

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 9466, 2024**

**A Bylaw of the City of Prince George 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;

**WHEREAS** the Council of the City of Prince George has deemed it desirable that certain text and definitions be added, removed and replaced to provide consistency and clarity to the interpretation of the Zoning Bylaw;

**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:
  1. that Section 1 – “Administration”, subsection 1.6 – “Uses and Regulations” be amended by inserting the following after section 1.6.2 and renumbering the subsequent sections:
    - 1.6.3 “Where there is direct vehicular access from a highway or lane to the rear yard, the interior side yard setback is interpreted as 1.2 m. In these cases, the 4.5 m setback will not be applied. This includes corner lots, where a minimum exterior side yard setback applies.”;
  2. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the definition of “Density” in its entirety and replace with the following:

“**Density:** A measure of the intensity of development to the area of the lot, including the number of dwellings on a lot measured in units/area or floor area ratio.”;
  3. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the definition of “Dwelling” in its entirety and replace with the following:

“**Dwelling or Dwelling Unit:** Accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling unit includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel, or recreational vehicle, except in accordance with Section 5 of this Bylaw. A secondary suite and a secondary dwelling are each considered a dwelling unit.”;
  4. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the following words: in definition “Housing, Row”:

“No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing”.

5. that Section 2 – “Interpretation”, subsection 2.3 – “Definitions” be amended by deleting the following words: in definition “Housing, Two-Unit”:

“It does not include a secondary suite.”;

6. that Section 5. “Specific Use Regulations” subsection 5.6 – “Secondary Dwellings” subsection 5.6.1 be deleted in its entirety;

7. that Section 5. “Specific Use Regulations” Section 5.6 – “Secondary Dwellings” subsection 5.6.4 be amended by deleting the following words:

“No more than one secondary dwelling shall be permitted per lot.”;

8. that Section 5. “Specific Use Regulations” – Section 5.6 – “Secondary Dwellings” subsection 5.6.6 be deleted in its entirety;

9. that Section 5. “Specific Use Regulations” – Section 5.6 – “Secondary Dwellings” subsection 5.6.7 be amended by deleting the following words:

“secondary suite”;

10. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.1 be deleted in its entirety;

11. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.2 be deleted in its entirety;

12. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.3 be deleted in its entirety;

13. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.4 be deleted in its entirety;

14. that Section 5. “Specific Use Regulations” subsection 5.7 – “Secondary Suites” subsection 5.7.6 be amended by deleting the following words:

“secondary dwelling”;

15. that Section 5. “Specific Use Regulations” be amended by adding subsection 5.18 and the following:

**“5.18 Small Scale Multi-Unit Housing**

1. Small Scale Multi-Unit Housing (Bill 44) mandates three (3) to four (4) dwelling units be permitted on single detached and two-unit lots depending on their size and location, subject to the following:
  - a) wholly or partly identified within Schedule B-4: Urban Area established by the Official Community Plan;
  - b) parcels of land less than 4,050 m<sup>2</sup> (1.0 acre);
  - c) lands are connected to both municipal water and sewer services;
  - d) zoning requires the minimum lot size that may be created by subdivision is less than 4,050 m<sup>2</sup> (1.0 acre); and
  - e) parcels of land not protected, as of December 7, 2023, under the *Heritage Conservation Act*, or by bylaw under s. 611 of the *Local Government Act*.”
16. that Section 7. “Parking and Loading” – subsection 7.1.13 be deleted in its entirety;
17. that Section 7. “Parking and Loading” – subsection 7.1.30 be amended by inserting the following section:
  - c) Where a development is exempt from residential parking requirements, as shown on Schedule “J”, the number of parking spaces for disabled will be calculated per dwelling unit using the ratio in 7.1.30 a).
18. that Section 7. “Parking and Loading” – Table 7.4 “Parking Requirements” be amended by adding the following:

“Note: Lands identified with the UNBC Bus Exchange Transit-Oriented Area, as shown on Schedule “J” of Zoning Bylaw No. 7850, are exempt from residential parking requirements, except for parking required for people with disabilities.”;
19. that Section 9. “Rural Zones”, subsection 9.5.3 “AR3, AR3m: Rural Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
20. that Section 10. “Residential Zones”, subsection 10.1.3 “RS1, RS1m: Suburban Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
21. that Section 10. “Residential Zones” – subsection 10.2.3 “RS2, RS2m: Single Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
22. that Section 10. “Residential Zones” – subsection 10.6.3 “RT1: Two-Unit Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;

