

Date: September 8, 2025

To: **Mayor and Council.**

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

Subject: Zoning Bylaw Amendment Application No. RZ100852 (Bylaw No. 9569)

Applicant: L&M Engineering Ltd. for Kidd Real Estate Holdings Ltd.
Inc. No. BC0821509

Location: 4922 Chief Lake Road

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9569, 2025
Section 219 Covenant No. CB1274791
Supporting Documents:

- Servicing Brief with Supplemental Letter
- Traffic Impact Study with Supplemental Letter

Recommendation(s):

That Council:

1. GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9569, 2025".
2. APPROVES discharge of Section 219 Covenant registered as Land Title Office Document No. CB1274791 from the legal title of 4922 Chief Lake Road, legally described as Lot 2, District Lot 2424, Cariboo District, Plan 33278.

Purpose:

The applicant is proposing a multiple residential development at 4922 Chief Lake Road (subject property). To facilitate the proposed development, the applicant has applied to rezone the subject property from RS1m: Suburban Residential to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9569. To allow the RM1 zoning regulations to prevail, the applicant has also requested discharge of Section 219 Covenant No. CB1274791, which restricts residential density on the property to 22 units/ha and limits housing form on the subject property.

Background:

Site Characteristics

Location	4922 Chief Lake Road
Legal Description	Lot 2, District Lot 2424, Cariboo District, Plan 33278
Current Use	Vacant Land
Site Area	4.0 ha (9.9 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9569, 2025)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RM1: Multiple Residential

Surrounding Land Use

North	Residential
South	Residential; Chief Lake Road
East	Residential; Peter Road
West	Vacant Land; Sparwood Road

Relevant Applications

Official Community Plan Amendment Application No. CP100172 (Bylaw No. 9197) and Zoning Bylaw Amendment Application No. RZ100701 (Bylaw No. 9198): On July 26, 2021, Council considered an Official Community Plan Amendment Bylaw No. 9197 and Rezoning Bylaw No. 9198 for First and Second Reading. The application was intended to facilitate development of three (3), 3-storey apartment buildings totaling 120 units on the subject property and adjacent property located at 8700 Sparwood Road. Council concurred with Administration to deny the application as the proposed density and building form did not suit the form and character of the surrounding neighbourhood, and did not align with policy direction provided by the Official Community Plan.

Zoning Bylaw Amendment Application No. RZ100735 (Bylaw No. 9283): The applicant modified their application and reapplied under RZ100735, Bylaw No. 9283 to facilitate a bare land strata development offering a mix of housing forms including single detached, two-unit, four-unit, and row housing. On November 28, 2022, Council granted First and Second Reading to Bylaw No. 9283, and Third Reading was granted on December 19, 2022. Section 219 Covenant No. CB1274791, was volunteered by the property owner as a requirement of Final Reading. The applicant was unable to register the covenant and proceed with Final Reading before expiration of the bylaw, therefore Bylaw No.9283 was cancelled.

Strategic Priorities:

This application is consistent with Council’s strategic priority for economic diversity and growth.

Policy/Regulatory Analysis:

Official Community Plan Bylaw No. 8383, 2011

Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation encourages development that is consistent with the form and character of the existing neighbourhood (Policy 8.3.58 and 8.3.62) and permits densities up to 40 units/ha (Policy 8.3.61). The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood, and has relatively minor immediate impacts on the surrounding area (Policy 8.3.45 and 8.3.48).

The proposed rezoning is consistent with the Future Land Use designation by creating redevelopment of vacant lands within an existing neighbourhood and supporting density through infill development. Administration supports the proposed rezoning to facilitate a mix of housing forms on the subject property.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). The applicant's proposal will create utilization of an existing vacant property within a developed neighborhood. City water and sanitary sewer services are available from Chief Lake Road.

Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of 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. The proposed rezoning would provide housing options for residents.

Zoning Bylaw

The subject property is zoned as RS1m: Suburban Residential. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m² and permits residential related uses that are compatible with the residential character of the area. The "m" designation allows for manufactured housing.

The applicant has applied to rezone the subject property from RS1m to RM1: Multiple Residential to facilitate a multiple residential development offering a mix of housing forms including single detached, two-unit, four-unit, and row housing. The RM1 zone is intended to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha. The RS1m and RM1 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RM1

Regulations	RS1m: Suburban Residential	RM1: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> Community Care Facility, Minor Housing, Apartment Housing, Four-Plex Housing, Manufactured Housing, Row Housing, Single Detached Housing, Stacked Row Housing, Two-Unit 	<ul style="list-style-type: none"> Community Care Facility, Major Community Care Facility, Minor Housing, Apartment Housing, Four-Unit Housing, Row Housing, Single Detached Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 Home Business 2 Secondary Dwelling Secondary Suite 	<ul style="list-style-type: none"> Bed & Breakfast only in single detached and two-unit housing Home Business 1 Home Business 2 only in single detached and two-unit housing Secondary Suite
Density	4 units per lot 280-4,050 m ² 3 units per lot 280 m ² or less 1 principal unit and 1 secondary unit per lot exceeding 4,050 m ²	30 units/ha
Site Coverage	30%	45%
Max. Height	10.0 m	10.0 m
Min. Front Yard	4.5 m	4.5 m
Min. Interior Side Yard	1.2 m	1.2 m
Min. Exterior Side Yard	3.0 m	3.0 m
Min. Rear Yard	6.0 m	6.0 m

As demonstrated above in Table 1, the proposed RM1 zone is similar to the current RS1m as it permits the same housing forms, setbacks, and heights. The RM1 and RS1m zone also have comparable densities, though the RM1 zone permits a higher density to be reached without requiring a subdivision.

