



**PLANNING AND DEVELOPMENT DEPARTMENT**  
DEVELOPMENT SERVICES  
1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9  
p: 250.561.7600 | [www.princegeorge.ca](http://www.princegeorge.ca)

June 21, 2024

VIA EMAIL ONLY: [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)

Minister of Housing  
Planning and Land Use Management Branch  
PO BOX 9841 Stn Prov Govt  
Victoria, BC V8W 9T2

Honourable Ravi Kahlon,

At the City of Prince George regular Council meeting held June 12, 2024, Council adopted "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9466, 2024" to fulfill the requirements of *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44).

Amendment Bylaw No. 9466, 2024, has integrated the prescribed Small-Scale Multi-Unit Housing (SSMUH) densities to the following Restricted Zones within the existing planning and land use framework, 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
- Z9: Hill Avenue
- Z14: Fraser River Bench Lands Compact Community

There are approximately 23,831 parcels that meet the requirements of SSMUH legislation, as shown on the SSMUH Map Set attached.

*Exemptions related to Small-Scale Multi-Family Housing*

The following Restricted Zones are exempted from the minimum residential density requirements of the SSMUH legislation as the minimum lot size that may be created by subdivision is 4,050 m<sup>2</sup> (0.4 ha) or greater, pursuant to the provisions of Section 481.4(1)(e) of the *Local Government Act*.

- 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.

Exemptions to the minimum residential density requirements of the SSMUH legislation has also been applied on lands that are not connected to a water or sewer system provided as a service by the municipality, pursuant to the provisions of Section 481.4(1)(c) of the *Local Government Act*.

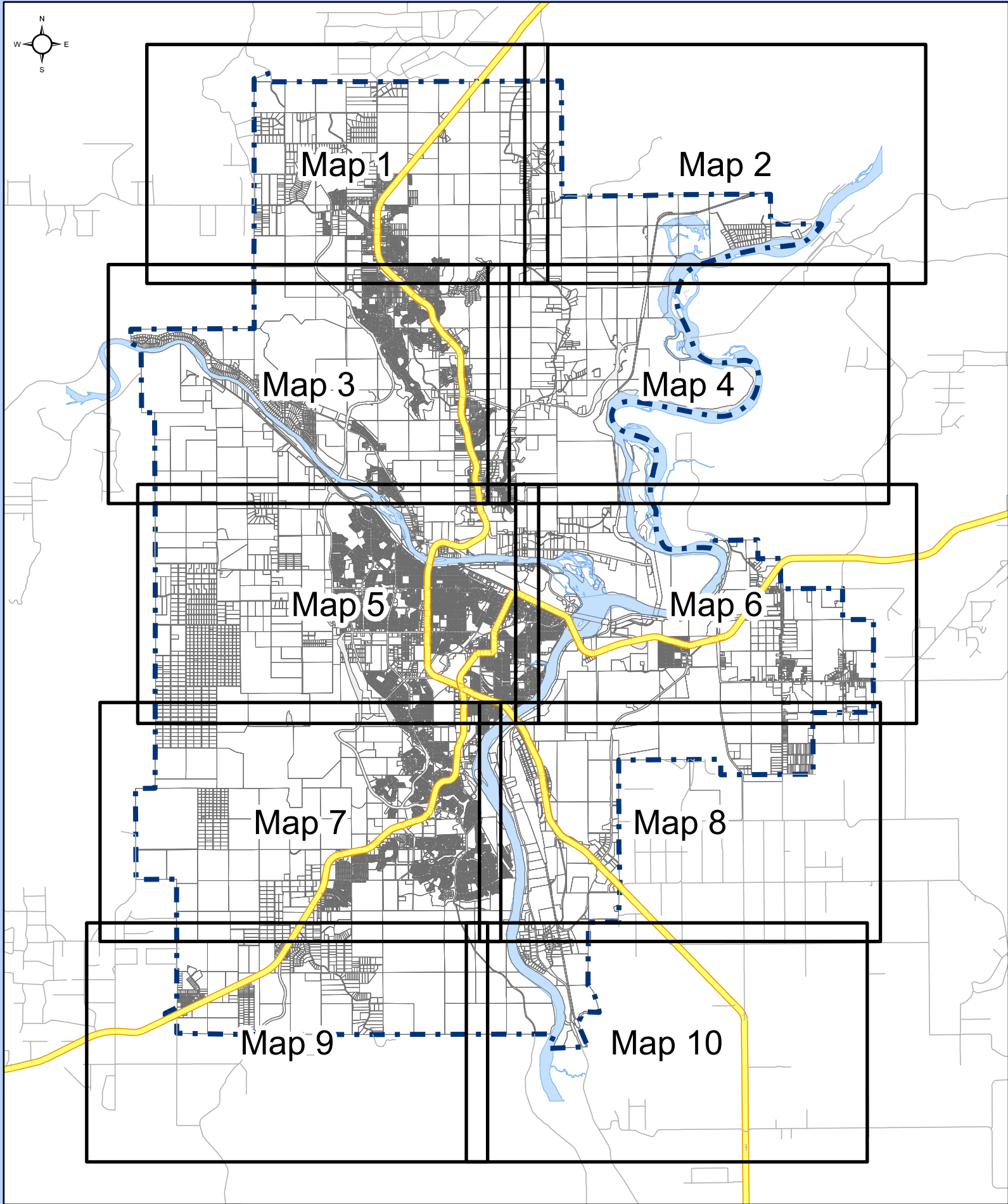
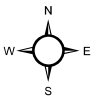
For reference, please find attached a certified copy of Amendment Bylaw No. 9466, 2024, adopted by the Council of the City of Prince George on June 12, 2024.



