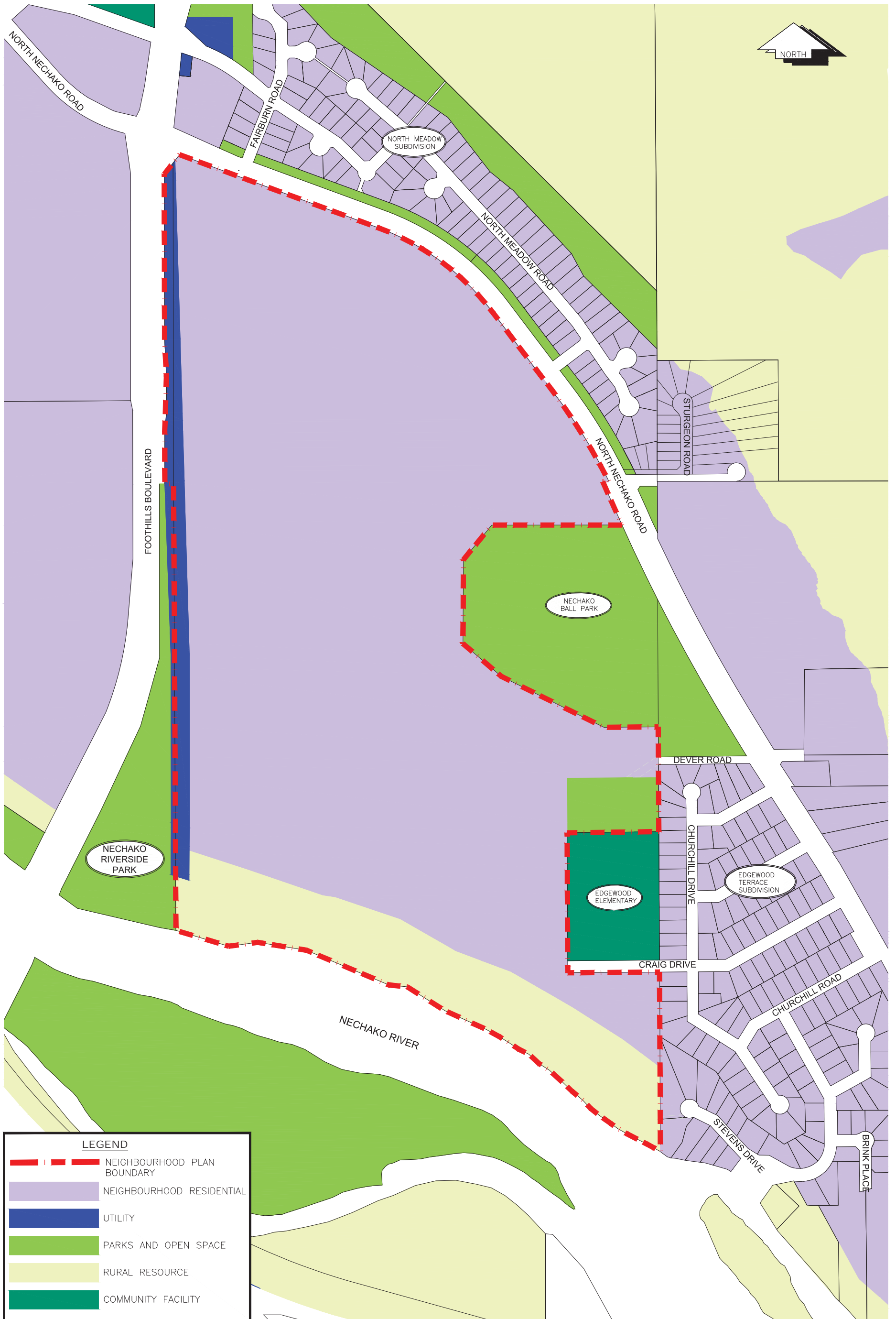
- NEIGHBOURHOOD PLAN BOUNDARY
- AF AGRICULTURE & FORESTRY
- AG GREENBELT
- AR3 RURAL RESIDENTIAL
- RS2 SINGLE RESIDENTIAL
- RT3 RESIDENTIAL CLUSTER
- U1 MINOR UTILITIES
- M2 GENERAL INDUSTRIAL
- M7 CONCRETE AND ASPHALT
- P1 PARKS & RECREATION
- P2 MINOR INSTITUTIONAL

L&M ENGINEERING LIMITED
 PLANNING CENTRE
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NORTH NECHAKO NEIGHBOURHOOD PLAN
 EXISTING ZONING

