

STAFF REPORT TO COUNCIL

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DATE: April 8, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Zoning Bylaw Amendment to Implement Small-Scale Multi-Unit Housing and Transit Oriented Areas (Bylaw No. 9466)

APPLICANT: City of Prince George

ATTACHMENT(S): Exhibit "A" to RZ100816
Exhibit "B" to RZ100816
Appendix "A" to Bylaw 9466

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9466, 2024".

PURPOSE:

Administration is initiating an amendment to the City of Prince George Zoning Bylaw No. 7850, 2007 (Zoning Bylaw) to implement provincial legislation regarding Small-Scale Multi-Unit Housing (SSMUH) and Transit Oriented Areas (TOAs).

BACKGROUND:

On December 7, 2023, the B.C. Government passed several pieces of new legislation, detailed below, to amend the *Local Government Act* regarding planning and land use. The new legislation for SSMUH and TOAs is intended to fulfill the priorities set out in the Homes for People plan to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. The City of Prince George is required to update the Zoning Bylaw to reflect the new legislation by June 30, 2024.

Bill 44: Residential Development

Bill 44 governs minimum residential densities, new zoning processes, and municipal planning requirements. This bill is intended to make it easier and quicker to build a wider variety of housing types in areas that were traditionally only single detached or duplex (two-unit) homes. The SSMUH legislation is intended to remove barriers to housing in single detached and two-unit zones. It is not intended to apply to non-residential zones like agriculture, commercial, and industrial zones, even if these non-residential zones permit a dwelling unit, like a residential security/operator unit.

The new legislation requires local governments to update zoning bylaws to allow SSMUH within the City's urban boundary on lots currently zoned for single detached or two-unit homes. Under the new legislation, property

owners won't need to rezone a lot to build SSMUH, if it is compliant with the zone and provincial policies. The number of SSMUH that will be permitted on a lot will vary by lot size and location.

SSMUH Legislative Requirements

A minimum of one (1) secondary suite or one (1) detached accessory dwelling unit (i.e., secondary dwelling) must be permitted on lots zoned for single detached housing. Local governments may decide to permit either a secondary suite or secondary dwelling, or both on a lot.

The SSMUH legislation has mandated three-six 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 within an urban containment boundary established by a regional growth strategy, or
- b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or
- c) if neither (a) or (b) apply, in a municipality with a population greater than 5,000.

The minimum number of units is determined by the following characteristics of the parcels to which the requirements apply:

- A minimum of three (3) dwelling units must be permitted on each parcel of land 280 m² or less.
- A minimum of four (4) dwelling units must be permitted on each parcel of land greater than 280 m².
- A minimum of six (6) dwelling units must be permitted near frequent transit routes.

SSMUH Exemptions

Exemptions to the minimum dwelling unit requirements on lots zoned exclusively for single detached and two-unit housing include:

- lands that are not connected to a water or sewer system provided as a service by a municipality or regional district;
- parcels of land that are larger than 4,050 m² (0.4 ha) or lands in a zone for which the minimum lot size that may be created by subdivision is 4,050 m² (0.4 ha);
- land that was protected, as of December 7, 2023, under the *Heritage Conservation Act*, or by bylaw under s. 611 Heritage Designation Protection of the *Local Government Act*; or
- land within a designated TOA.

Bill 47: Transit-Oriented Development

Transit-oriented development is intended to encourage people to live, work, and play close to home and transit. Bill 47 requires local governments to designate prescribed transit stations as TOAs. TOAs are to be identified within a prescribed distance from a transit station. In TOAs, local governments are required to ensure that the densities and building heights established by the Province are allowed, and to remove residential parking minimums.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw

Administration has prepared several text amendments and mapping to comply with the provincial legislation for SSMUH while ensuring practical integration within the existing planning and land use framework.

For Council's consideration, the following sections provide a summary of the City's bylaw amendments to achieve compliance with the SSMUH and TOA legislation. The proposed bylaw amendments have been further described in Exhibit "A" to RZ100816.

Secondary Dwellings

At the Regular Council Meeting on April 30, 2018, Council adopted Bylaw No. 8896, 2018, amending the City's Zoning Bylaw No. 7850, 2007, to permit secondary dwellings (i.e., carriage and cottage housing). By doing so, the City is already in compliance with the SSMUH legislation for a minimum of one (1) secondary suite or one (1) detached accessory dwelling unit (i.e., secondary dwelling) on lots zoned for single detached housing.

Rural Zones

The subdivision regulations for rural resource zones require a minimum lot size of 4,050 m² (0.4 ha) or greater. The following rural zones are exempted from the minimum residential density requirements of SSMUH.

- AG: Greenbelt – The minimum lot area required for subdivision is 15.0 ha.
- AF: Agriculture and Forestry – The minimum lot area required for subdivision is 15.0 ha.
- AR1: Rural Residential – The minimum lot area required for subdivision is 4.0 ha.
- AR2: Rural Residential – The minimum lot area required for subdivision is 2.0 ha.
- AR4: Rural Residential – The minimum lot area required for subdivision is 1.0 ha.

The AR3: Rural Residential zone is intended to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The AR3 subdivision regulations require a minimum lot size of 0.4 ha. Properties zoned AR3, that are less than 0.4 ha (4,050 m²) in size, identified within Schedule B-4: Urban Area of the official community plan, and are connected to both City water and sanitary sewer are eligible for SSMUH density. There are approximately 386 AR3 zoned parcels that meet the requirements of SSMUH legislation, as shown on Exhibit "B" to RZ100816.

Except where an exemption applies, to facilitate the minimum residential density requirements of SSMUH legislation in the AR3 zone, this amendment proposes to increase the maximum residential density. The maximum residential density regulation is proposed to increase from one (1) principal dwelling and one (1) secondary suite per lot to three (3) dwelling units on each parcel of land 280 m² or less, or four (4) dwelling units on each parcel of land greater than 280 m², as described on Exhibit "A" to RZ100816. This amendment will also increase the housing forms (i.e., apartment, four-plex, row, stacked row, and two-unit) permitted on a lot to allow a wider variety of housing types in areas that have traditionally been single detached or two-unit homes.

Residential Zones

To facilitate the minimum residential density requirements of SSMUH legislation, amendments are proposed in the following residential zones, except where an exemption applies.

- RS1/RS1m: Suburban Residential
- RS2/RS2m: Single Residential
- RS3: Single Residential
- RS4: Urban Residential
- RT1: Two-Unit Residential
- RT2: Two-Unit Residential
- RT3: Residential Cluster

The residential zones listed above are proposed to be amended to increase the maximum residential density and housing forms permitted to make it easier and quicker to build a wider variety of housing types. There are approximately 23,831 RS and RT zoned parcels that meet the requirements of SSMUH legislation, as shown on Exhibit "B" to RZ100816.

The maximum residential density regulation in the RS zones is proposed to increase from one (1) principal dwelling and one (1) secondary suite per lot to three (3) dwelling units on each parcel of land 280 m² or less, or four (4) dwelling units on each parcel of land greater than 280 m², as described on Exhibit "A" to

RZ100816. The maximum residential density regulation in the RT zones is proposed to increase from two (2) dwellings units per lot to three (3) dwelling units on each parcel of land 280 m² or less, or four (4) dwelling units on each parcel of land greater than 280 m², as described on Exhibit “A” to RZ100816.

To increase housing forms to allow a wider variety of housing types in areas, principal uses in the RS and RT zones will be expanded to allow for apartments, four-plex, row, stacked row, and two-unit housing. Additionally, secondary suites will now be allowable in these housing types as permitted by the BC Building Code and endorsed by the SSMUH legislation.

The remainder of the residential zones (RM) provide multifamily housing at densities between 30 and 280 dwellings/ha and already permit a variety of housing forms. Since these RM zones are not restricted to single detached or two-unit housing the SSMUH legislation does not affect the densities of RM zones.

Transit Oriented Areas

The UNBC Bus Exchange is the only TOA prescribed by the Province within the City of Prince George. There is no requirement to amend the Zoning Bylaw or Official Community Plan Bylaw to designate TOAs, but a map showing the boundaries of the UNBC Bus Exchange TOA is required to be adopted by June 30, 2024. The UNBC Bus Exchange TOA is shown on Appendix “A” to Bylaw 9466. Following the adoption of Bylaw No. 9466, development applications within the prescribed area cannot be rejected for height and density reasons and can be approved without an OCP amendment.

ZONING BYLAW AMENDMENTS:

To achieve compliance with the SSMUH legislation, several amendments are required throughout the Zoning Bylaw, as follows:

Section 2.3 Definitions

A number of definitions require minor amendments to comply SSMUH legislation, described on Exhibit “A” to RZ100816.

Section 5 Specific Use Regulations

Under the SSMUH legislation, the number of dwelling units that will be permitted on a lot vary by lot size and location and may be excluded where an exemption applies. Conditions and exemptions of SSMUH legislation are proposed to be added to Section 5 of the Zoning Bylaw.

Section 5.6 Secondary Dwellings

Secondary dwellings have been permitted within the City since 2018. To align with SSMUH legislation, this application proposes to remove the minimum lot width requirement and floor area restrictions, as described on Exhibit “A” to RZ100816.

Section 5.7 Secondary Suites

As of December 12, 2019, the BC Building Code has allowed the construction of new secondary suites in more housing types including two-unit and row housing. To align with the SSMUH legislation and encourage densification, this amendment proposes to allow secondary suites in all housing forms endorsed by the BC Building Code and in so doing will remove the current restriction of secondary suites occurring only in single detached housing, as described on Exhibit “A” to RZ100816.