Deanna Wasnik  
Director, Planning & Development  
Planning & Development  
250.561.7688  
[deanna.wasnik@princegeorge.ca](mailto:deanna.wasnik@princegeorge.ca)

Enclosures: SSMUH Map Set  
Certified Bylaw No. 9466, 2024





Map 1

Map 2

Map 3

Map 4

Map 5

Map 6

Map 7

Map 8

Map 9

Map 10

# Small-Scale Multi-Unit Housing (SSMUH)

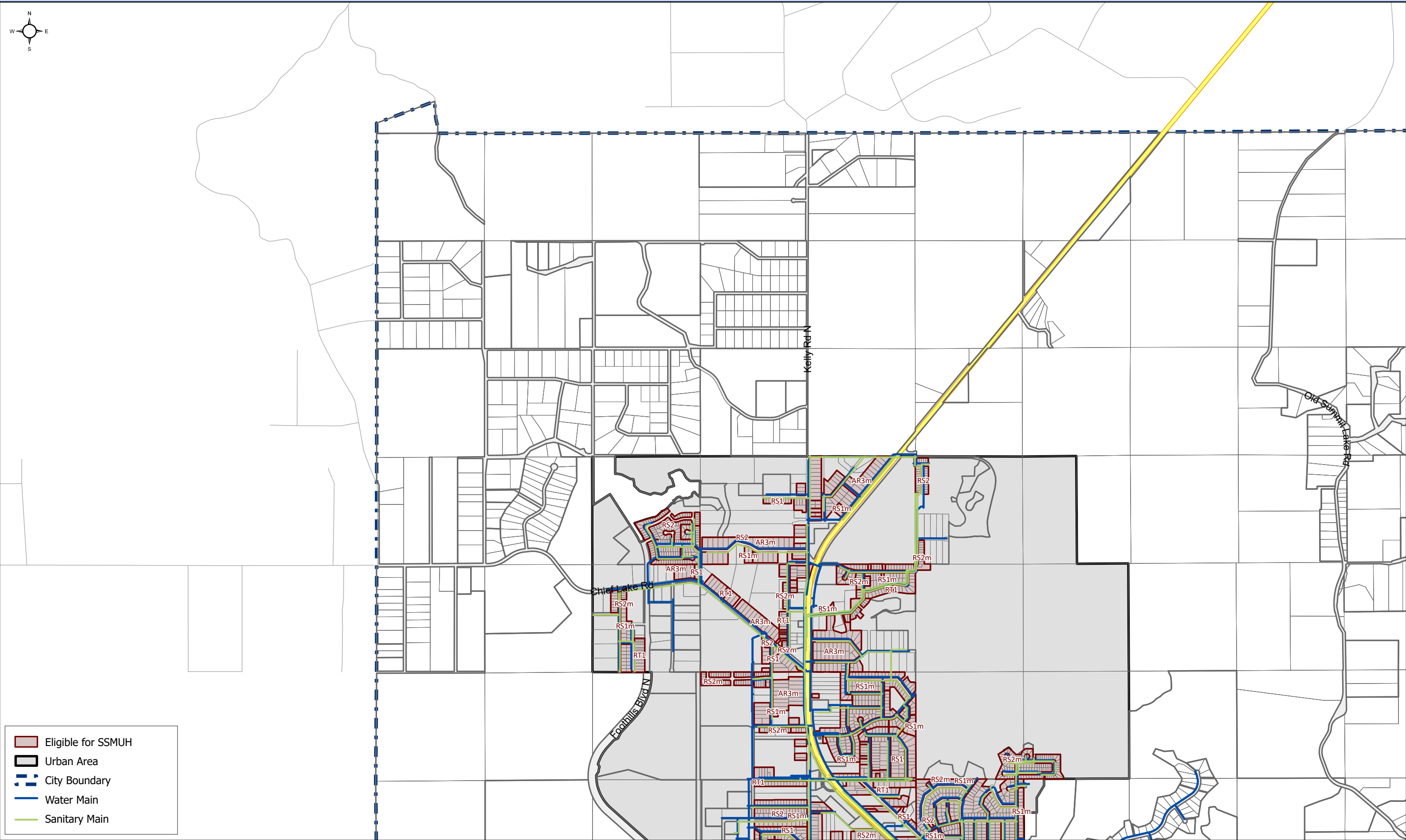
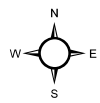
Index Map



0 10 20 30 Meters

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

1:125,000



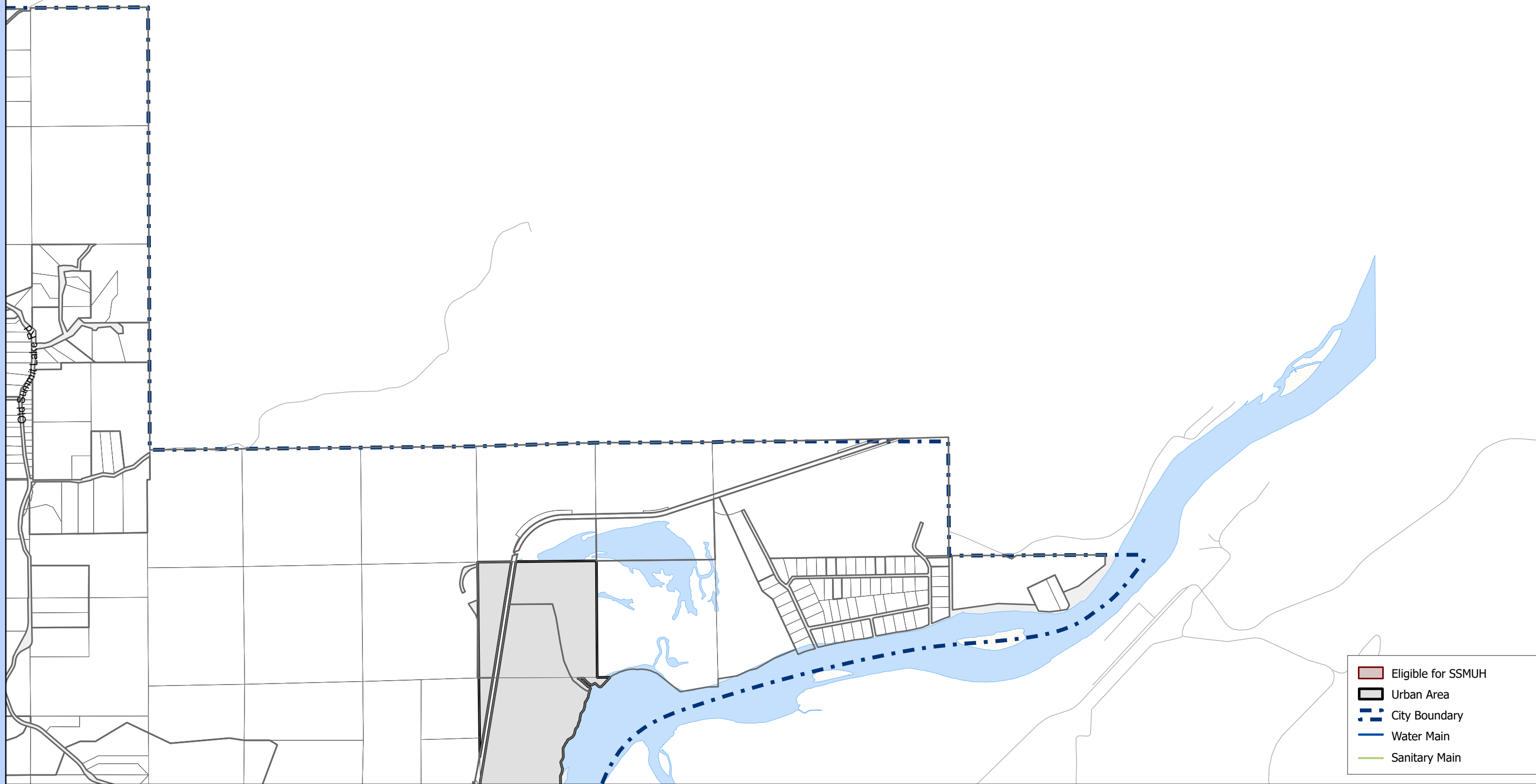
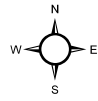
- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main






