

**Date:** October 6, 2025

**To:** **Mayor and Council.**

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

**Subject:** Zoning Bylaw Amendment Application No. RZ100857 (Bylaw No. 9577)

**Applicant:** L&M Engineering Ltd. for Matte Investments Ltd., Inc. No. BC1398736

**Location:** 1538 Highway 97 South

**Attachment(s):** Location and Existing Zoning Map  
Appendix “A” to Bylaw No. 9577, 2025  
Supporting Documents:

- Trip Generation Letter

### Recommendation(s):

That Council GIVES FIRST THREE READINGS of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9577, 2025”.

### Purpose:

The applicant is proposing to rezone 1538 Highway 97 South (subject property) from C5: Visitor Commercial to C6: Highway Commercial, as shown on Appendix “A” to Bylaw No. 9577. The subject property is the location of the Carmel Restaurant. This rezoning will facilitate future commercial development that is in line with the Future Land Use designation and form and character of the existing neighbourhood.

### Background:

#### Site Characteristics

Location	1538 Highway 97 South
Legal Description	Lot 1, District Lot 913, Cariboo District, Plan 29654, Except Plan 29773
Current Use	Restaurant
Site Area	0.20 ha (0.50 acres)
2011 Future Land Use	Service Commercial
2025 Future Land Use	Highway Commercial
2011 Growth Management	Infill
2025 Growth Management	Growth Priority
Servicing	City Services Available

## Zoning (see Appendix “A” to Bylaw No. 9577, 2025)

Current Zoning	C5: Visitor Commercial
Proposed Zoning	C6: Highway Commercial

## Surrounding Land Use

North	Visitor Commercial (Carmel Inn); Vacant Visitor Commercial Property
South	Ford Avenue; Highway 97
East	Visitor Commercial (Carmel Inn)
West	Commercial (gas station)

## 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 Service Commercial in Schedule B-6: Future Land Use of the 2011 Official Community Plan (OCP). This designation supports traveling public-oriented commercial uses in highly accessible locations, including tourist-oriented uses and retailers that are accessed primarily by vehicle. Retail and service uses that can easily locate in a neighbourhood centre are not the focus of this designation.

The proposed rezoning is consistent with the 2011 Future Land Use designation as it will facilitate future vehicle-oriented commercial development (2011 OCP Policy 8.3.73), and the subject property is in the Highway 97 “Bypass” area, which has been identified for highway commercial uses and growth (2011 OCP Policy 8.3.74).

#### Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the 2011 OCP. The City should encourage growth in areas designated Infill (2011 OCP Policy 8.1.1).

The application is consistent with the Infill designation as it will facilitate commercial infill development in an established commercial area.

### Official Community Plan Bylaw No. 9525, 2025

#### Future Land Use

The subject property is designated as Highway Commercial in Schedule 12: Future Land Use Plan of the 2025 OCP. This designation is intended to accommodate commercial uses that are intended for traveling public-oriented commercial uses in highly accessible locations. This includes tourist-oriented uses and retailers that are accessed primarily by vehicle. Retail and service uses preferred in Neighbourhood Centres and Corridors are not the focus of this designation.

The proposed rezoning is consistent with the 2025 Future Land Use designation as it will offer a more diverse mix of commercial uses that will service a currently under-served area (2025 OCP Policies 18.9.1 a.; 18.9.1 b.).

### Growth Management

The subject property is designated as Growth Priority in Schedule 1: Growth Management of the 2025 OCP. Growth Priority Areas are the city's largest activity centres and corridors. They are characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, and offer a mix of residential densities and building forms. They offer the most walkable environments, have the best transit service and the greatest access to active transportation and daily needs amenities.

The application is consistent with the Growth Priority designation as it promotes future infill development for commercial uses within close proximity to active transportation and provides daily need amenities to adjacent residential uses. Further to this, the subject property is in an established commercial area that is within the Urban Boundary (Policies 7.1.2 a., 7.1.2 b., 7.1.4 b.). Administration is supportive of this application.

### **Zoning Bylaw**

The subject property is zoned as C5: Visitor Commercial. The C5 zone is intended to provide for uses to serve visitors and travelers.

The applicant has applied to rezone the subject property from C5 to C6: Highway Commercial to facilitate future commercial development on the subject property. The C6 zone is intended to provide for uses appropriate for some highway locations.

The C5 and C6 zoning regulations for the subject property are compared below in Table 1.