This amendment will allow the construction of secondary suites in more building types helping to create more affordable housing options while facilitating low-impact infill and densification.

Table 7.4 Parking Requirements

A minor amendment is proposed to Table 7.4, to remove residential parking minimums for development applications within the UNBC Bus Exchange TOA, as described on Exhibit “A” to RZ100816.

OTHER CONSIDERATIONS:

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9466 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

In accordance with section 464(4) of the *Local Government Act*, a public hearing regarding this application will not be held as the sole purpose of the proposed zoning bylaw is compliance with section 481.3. As per the requirements set out in the *Community Charter* and "City of Prince George Public Notice Bylaw No. 9329, 2022", in advance of First and Second Reading of the proposed bylaw, the City of Prince George will publish public notice of Council's consideration by posting to the public notice posting place; posting the public notice on the Public Notice Page; and posting the public notice on the Facebook Page.

Members of the public wanting to provide comment on the proposed zoning bylaw, may submit written correspondence to Council. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9466, 2024 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the proposed amendments to the Zoning Bylaw for the implementation of Small-Scale Multi-Unit Housing and Transit Oriented Areas.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Supervisor, Land Use Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/05/06

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 m² (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 m² (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 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.

Re-number 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.”

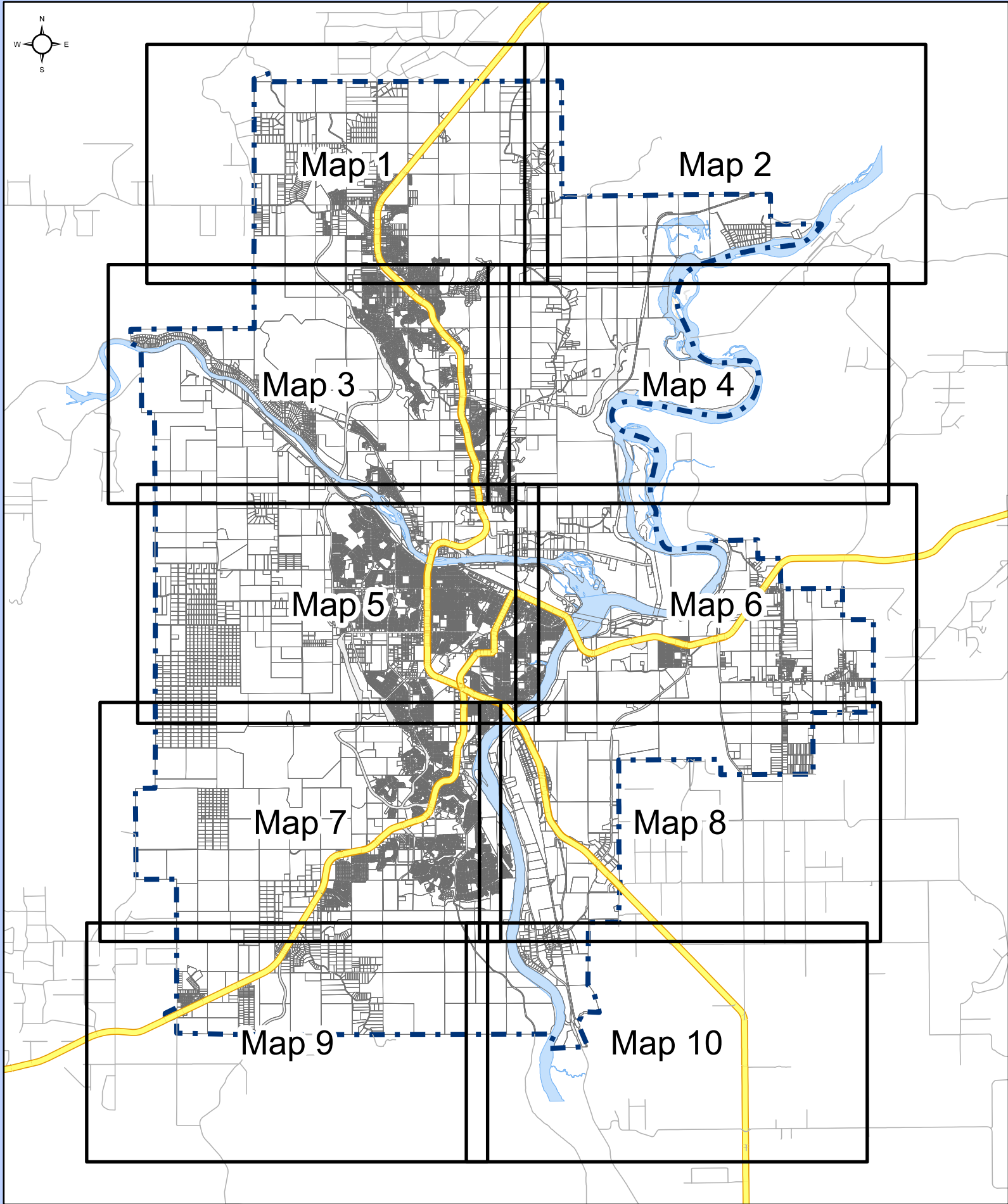
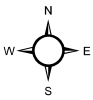
Amend Section “15.9.2” by deleting areas “A” and “B” from the following principal uses:

- 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.



Map 1

Map 2

Map 3

Map 4

Map 5

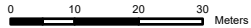
Map 6

Map 7

Map 8

Map 9

Map 10



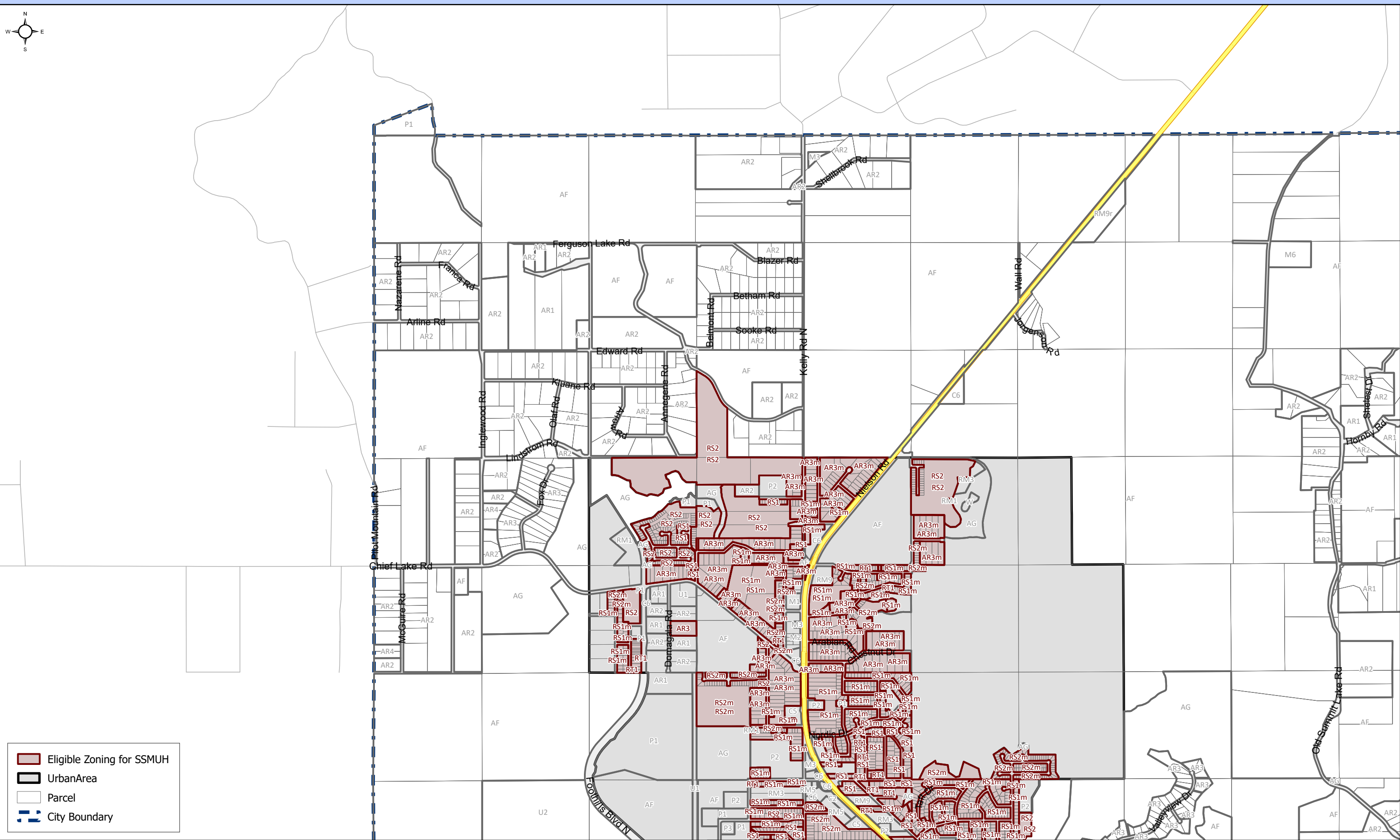
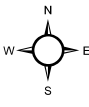
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Exhibit "B" to RZ100816