0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)







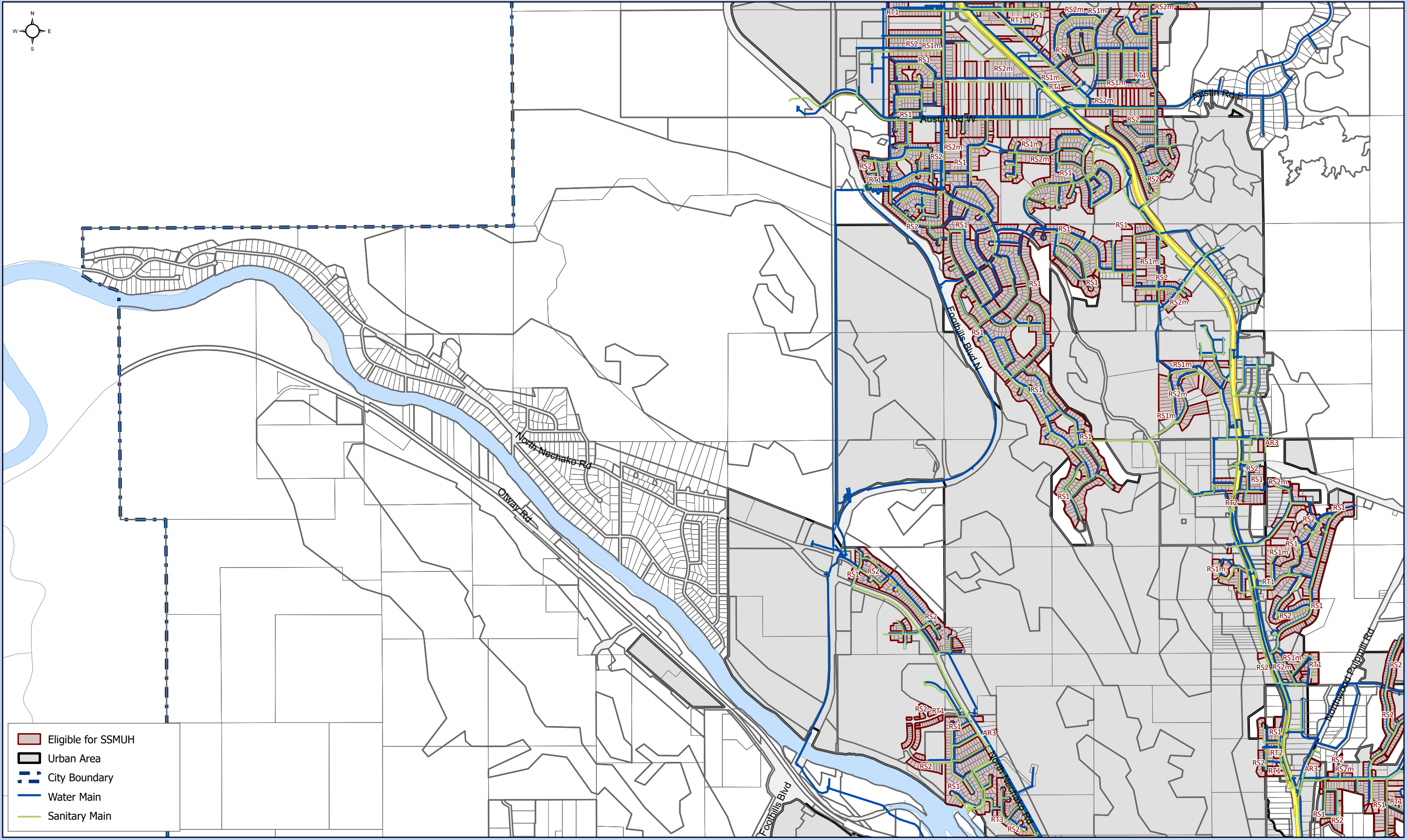
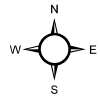
-  Eligible for SSMUH
-  Urban Area
-  City Boundary
-  Water Main
-  Sanitary Main

0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)



Path: \\gisfiles\haring\gisdev\Projects\Current\Planning\2024\Other\Provincial\Housing\Initiative\Submissions.aprx - 5/7/2024 - 10:42 AM