23. that Section 10. “Residential Zones” – subsection 10.7.3 “RT2: Two-Unit Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
24. that Section 10. “Residential Zones” – subsection 10.9.3 “RM1: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
25. that Section 10. “Residential Zones” – subsection 10.10.3 “RM2: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
26. that Section 10. “Residential Zones” – subsection 10.11.3 “RM3: Multiple Residential” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
27. that Section 15 “Site Specific Zones” – subsection 15.9.3 “Z9: Hill Avenue” “Secondary Uses” be amended by replacing the words “secondary suite (A) only in single detached housing” with “secondary suite”;
28. that Section 15 “Site Specific Zones” – subsection 15.14.3 “Z14: Fraser River Bench Lands Compact Community” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
29. that Section 15 “Site Specific Zones” – subsection 15.19.3 “Z19: University Heights Neighbourhood Core” “Secondary Uses” be amended by replacing the words “secondary suite only in single detached housing” with “secondary suite”;
30. that Section 10. “Residential Zones” – subsection 10.8.3 “RT3: Residential Cluster” “Secondary Uses” be amended by adding the following words:  
  
“secondary suite”;
31. that Section 10. “Residential Zones” – subsection 10.12.3 “RM4: Multiple Residential” “Secondary Uses” be amended by adding the following words:  
  
“secondary suite”;
32. that Section 10. “Residential Zones” – subsection 10.13.3 “RM5: Multiple Residential” “Secondary Uses” be amended by adding the following words:  
  
“secondary suite”;
33. that Section 10. “Residential Zones” – subsection 10.14.3 “RM6: Mid-rise Residential” “Secondary Uses” be amended by adding the following words:  
  
“secondary suite”;

34.that Section 10. “Residential Zones” – subsection 10.15.3 “RM7: High-rise Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;

35.that Section 10. “Residential Zones” – subsection 10.16.3 “RM8: Mixed-Use Residential” “Secondary Uses” be amended by adding the following words:

“secondary suite”;

36.that Section 10. “Residential Zones” – subsection 10.6.3 “RT1: Two-Unit Residential” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

37.that Section 10. “Residential Zones” – subsection 10.7.3 “RT2: Two-Unit Residential” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

38.that Section 15 “Site Specific Zones” – subsection 15.9.3 “Z9: Hill Avenue” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

39.that Section 15 “Site Specific Zones” – subsection 15.14.3 “Z14: Fraser River Bench Lands Compact Community” “Secondary Uses” be amended by adding the following words:

“secondary dwelling”;

40. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

41.that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

42. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

43.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

44.that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

45.that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

46.that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

47.that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Apartment”;

48. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

49. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

50.that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

51.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

52. that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

53.that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

54.that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

55.that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

56.that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Four-Plex”;

57. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

58. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

59. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

60.that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

61.that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

62. that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

63. that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

64. that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

65. that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Row”;

66. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

67. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

68. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

69. that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

70. that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

71. that Section 10. “Residential Zones” – subsection 10.6.2 “RT1: Two-Unit Residential” “Principal Uses” be amended by adding the following words:



“Housing, Stacked Row”;

72. that Section 10. “Residential Zones” – subsection 10.7.2 “RT2: Two-Unit Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

73. that Section 10. “Residential Zones” – subsection 10.8.2 “RT3: Residential Cluster” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

74. that Section 10. “Residential Zones” – subsection 10.9.2 “RM1: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

75. that Section 10. “Residential Zones” – subsection 10.10.2 “RM2: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

76. that Section 15 “Site Specific Zones” – subsection 15.14.2 “Z14: Fraser River Bench Lands Compact Community” “Principal Uses” be amended by adding the following words:

“Housing, Stacked Row”;

77. that Section 9. “Rural Zones” – subsection 9.5.2 “AR3, AR3m: Rural Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

78. that Section 10. “Residential Zones” – subsection 10.1.2 “RS1, RS1m: Suburban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

79. that Section 10. “Residential Zones” – subsection 10.2.2 “RS2, RS2m: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