Index Map





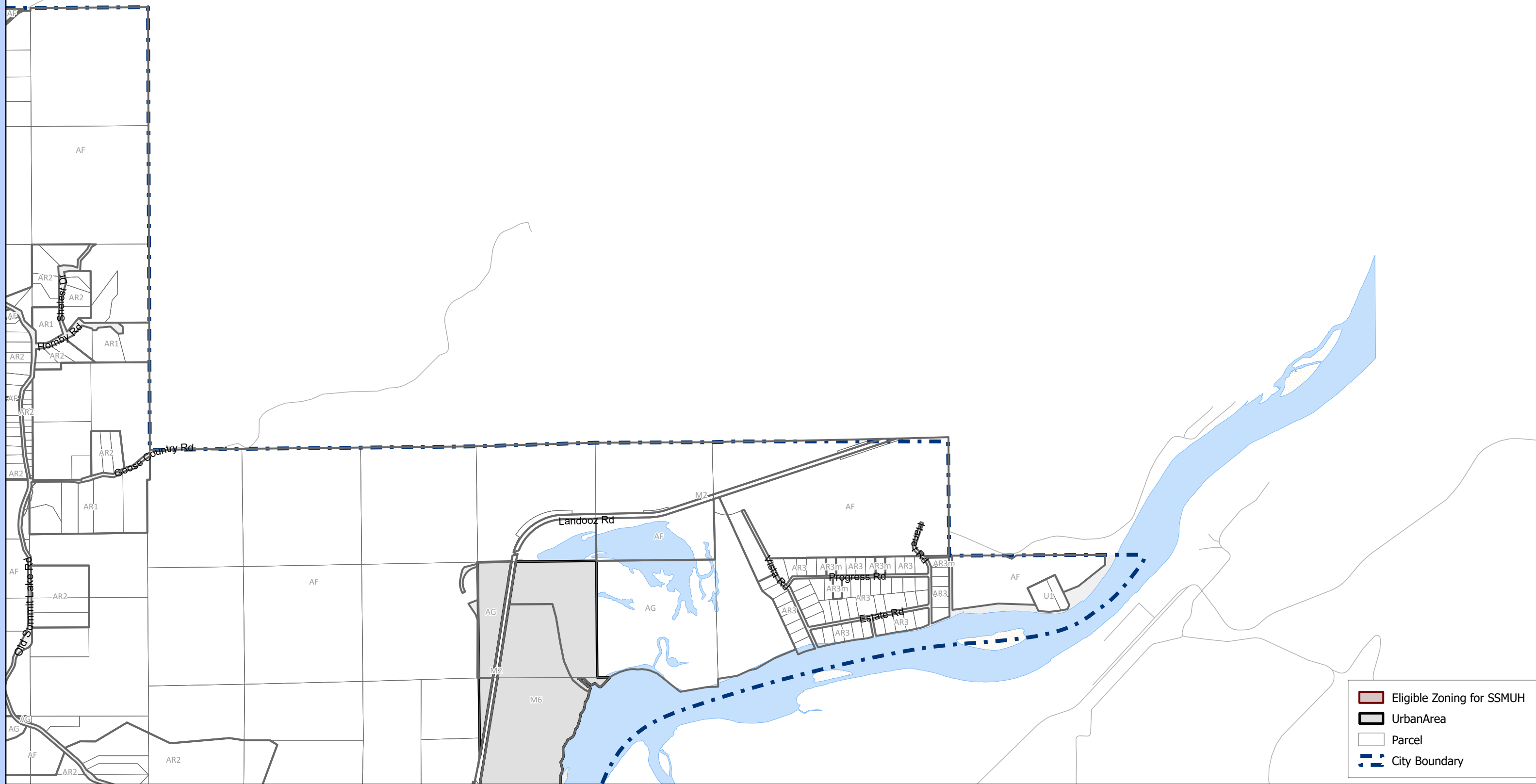
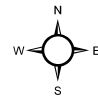
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- Urban Area
- Parcel
- City Boundary

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Exhibit "B" to RZ100816



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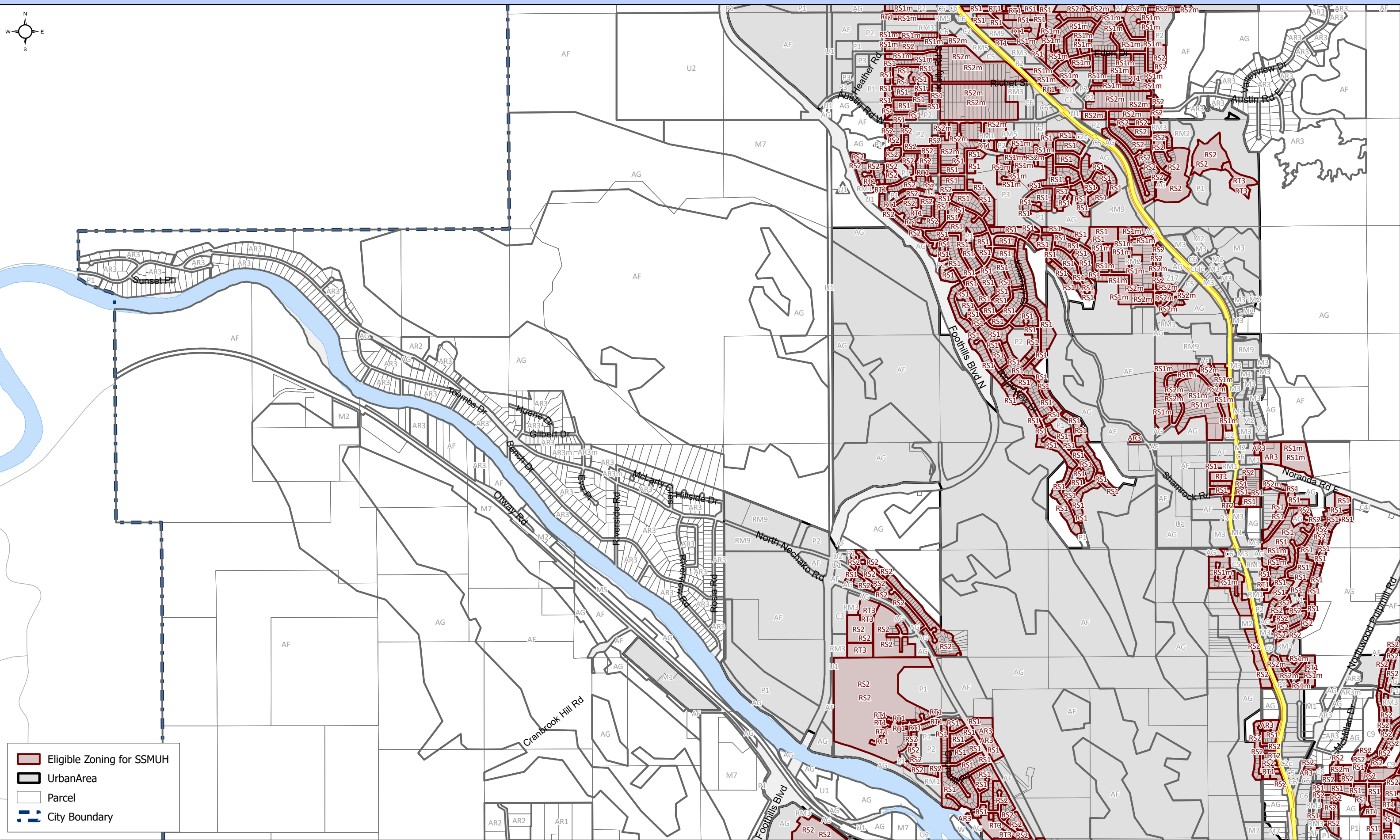
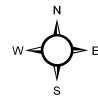
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Exhibit "B" to RZ100816



