

Date: February 23, 2026

To: **Mayor and Council**

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

Subject: Official Community Plan Bylaw Amendment No. CP100226 (Bylaw No. 9617) and Zoning Bylaw Amendment Application No. RZ100866 (Bylaw No. 9618)

Applicant: Cameron Bassani

Location: 8230 Peter Road

Attachment(s): Location and Zoning Map
Exhibit “A” to CP100226
Appendix “A” to Bylaw No. 9617, 2026
Appendix “A” to Bylaw No. 9618, 2026
Supporting Documents:

- Rationale Letter from Applicant

Recommendation(s):

That Council:

1. DENIES FIRST AND SECOND READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026.”; and
2. DENIES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9618, 2026”.

Purpose:

The applicant is proposing to rezone the subject property, located at 8230 Peter Road, from M2: General Industrial to RS2: Single Residential, as shown on Appendix “A” to Bylaw No. 9618. An Official Community Plan (OCP) Amendment from Light Industrial to Small Scale Residential, as shown on Appendix “A” to Bylaw No. 9617 is required to facilitate the proposed rezoning. The lot is currently developed with one (1) single family dwelling and one (1) secondary dwelling (carriage house). As this is not a permitted use within the M2 zone, this application would permit a “Housing, single detached” use on the subject property.

Site Characteristics

Location	8230 Peter Road
Legal Description	Lot A, District Lot 2424, Cariboo District, Plan 19109
Current Use	Non-conforming Residential
Site Area	1,465 m ² / 0.35 acres
Growth Management Class	Future Development
Servicing	City servicing available

Official Community Plan (see Appendix “A” to Bylaw No. 9617)

Current Future Land Use	Light Industrial
Proposed Future Land Use	Small Scale Residential

Zoning (see Appendix “A” to Bylaw No. 9618)

Current Zoning	M2: General Industrial
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Non-conforming Residential
South	Industrial
East	Industrial
West	Residential

Police / Regulatory Analysis:

Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (Intent, Application, and Interpretation): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the Official Community Plan must be consistent. An Official Community Plan, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

Official Community Plan

Future Land Use

The subject property is designated as Light Industrial in Schedule 12: Future Land Use of the Official Community Plan. This designation is intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines. This designation supports a diverse employment base by facilitating industrial conversion areas offering a mix of business, office, and light industrial uses suited to the surrounding area and adjacent to Neighbourhood Centres and Corridors. In order to facilitate residential use, the applicant would like to amend the designation to Small Scale Residential. This designation intends to accommodate the city's lower density forms of housing, small

scale multi-unit homes, and gentle residential densities in order to support and encourage infill development in all neighbourhoods.

- As the Future Land Use for the subject property is designated as Light Industrial, the Official Community Plan does not support residential related land-use on the subject property.
- The Future Land Use of the adjacent properties north, east, and south of the subject property are all designated as Light Industrial. Additionally, the adjacent property across the street to the west is designated as Small Scale Residential.

Administration is not in support of this application as it is not consistent with the Future Land Use Plan of the OCP.

Growth Management

The subject property is designated as Future Development in Schedule 1: Growth Management of the Official Community Plan. This designation has the intent to support future gradual expansion within the Urban Containment Boundary and support controlled development in a manner that is consistent with the objectives and policies of the OCP. Infrastructure required to support new development in Future Development Areas must be fully funded by the developer.

Zoning Bylaw

The subject property is zoned as M2: General Industrial, which has an intent to provide for a mix of business and light industrial uses. The property owner would like to rezone 8230 Peter Road to RS2: Single Residential in order to permit "Housing, single detached" as a principal use. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The subject property was incorporated into the City of Prince George from the Regional District of Fraser Fort George in 1975. City records indicate that the subject property was also zoned as General Industrial under the City of Prince George Zoning Bylaw No. 3482 which was the zoning regulation in the City from 1980 to 2007.

These records indicate that the subject property is currently existing non-conforming, meaning that the existing residential use is permitted to remain, although further residential development on the property would be restricted as "Housing, single detached" is not a permitted principal use on the subject property. Rezoning to RS2 would ensure further redevelopment of a residential occupancy is permitted going forward. This type of existing non-conforming use occurs occasionally where the City incorporates areas from the regional district that do not meet the intent of City Land Use Policy and Zoning Regulations.

The subject property is surrounded by a mix of Industrial uses such as a Contract Service, Building and Garden Supply, Outdoor storage, and Fleet Services. There are approximately 8 industrial zoned properties located on the existing block and 1 commercially zoned property operating a service station and vehicle wash facility. This concentration of industrial and commercial zones to the North, East and

South of the subject property create opportunities for incompatible land uses with a high risk of nuisance for the proposed residential use.

In keeping with the rationale provided above, Administration does not support this application.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were summarized below:

Property Title

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

Building Inspection

There is a secondary dwelling on this property, operating as a carriage house. Upon review, records have indicated that this particular use does not have a valid permit to operate as a secondary dwelling. As such, should the first three readings of this application be approved, the property owner is required to apply to the City of Prince George for a Building Permit to bring the secondary dwelling (carriage unit above the garage) into conformance with the building bylaw prior to final reading. Additionally, an alternative is for the carriage house to be decommissioned prior to final reading.

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 Nos. 9617, 2026, and 9618, 2026 be denied.

Should Council support this application, the following options are provided:

That Council:

1. GIVES FIRST READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026.”
2. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026”, in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026”, in conjunction with the current Regional District Solid Waste Management Plan; and confirm there are no issues.

4. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026”, in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9617, 2026”.
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Request for written comment from properties identified on Exhibit “A” to CP100226; and
 - b. Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”
7. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9618, 2026”; and
8. PERMITS Final Reading of for proposed Bylaw No. 9617 and Bylaw No. 9618 BE WITHHELD until the following requirement has been met to the satisfaction of Administration:
 - a) Confirmation that the existing secondary dwelling has received a complete building permit application or has been decommissioned.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

Statutory Notification and Public Consultation

As required under the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in the property may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice will be provided to Council for their consideration during deliberations on the applications. 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](#).

Sequence of Adoption for the Official Community Plan

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 9525, 2025 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
 - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
 - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
 - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
 - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
 - e) Second Reading;
 - f) Public notice of the Public Hearing; and
 - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

Statutory Consultation of Proposed OCP Amendments

The Department recommends that Council approve the consultation method outlined in the recommendation section of this staff report to provide:

- a. Request for written comment from properties identified on the provided Exhibit "A" to CP100226; and
- b. Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".

This consultation would occur after First and Second Reading to Bylaw Nos. 9617, 2026 and 9618, 2026, and prior to the Public Hearing.

Summary and conclusion:

The applicant has proposed to rezone the subject property from M2: General Industrial to RS2: Single Residential to permit a "Housing, single detached" use. A subsequent OCP Amendment from Light Industrial to Small Scale Residential is also proposed to correspond with the RS2 zone. Administration recommends that Council deny the application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Colin Benny, Planner I

Approved:

Walter Babicz, City Manager

Meeting date: 2026/03/23