80. that Section 10. “Residential Zones” – subsection 10.3.2 “RS3: Single Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

81.that Section 10. “Residential Zones” – subsection 10.4.2 “RS4: Urban Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

82.that Section 10. “Residential Zones” – subsection 10.12.2 “RM4: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

83.that Section 10. “Residential Zones” – subsection 10.13.2 “RM5: Multiple Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

84. that Section 10. “Residential Zones” – subsection 10.16.2 RM8: Mixed-Use Residential” “Principal Uses” be amended by adding the following words:

“Housing, Two-Unit”;

85. that Section 9. “Rural Zones” – subsection 9.5.5 “AR3, AR3m: Rural Residential” “Regulations for Principal Development” subsection 9.5.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

86. that Section 10. “Residential Zones” – subsection 10.1.5 “RS1, RS1m: Suburban Residential” “Regulations for Principal Development” subsection 10.1.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

87. that Section 10. “Residential Zones” – subsection 10.2.5 “RS2, RS2m: Single Residential” “Regulations for Principal Development” subsection 10.2.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-

Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

- 88.that Section 10. “Residential Zones” – subsection 10.3.5 “RS3: Single Residential” “Regulations for Principal Development” subsection 10.3.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

- 89.that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Regulations for Principal Development” subsection 10.4.6 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

- 90.that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 1. be deleted in its entirety and replaced with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

91. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 1. be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

- 92.that Section 15. “Site Specific Zones” – subsection 15.9.5 “Z9: Hill Avenue” “Regulations for Principal Development” subsection “Maximum Density” for “Housing, single detached” and “Housing, two-unit” be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

93. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 1. be amended by deleting in its entirety and replacing with the following:

“The maximum residential density is three (3) dwelling units on a parcel 280 m<sup>2</sup> or less, or four (4) dwelling units on a parcel greater than 280 m<sup>2</sup>, except where Small-Scale Multi-Unit Housing densities are exempt by section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.”;

94. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 2. be amended by deleting in its entirety and replacing with the following:

“For all other lots, the maximum site coverage is 45%.”;

95. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 3. be deleted in its entirety;

96. that Section 10. “Residential Zones” – subsection 10.4.5 “RS4: Urban Residential” “Building Site Coverage subsection 10.4.5 4. be deleted in its entirety;

97. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 2. be amended by deleting in its entirety and replacing with the following:

“The maximum height is 10.0 m.”;

98. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 3. be amended by deleting in its entirety and replacing with the following:

“The maximum number of storeys is 2.5.”;

99. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Principal Development Regulations” subsection 10.4.6 4. be deleted in its entirety;

100. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 2. be deleted in its entirety;

101. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 3. be deleted in its entirety;
102. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 2. be deleted in its entirety;
103. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 3. be deleted in its entirety;
104. that Section 9. “Rural Zones” – subsection 9.5.5 “AR3, AR3m: Rural Residential” “Regulations for Principal Development” subsection 9.5.5 6. be deleted in its entirety and replaced with the following:
- “The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;
105. That a new subsection be added as 9.5.5 7. by inserting the following words and renumbering subsequent sections:
- “7. The minimum exterior side yard is 3.0 m.”;
106. that Section 10. “Residential Zones” – subsection 10.1.5 “RS1, RS1m: Suburban Residential” “Regulations for Principal Development” subsection 10.1.5 6. be deleted in its entirety and replaced with the following:
- “The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;
107. That a new subsection be added as 10.1.5. 7. by inserting the following words and renumbering subsequent sections:
- “7. The minimum exterior side yard is 3.0 m.”;
108. that Section 10. “Residential Zones” – subsection 10.2.5 “RS2, RS2m: Single Residential” “Regulations for Principal Development” subsection 10.2.5 6. be deleted in its entirety and replaced with the following:
- “The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;
109. That a new subsection be added as 10.2.5. 7. by inserting the following words and renumbering subsequent sections:
- “7. The minimum exterior side yard is 3.0 m.”;

110. that Section 10. “Residential Zones” – subsection 10.3.5 “RS3: Single Residential” “Regulations for Principal Development” subsection 10.3.5 6. be deleted in its entirety and replaced with the following:

“The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;

111. that a new subsection be added as 10.3.5. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