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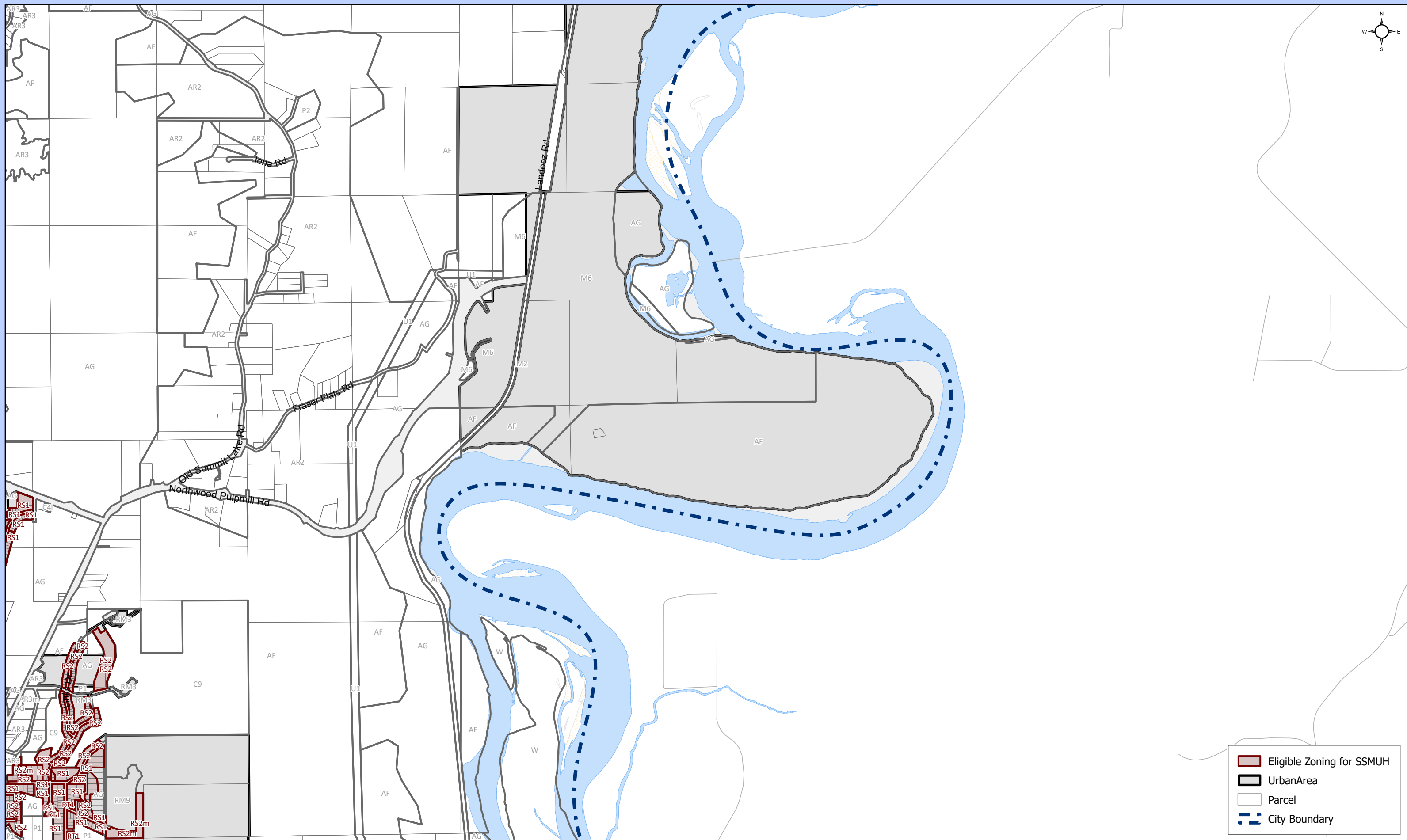
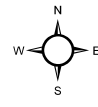
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Exhibit "B" to RZ100816



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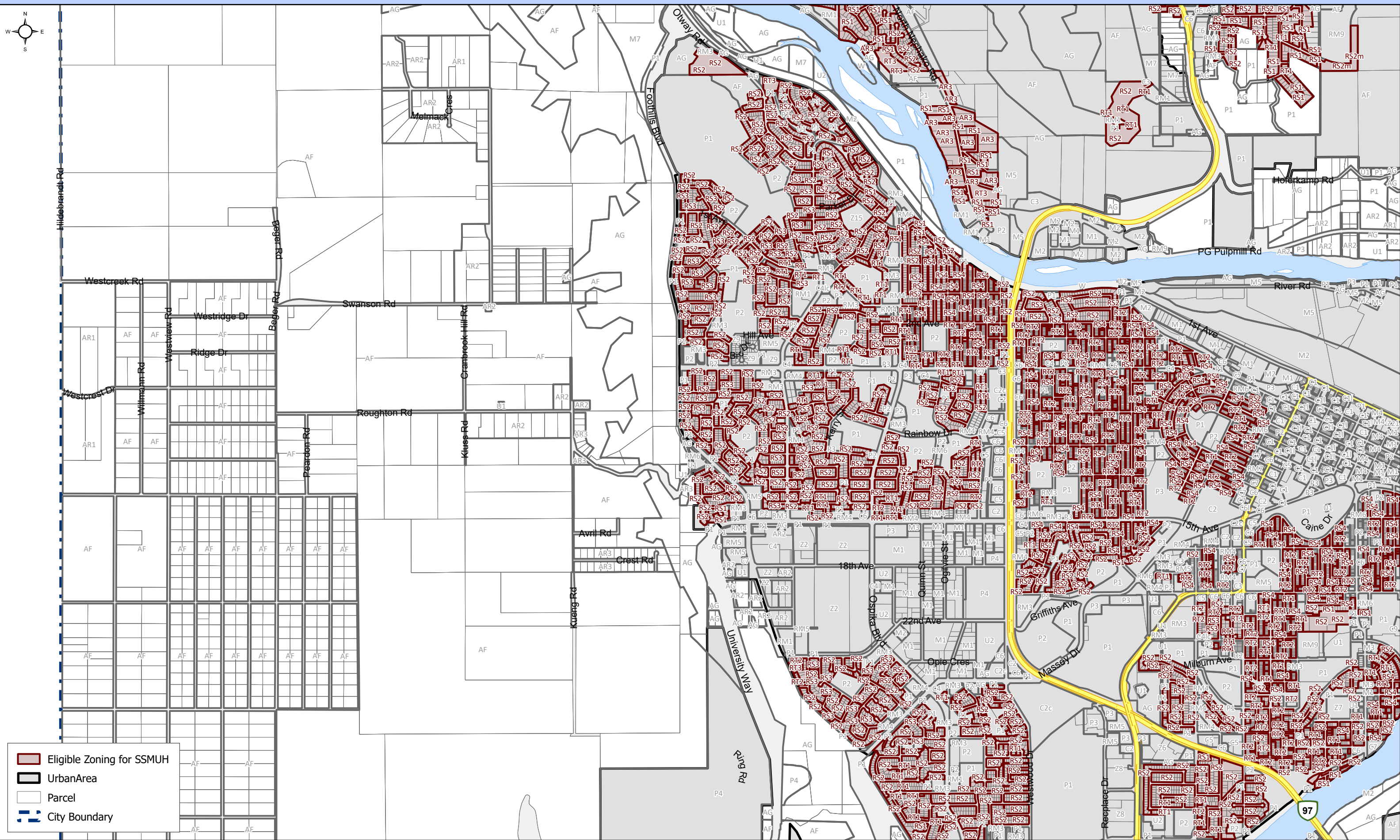
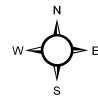
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Exhibit "B" to RZ100816



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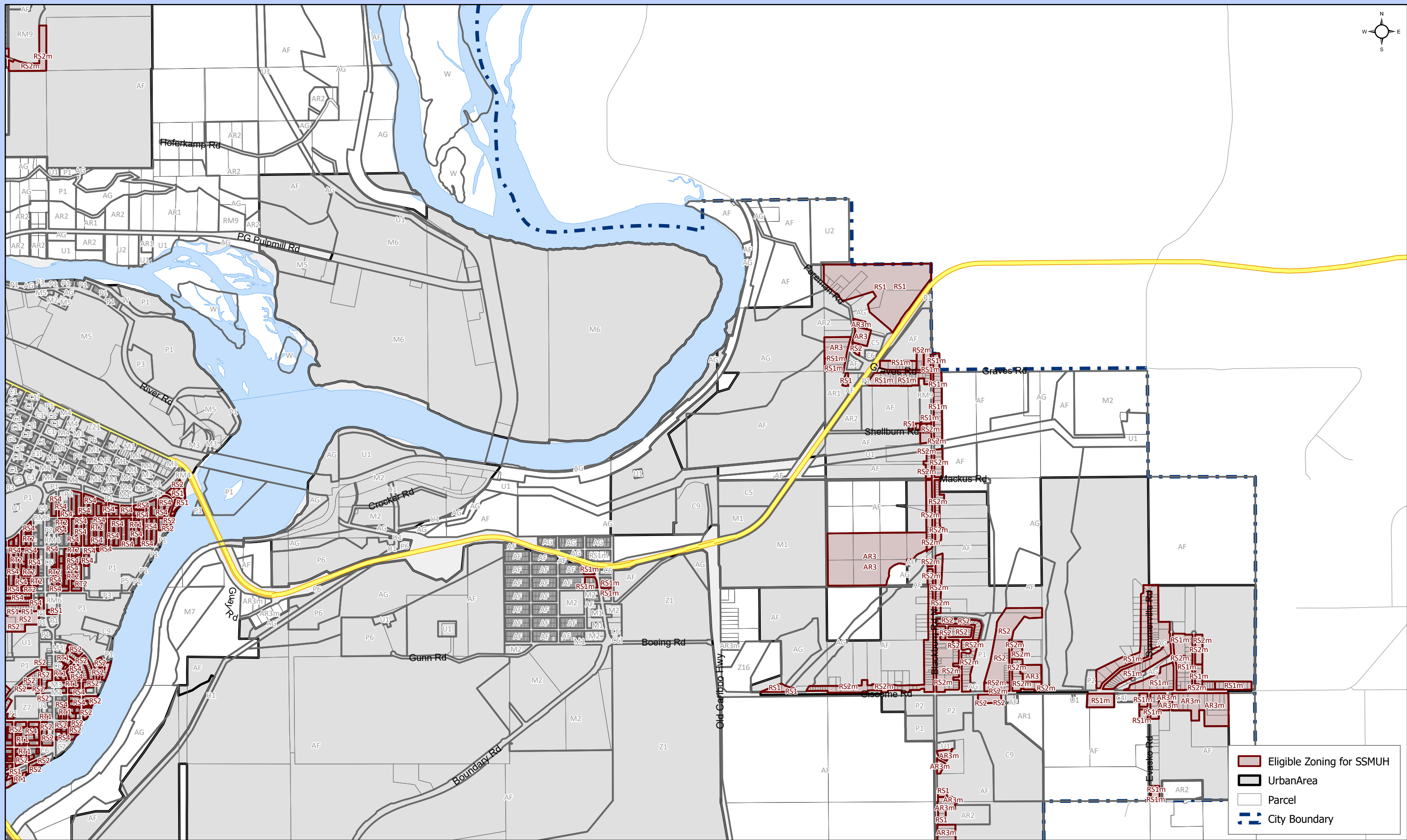
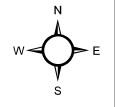
- Eligible Zoning for SSMUH
- UrbanArea
- Parcel
- City Boundary