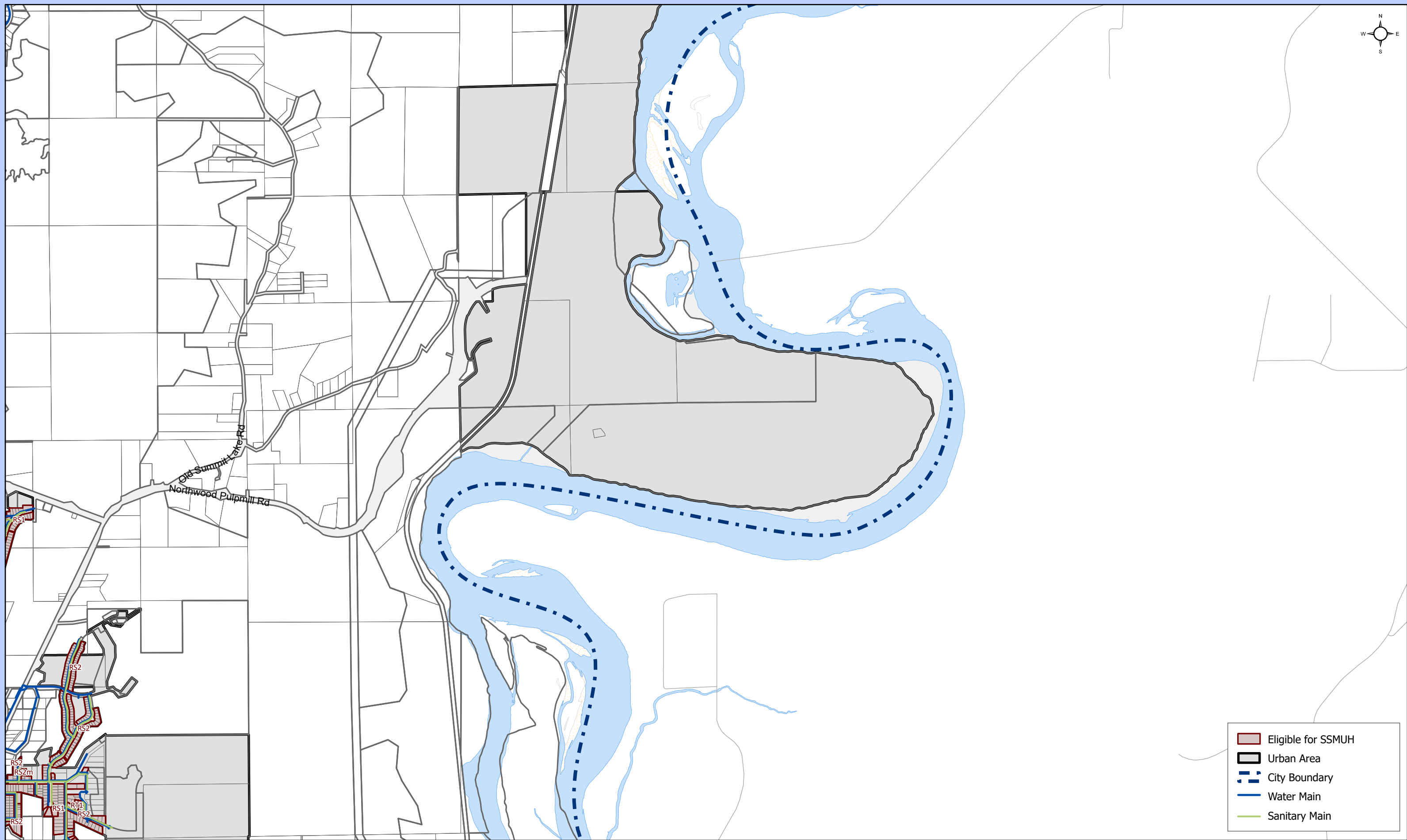
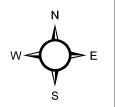
- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main






0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)



Path: \\gisfilesharagingisdev\Projects\Current\Planning\2024\Other\ProvincialHousingInitiative\Submissions.aprx - 5/7/2024 - 10:41 AM



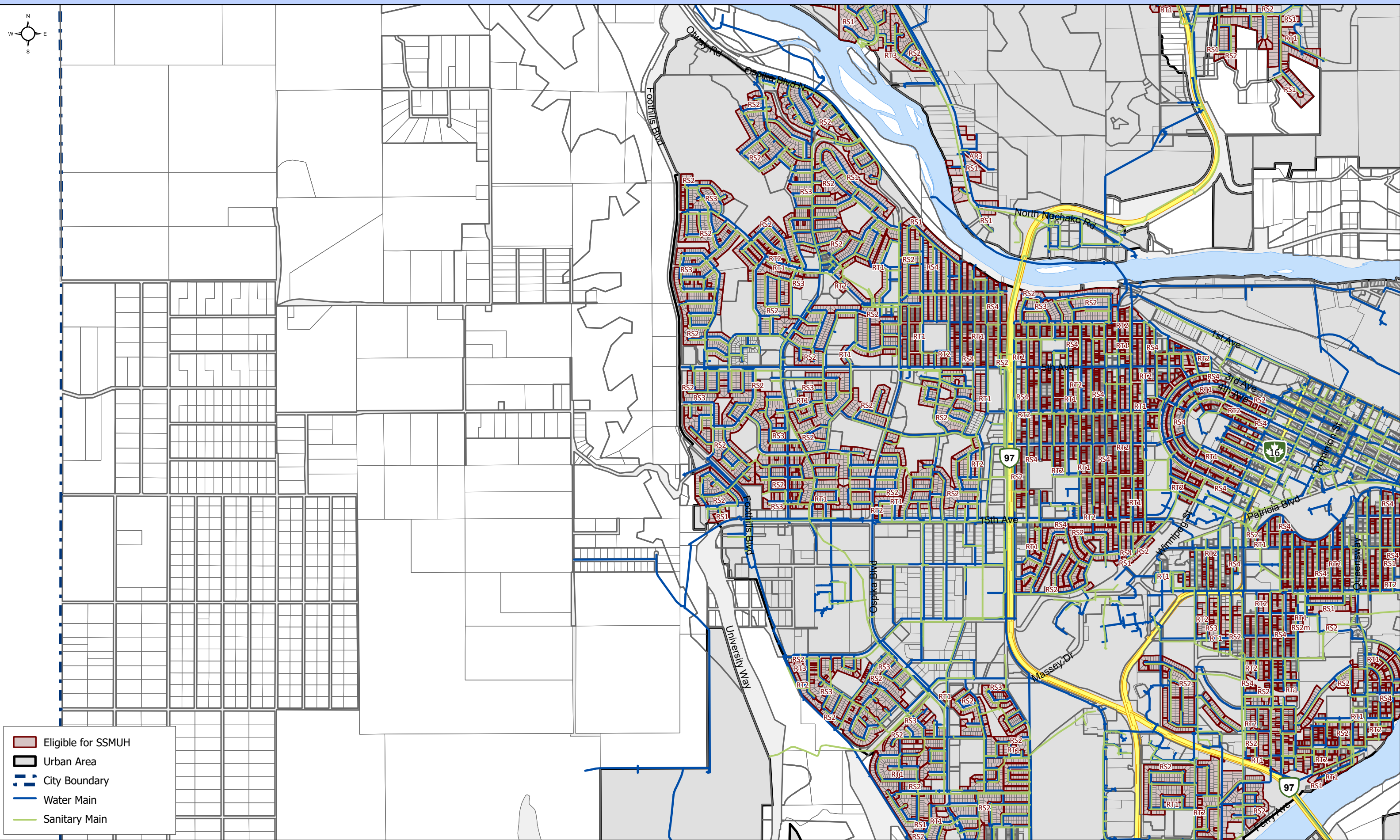
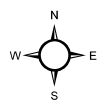
-  Eligible for SSMUH
-  Urban Area
-  City Boundary
-  Water Main
-  Sanitary Main