112. that Section 10. “Residential Zones” – subsection 10.4.6 “RS4: Urban Residential” “Regulations for Principal Development” subsection 10.4.6 6. be deleted in its entirety and replaced with the following:

“The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;

113. that a new subsection be added as 10.4.6. 7. by inserting the following words and renumbering subsequent sections:

“7. The minimum exterior side yard is 3.0 m.”;

114. that Section 10. “Residential Zones” – subsection 10.6.5 “RT1: Two-Unit Residential” “Regulations for Principal Development” subsection 10.6.5 8. be deleted in its entirety and replaced with the following:

“The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;

115. that a new subsection be added as 10.6.5. 9. by inserting the following words and renumbering subsequent sections:

“9. The minimum exterior side yard is 3.0 m.”;

116. that Section 10. “Residential Zones” – subsection 10.7.5 “RT2: Two-Unit Residential” “Regulations for Principal Development” subsection 10.7.5 8. be deleted in its entirety and replaced with the following:

“The minimum interior side yard is 1.2 m on one side and at least 4.5 m on the other.”;

117. that a new subsection be added as 10.7.5. 9. by inserting the following words and renumbering subsequent sections:

“9. The minimum exterior side yard is 3.0 m.”;

118. that Section 15. “Site Specific Zones” – subsection 15.14.5. “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 10. be deleted in its entirety and replaced with the following:

“The minimum interior side yard is 1.5 m on one side and at least 4.5 m on the other.”;

119. that a new subsection be added as 15.14.5 11. by inserting the following words and renumbering subsequent sections:

“11. The minimum exterior side yard is 3.0 m.”;

120. that Section 9. “Rural Zones” – subsection 9.5.6. “AR3, AR3m: Rural Residential” “Regulations for Accessory Development” subsection 9.5.6 2. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

121. that Section 10. “Residential Zones” – subsection 10.1.6. “RS1, RS1m: Suburban Residential” “Regulations for Accessory Development” subsection 10.1.6 2. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

122. that Section 10. “Residential Zones” – subsection 10.2.6. “RS2, RS2m: Single Residential” “Regulations for Accessory Development” subsection 10.2.6 2. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

123. that Section 10. “Residential Zones” – subsection 10.3.6. “RS3: Single Residential” “Regulations for Accessory Development” subsection 10.3.6 2. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

124. that Section 10. “Residential Zones” – subsection 10.4.7. “RS4: Urban Residential” “Regulations for Accessory Development” subsection 10.4.7 4. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

125. that Section 10. “Residential Zones” – subsection 10.6.6. “RT1: Two-Unit Residential” “Regulations for Accessory Development” subsection 10.6.6 2. be deleted in its entirety and replaced with the following:

“The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”

126. that Section 10. “Residential Zones” – subsection 10.7.6. “RT2: Two-Unit Residential” “Regulations for Accessory Development” subsection 10.7.6 2. be deleted in its entirety and replaced with the following:
- “The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.”
127. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, four-plex (B)” with “housing, four-plex”;
128. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, row (B)” with “housing, row”;
129. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, single-detached (A)” with “housing, single-detached”;
130. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, stacked row (B)” with “housing, stacked row”;
131. that Section 15. “Site Specific Zones” – subsection 15.9.2 “Z9: Hill Avenue” “Principal Uses” be amended by replacing the words “housing, two-unit (A)” with “housing, two-unit”;
132. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 2. be deleted in its entirety.
133. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 3. be deleted in its entirety.
134. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 4. be deleted in its entirety.
135. that Section 15. “Site Specific Zones” – subsection 15.14.5 “Z14: Fraser River Bench Lands Compact Community” “Regulations for Principal Development” subsection 15.14.5 5. be deleted in its entirety.
136. That Section 15. “Site Specific Zones” – subsection 15.18 “Z18: Monterey Road Residential” be deleted in its entirety.
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 the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9466, 2024".

READ A FIRST TIME THIS DAY OF , 2024.

READ A SECOND TIME THIS DAY OF , 2024.

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

READ A THIRD TIME THIS DAY OF , 2024.

Third reading passed by a decision of Members of City Council present and eligible to vote.

