



REZONING APPLICATION

PROPOSAL:

- “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9283, 2021”

APPLICANT:

Scouten Engineering for Kidd Real Estate Holdings Ltd.,
Inc. No. BC0821509

SUBJECT PROPERTY:

4922 Chief Lake Road
Lot 2, District Lot 2424, Cariboo District, Plan 33278

WHEN:

6:00 p.m., Monday, December 19, 2022

WHERE:

Council Chambers of City Hall, 2nd Floor
1100 Patricia Boulevard, Prince George, BC

At the November 28, 2022 regular council meeting, Council gave first and second reading of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9283, 2021”. Prior to that meeting, notice regarding this application was provided to adjacent property owners and posted on the City’s website, bulletin board, and Facebook page.

The report dated October 26, 2022 from the Director of Planning and Development titled “Rezoning Amendment Application No. RZ100735 (Bylaw No. 9283)” was updated on November 24, 2022 to rectify a discrepancy regarding secondary suites (changes underlined below). This additional notice is provided in advance of Council consideration of third reading of the proposed bylaw to address information updated in the staff report. Given the proposed bylaw is consistent with the City’s Official Community Plan, a public hearing will not be held.

The purpose of this application is to amend “City of Prince George Zoning Bylaw No. 7850, 2007” by rezoning the subject property from RS1m: Suburban Residential to RM1: Multiple Residential to facilitate a bare land strata development offering a mix of housing forms including single detached, two-unit, four-unit and row housing.

In order to ensure the proposed density and housing forms align with the Official Community Plan Future Land Use, the applicant has volunteered to register a Section 219 Covenant that will limit density to 22 units per hectare, restrict apartment housing, limit four-unit and row housing to no more than 20% of the total dwelling units, limit two-unit housing to no more than 20% of the total dwelling units, and prohibit secondary suites from within two-unit housing, four-unit housing, and row housing. The Covenant will also ensure that two-unit housing designs are asymmetrical to look like two distinct dwellings and will be dispersed throughout the subject property.

WAYS TO PARTICIPATE:



Email: cityclerk@princegeorge.ca
Fax: 250.561.0183

Mail/Deliver: City Hall, 5th Floor
Submit Comment Form: www.princegeorge.ca/CommentForm

Written comments received by the corporate officer before **12:00 p.m., Monday, December 19, 2022**, will be provided to Council for their consideration during the meeting.

For detailed information on providing submissions to Council, please visit www.princegeorge.ca/publichearings.

By submitting written comments, you are consenting to the disclosure of any personal information that you provide and understand that all written comments will be published on the City's website as part of the official public record of the Council meeting and broadcasted online for viewing by the public.

MORE INFORMATION:

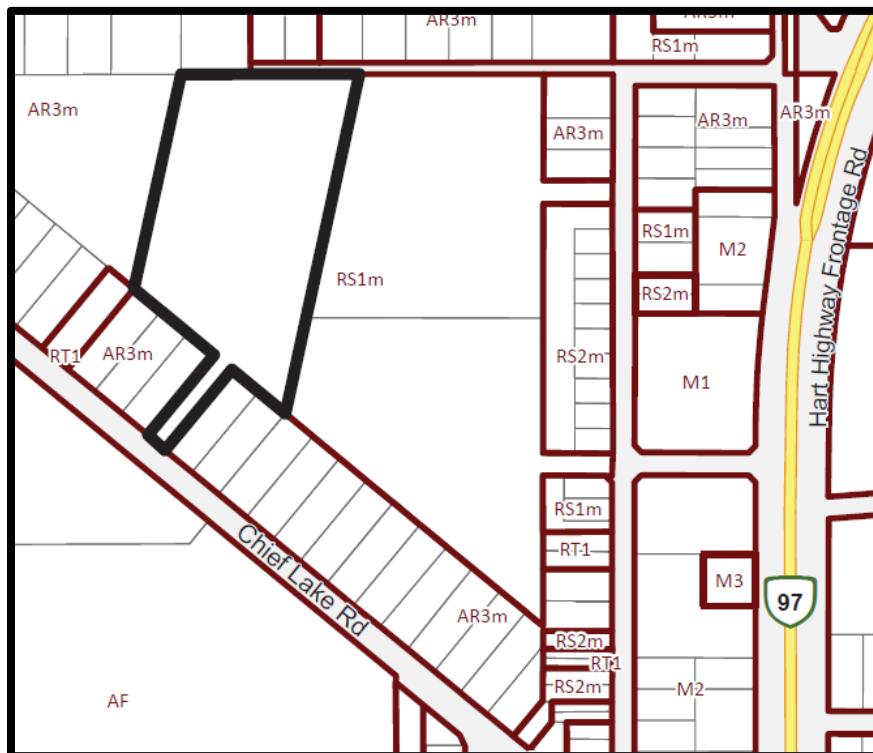
A copy of the application and other related documents will be available on the City's website www.princegeorge.ca/PublicNotices beginning **Friday, December 9, 2022**. These documents are also available for review at the Development Services office on the 2nd Floor of City Hall on **December 9, 12, 13, 14, 15, 16, and 19, 2022** between the hours of **8:30 a.m. and 5:00 p.m.**

QUESTIONS?

Contact: Development Services: devserv@princegeorge.ca | 250.561.7611 | 2nd Floor, City Hall

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Subject Property: 4922 Chief Lake Road