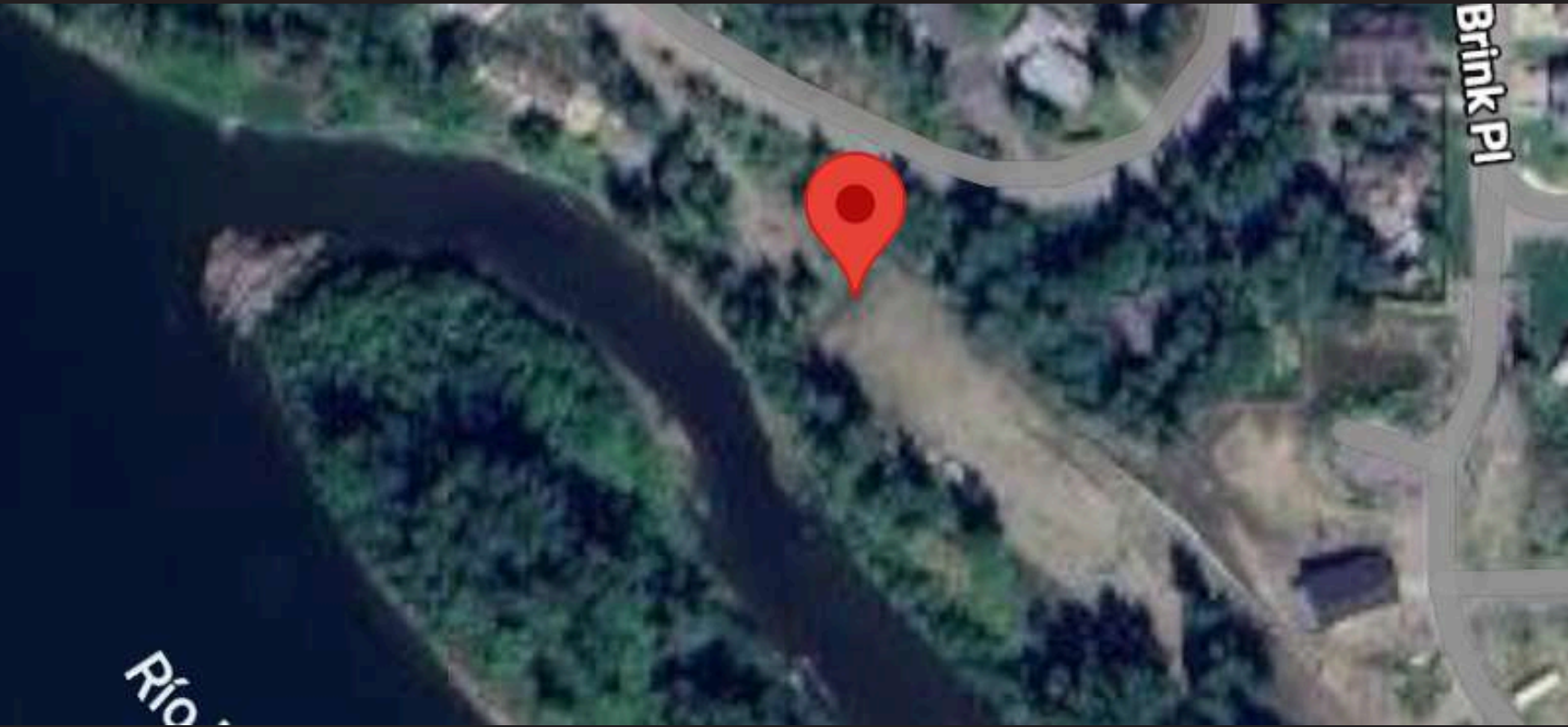


# FOR SALE

4196 Stevens Road  
Prince George, BC



Opportunity to acquire a well-located parcel in Prince George offering flexibility for future development or investment.