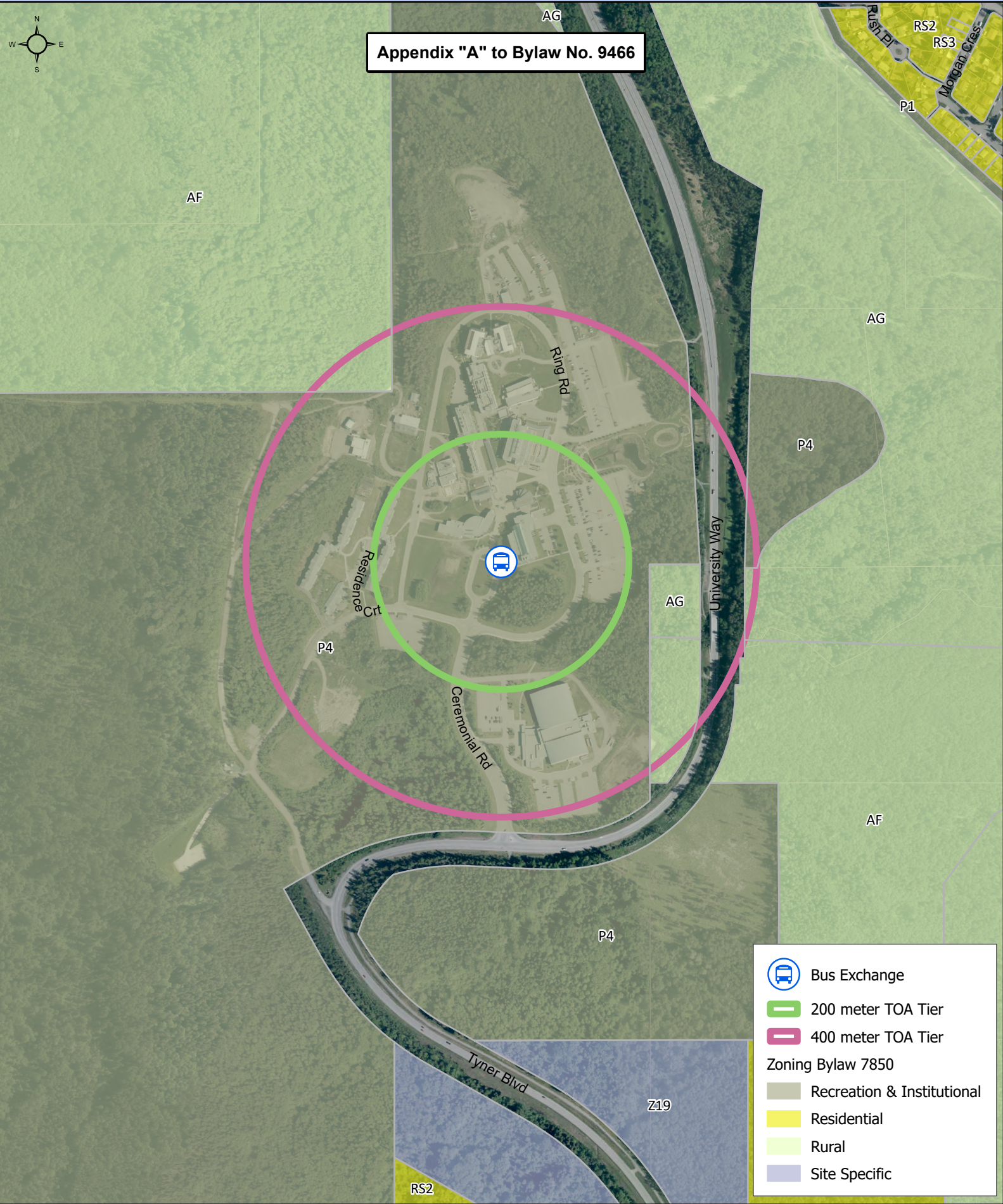
ADOPTED THIS DAY OF , 2024,








BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Appendix "A" to Bylaw No. 9466



-  Bus Exchange
-  200 meter TOA Tier
-  400 meter TOA Tier
- Zoning Bylaw 7850
-  Recreation & Institutional
-  Residential
-  Rural
-  Site Specific

0 10 20 30 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:7,500

Schedule "J" to Zoning Bylaw 7850, 2007  
 Transit Oriented Area

