

CITY OF PRINCE GEORGE
BYLAW NO. 9550, 2025

A Bylaw of the City of Prince George to rezone certain lands and 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;

AND WHEREAS the Council of the City of Prince George has deemed it desirable to amend the Z17: Monterey Road Commercial zoning designation by adding, removing, and replacing certain text, to facilitate residential and local commercial uses on the subject properties, or other uses pursuant to that zoning designation;

APPLICANT: L&M Engineering Ltd. for 646257 BC Ltd., Inc.
No. BC1245290

SUBJECT PROPERTIES: 6174 Monterey Road West, 6166 Monterey Road West, and
Monterey Road West (PID 015-217-493)

AND WHEREAS a Public Hearing was held in accordance with the *Local Government Act* and notice of such hearing was given as required by 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:
 - a. That Section 15.7- “Z17: Monterey Road Commercial” be deleted in its entirety and replaced with new Section 15.7- “Z17: Monterey Road Comprehensive”, attached as Appendix “A” to this Bylaw.
2. That the Zoning Map referred to as Schedule "A" of the “City of Prince George Zoning Bylaw No. 7850, 2007”, shall be amended accordingly.
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 "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9550, 2025".

READ A FIRST TIME THIS 26TH DAY OF MAY, 2025.

READ A SECOND TIME THIS 26TH DAY OF MAY, 2025.

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

READ A THIRD TIME THIS **3RD** DAY OF **SEPTEMBER**, 2025.

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

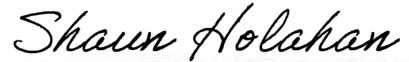
Certified correct as passed third reading this **4TH** day of **SEPTEMBER**, 2025.



CORPORATE OFFICER OF
THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND TRANSIT PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*.

THIS **26th** DAY OF **SEPTEMBER**, 2025.



for MINISTER OF
TRANSPORTATION AND TRANSIT

ADOPTED
THIS DAY OF , 2025,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

Z17

15.17	Z17: Monterey Road Comprehensive	Z17
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15.17.1 Purpose

The purpose of this zone is to provide site specific regulations to create a neighbourhood node through a mix of compatible residential and commercial uses. The permitted residential density is 125 dwellings/ha.

15.17.2 Principal Uses

- community care facility, major
- community care facility, minor
- education, commercial
- health service, minor
- housing, apartment
- housing, row
- housing, stacked row
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, farmers market
- retail, general
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- veterinary service, minor

15.17.3

Secondary Uses

- home business 1
- secondary suite

15.17.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1000.0 m².

15.17.5 Development Regulations

1. The maximum residential density is 125 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 15.0 m, except it is 10.0 m for commercial buildings with no residential component.
4. The maximum number of storeys is 4, except it is 2 for commercial buildings with no residential component.
5. The minimum front yard is 4.5 m, except it is 3.0 m for commercial buildings with no residential component.
6. The minimum side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum rear yard is 6.0 m, except it is 3.0 m for commercial buildings with no residential component.

8. The minimum setback between a building with a residential use and another building is 4.5 m.

15.17.6 Other Regulations

1. A commercial use may only be permitted on the first two floors of a building.
2. In mixed use buildings, dwellings may only be located above the first or second storey of a principal building.
3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420m².
4. The maximum total gross leasable floor area of a health service, financial service, or office use in one tenancy is 280 m².
5. The maximum total gross leasable floor area of health service, financial service, or office uses for any site is 560 m².
6. Outdoor use is not permitted except for retail, farmers market, or restaurant, provided that outdoor storage areas are enclosed by a screen.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.