0 10 20 30 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
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Exhibit "B" to RZ100816



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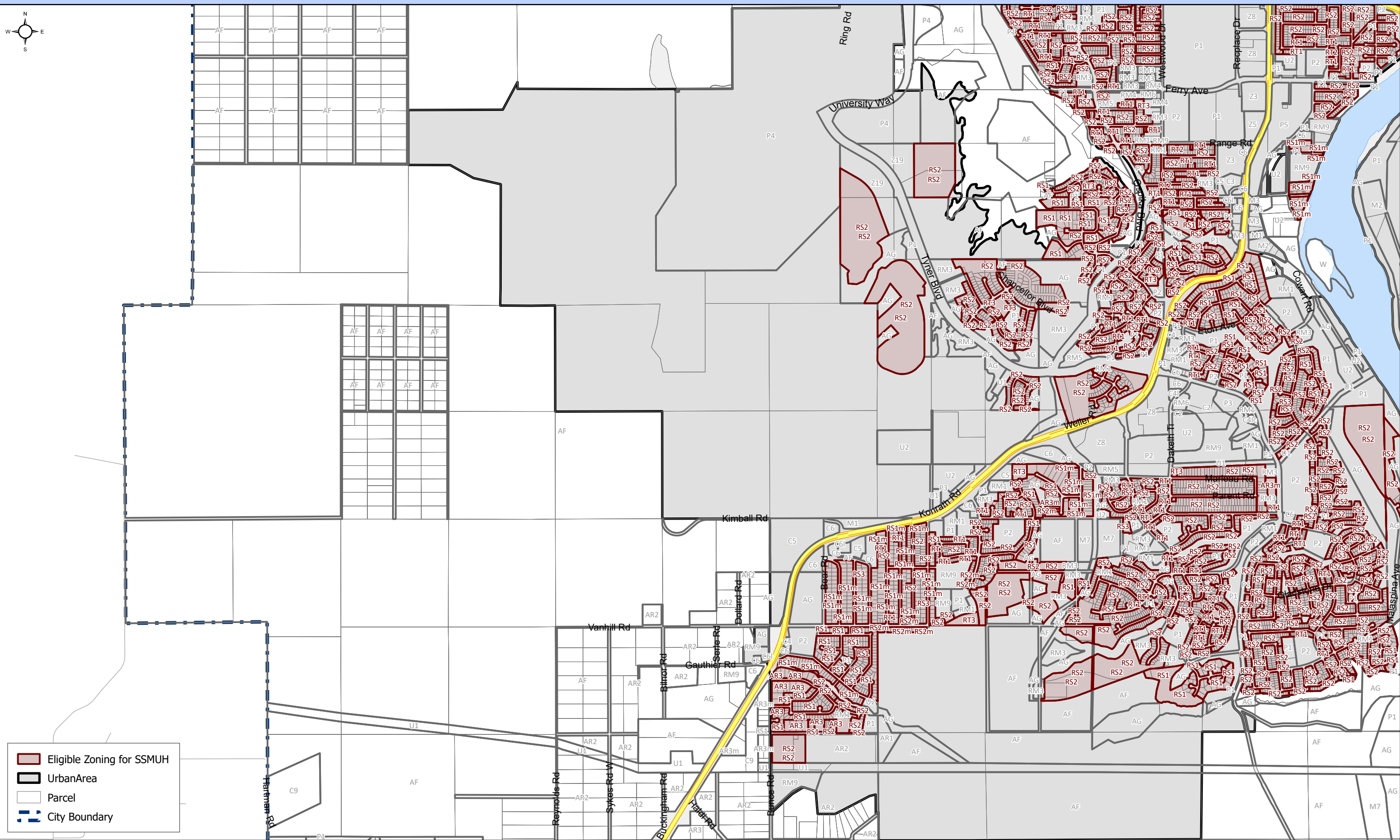
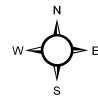


- Eligible Zoning for SSMUH
- UrbanArea
- Parcel
- City Boundary

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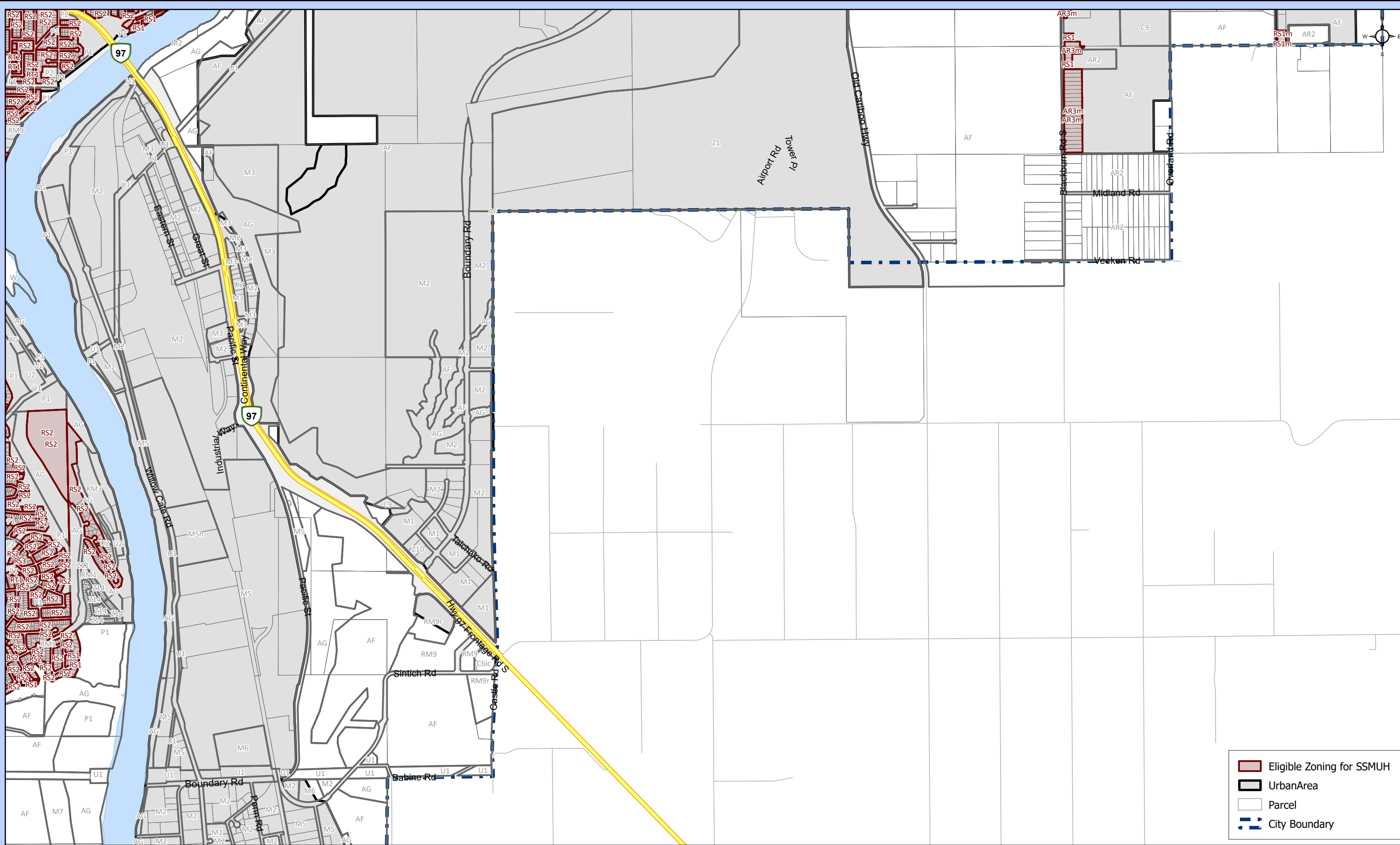
- Eligible Zoning for SSMUH
- UrbanArea
- Parcel
- City Boundary

