

CITY OF PRINCE GEORGE
BYLAW NO. 9548, 2025

A Bylaw of the City of Prince George to rezone certain lands and 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;

AND WHEREAS the Council of the City of Prince George has deemed it desirable that the subject property be rezoned from “RM3: Multiple Residential” to “Z22: Mixed-Use Corridor”, to facilitate the development of a high-density, mixed commercial and residential use, or other uses, pursuant to the “Z22: Mixed-Use Corridor” zoning designation;

APPLICANT: HyLand Properties on behalf of Mennonite Central Committee (MCC) British Columbia, Inc. No. S0008191

SUBJECT PROPERTY: 2000 Central Street E

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:
 - a. By adding a new zone “Z22: Mixed-Use Corridor”, as show on Appendix “A”, attached to and forming part of this Bylaw.
 - b. That Lot 1, District Lots 936 and 1430, Cariboo District, Plan 15037, be rezoned from “RM3: Multiple Residential” to “Z22: Mixed-Use Corridor” as shown on Appendix “B”, attached to and forming part of this Bylaw.
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 "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9548, 2025".

READ A FIRST TIME THIS DAY OF , 2026.

READ A SECOND TIME THIS DAY OF , 2026.

READ A THIRD TIME THIS DAY OF , 2026.

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

Certified correct as passed third reading this day of , 2026.

CORPORATE OFFICER OF THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND TRANSIT PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*.

THIS DAY OF , 2026

for MINISTER OF TRANSPORTATION AND TRANSIT

ADOPTED THIS DAY OF , 2026, BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

Z22

15.22	Z22: Mixed-Use Corridor	Z22
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15.22.1 Purpose

The purpose of this zone is to provide for mixed-use developments which have a residential and commercial focus along Highway corridors.

15.22.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • club • community care facility, major • community care facility, minor • education • education, commercial • health service, minor • housing, apartment • housing, row • housing, stacked row • office • recreation, indoor • religious, assembly • restaurant • retail, convenience 		15.22.2	<p>Principal Uses (Continued)</p> <ul style="list-style-type: none"> • retail, general • retail, liquor • service, business support • service, financial • service, massage therapy • service, personal • service, pet grooming & daycare <p>15.22.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1, only to housing • secondary suite • residential security/operator unit
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15.22.4 Subdivision Regulations

1. The minimum lot width is 200 m.
2. The minimum lot area is 2.5 ha.

15.22.5 Development Regulations

3. The maximum density is 200 dwellings/ha.
4. The maximum site coverage is 55%.
5. The maximum number of storeys is 6 for residential and mixed-use buildings.
6. The maximum number of storeys is 2 for commercial buildings.
7. The maximum height is 25 m for residential and mixed-use buildings.
8. The maximum height is 12 m for commercial buildings
9. The minimum front, side, and rear yard is 3.0 m.
10. The minimum setback between buildings is 4.5 m.

15.22.6 Off Street Parking

Parking Shall be provided in accordance with section 7, except as follows:

Type of Development	Required Parking Spaces
Apartment Housing Row Housing Stacked Row Housing	0.75 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1 per 2 bedroom dwelling, plus 1.25 per 3+ bedroom dwelling, plus 1 per 10 dwellings as designated visitor parking
Commercial Community & Recreation	3 per 100m ² GFA

15.22.7 Development Regulations

1. Commercial uses are only permitted on the first and second floor of a building.
2. Service, financial uses shall have a maximum gross leasable floor area of 300 m² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.
3. The maximum size of any one tenancy for club, education, health service, restaurant, retail and service use is 1000 m².
4. The maximum size of any one tenancy for office use is 280 m².
5. The total combined gross floor area for all club, education, health service, office, restaurant, retail and service uses shall not exceed 1, 680 m² in one building.
6. There is a maximum of one commercial building per lot.
7. Drive-throughs are not permitted.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.



5

Harper Dr

20th Ave

Rezone from RM3: Multiple Residential to Z22: Mixed-Use Corridor

1

Central St E

Griffiths Ave

22nd Ave



Subject Parcel



Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

Appendix "B" to Bylaw No. 9548

Lot 1, DL 936 and 1430, CD, Plan 15037



1:1,250