0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:25,000

**Small-Scale Multi-Unit Housing (SSMUH)**







- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

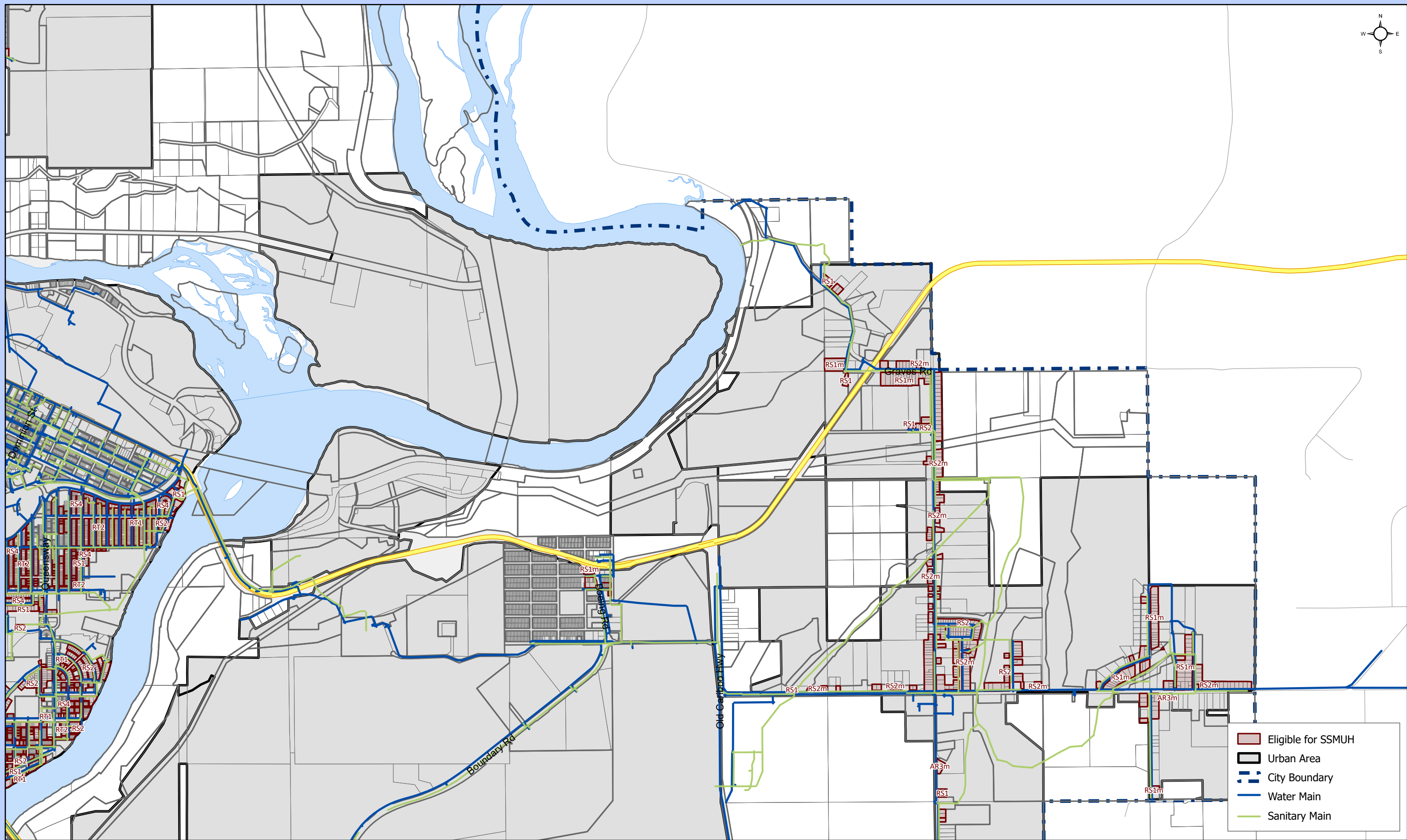
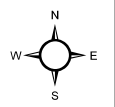
0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)



Path: \\gisfilesharagingisdev\Projects\Current\Planning\2024\Other\ProvincialHousingInitiative\Submissions.aprx - 5/7/2024 - 10:41 AM





- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

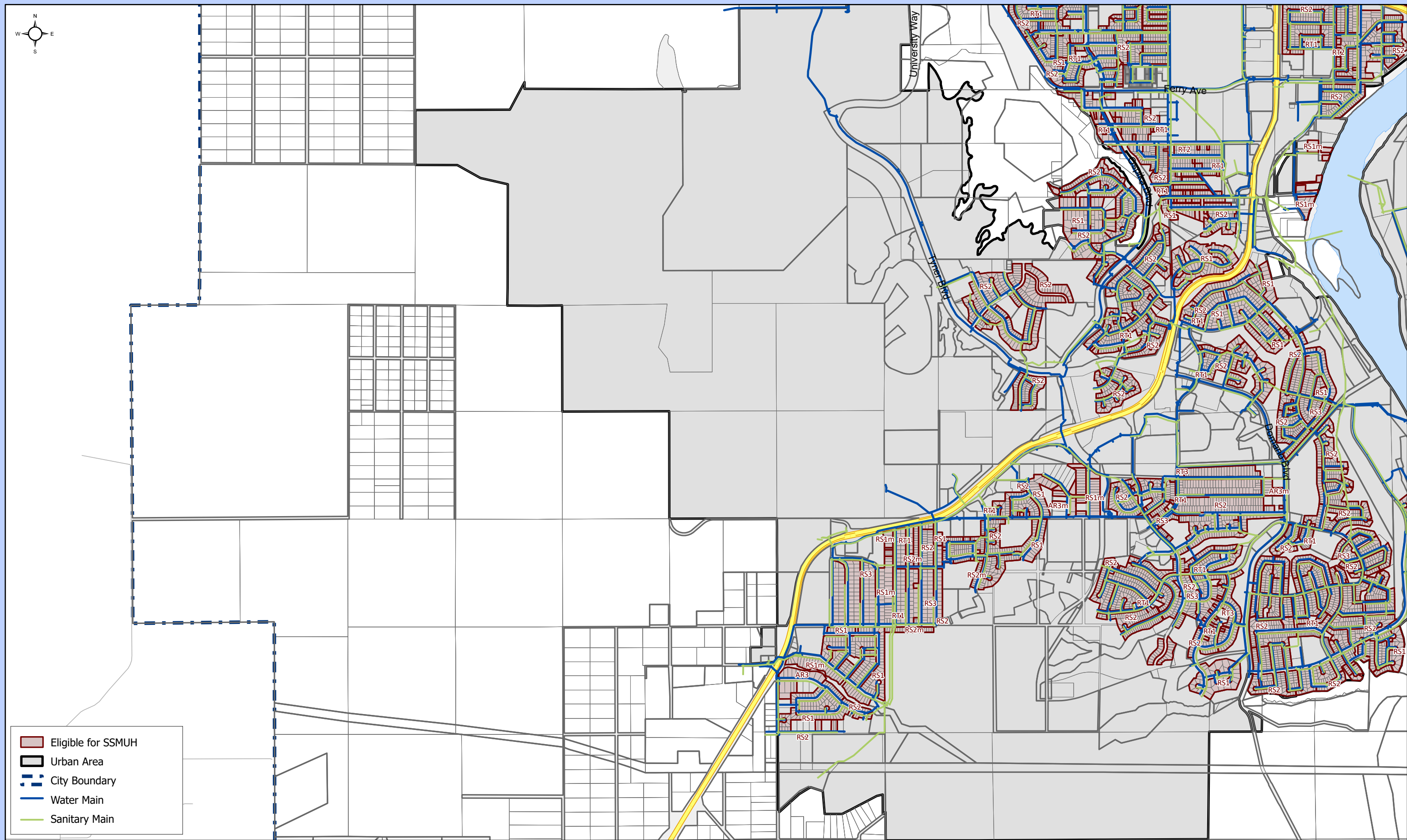
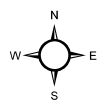
0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)



