

CITY OF PRINCE GEORGE
BYLAW NO. 9635, 2026

A Bylaw of the City of Prince George to amend certain text within “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 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:

1.1. That Section 2.3 - “Definitions” - “Secondary Suite”, be deleted in its entirety and replaced with:

“Secondary Suite: a self-contained dwelling within a building or portion of a building as defined in the British Columbia Building Code.”

1.2. That Section 7.1.12., be deleted in its entirety and replaced with:

“7.1.12 No off-street parking shall be located in the required front or a flanking side yard, except:

a. where lots are subject to Small Scale Multi-Unit Housing regulations pursuant to Part 14 of the *Local Government Act* and Section 5.18.1 of this Bylaw, one off-street parking space that meets the minimum dimensions in accordance with Section 7 may be located in either the required front or a flanking side yard; or

b. in a manufactured housing park or where a driveway provides access to required off-street parking that is not in the front or flanking side yard.”

1.3. That Table 7.4 – “Parking Requirements” be amended by:

a. Amending the required parking spaces for “Single Detached Housing, Two-Unit Housing, Four-plex Housing, and Manufactured Home not in a manufactured home park” to one space per dwelling;

b. deleting the “Secondary Dwelling” land use and its associated parking requirement;

- c. deleting the “Secondary Suite” land use and its associated parking requirement.
- 1.4. That Section 9.1 - “AG: Greenbelt”, subsection 9.1.5 3 - “Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:
- “3. The maximum height is 11 m.
4. The maximum number of storeys for single-detached housing is 3.”
- 1.5. That Section 9.1 - “AG: Greenbelt”, subsection 9.1.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:
- “9.1.6 Regulations for Accessory Development
- Regulations for Accessory Buildings and Structures
1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
 2. The maximum height is 6.0 m.
 3. The minimum front yard is 4.5 m.
 4. The minimum interior side yard is 1.2 m.
 5. The minimum exterior side yard is 3.0 m.
 6. The minimum rear yard is 1.2 m.
- Regulations for Secondary Dwellings
7. In addition to 9.1.6 1., the maximum ground floor area is 100.0 m².
 8. The maximum height is 8.0 m.
 9. The minimum front yard is 4.5 m.
 10. The minimum interior side yard is 1.2 m.
 11. The minimum exterior side yard is 3.0 m.
 12. The minimum rear yard is 1.2 m.”
- 1.6. That Section 9.2 - “AF: Agriculture & Forestry”, subsection 9.2.5 - “Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:
- “3. The maximum height is 20.0 m. except it is 11.0 m for a single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 3.”
- 1.7. That Section 9.2 - “AF: Agriculture & Forestry”, subsection 9.2.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“9.2.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 20.0 m, except it is 6.0 m for lots smaller than 0.4 ha.
3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 9.2.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.2 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.2 m.”

- 1.8. That Section 9.3 - “AR1: Rural Residential”, subsection 9.3.5 - “Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:

- “3. The maximum height is 20.0 m, except it is 11.0 m for single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 3.”

- 1.9. That Section 9.3 - “AR1: Rural Residential”, subsection 9.3.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“9.3.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 15.0 m, except it is 6.0 m for lots smaller than 0.4 ha.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 9.3.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.

9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.2 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.2 m.”

1.10. That Section 9.4 - “AR2: Rural Residential”, subsection 9.4.5 - “Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:

- “3. The maximum height is 20.0 m, except it is 11.0 m for single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 3.”

1.11 That Section 9.4 - “AR2: Rural Residential”, subsection 9.4.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“9.4.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.”
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 9.4.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.2 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.2 m.”

1.12. That Section 9.5 - “AR3, AR3m: Rural Residential”, subsection 9.5.5 - “Regulations for Principal Development”, provisions 3. And 4., be deleted in their entirety and replaced with:

- “3. The maximum height is 11.0 m.
4. The maximum number of storeys for single-detached housing is 3”

1.13. That Section 9.5 - “AR3: Rural Residential”, subsection 9.5.6 - Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“9.5.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 9.5.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.2 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.2 m.

- 1.14. That Section 9.6 - “AR4: Rural Residential”, subsection 9.6.5 - Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:

- “3. The maximum height is 20.0 m, except it is 11.0 m for single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 3.

- 1.15 That Section 9.6 - “AR4: Rural Residential”, subsection 9.6.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“9.6.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 9.6.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.2 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.2 m."

- 1.16 That Section 10.1 "RS1, RS1m: Suburban Residential", subsection 10.1.5 – "Regulations for Principal Development", provisions 3. and 4., be deleted in their entirety and replaced with:

- "3. The maximum height is 11.0 m.
4. The maximum number of storeys is 3."

- 1.17 That Section 10.1 - "RS1, RS1m: Suburban Residential", subsection 10.1.6 - "Regulations for Accessory Development", be deleted in its entirety and replaced with:

"10.1.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The total maximum combined ground floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 10.1.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.5 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.5 m."

