

Date: February 5, 2025

To: **Mayor and Council.**

Name and title: Mandy Jones, Manager of Development Services/Acting Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100835 (Bylaw No. 9527)

Applicant: L&M Engineering Ltd. for Bruce Charles Kidd and Kathryn Teresa Kidd

Location: 3819 Balsum Road

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9527

Recommendation(s):

That Council GIVES First Three Readings of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9527, 2025".

Purpose:

The applicant has applied to rezone 3819 Balsum Road (subject property) to facilitate a future 2-lot subdivision. The applicant would like to rezone the subject property from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9527.

Site Characteristics

Location	3819 Balsum Road
Legal Description	Lot 14, District Lot 4047, Cariboo District, Plan 17497
Current Use	Vacant
Site Area	0.2 ha (0.5 acres)
Future Land Use	Neighbourhood Centre, Residential and Neighbourhood Residential
Growth Management Class	Growth Priority and Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9527)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Balsum Road; Residential; Commercial (Hart Centre Mall)
South	Undeveloped Parkland; Winslow Drive
East	Residential; Hazel Drive
West	Residential; Springall Crescent; Balsum Park

Strategic Priorities:

This application is consistent with Council's strategic priority for economic growth and development by increasing market housing and affordability to maximize quality of life.

Official Community Plan

Future Land Use

The subject property is designated as “Neighbourhood Centre, Residential”, and “Neighbourhood Residential” in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Centre, Residential designation is intended to provide local shops, services and similar amenities with new housing in a mixed-use context. The Neighbourhood Residential designation is primarily residential in nature, with associated schools and parks within them. They are typically small-scale, dominated by single-family and similar sized buildings.

The Neighbourhood Centre, Residential encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience (OCP Policy 8.3.31). The Neighbourhood Residential designation encourages development that is consistent with the form and character of the existing neighbourhood (OCP Policy 8.3.58 and 8.3.62) and permits housing forms with a density of less than 22 units/ha (OCP Policy 8.3.59). The OCP supports infill and redevelopment in existing neighbourhoods that are incremental, respects the scale and character of the existing neighbourhood and has relatively minor immediate impacts on the surrounding area (OCP Policy 8.3.45 and 8.3.48).

The applicant's proposal will allow for a 2-lot residential subdivision that is consistent with the density provisions of the OCP. Further to this, the proposed residential development will create incremental infill and redevelopment that respects the character of the existing neighbourhood.

Growth Management

The subject property is designated as “Growth Priority” and “Infill” in Schedule B-4: Growth Management of the OCP. These designations encourage the utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). The proposed application will facilitate the densification of a vacant site. City water and sanitary sewer services are available along Balsum Road.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

City of Prince George Housing Needs Report

The [City's Housing Needs Report](#), updated December 2022, notes a need for a variety of housing types. Creating additional lots will increase housing stock and density in established neighbourhoods.

Zoning Bylaw

The subject property is zoned as RS1m which is intended to foster a suburban lifestyle on properties larger than 845 m². This zone also provides complementary uses that are compatible with the residential character of the area. The “m” designation allows for manufactured housing.

The property owner would like to rezone the subject property from RS1m to RS2 to facilitate a 2-lot subdivision. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m². The RS2 zone also allows for complementary residential related uses that are compatible with the residential character of the area. The RS1m and RS2 zoning regulations are compared in Table 1.

Table 1: Zoning Comparison of RS1m and RS2

Regulations	RS1m: Suburban Residential	RS2: Single Residential
Principal Uses	<ul style="list-style-type: none"> community care facility, minor housing, apartment housing, four-plex housing, manufactured only in RS2m housing, row housing, single detached housing, stacked row housing, two-unit 	<ul style="list-style-type: none"> community care facility, minor housing, apartment housing, four-plex housing, manufactured only in RS2m housing, row housing, single detached housing, stacked row housing, two-unit
Secondary Uses	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Home Business 3 only in Home Business Overlay Secondary Dwelling Secondary Suite 	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Home Business 3 only in Home Business Overlay Secondary Dwelling Secondary Suite
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845.0 m ²	500.0 m ²
Site Coverage	30%	40%
Max. Height	10.0 m	10.0 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1 above, the RS1m and RS2 zones allow for the same principal and secondary uses, and development regulations. The only differences between the two zones are the subdivision regulations (minimum lot width and lot area) and site coverage.

The proposed zoning change from RS1m to RS2 has similarly been supported by Council (Bylaw No. 7659, 2005) to the west of the subject property at 3749 and 3755 Balsum Road. Smaller lot sizes are feasible in this area due to the proximity to daily needs amenities, and availability of city services (water and sanitary sewer) for residential uses. Administration supports this application, as it is consistent with the policy direction identified by the OCP and surrounding land uses.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns about this application.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the Local Government Act, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the “City of Prince George Official Community Plan Bylaw No. 8383, 2011.” As per the requirements set out in the Local Government Act and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of First, Second and Third Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the Local Government Act and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. 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. 9527, 2025 be approved.

Summary and conclusion:

The applicant is proposing to rezone 3819 Balsum Road from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix “A” to Bylaw No. 9527. The purpose of this application is to facilitate a future 2-lot residential subdivision. Administration is supportive of this application for the reasons outlined in this report.

Respectfully submitted:

Mandy Jones, Manager of Development Services/Acting Director of Planning and Development

Prepared by: Melissa Pritchard, Planner I

Approved:

Walter Babicz, City Manager

Meeting date: 2025/03/10