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Exhibit "B" to RZ100816



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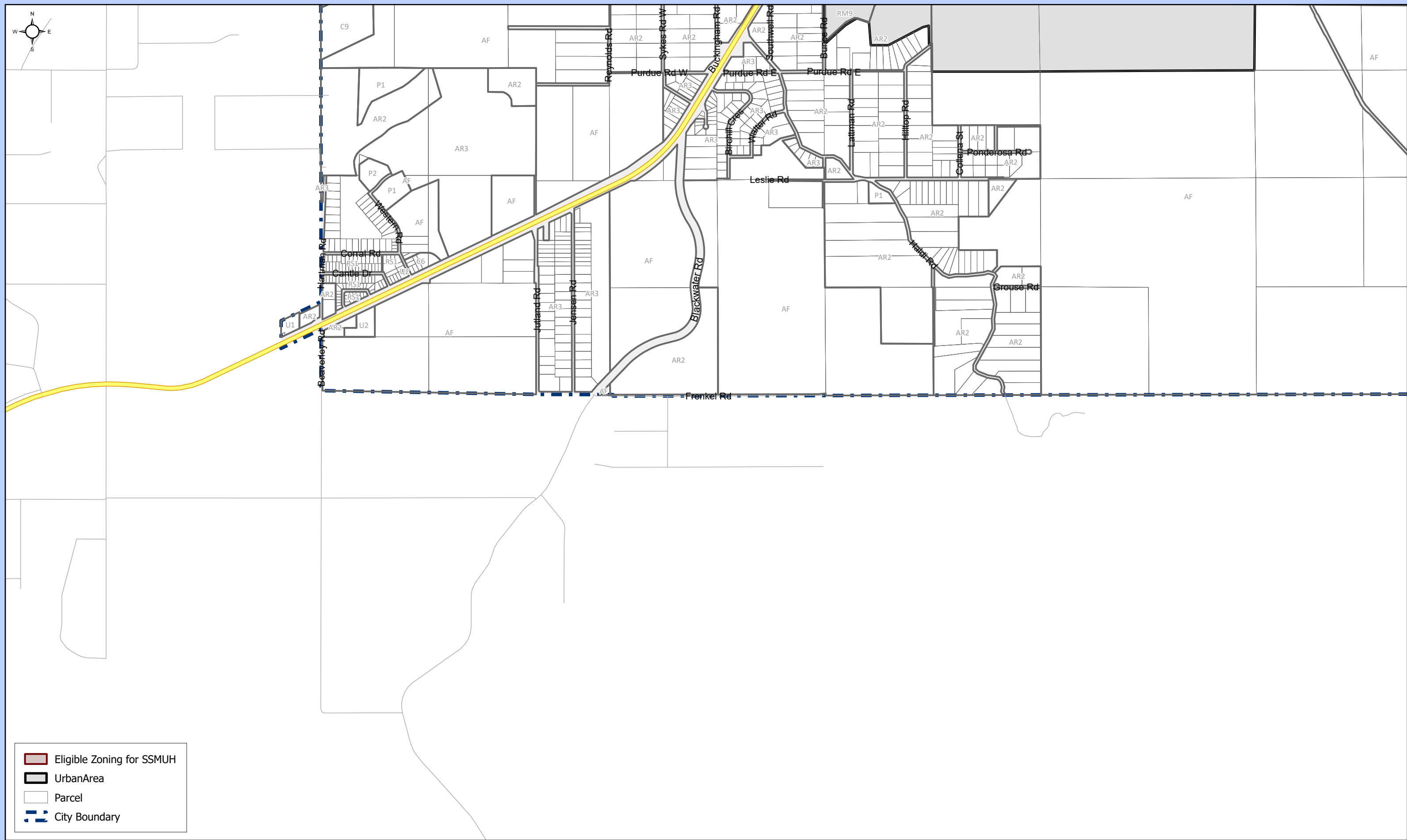
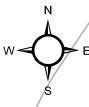


- Eligible Zoning for SSMUH
- UrbanArea
- Parcel
- City Boundary

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 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
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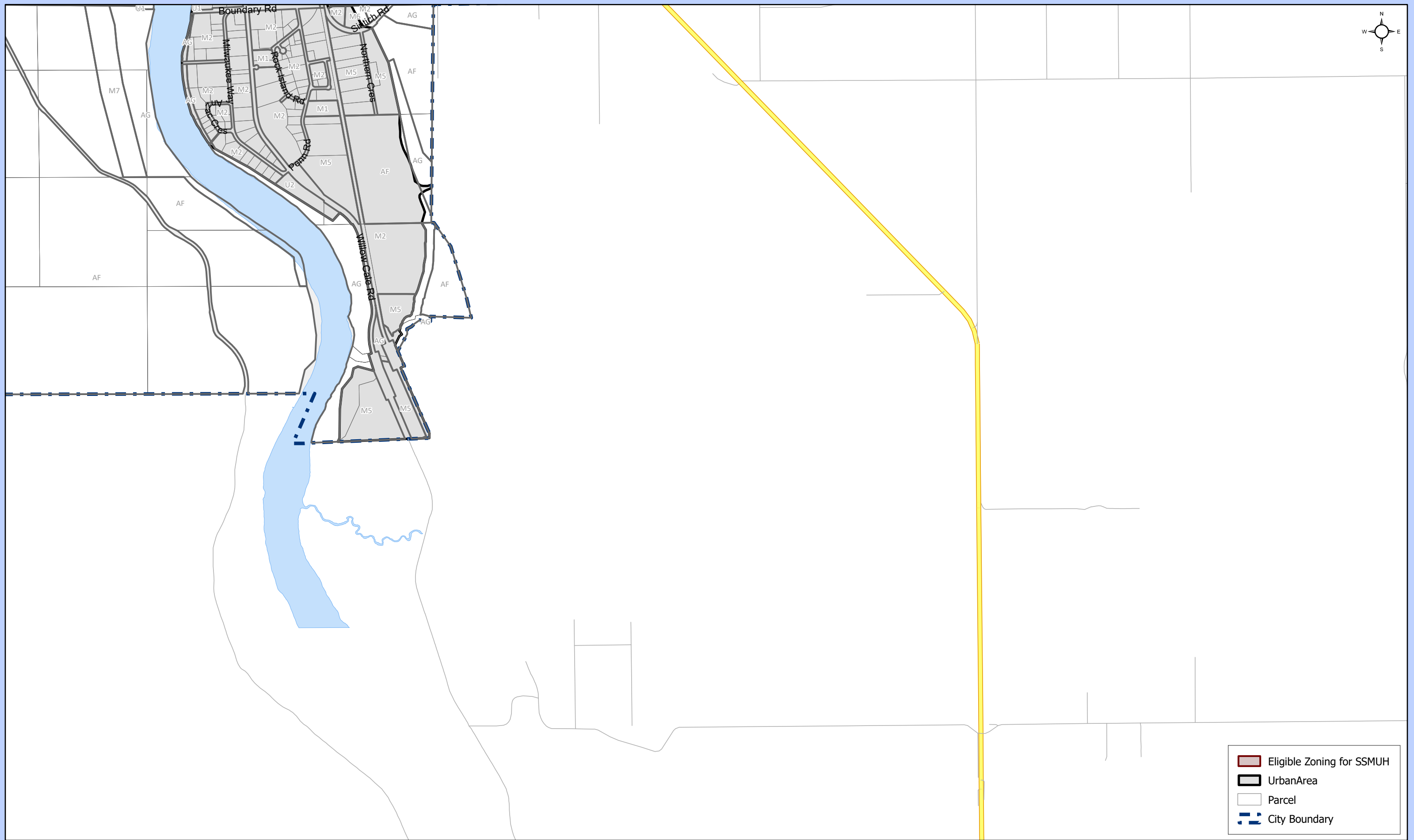
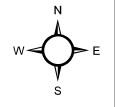






- Eligible Zoning for SSMUH
- UrbanArea
- Parcel
- City Boundary

0 10 20 30 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
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Exhibit "B" to RZ100816





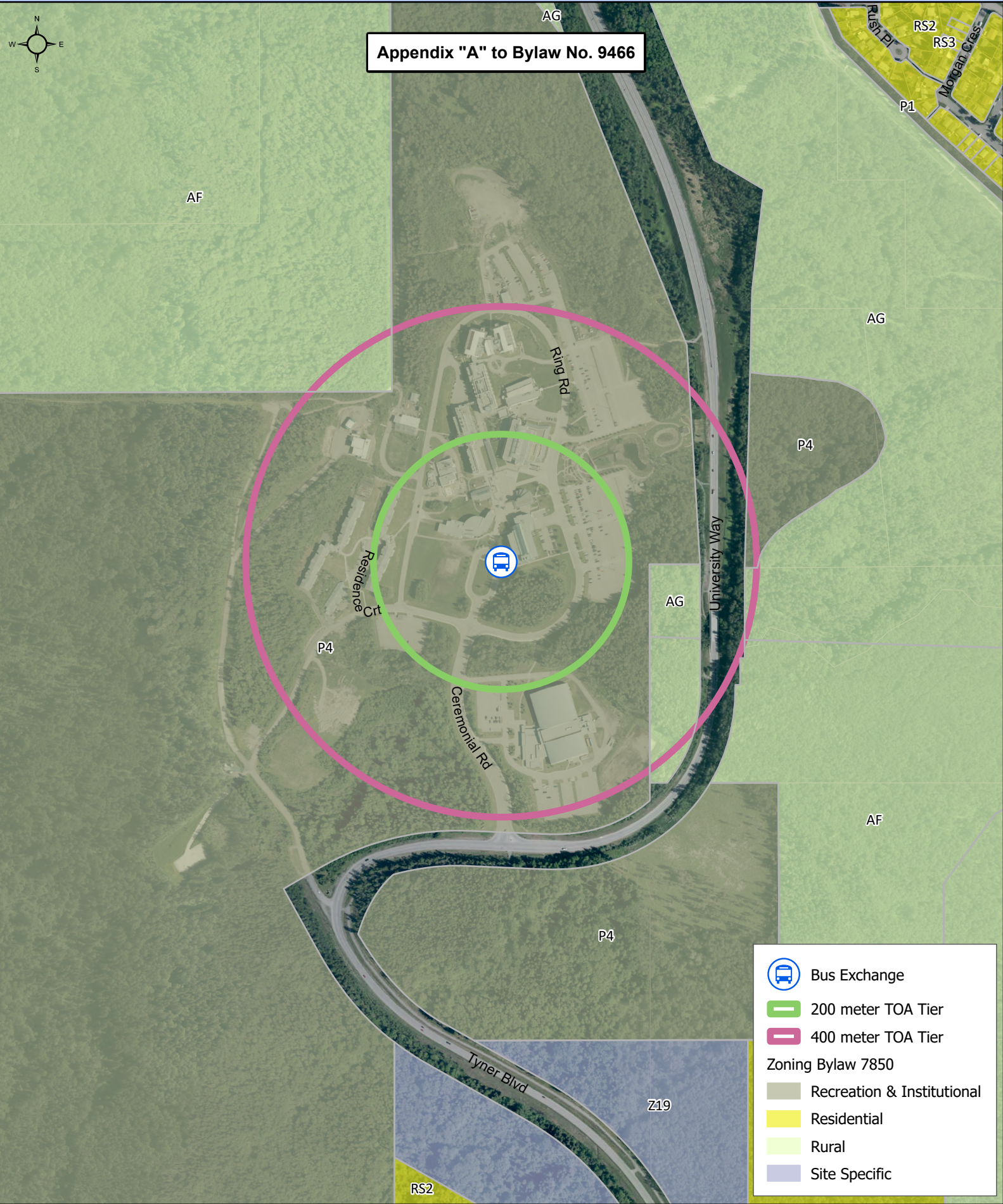
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-  UrbanArea
-  Parcel
-  City Boundary