- 1.18 That Section 10.2 – "RS2, RS2m: Single Residential", subsection 10.2.5 – "Regulations for Principal Development", provisions 3. and 4., be deleted in their entirety and replaced with:

- "3. The maximum height is 11.0 m.
4. The maximum number of storeys is 3"

- 1.19 That Section 10.2 – “RS2: Single Residential”, subsection 10.2.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“10.2.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 10.2.6 1., the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.5 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.5 m.”

- 1.20 That Section 10.3 - “RS3: Single Residential”, subsection 10.3.5 - “Regulations for Principal Development”, provisions 3. and 4., be deleted in their entirety and replaced with:

- “3. The maximum height is 11.0 m.
4. The maximum number of storeys is 3.”

- 1.21 That Section 10.3. - “RS3: Single Residential”, subsection 10.3.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“10.3.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 70.0 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

7. In addition to 10.3.6.1, the maximum ground floor area is 100.0 m².
8. The maximum height is 8.0 m.
9. The minimum front yard is 4.5 m.
10. The minimum interior side yard is 1.5 m.
11. The minimum exterior side yard is 3.0 m.
12. The minimum rear yard is 1.5 m."

- 1.22 That Section 10.4 - "RS4: Urban Residential", subsection 10.4.6 - "Principal Development Regulations", provisions 2. and 3., be deleted in their entirety and replaced with:

- "2. The maximum height is 11.0 m.
3. The maximum number of storeys is 3."

- 1.23 That Section 10.4 - "RS4: Urban Residential", subsection 10.4.7 - "Accessory Development", be deleted in its entirety and replaced with:

"10.4.7 Accessory Development

Regulations for Accessory Buildings and Structures

1. For lot widths less than 9.0 m, the maximum total combined ground floor area of accessory buildings and structures on a site is 60.0 m².
2. For lot widths 9.0 m to 12.0 m, the maximum total combined ground floor area of accessory buildings and structures on a site is 70.0 m².
3. For lot widths greater than 12.0 m, the maximum total combined ground floor area of accessory buildings and structures on a site is 90.0 m².
4. The maximum height is 7.0 m.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m.
7. The minimum exterior side yard is 3.0 m.
8. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

9. In addition to the ground floor area of accessory buildings and structures, the maximum ground floor area is 100.0 m².
10. The maximum height is 8.0 m.
11. The minimum front yard is 4.5 m.
12. The minimum interior side yard is 1.5 m.
13. The minimum exterior side yard is 3.0 m.
14. The minimum rear yard is 1.5 m."

- 1.24 That Section 10.6 - "RT1: Two-Unit Residential", subsection 10.6.5 - "Regulations for Principal Development", provisions 5. and 6., be deleted in their entirety and replaced with:

- “5. The maximum height is 11.0 m”
- 6. The maximum number of storeys is 3”.

1.25 That Section 10.6 - “RT1: Two-Unit Residential”, subsection 10.6.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“10.6.6 Regulations Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

6. The maximum ground floor area is 100.0 m².
7. The maximum height is 8.0 m.
8. The minimum front yard is 4.5 m.
9. The minimum interior side yard is 1.5 m.
10. The minimum exterior side yard is 3.0 m.
11. The minimum rear yard is 1.2 m.”

1.26 That Section 10.7 - “RT2: Two-Unit Residential”, subsection 10.7.5 - “Regulations for Principal Development”, provisions 5. and 6., be deleted in their entirety and replaced with:

- “5. The maximum height is 11.0 m”
- 6. The maximum number of storeys is 3”.

1.27 That Section 10.7 - “RT2: Two-Unit Residential”, subsection 10.7.6 - “Regulations for Accessory Development”, be deleted in its entirety and replaced with:

“10.7.6 Regulations for Accessory Development

Regulations for Accessory Buildings and Structures

1. The maximum total combined ground floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 7.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

Regulations for Secondary Dwellings

6. In addition to 10.7.6 1., the maximum ground floor area is 100.0 m².
7. The maximum height is 8.0 m.
8. The minimum front yard is 4.5 m.
9. The minimum interior side yard is 1.5 m.
10. The minimum exterior side yard is 3.0 m.
11. The minimum rear yard is 1.2 m."

- 1.28 That Section 10.9 - "RM1: Multiple Residential", subsection 10.9.5 - "Regulations for Principal Development", provisions 4. and 5., be deleted in their entirety and replaced with:

- "4. The maximum height is 11.0 m.
5. The maximum number of storeys is 3."

- 1.29 That Section 10.10 - "RM2: Multiple Residential", subsection 10.10.5 - "Regulations for Principal Development", provisions 4. and 5., be deleted in their entirety and replaced with:

- "4. The maximum height is 12.0 m, except it is 11.0 m for single detached and two-unit housing.
5. The maximum number of storeys is 3."

- 1.30 That Section 10.11 - "RM3: Multiple Residential", subsection 10.11.5 - "Regulations for Principal Development", provisions 3. and 4., be deleted in their entirety and replaced with:

- "3. The maximum height is 12.0 m, except it is 11.0 m for single detached and two-unit housing.
4. The maximum number of storeys is 3."

2. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
3. That this Bylaw may be cited for all purposes as the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9635, 2026".

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
and eligible to vote.

decision of Members of City Council present

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