**\$1,000,000**

---

Clint Dahl, PREC\*, REALTOR® 250.981.2070 |  
clint@clintdahl.ca

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\* PREC - Personal Real Estate Corporation

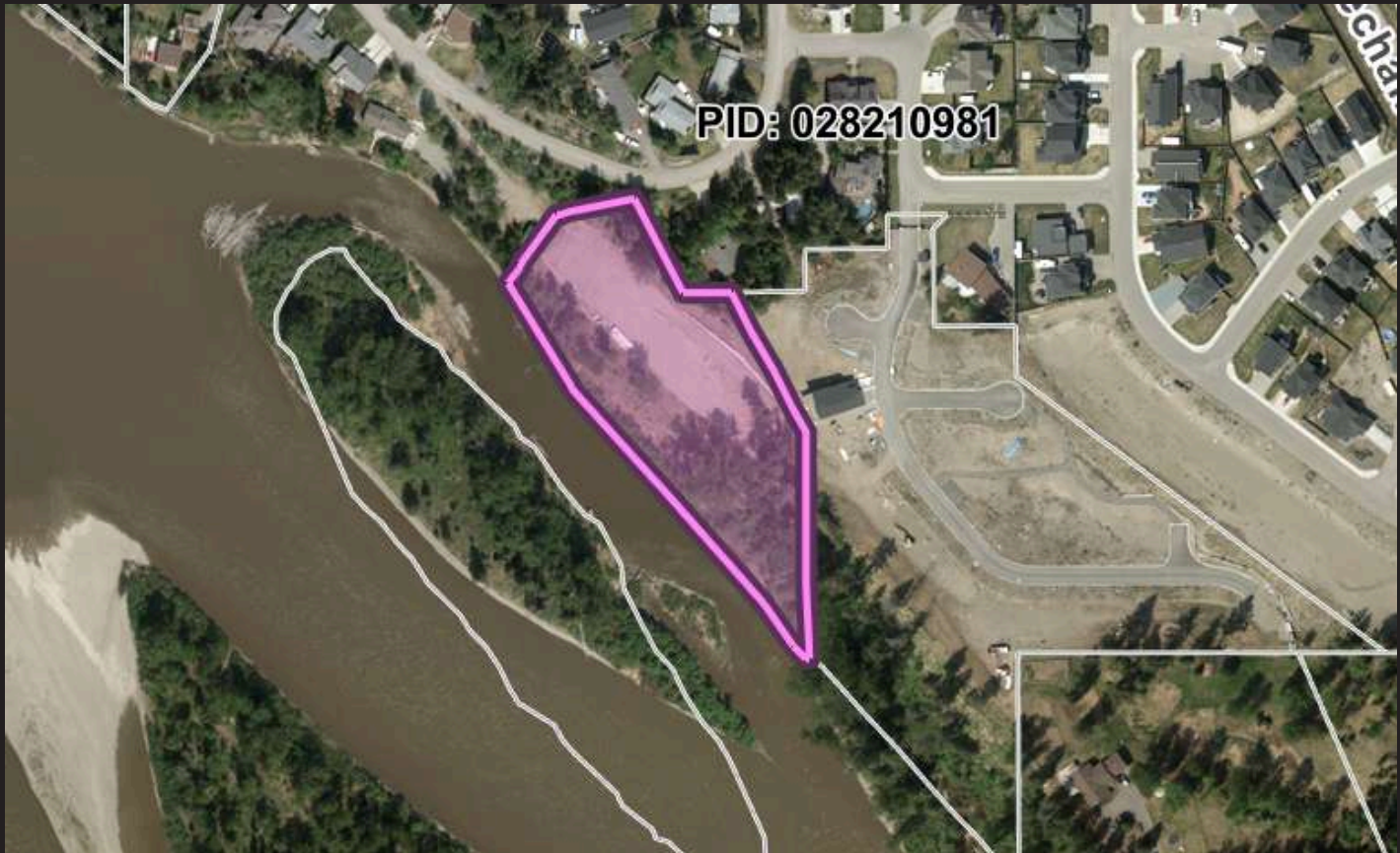


# PROPERTY OVERVIEW

## Property Features

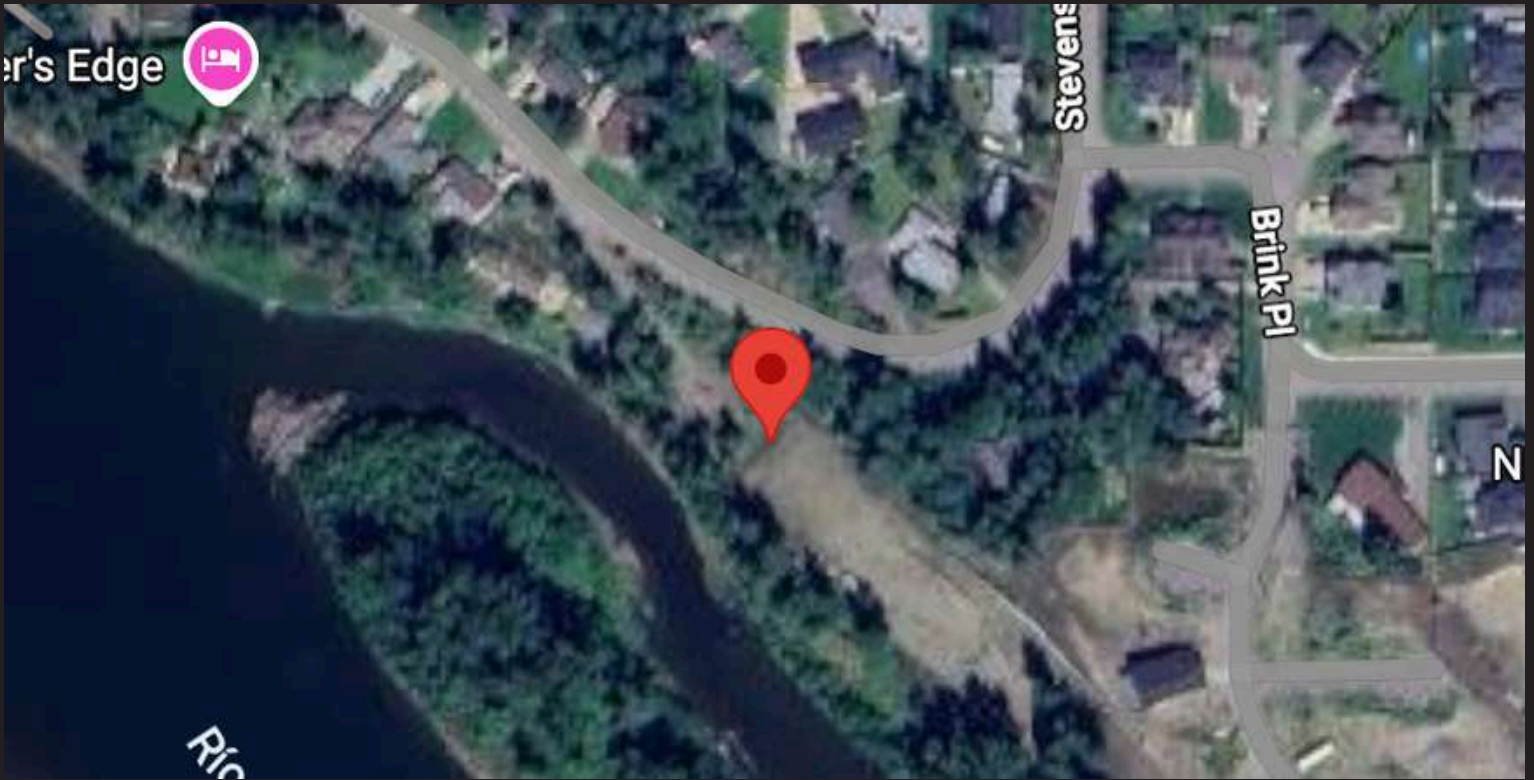
- 2.89-acre land parcel
- Freehold ownership
- Consolidated parcel providing functional site configuration
- Located within city limits with access to surrounding infrastructure
- Suitable for a variety of future uses (subject to zoning)
- Investment or development potential
- Zoned AR3 (Rural Residential) and AG

# LOCATION MAP



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# AERIAL VIEWS



# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL  
Declared Value \$270000

