

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 9567, 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 that the subject property be rezoned from “P3: Major Institutional” to “P7: University Hospital of Northern British Columbia”, to facilitate the development of two proposed acute care towers on the subject property, or other uses, pursuant to the “P7: University Hospital of Northern British Columbia” zoning designation;

**APPLICANT:** PlanIt First Consultants Ltd. on behalf of Northern Health Authority

**SUBJECT PROPERTY:** 1475 Edmonton Street

**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. By adding a new zone “P7: University Hospital of Northern British Columbia”, as shown on Appendix “A”, attached to and forming part of this Bylaw.
  - b. That Lot A, District Lot 343, Cariboo District, Plan EPP61360 Except Plan EPP61362, be rezoned from “P3: Major Institutional” to “P7: University Hospital of Northern British Columbia” as shown on Appendix “B”, attached to and forming part of 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. 9567, 2025".

READ A FIRST TIME THIS DAY OF , 2025.

READ A SECOND TIME THIS DAY OF , 2025.

READ A THIRD TIME THIS DAY OF , 2025.

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

Certified correct as passed third reading this day of , 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 DAY OF , 2025.

for MINISTER OF TRANSPORTATION AND TRANSIT

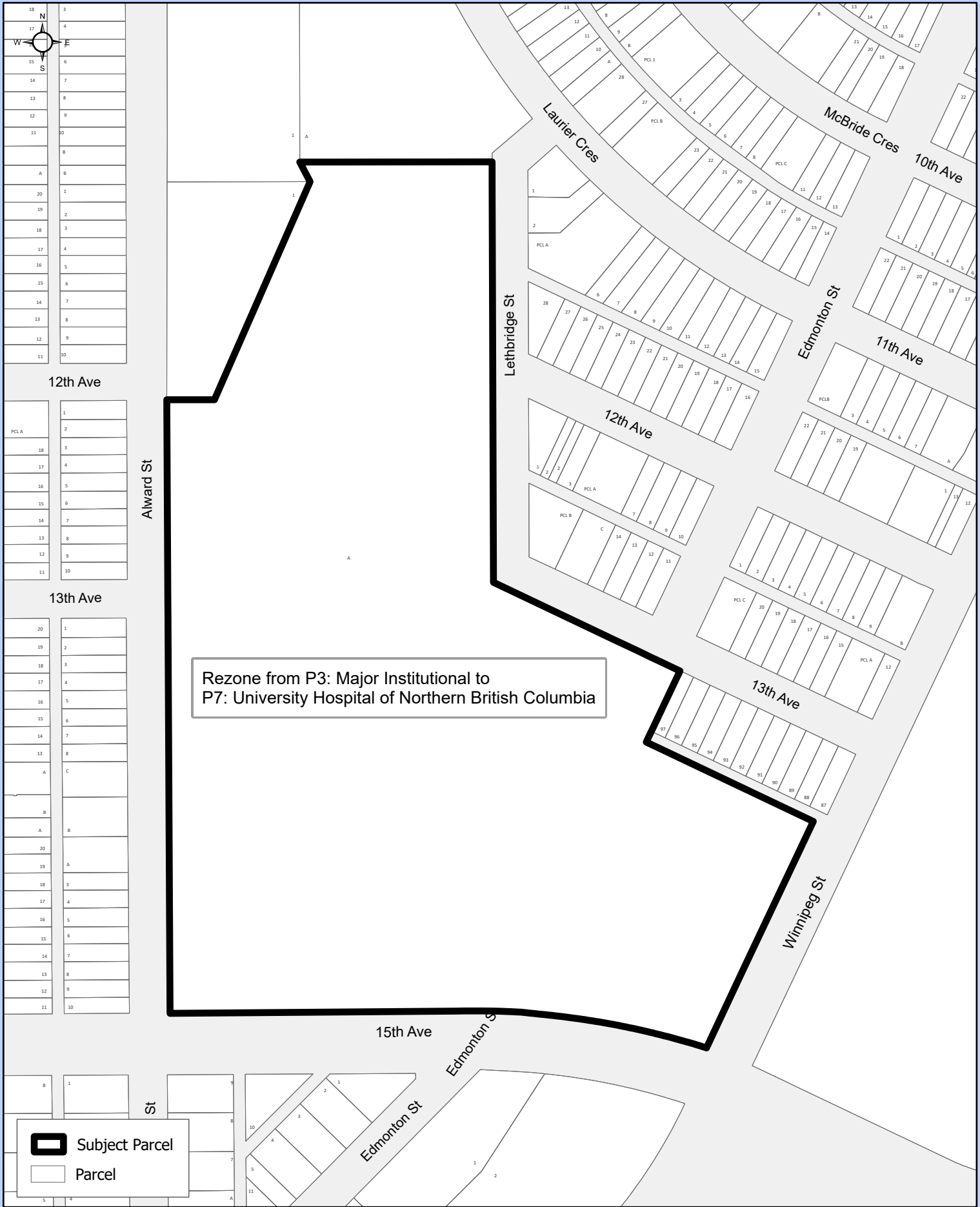
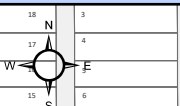
ADOPTED THIS DAY OF , 2025, BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

MAYOR


CORPORATE OFFICER


P7

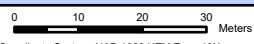
Bylaw 9567	<b>13.7</b>	<b>P7: University Hospital of Northern British Columbia</b>		<b>P7</b>				
<p><b>13.7.1 Purpose</b> The purpose of this zone is to provide minor and major institutional and higher education uses for the UHNBC site.</p>								
<table border="1"> <tr> <td data-bbox="204 432 371 1026"><b>13.7.2</b></td> <td data-bbox="371 432 826 1026"> <p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• health service, community outreach</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• community care facility, specialized</li> <li>• health service, minor</li> <li>• health service, major</li> <li>• education</li> <li>• education, commercial</li> <li>• education, higher</li> <li>• emergency service</li> <li>• service, massage therapy</li> </ul> </td> <td data-bbox="826 432 1102 1026"><b>13.7.3</b></td> <td data-bbox="1102 432 1443 1026"> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• office</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> </ul> </td> </tr> </table>					<b>13.7.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• health service, community outreach</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• community care facility, specialized</li> <li>• health service, minor</li> <li>• health service, major</li> <li>• education</li> <li>• education, commercial</li> <li>• education, higher</li> <li>• emergency service</li> <li>• service, massage therapy</li> </ul>	<b>13.7.3</b>	<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• office</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> </ul>
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<p><b>13.7.4 Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 20 m.</li> <li>2. The minimum lot area is 1000 m<sup>2</sup>.</li> </ol>								
<p><b>13.7.5 Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum site coverage is 100%.</li> <li>2. The maximum building height is 100 m.</li> <li>3. The minimum front, side, and rear yard is 3.0 m.</li> <li>4. The minimum setback between buildings is 4.5 m.</li> </ol>								
<p><b>13.7 Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum gross leasable floor area of any office use is 100 m<sup>2</sup> per site.</li> <li>2. <b>Note:</b> 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.</li> </ol>								



Rezone from P3: Major Institutional to P7: University Hospital of Northern British Columbia

 Subject Parcel

 Parcel



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

### Appendix "B" to Bylaw No. 9567

Lot A, DL 343, CD, Plan EPP61360 Except Plan EPP61362



1:2,500