Path: \\gisfilesharagingisdev\Projects\Current\Planning\2024\Other\Provincial\Housing\Initiative\Submissions.aprx - 5/7/2024 - 10:43 AM





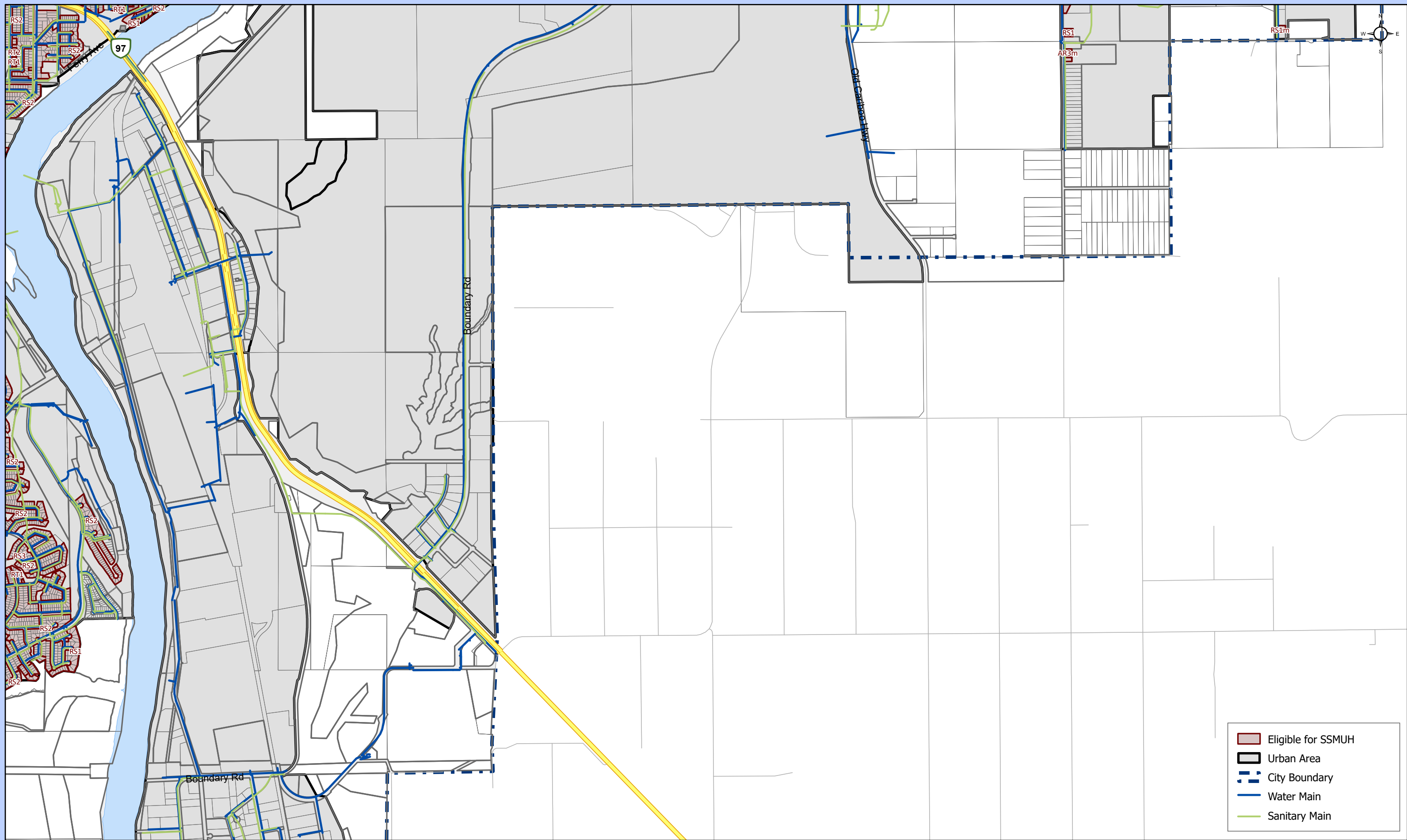
- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:25,000

**Small-Scale Multi-Unit Housing (SSMUH)**



Path: \\gis\files\haring\idw\Projects\Current\Planning\2024\Other\Provincial\Housing\Initiative\Submissions.aprx - 5/7/2024 - 10:41 AM