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Exhibit "B" to RZ100816



Appendix "A" to Bylaw No. 9466



-  Bus Exchange
-  200 meter TOA Tier
-  400 meter TOA Tier
- Zoning Bylaw 7850
-  Recreation & Institutional
-  Residential
-  Rural
-  Site Specific

0 10 20 30 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
 1:7,500

Schedule "J" to Zoning Bylaw 7850, 2007
 Transit Oriented Area



CITY OF PRINCE GEORGE
BYLAW NO. 9466, 2024

A Bylaw of the City of Prince George to amend “City of Prince George Zoning Bylaw No. 7850, 2007”.

WHEREAS pursuant to the provisions of Section 479 of *the Local Government Act*, in relation to zoning, the Council of the City of Prince George is empowered to make regulations thereto;

AND WHEREAS “City of Prince George Zoning Bylaw No. 7850, 2007” has been adopted to make regulations thereto;

WHEREAS the Council of the City of Prince George has deemed it desirable that certain text and definitions be added, removed and replaced to provide consistency and clarity to the interpretation of the Zoning Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That “City of Prince George Zoning Bylaw No. 7850, 2007”, be amended as follows:
 1. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the definition of “Density” in its entirety and replace with the following:

“**Density:** 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.”;
 2. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the definition of “Dwelling” in its entirety and replace with the following:

“**Dwelling or Dwelling Unit:** 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.”;
 3. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the following words: in definition “Housing, Row”:

“No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing”.
 4. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the following words: in definition “Housing, Two-Unit”:

“It does not include a secondary suite.”;

5. that Section 5. “Specific Use Regulations” subsection 5.6 – “Secondary Dwellings” subsection 5.6.1 be deleted in its entirety;
6. that Section 5. “Specific Use Regulations” Section 5.6 – “Secondary Dwellings” subsection 5.6.4 be amended by deleting the following words:

“No more than one secondary dwelling shall be permitted per lot.”;
7. that Section 5. “Specific Use Regulations” – Section 5.6 – “Secondary Dwellings” subsection 5.6.6 be deleted in its entirety;
8. that Section 5. “Specific Use Regulations” – Section 5.6 – “Secondary Dwellings” subsection 5.6.7 be amended by deleting the following words:

“secondary suite”;
9. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.1 be deleted in its entirety;
10. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.2 be deleted in its entirety;
11. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.3 be deleted in its entirety;
12. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.4 be deleted in its entirety;
13. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.6 be amended by deleting the following words:

“secondary dwelling”;
14. that Section 5. “Specific Use Regulations” be amended by adding subsection 5.18 and the following:

“5.18 Small Scale Multi-Unit Housing
 1. 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 m² (0.4 ha);
 - 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 m² (0.4 ha); 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*.”;
15. that Section 7. “Parking and Loading” – subsection 7.1.13 be deleted in its entirety;
16. that Section 7. “Parking and Loading” – subsection 7.1.30 be amended by inserting the following section:
- 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).;
17. that Section 7. “Parking and Loading” – Table 7.4 “Parking Requirements” be amended by adding the following:
- “Note: Lands identified within 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.”;
- 18.that Section 9. “Rural Zones”, subsection 9.5.3 “AR3, AR3m: Rural Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
19. that Section 10. “Residential Zones”, subsection 10.1.3 “RS1, RS1m: Suburban Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
20. that Section 10. “Residential Zones” – subsection 10.2.3 “RS2, RS2m: Single Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
- 21.that Section 10. “Residential Zones” – subsection 10.6.3 “RT1: Two-Unit Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
- 22.that Section 10. “Residential Zones” – subsection 10.7.3 “RT2: Two-Unit Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
- 23.that Section 10. “Residential Zones” – subsection 10.9.3 “RM1: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
- 24.that Section 10. “Residential Zones” – subsection 10.10.3 “RM2: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;

25. that Section 10. “Residential Zones” – subsection 10.11.3 “RM3: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
26. that Section 15 “Site Specific Zones” – subsection 15.9.3 “Z9: Hill Avenue” “Secondary Uses” be amended by replacing the words “secondary suite (A) only in single detached housing” with “secondary suite”;
27. that Section 15 “Site Specific Zones” – subsection 15.14.3 “Z14: Fraser River Bench Lands Compact Community” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
28. that Section 15 “Site Specific Zones” – subsection 15.19.3 “Z19: University Heights Neighbourhood Core” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
29. that Section 10. “Residential Zones” – subsection 10.8.3 “RT3: Residential Cluster” “Secondary Uses” be amended by adding the following words:

“secondary suite”;
30. that Section 10. “Residential Zones” – subsection 10.12.3 “RM4: Multiple Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;
31. that Section 10. “Residential Zones” – subsection 10.13.3 “RM5: Multiple Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;
32. that Section 10. “Residential Zones” – subsection 10.14.3 “RM6: Mid-rise Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;
33. that Section 10. “Residential Zones” – subsection 10.15.3 “RM7: High-rise Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;
34. that Section 10. “Residential Zones” – subsection 10.16.3 “RM8: Mixed-Use Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;

35.that Section 10. “Residential Zones” – subsection 10.6.3 “RT1: Two-Unit Residential” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

36.that Section 10. “Residential Zones” – subsection 10.7.3 “RT2: Two-Unit Residential” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

37.that Section 15 “Site Specific Zones” – subsection 15.9.3 “Z9: Hill Avenue” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

38.that Section 15 “Site Specific Zones” – subsection 15.14.3 “Z14: Fraser River Bench Lands Compact Community” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

39. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

40.that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

41. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

42.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

43.that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

44.that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

- 45.that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

- 46.that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

47. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

48. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

- 49.that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

- 50.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

51. that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

- 52.that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

- 53.that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

54.that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

55.that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

56. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

57. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

58. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

59.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

60.that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

61. that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

62. that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

63. that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster”

“Principal Uses” be amended by adding the following words:

“Housing, Row”;

64. that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

65. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

66. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

67. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

68. that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

69. that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

70. that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

71. that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

72. that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

73. that Section 10. “Residential Zones” – subsection 10.9.2 “RM1: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

74. that Section 10. “Residential Zones” – subsection 10.10.2 “RM2: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

75. that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

76. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

77. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

78. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

79. that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

80. that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

81. that Section 10. “Residential Zones” – subsection 10.12.2 “RM4: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

82. that Section 10. “Residential Zones” – subsection 10.13.2 “RM5: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

83. that Section 10. “Residential Zones” – subsection 10.16.2 RM8: Mixed-Use Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

84. that Section 9. “Rural Zones” – subsection 9.5.5 “AR3, AR3m: Rural Residential” “Regulations for Principal Development” subsection 9.5.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

85. that Section 10. “Residential Zones” – subsection 10.1.5 “RS1, RS1m: Suburban Residential” “Regulations for Principal Development” subsection 10.1.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

86. that Section 10. “Residential Zones” – subsection 10.2.5 “RS2, RS2m: Single Residential” “Regulations for Principal Development” subsection 10.2.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

87. that Section 10. “Residential Zones” – subsection 10.3.5 “RS3: Single Residential” “Regulations for Principal Development” subsection 10.3.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

88. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Regulations for Principal Development” subsection 10.4.6 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

89. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

90. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 1. be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

91. that Section 15. “Site Specific Zones” – subsection 15.9.5 “Z9: Hill Avenue” “Regulations for Principal Development” subsection “Maximum Density” for “Housing, single detached” and “Housing, two-unit” be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

92. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 1. be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², 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.”;

93. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 2. be amended by deleting in its entirety and replacing with the following:

“For all other lots, the maximum site coverage is 45%.”;

94. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 3. be deleted in its entirety;

95. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 4. be deleted in its entirety;

96. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 2. be amended by deleting in its entirety and replacing with the following:

“The maximum height is 10.0 m.”;

97. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 3. be amended by deleting in its entirety and replacing with the following:

“The maximum number of storeys is 2.5.”;

98. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 4. be deleted in its entirety;

99. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 2. be deleted in its entirety;

100. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 3. be deleted in its entirety;

101. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 2. be deleted in its entirety;

102. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 3. be deleted in its entirety;

103. that Section 9. “Rural Zones” – subsection 9.5.5 “AR3, AR3m: Rural Residential” “Regulations for Principal Development” subsection 9.5.5 6. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

104. That a new subsection be added as 9.5.5 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

105. that Section 10. “Residential Zones” – subsection 10.1.5 “RS1, RS1m: Suburban Residential” “Regulations for Principal Development” subsection 10.1.5 6. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