**Table 1: Zoning Comparison of C5 and C6**

<b>Regulations</b>	<b>C5: Visitor Commercial</b>	<b>C6: Highway Commercial</b>
Principal Uses	<ul style="list-style-type: none"><li>• Campground</li><li>• Hotel</li><li>• Motel</li><li>• Parking, Non-Accessory</li><li>• Restaurant</li><li>• Service Station, Minor</li><li>• Vehicle Rental, Minor</li><li>• Vehicle Wash, Minor</li></ul>	<ul style="list-style-type: none"><li>• Auction, Minor</li><li>• Brewery &amp; Distillery,</li><li>• Building &amp; Garden Supply</li><li>• Education, Commercial</li><li>• Greenhouse &amp; Plant Nursery</li><li>• Health Service, Minor</li><li>• Office</li><li>• Parking, Non-Accessory</li><li>• Recreation, Indoor</li><li>• Recycling Centre, Minor</li><li>• Restaurant</li><li>• Retail, Adult-Oriented</li><li>• Retail, Convenience</li><li>• Retail, Farmers Market</li><li>• Retail, General</li><li>• Self-Storage Facility</li><li>• Service, Business Support</li><li>• Service, Financial</li><li>• Service, Household Repair</li><li>• Service, Massage Therapy</li><li>• Service, Personal</li></ul>

		<ul style="list-style-type: none"> <li>• Service, Pet Grooming &amp; Day Care</li> <li>• Service Station, Major</li> <li>• Service Station, Minor</li> <li>• Vehicle Rental, Minor</li> <li>• Vehicle Repair, Minor</li> <li>• Vehicle Sale, Minor</li> <li>• Vehicle Wash, Major</li> <li>• Vehicle Wash, Minor</li> <li>• Veterinary Service, Minor</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>• Residential Security/Operator Unit</li> </ul> <p>Uses secondary to Hotels and Motels only:</p> <ul style="list-style-type: none"> <li>• Exhibition &amp; Convention Facility</li> <li>• Liquor Primary Establishment, Minor</li> <li>• Office</li> <li>• Service, Business Support</li> <li>• Service, Massage</li> <li>• Service, Massage Therapy</li> <li>• Service, Personal</li> <li>• Service, Pet Grooming &amp; Day Care</li> <li>• Retail, Convenience</li> <li>• Recreation, Indoor</li> <li>• Recreation, Outdoor</li> </ul>	<ul style="list-style-type: none"> <li>• Residential Security/Operator Unit</li> </ul>
Site Coverage	50%	50%
Max. Height	12.0 m	12.0 m
Min. Front Yard	3.0 m	0.0 m
Min. Side Yard	3.0 m	0.0 m
Min. Rear Yard	3.0 m	0.0 m

The properties to the north and east of the subject property are currently zoned C5, with the property to the east having an established “Motel” use (Carmel Inn). As demonstrated above in Table 1, the proposed C6 zone will greatly increase the number of commercial uses permitted on the subject property. The existing “Restaurant” use on the subject property is also consistent with the C6 zone. The rezoning of the subject property from C5 to C6 will provide more options to the developer and increase opportunities for a more diverse commercial scene within the neighbourhood. Furthermore, the existing zone is typically implemented for hotel or motel use. The rezoning of the subject property to C6 is more reflective of the existing restaurant use.

The uses permitted by the C6 zone are consistent with the 2011 Service Commercial and 2025 Highway Commercial Future Land Use designations. Further to this, the C6 zone is appropriate for the subject property due to its proximity to the highway and its compatibility with the existing 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 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	BC1398736
Name of Society	Matte Investments Ltd.
Director Information	Dasilva, Sylvia Erricson, Catherine Friesen, Maureen Irving, Sharlene Matte, Marvin Matte, Harold Matte, Emile Matte, Christopher Matte, Hubert Matte, Carmel Matte, Marie Anna R.

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

### Trip Generation

A Trip Generation Letter prepared by L&M Engineering, dated September 5<sup>th</sup>, 2025, has been submitted to the satisfaction of Administration. The Trip Generation Letter is attached to this report as a supporting document.

### Ministry of Transportation and Transit

As per Section 52 of the Transportation Act, Bylaw No. 9577 requires the Ministry of Transportation and Transit's approval prior to Final Reading and adoption.

### **Statutory Notification and Public Consultation**

In accordance with section 464(2) of the *Local Government Act*, a public hearing will not be held because the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011." As required under the *Local Government Act* and the "City of Prince George Development Procedures Bylaw No. 9423, 2023", prior to first and second reading 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. 9577, 2025 be approved.

#### Summary and conclusion:

The applicant is proposing to rezone the subject property from C5: Visitor Commercial to C6: Highway Commercial to facilitate future commercial development on the subject property, as shown on Appendix "A" to Bylaw No. 9577. 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: 2025/11/06