The RS1: Suburban Residential zone was updated in June, 2024, to reflect requirements outlined by the Province in Bill 44 (Small-Scale, Multi-Unit Housing). The zone was modified to allow higher residential densities and a variety of housing forms, including apartment.

Table 2 below considers the potential units that could be permitted by either the RM1 or RS1m zones on the subject property.

Table 2: Density Comparison of RS1m and RM1

Lot Configuration	RS1m: Suburban Residential	RM1: Multiple Residential
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No Subdivision (4.0 ha lot size)	1 principal dwelling and 1 secondary suite or dwelling (2 units total)	120 units
80 lot subdivision (~500 m ² lot size)	320 units	160 units

As demonstrated above in Table 2, the RS1m zone has potential to permit a far greater number of units than the RM1 zone.

Section 219 Covenant

A covenant permitted by Section 219 of the *Land Title Act* provides local governments with a tool to regulate the use of land, the use of buildings or subdivisions and to refine the Zoning Bylaw to provide comfort to local governments that is enforceable against the covenantor and successors to the land.

Section 219 Covenant No. CB1274791 (attached to this report) was registered on the legal title of 4922 Chief Lake Road on April 23, 2024. Registration of Section 219 Covenant No. CB1274791 was required as a condition of Final Reading of Zoning Bylaw Amendment Application No. RZ100735 (Bylaw No. 9283). However, the application expired before the bylaw was granted Final Reading and Adoption. This covenant applies the following to the subject property:

- Restricting density to 22 units/ha;
- Limiting the number of Housing, Four-Unit dwellings and Housing, Row dwellings, counted together, to not more than 20% of the total number of dwellings on the property;
- Limiting the number of Housing, Two-Unit dwellings to not more than 20% of the total number of dwellings on the property;
- Prohibiting secondary suites from Housing, Two-Unit, Housing, Four-Unit, and Housing, Row buildings;
- Prohibiting Housing, Apartment use;
- Requiring any Housing, Two-Unit to be non-mirror image; and
- Prohibiting Housing, Two-Unit to be built on neighbouring lots within the parent property.

The applicant would like to discharge the covenant to allow the development regulations of the zoning bylaw to prevail.

The intention of this covenant was to ensure the proposed density and housing forms align with the OCP Future Land Use and respect the form and character of the surrounding area.

Since registration of Section 219 Covenant No. CB1274731, the RS1: Suburban Residential zone was updated as a result of Provincial Bill 44 to include “Housing, Apartment”, “Housing, Four-Plex”, “Housing, Row”, “Housing, Stacked Row”, and “Housing, Two-Unit”, and the density was increased to three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², except where Small-Scale Multi-Unit Housing densities are exempt, the maximum residential density is one principal dwelling and one secondary suite or dwelling. The uses and forms restricted by the covenant are now permitted by the RS1 zone and may be implemented within the surrounding area.

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

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

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	BC0821509
Name of Society	Kidd Real Estate Holdings Ltd.
Director Information	Kidd, Kathryn Teresa Kidd, Bruce Charles

Administration recommends Section 219 Covenant No. CB1274791 be released from the title of the subject property.

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

Servicing Brief

A Servicing Brief prepared by Scouten Engineering, dated May 30, 2023, and supplemental letter prepared by L&M Engineering, dated June 2, 2025 and updated August 15, 2025, have been submitted to the satisfaction of Administration. The Servicing Brief and supplemental letter are attached to this report as a supporting document.

Traffic Impact Study

A Traffic Impact Study dated January 23, 2023 and supplemental letter dated June 2, 2025, both prepared by L&M Engineering, have been submitted to the satisfaction of Administration. The Traffic Impact Study and supplemental letter are attached to this report as a supporting document.

Statutory Notification and Public Consultation

In accordance with section 464(3) of the *Local Government Act*, a public hearing cannot be held because the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011", and its purpose is to permit a development in which the residential component accounts for at least half of the gross floor area of all proposed buildings and structures.

As required under the *Local Government Act* and the "City of Prince George Development Procedures Bylaw No. 9423, 2023", prior to first three readings of the proposed bylaw, the City will mail or deliver notice to adjacent property owners and tenants whose interests may be affected. Members of the public may provide comments by submitting written correspondence to Council.

Written submissions received in response to the public notice will be provided to Council for their consideration during deliberations. Submissions received after the Council meeting agenda is published and before the deadline specified in the notice will be circulated to Council as a handout at the meeting for consideration during deliberations. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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. 9569, 2025 be approved.

Summary and conclusion:

The applicant is proposing to rezone the subject property from RS1m: Suburban Residential to RM1: Multiple Residential to facilitate a multiple residential development on the subject property, as shown on Appendix "A" to Bylaw No. 9569. This report also includes the discharge of Section 219 Covenant No. CB1274791. Administration recommends that Council support the application for the reasons outlined in this report.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/10/06