

**Exhibit "A" to RZ100816**

**Proposed Amendments to City of Prince George Zoning Bylaw No. 7850, 2007**

---

**Delete the definition for "Density" in Section "2.3":**

A measure of the intensity of development to the area of a site, land or parcel. Calculated as dwelling units per lot area.

**Add a definition for "Density" in Section "2.3":**

A measure of the intensity of development to the area of the lot, including the number of dwellings on a lot measured in units/area or floor area ratio.

**Delete the definition for "Dwelling" in Section "2.3":**

Accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling does not include more than one room that, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen (this does not preclude a kitchen in a secondary suite). This use does not include a recreational vehicle (except in accordance with Section 5 of this Bylaw) or a room in a hotel or motel.

**Add a definition for "Dwelling or Dwelling Unit" in Section "2.3":**

Accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling unit includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel, or recreational vehicle, except in accordance with Section 5 of this Bylaw. A secondary suite and a secondary dwelling are each considered a dwelling unit.

**Amend the definition for "Housing, Row" in Section "2.3":**

Delete "No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing".

**Amend the definition for "Housing, Two-Unit" in Section "2.3":**

Delete "It does not include a secondary suite".

**Amend Section "5.6" Secondary Dwellings:**

Delete Section "5.6.1":

- A secondary dwelling shall be permitted on a lot width of 12.0 m or more.

Amend Section "5.6.4":

- Delete "No more than one secondary dwelling shall be permitted per lot."

Delete Section "5.6.6":

- The maximum floor area of a secondary dwelling shall not exceed 40% of the total floor area of the principal dwelling.

Amend Section "5.6.7":

- Delete reference to "secondary suite".

**Amend Section "5.7" Secondary Suites:**

Delete Section “5.7.1”:

- Secondary suites shall only be permitted on a lot width of 12.0 m or more.

Delete Section “5.7.2”:

- Secondary suites, when permitted, are to be located only in single detached housing.

Delete Section “5.7.3”:

- No more than one secondary suite shall be permitted per principal dwelling.

Delete Section “5.7.4”:

- The maximum floor area of a secondary suite shall not exceed 40% of the total floor area of the principal building.

Amend Section “5.7.6”:

- Delete reference to “secondary dwelling”.

**Add a Section for “Small Scale Multi-Unit Housing” as Section “5.18” with the following:**

Small Scale Multi-Unit Housing (Bill 44) mandates three (3) to four (4) dwelling units be permitted on single detached and two-unit lots depending on their size and location, subject to the following:

- a) wholly or partly identified within Schedule B-4: Urban Area established by the Official Community Plan;
- b) parcels of land less than 4,050 m<sup>2</sup> (1.0 acre);
- c) lands are connected to both municipal water and sewer services;
- d) zoning requires the minimum lot size that may be created by subdivision is less than 4,050 m<sup>2</sup> (1.0 acre); and
- e) parcels of land not protected, as of December 7, 2023, under the *Heritage Conservation Act*, or by bylaw under s. 611 of the *Local Government Act*.

**Delete Section “7.1.13”:**

No more than 4 vehicles may be parked on a site zoned RS or RT.

**Add the following parking requirements in Section “7.1.30”:**

- c) Where a development is exempt from residential parking requirements, as shown on Schedule “J”, the number of parking spaces for disabled will be calculated per dwelling unit using the ratio in 7.1.30 a).

**Add the following caveat to Table “7.4” Parking Requirements:**

Lands identified with the UNBC Bus Exchange Transit-Oriented Area, as shown on Schedule “J” of Zoning Bylaw No. 7850, are exempt from residential parking requirements, except for parking required for people with disabilities.

**Amend the following sections by replacing “secondary suite only in single detached housing” with “secondary suite”:**

- Section 9.5.3
- Section 10.1.3
- Section 10.2.3
- Section 10.6.3
- Section 10.7.3
- Section 10.9.3
- Section 10.10.3
- Section 10.11.3
- Section 15.9.3

- Section 15.14.3
- Section 15.19.3

**Add “Secondary Suite” to the following sections:**

- Section 10.8.3
- Section 10.12.3
- Section 10.13.3
- Section 10.14.3
- Section 10.15.3
- Section 10.16.3

**Add “Secondary Dwelling” to the following sections:**

- Section 10.6.3
- Section 10.7.3
- Section 15.9.3
- Section 15.14.3

**Add “Housing, Apartment” to the following sections:**

- Section 9.5.2
- Section 10.1.2
- Section 10.2.2
- Section 10.3.2
- Section 10.4.2
- Section 10.6.2
- Section 10.7.2
- Section 15.14.2