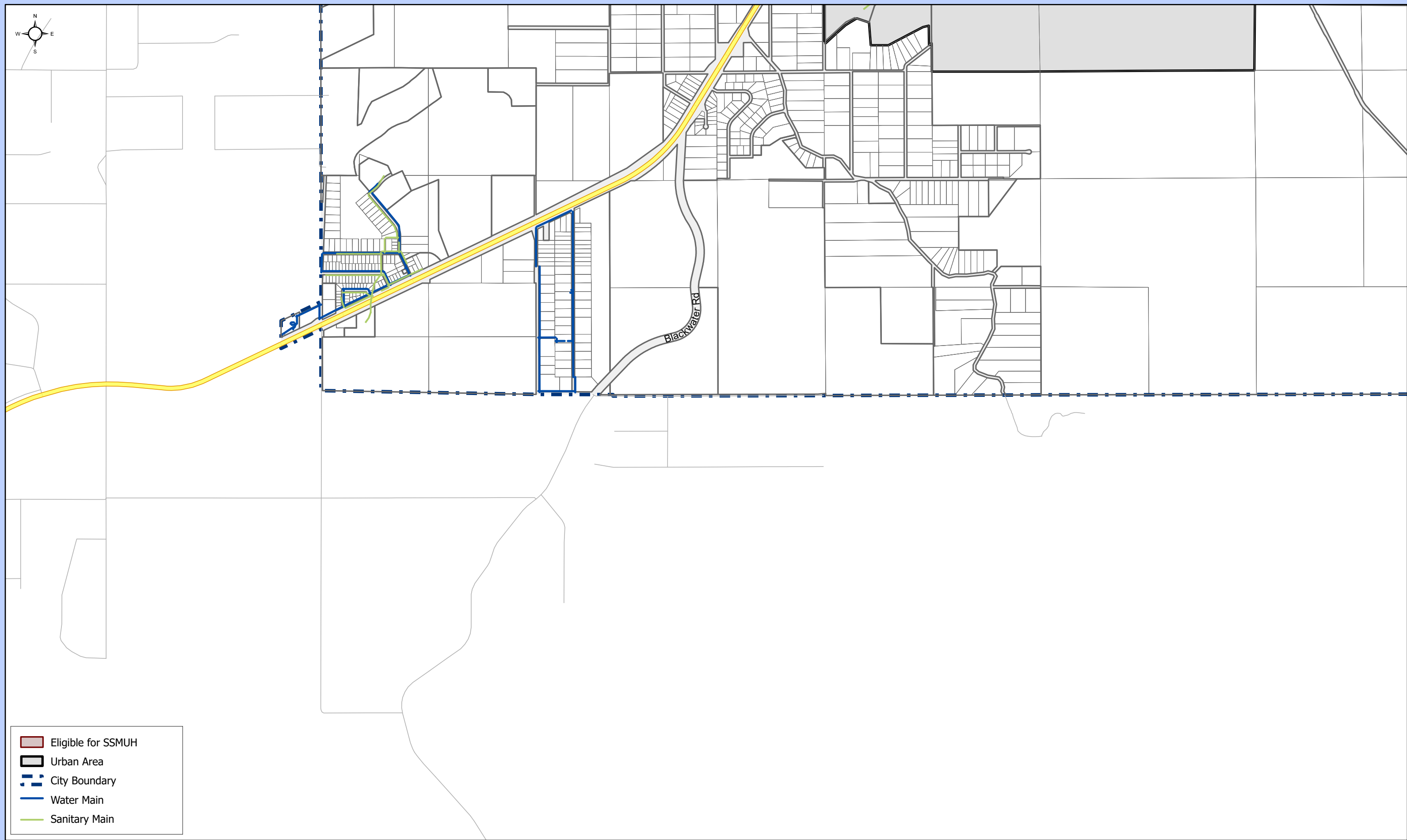
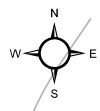
- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:25,000

**Small-Scale Multi-Unit Housing (SSMUH)**



Path: \\gis\files\sharing\isdev\Projects\Current\Planning\2024\Other\Provincial\Housing\Initiative\Submissions.aprx - 5/7/2024 - 10:43 AM



- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

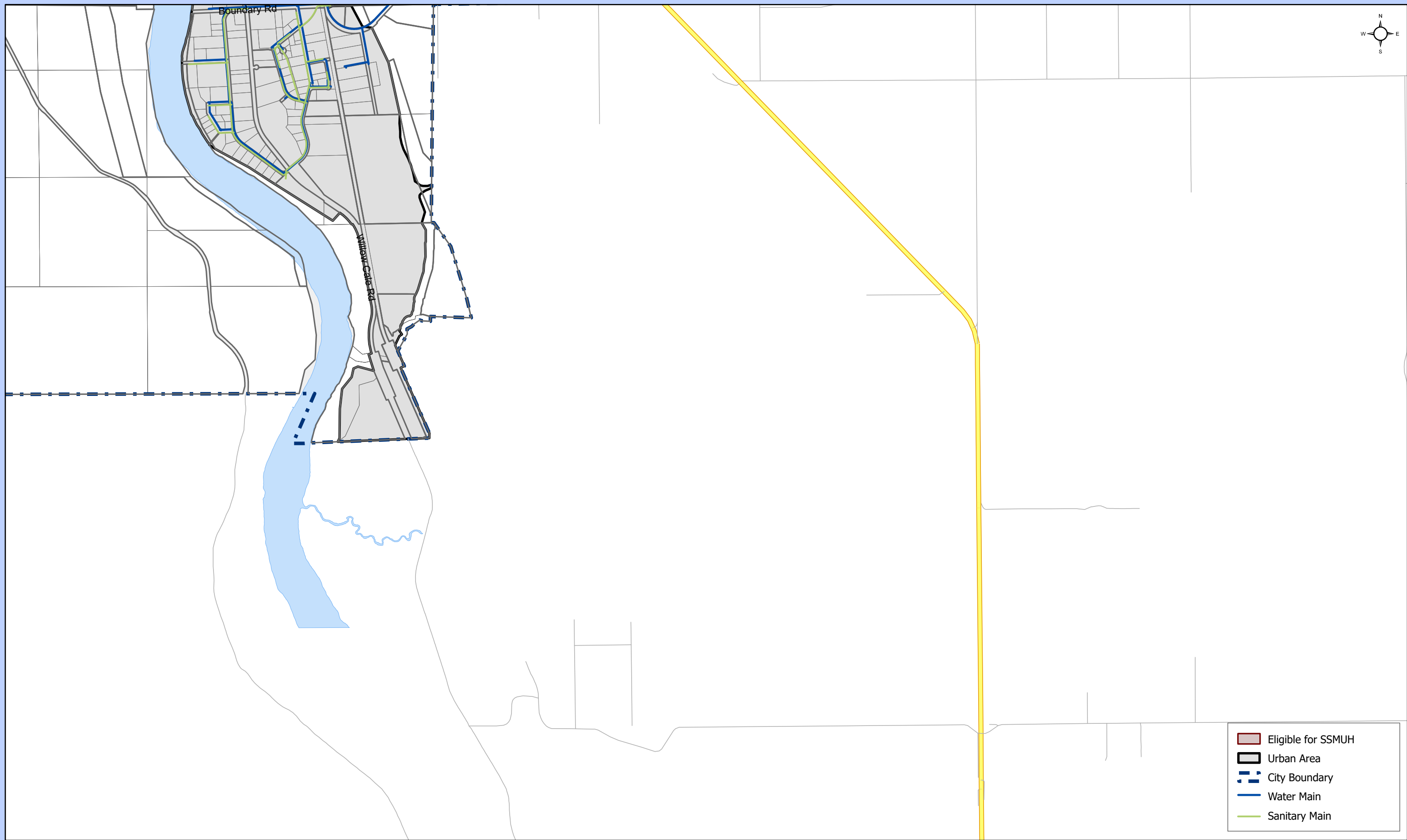
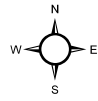
0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:25,000

