

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

Date: July 18, 2025

To: Mayor and Council.

Name and Title: Deanna Wasnik, Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100846 (Bylaw No. 9558)

APPLICANT: Jasdeep Singh Sran and Pamela Virk
LOCATION: 7346 Caribou Road

Attachment(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9558

Recommendation(s):

That Council GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9558, 2025".

Purpose:

The applicant has applied to rezone 7346 Caribou Road (subject property) to facilitate a future 2-lot subdivision. The applicant would like to rezone the subject property from RS1m: Suburban Residential to RS2m: Single Residential, as shown on Appendix "A" to Bylaw No. 9558.

Background:

Site Characteristics

Location	7349 Caribou Road
Legal Description	Lot 97, District Lot 1599, Cariboo District, Plan 14373
Current Use	Residential
Site Area	0.1 ha (0.4 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9558)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2m: Single Residential

Surrounding Land Use Table

North	Single Residential
South	Single Residential
East	Single Residential; Irene Road
West	Caribou Road; Single Residential

Relevant Applications

Subdivision Application No. SD100834: On April 14th, 2025, the applicant submitted a Subdivision Application to facilitate the proposed 2-lot subdivision. The subdivision application has been placed on hold pending consideration of the proposed rezoning application. Should council adopt Bylaw No. 9558, the approving officer will continue with the subdivision.

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.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject property is designated as "Neighbourhood Residential" in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The neighbourhoods' designations are primarily residential in nature, with associated schools and parks within them.

The Neighbourhood Residential designation encourages development that is consistent with the form and character of the existing neighbourhood (OCP Policy 8.3.58) and permits housing forms with a density of less than 22 units/ha (OCP Policy 8.3.59). This designation supports infill and redevelopment in existing neighbourhoods (OCP Policy 8.3.45) as well as encourages incremental, small-scale redevelopment with impacts that are seen to be relatively minor (OCP Policy 8.3.48).

The applicant's proposal will facilitate a 2-lot residential subdivision that is consistent with the density provisions of the OCP. The proposal is anticipated to create incremental infill and promote redevelopment that respects the form and character of the existing neighbourhood. The proposed zone is also residential in nature with amenities and a school located in close proximity.

Growth Management

The subject property is designated as infill in Schedule B-4: Growth Management of the Official Community Plan. This designation encourages the redevelopment of existing serviced lands (OCP Policy 8.1.11). The proposed application will facilitate the densification of an established neighbourhood and redevelopment of existing serviced lands.

Administration supports this application as it is consistent with the Future land Use and Growth Management policies outlined within the OCP.

City of Prince George Housing Needs Report

The [City's Housing Needs Report](#), updated in December 2024 to include the Interim Housing Needs Report, notes a need for a variety of housing types. The proposed rezoning will facilitate the creation of an additional lot, increasing the density within the established neighbourhood.

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 RS2m to facilitate a 2-lot subdivision. The RS2m zone is intended to foster an urban lifestyle on properties larger than 500 m². The RS2m zone also allows for complementary residential related uses that are compatible with the residential character of the area. The RS1m and RS2m zoning regulations are compared in Table 1.

Table 1: Zoning Comparison of RS1m and RS2m

Regulations	RS1m: Suburban Residential	RS2m: 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 RS2m zones permit the same principal and secondary uses and have the same regulations for development. The only differences between the zone are the subdivision regulations (minimum lot width and lot area) and site coverage.

The existing neighbourhood is primarily zoned RS1m with single detached and manufactured homes. The applicant has indicated that they intend to build a single-family residence on the new lot, once

that house has been built, they intend to remove the modular home and build another single-family residence.

A similar zoning change from RS1m to RS3 has been supported by council (Bylaw No. 9393, 2023) within the surrounding area. Smaller lot sizes are seen to be supportable in this area due to the proximity and availability of city services (water and sanitary sewer) for residential uses. Additionally, the housing form and density proposed for this application is not expected to generate negative land use impacts within the neighbourhood.

As the application is consistent with OCP policy direction for infill residential development and is consistent with the Future Land use Designation, administration supports this application.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with 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. 9558, 2025 be approved.

Summary And Conclusion:

The applicant is proposing to rezone 7346 Caribou Road from RS1m: Suburban Residential to RS2m: Single Residential, as shown on Appendix “A” to Bylaw No. 9558. 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:

Deanna Wasnik, Director of Planning and Development

Prepared By: Thane Greydanus, Junior Planning Technician

Approved:

Walter Babicz, City Manager

Meeting Date: 2025/08/18