**Add “Housing, Four-plex” to the following sections:**

- Section 9.5.2
- Section 10.1.2
- Section 10.2.2
- Section 10.3.2
- Section 10.4.2
- Section 10.6.2
- Section 10.7.2
- Section 10.8.2
- Section 15.14.2

**Add “Housing, Row” to the following sections:**

- Section 9.5.2
- Section 10.1.2
- Section 10.2.2
- Section 10.3.2
- Section 10.4.2
- Section 10.6.2
- Section 10.7.2
- Section 10.8.2
- Section 15.14.2

**Add “Housing, Stacked Row” to the following sections:**

- Section 9.5.2
- Section 10.1.2
- Section 10.2.2
- Section 10.3.2
- Section 10.4.2
- Section 10.6.2
- Section 10.7.2
- Section 10.8.2
- Section 10.9.2
- Section 10.10.2
- Section 15.14.2

**Add “Housing, Two-Unit” to the following sections:**

- Section 9.5.2
- Section 10.1.2
- Section 10.2.2
- Section 10.3.2
- Section 10.4.2
- Section 10.12.2
- Section 10.13.2
- Section 10.16.2

**Amend the following sections by replacing principal development regulations for density with the following:**

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”

- Section 9.5.5 1.
- Section 10.1.5 1.
- Section 10.2.5 1.
- Section 10.3.5 1.
- Section 10.4.6 1.
- Section 10.6.5 1.
- Section 10.7.5 1.
- Section 15.9.5
- Section 15.14.5 1.

**Amend Section “10.4.5” Building Site Coverage:**

Amend Section “10.4.5 2.”:

- For all other lots, the maximum site coverage is 45%.

Delete Section “10.4.5 3.”:

- For lot widths 9.0 m to 12.0 m, the maximum site coverage is 45%.

Delete Section “10.4.5 4.”:

- For lot widths greater than 12.0 m, the maximum site coverage is 40%.

**Amend Section “10.4.6 2.” development regulations with the following:**

- The maximum height is 10.0 m.

**Amend Section “10.4.6 3.” development regulations with the following:**

- The maximum number of storeys is 2.5.

**Delete the following development regulations:**

- Section 10.4.6 4.

**Delete the following dwelling unit regulations:**

- Section 10.6.5 2.
- Section 10.6.5 3.
- Section 10.7.5 2.
- Section 10.7.5 3.

**Amend the following sections by deleting “The minimum exterior side yard is 3.0 m” from the following sections:**

- Section 9.5.5 6.
- Section 10.1.5 6.
- Section 10.2.5 6.
- Section 10.3.5 6.
- Section 10.4.6 6.
- Section 10.6.5 8.
- Section 10.7.5 8.
- Section 15.14.5 10.

**Add “The minimum exterior side yard is 3.0 m” to the following sections:**

- Section 9.5.5 7.
- Section 10.1.5 7.
- Section 10.2.5 7.
- Section 10.3.5 7.
- Section 10.4.6 7.
- Section 10.6.5 9.
- Section 10.7.5 9.
- Section 15.14.5 11.

**Renumber existing Sections:**

- Sections “9.5.5 7.” and “9.5.5 8.”
- Sections “10.1.5 7.” and “10.1.5 8.”
- Sections “10.2.5 7.” and “10.2.5 8.”
- Sections “10.3.5 7.” and “10.3.5 8.”
- Sections “10.4.6 7.” and “10.4.6 8.”
- Section “10.6.5 9.”
- Section “10.7.5 9.”

**Amend the following sections by replacing accessory development regulations for height with following:**

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

- Section “9.5.6 2.”
- Section “10.1.6 2.”
- Section “10.2.6 2.”
- Section “10.3.6 2.”
- Section “10.4.7 4.”

- Section “10.6.6 2.”
- Section “10.7.6 2.”

**Amend Section “15.9.2” by deleting areas “A” and “B” from the following principal uses:**

- Housing, four-plex
- Housing, row
- Housing, single-detached
- Housing, two-unit
- Housing, stacked row

**Delete the following development regulations:**

- Section 15.14.5 2.
- Section 15.14.5 3.
- Section 15.14.5 4.
- Section 15.14.5 5.

**Delete Section “15.18” Z:18 Monterey Road Residential.**