DWG No
F3



LEGEND

- NEIGHBOURHOOD PLAN BOUNDARY
- NEIGHBOURHOOD RESIDENTIAL
- UTILITY
- PARKS AND OPEN SPACE
- RURAL RESOURCE
- COMMUNITY FACILITY

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NORTH NECHAKO NEIGHBOURHOOD PLAN
 EXISTING OFFICIAL COMMUNITY PLAN FUTURE LAND USE

DWG No
F4



LEGEND

	NEIGHBOURHOOD PLAN BOUNDARY
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	NEIGHBOURHOOD COMMERCIAL
	GREENBELT
	NEIGHBOURHOOD PARK
	PROPOSED TRAIL NETWORK
	EXISTING TRAIL NETWORK TO REMAIN

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NORTH NECHAKO NEIGHBOURHOOD PLAN
 PROPOSED LAND USE PLAN

DWG No
F5



POTENTIAL AREAS FOR TRAFFIC CIRCLES

ARTERIAL ROAD
BIKE PASSAGE ON EACH SIDE

COLLECTOR ROAD
BIKE PASSAGE ON EACH SIDE
SIDEWALK ON ONE SIDE

NECHAKO RIVERSIDE PARK

LOCAL ROAD
SIDEWALK ON ONE SIDE

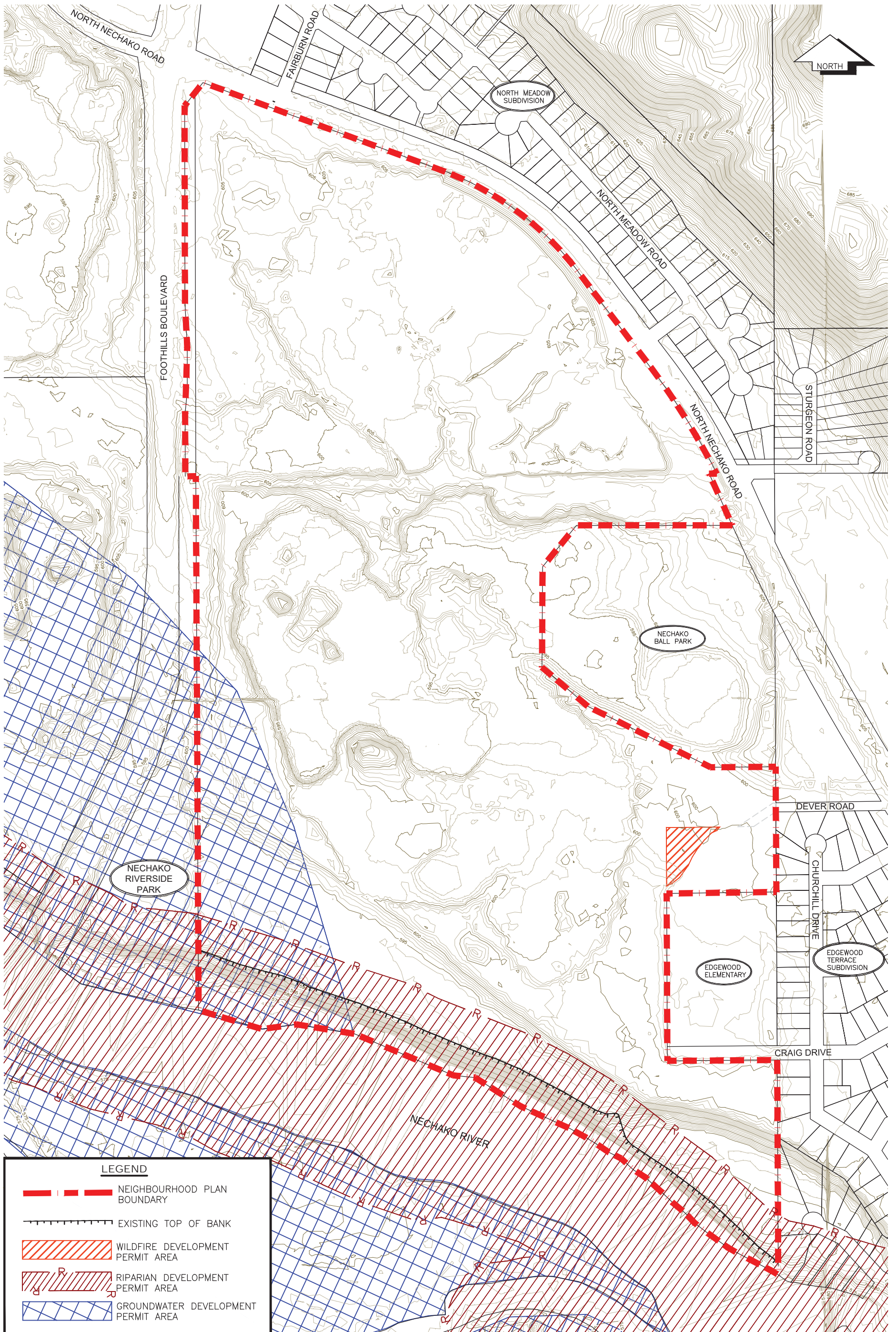
NECHAKO BALL PARK

EDGEWOOD ELEMENTARY


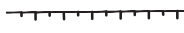



EDGEWOOD TERRACE SUBDIVISION

LEGEND

- NEIGHBOURHOOD PLAN BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- GREENBELT
- NEIGHBOURHOOD PARK
- EXISTING ROAD
- PROPOSED COLLECTOR ROAD
- PROPOSED LOCAL ROAD
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED TRAIL NETWORK
- EXISTING TRAIL NETWORK TO REMAIN
- EXISTING BUS STOP
- PROPOSED BUS STOP PULLOUT
- PROPOSED TRAFFIC CIRCLE



LEGEND

-  NEIGHBOURHOOD PLAN BOUNDARY
-  EXISTING TOP OF BANK
-  WILDFIRE DEVELOPMENT PERMIT AREA
-  RIPARIAN DEVELOPMENT PERMIT AREA
-  GROUNDWATER DEVELOPMENT PERMIT AREA

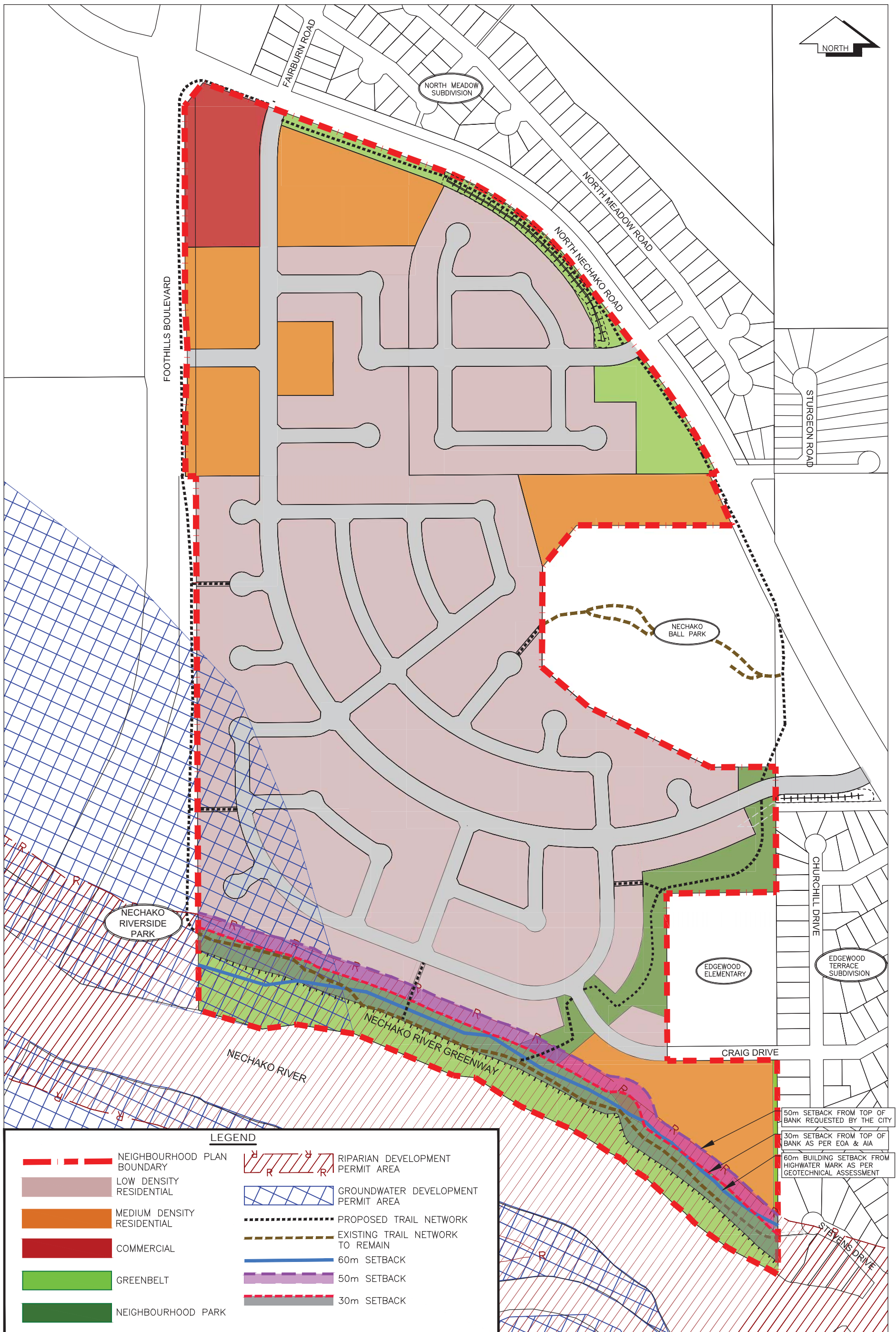


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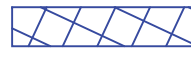