106. That a new subsection be added as 10.1.5. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

107. that Section 10. “Residential Zones” – subsection 10.2.5 “RS2, RS2m: Single Residential” “Regulations for Principal Development” subsection 10.2.5 6. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

108. That a new subsection be added as 10.2.5. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

109. that Section 10. “Residential Zones” – subsection 10.3.5 “RS3: Single Residential” “Regulations for Principal Development” subsection 10.3.5 6. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

110. that a new subsection be added as 10.3.5. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

111. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Regulations for Principal Development” subsection 10.4.6 6. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

112. that a new subsection be added as 10.4.6. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

113. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 8. b be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

114. that a new subsection be added as 10.6.5. 9. by inserting the following words and renumbering subsequent sections:

“9. The minimum exterior side yard is 3.0 m.”;

115. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 8. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

116. that a new subsection be added as 10.7.5. 9. by inserting the following words and renumbering subsequent sections:

“9. The minimum exterior side yard is 3.0 m.”;

117. that Section 15. “Site Specific Zones” – subsection 15.14.5. “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 10. be amended by deleting the following words:

“The minimum exterior side yard is 3.0 m.”;

118. that a new subsection be added as 15.14.5 11. by inserting the following words and renumbering subsequent sections:

“11. The minimum exterior side yard is 3.0 m.”;

119. that Section 9. “Rural Zones” – subsection 9.5.6. “AR3, AR3m: Rural Residential” “Regulations for Accessory Development” subsection 9.5.6 2. be deleted in its entirety and replaced with the following:

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

120. that Section 10. “Residential Zones” – subsection 10.1.6. “RS1, RS1m: Suburban Residential” “Regulations for Accessory Development” subsection 10.1.6 2. be deleted in its entirety and replaced with the following:

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

121. that Section 10. “Residential Zones” – subsection 10.2.6. “RS2, RS2m: Single Residential” “Regulations for Accessory Development” subsection 10.2.6 2. be deleted in its entirety and replaced with the following:

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

122. that Section 10. “Residential Zones” – subsection 10.3.6. “RS3: Single Residential” “Regulations for Accessory Development” subsection 10.3.6 2. be deleted in its entirety and replaced with the following:

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

123. that Section 10. “Residential Zones” – subsection 10.4.7. “RS4: Urban Residential” “Regulations for Accessory Development” subsection 10.4.7 4. be deleted in its entirety and replaced with the following:

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

124. that Section 10. “Residential Zones” – subsection 10.6.6. “RT1: Two-Unit Residential” “Regulations for Accessory Development” subsection 10.6.6 2. be deleted in its entirety and replaced with the following:

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

125. that Section 10. “Residential Zones” – subsection 10.7.6. “RT2: Two-Unit Residential” “Regulations for Accessory Development” subsection 10.7.6 2. be deleted in its entirety and replaced with the following:

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

126. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, four-plex (B)” with “housing, four-plex”;

127. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, row (B)” with “housing, row”;

128. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, single-detached (A)” with “housing, single-detached”;

129. that Section 15. "Site Specific Zones" – subsection 15.9.2 "Z9: Hill Avenue" "Principal Uses" be amended by replacing the words "housing, stacked row (B)" with "housing, stacked row";

130. that Section 15. "Site Specific Zones" – subsection 15.9.2 "Z9: Hill Avenue" "Principal Uses" be amended by replacing the words "housing, two-unit (A)" with "housing, two-unit";

131. that Section 15. "Site Specific Zones" – subsection 15.14.5 "Z14: Fraser River Bench Lands Compact Community" "Regulations for Principal Development" subsection 15.14.5 2. be deleted in its entirety;

132. that Section 15. "Site Specific Zones" – subsection 15.14.5 "Z14: Fraser River Bench Lands Compact Community" "Regulations for Principal Development" subsection 15.14.5 3. be deleted in its entirety;

133. that Section 15. "Site Specific Zones" – subsection 15.14.5 "Z14: Fraser River Bench Lands Compact Community" "Regulations for Principal Development" subsection 15.14.5 4. be deleted in its entirety;

134. that Section 15. "Site Specific Zones" – subsection 15.14.5 "Z14: Fraser River Bench Lands Compact Community" "Regulations for Principal Development" subsection 15.14.5 5. be deleted in its entirety; and

135. That Section 15. "Site Specific Zones" – subsection 15.18 "Z18: Monterey Road Residential" be deleted in its entirety.

2. Add Schedule "J" as shown on Appendix "A", attached to and forming part of this Bylaw.

3. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.

4. That this Bylaw may be cited for all purposes as the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9466, 2024".

READ A FIRST TIME THIS DAY OF , 2024.

READ A SECOND TIME THIS DAY OF , 2024.

First two readings passed by a decision of Members of City Council present and eligible to vote.

READ A THIRD TIME THIS DAY OF , 2024.

Third reading passed by a decision of Members of City Council present and eligible to vote.

Certified correct as passed third reading this day of , 2024.

CORPORATE OFFICER OF THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO THE PROVISIONS OF SECTION 41(3) OF THE COMMUNITY CHARTER.

THIS DAY OF , 2024.

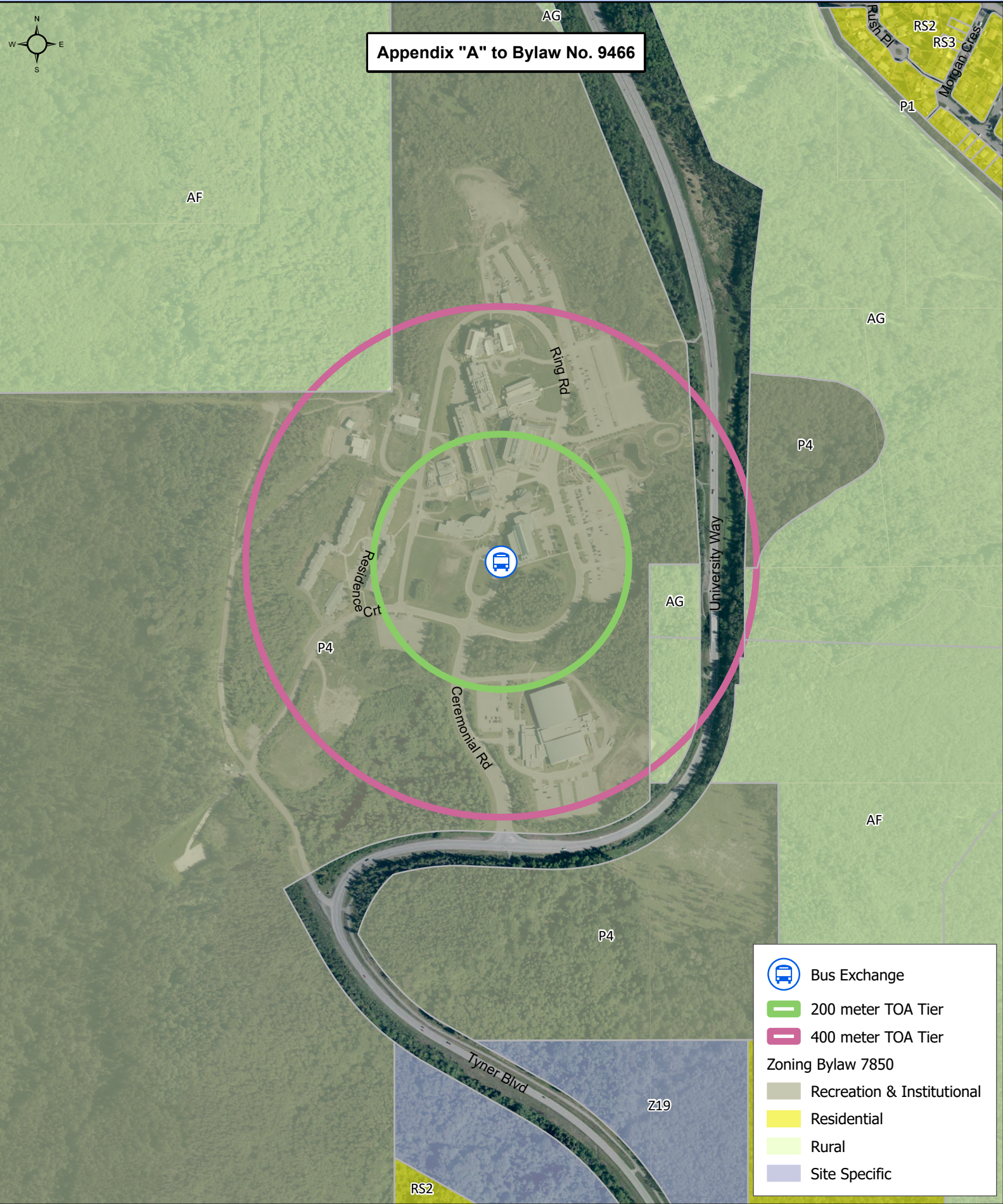
for MINISTER OF TRANSPORTATION AND INFRASTRUCTURE








ADOPTED THIS DAY OF , 2024, BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

Appendix "A" to Bylaw No. 9466



-  Bus Exchange
-  200 meter TOA Tier
-  400 meter TOA Tier
- Zoning Bylaw 7850
-  Recreation & Institutional
-  Residential
-  Rural
-  Site Specific

0 10 20 30 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
 1:7,500

Schedule "J" to Zoning Bylaw 7850, 2007
 Transit Oriented Area