**Small-Scale Multi-Unit Housing (SSMUH)**



Path: \\gisfilesharagingisdev\Projects\Current\Planning\2024\Other\ProvincialHousingInitiative\Submissions.aprx - 5/7/2024 - 10:41 AM





- Eligible for SSMUH
- Urban Area
- City Boundary
- Water Main
- Sanitary Main

0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:25,000

### Small-Scale Multi-Unit Housing (SSMUH)



Path: \\gisfileserver\gisdev\Projects\Current\Planning\2024\Other\Provincial\Housing\Initiative\Submissions.aprx - 5/7/2024 - 10:42 AM

**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 m<sup>2</sup> (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 m<sup>2</sup> (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 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.";

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 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.";

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 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.";

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 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.";

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 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.";

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 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.";

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 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.";

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 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.";

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 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.";

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;

**"an exact copy  
made from the  
original council  
adopted bylaw"**

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                    6<sup>TH</sup>                    DAY OF                    MAY                    , 2024.

READ A SECOND TIME THIS                    6<sup>TH</sup>                    DAY OF                    MAY                    , 2024.

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

READ A THIRD TIME THIS                    27<sup>TH</sup>                    DAY OF                    MAY                    , 2024.

Third reading passed by a **UNANIMOUS** 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 28TH DAY OF MAY

, 2024.

for MINISTER OF TRANSPORTATION  
AND INFRASTRUCTURE

ADOPTED THIS 12TH DAY OF

JUNE

, 2024,

BY A UNANIMOUS  
ELIGIBLE TO VOTE.

DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND

MAYOR

CORPORATE OFFICER

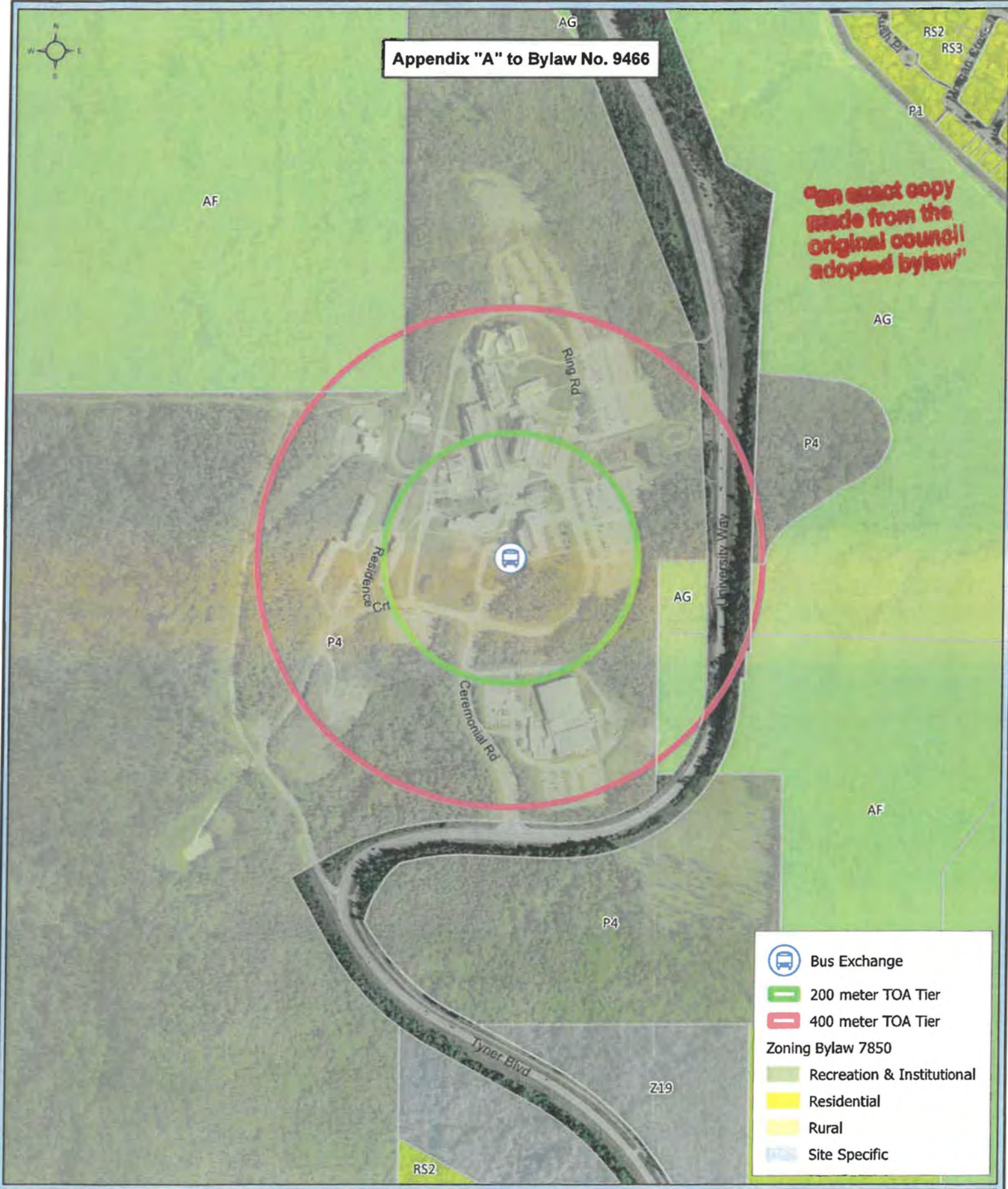
**I hereby certify that the foregoing is a true copy  
of the original Bylaw as passed by the Municipal  
Council of the City of Prince George and Sealed  
with the Seal of the Corporation, dated this the**

**17 day of June 2024**

**Corporate Officer of the City of Prince George**

Appendix "A" to Bylaw No. 9466

**"an exact copy  
made from the  
original council  
adopted bylaw"**



	Bus Exchange
	200 meter TOA Tier
	400 meter TOA Tier
<b>Zoning Bylaw 7850</b>	
	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