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


NORTH NECHAKO NEIGHBOURHOOD PLAN
 NATURAL ENVIRONMENT & SENSITIVE AREAS

DWG No
F7



LEGEND

- | | | | |
|---|-----------------------------|---|-------------------------------------|
|  | NEIGHBOURHOOD PLAN BOUNDARY |  | RIPIARIAN DEVELOPMENT PERMIT AREA |
|  | LOW DENSITY RESIDENTIAL |  | GROUNDWATER DEVELOPMENT PERMIT AREA |
|  | MEDIUM DENSITY RESIDENTIAL |  | PROPOSED TRAIL NETWORK |
|  | COMMERCIAL |  | EXISTING TRAIL NETWORK TO REMAIN |
|  | GREENBELT |  | 60m SETBACK |
|  | NEIGHBOURHOOD PARK |  | 50m SETBACK |
| | |  | 30m SETBACK |

-  50m SETBACK FROM TOP OF BANK REQUESTED BY THE CITY
-  30m SETBACK FROM TOP OF BANK AS PER EOA & AIA
-  60m BUILDING SETBACK FROM HIGHWATER MARK AS PER GEOTECHNICAL ASSESSMENT





AN EASTBOUND (ON NORTH NECHAKO ROAD) RIGHT TURN LANE SHALL BE REQUIRED DURING THE FIRST PHASE OF COMMERCIAL CONSTRUCTION

A WESTBOUND (ON NORTH NECHAKO ROAD) LEFT TURN LANE SHALL BE REQUIRED DURING THE FIRST PHASE OF COMMERCIAL CONSTRUCTION

A WESTBOUND (ON NORTH NECHAKO ROAD) LEFT TURN LANE SHALL BE REQUIRED ONCE APPROXIMATELY 80 DWELLING UNITS HAVE BEEN DEVELOPED ON THE 406286 BC LTD. PROPERTY.

A SOUTHBOUND (ON FOOTHILLS BOULEVARD) LEFT TURN LANE SHALL BE REQUIRED AT THE SAME TIME THAT THE ROAD A SITE ACCESS IS INSTALLED.

A WESTBOUND (ON NORTH NECHAKO ROAD) LEFT TURN LANE SHALL BE REQUIRED ONCE APPROXIMATELY 80 DWELLING UNITS HAVE BEEN DEVELOPED ON T.R. PROJECTS PROPERTY.

A NORTHBOUND (ON CHURCHILL ROAD) RIGHT TURN LANE SHALL BE REQUIRED WHEN THE COMBINED NUMBER OF DWELLING UNITS WITHIN THE PLAN AREA REACHES 250

SANITARY PIPE 7927 TO BE UPGRADED ONCE 545 DWELLING UNITS HAVE BEEN DEVELOPED WITHIN CATCHMENT 2

SANITARY PIPE 7926 TO BE UPGRADED ONCE 470 DWELLING UNITS HAVE BEEN DEVELOPED WITHIN CATCHMENT 2

SANITARY PIPE 10287 TO BE UPGRADED ONCE 180 DWELLING UNITS HAVE BEEN DEVELOPED WITHIN CATCHMENT 2

LIFT STATION PW 127 TO BE UPGRADED WHEN 90 DWELLING UNITS HAVE BEEN DEVELOPED WITHIN CATCHMENT 2

LEGEND

- NEIGHBOURHOOD PLAN BOUNDARY
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - GREENBELT
 - NEIGHBOURHOOD PARK
 - PROPOSED TRAIL NETWORK
 - EXISTING TRAIL NETWORK TO REMAIN
 - EXISTING SANITARY INFRASTRUCTURE
 - PROPOSED BUS BAY PULLOUT
 - CATCHMENT BOUNDARY*
- *CATCHMENT 1 & 2 BASED ON ELEVATIONS.



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NORTH NECHAKO NEIGHBOURHOOD PLAN
INFRASTRUCTURE DEVELOPMENT PLAN

DWG No
F10