2026-04-07, 09:17:08

Requestor: Prince George Royal LePage

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Land Title District</b> Land Title Office	PRINCE GEORGE PRINCE GEORGE
<b>Title Number</b> From Title Number	CA3781016 BB1267286
<b>Application Received</b>	2014-06-16
<b>Application Entered</b>	2014-06-18
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	J A BRINK INVESTMENTS INC., INC.NO. BC0525073 2023 RIVER ROAD PRINCE GEORGE, BC V2L 5S8
<b>Taxation Authority</b>	Prince George, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	028-210-981 PARCEL A (BEING A CONSOLIDATION OF LOTS A AND B, SEE BB1267286) DISTRICT LOT 4221 CARIBOO DISTRICT PLAN PGP36337

### Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4273423

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA7181394

HERETO IS ANNEXED EASEMENT CA8980807 OVER THAT PART OF THE COMMON PROPERTY EPS6462 AS SHOWN AS AREA 7 ON PLAN EPP98767

# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL  
Declared Value \$270000

2026-04-07, 09:17:08

Requestor: Prince George Royal LePage

### Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	PF21297
Registration Date and Time:	1992-06-30 10:37
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA CITY OF PRINCE GEORGE

Nature:	EASEMENT
Registration Number:	CA8980809
Registration Date and Time:	2021-05-05 15:44
Remarks:	PART IN PLAN EPP98525; APPURTENANT TO THE COMMON PROPERTY EPS6462

<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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# LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	4196 Stevens Road, Prince George, BC
Legal Description	Parcel A (Being a consolidation of Lots A and B, see BB1267286) District Lot 4221 Cariboo District Plan PGP36337
PIDs	028-210-981
Zoning	AG AR3
Site size	2.89 Acres

# ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

AG

Amending Bylaws		<b>9. Rural Zones</b>	
Bylaw 8734	<b>9.1</b>	<b>AG: Greenbelt</b>	<b>AG</b>
	<b>9.1.1</b>	<p><b>Purpose</b></p> <p>The purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.</p>	
Bylaw 8734	<b>9.1.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• agriculture, general only in the Agricultural Land Reserve</li> <li>• agriculture, intensive impact only in the Agricultural Land Reserve</li> <li>• community care facility, minor</li> <li>• housing, manufactured</li> <li>• housing, single detached</li> </ul>	<p>Bylaw 8656</p> <p><b>9.1.3</b></p> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• animal breeding &amp; boarding</li> <li>• animal shelter</li> <li>• bed &amp; breakfast</li> <li>• equestrian centre, major only in the Agricultural Land Reserve.</li> <li>• equestrian centre, minor</li> <li>• home business 1</li> <li>• home business 2</li> <li>• home business 3 only in HBO</li> <li>• secondary dwelling</li> <li>• secondary suite only in single detached housing</li> <li>• temporary sawmill</li> <li>• winery &amp; cidery only in agriculture, general</li> </ul>
	<b>9.1.4</b>	<b>Subdivision Regulations</b>	
Bylaw 8256 Bylaw 9526		<p>1. The minimum lot width is 100 m, except the minimum lot width is 20.0 m where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Containment Boundary in Schedule 1. Growth Management of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.</p>	
Bylaw 8256 Bylaw 9526		<p>2. The minimum lot area is 15.0 ha, except the minimum lot area is 845 m<sup>2</sup> where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Containment Boundary in Schedule 1. Growth Management of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.</p>	

# ZONING

**City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED**

	<b>9.1.5 Regulations for Principal Development</b>	<ol style="list-style-type: none"> <li>1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.</li> <li>2. The maximum site coverage is 30% for lots smaller than 0.4 ha.</li> <li>3. The maximum height is 10 m.</li> <li>4. The maximum number of storeys for single-detached housing is 2.5.</li> <li>5. The minimum front yard is 4.5 m.</li> <li>6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>7. The minimum rear yard is 6.0 m.</li> </ol>
Bylaw 9041		8. The minimum setback between principal buildings on a site is 12.0 m, except it is 3.0 m between a principal and secondary dwelling.
	<b>9.1.6 Regulations for Accessory Development</b>	
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m <sup>2</sup> for lots smaller than 0.4 ha.
Bylaw 9041		2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing.
		3. The minimum front yard is 4.5 m.
Bylaw 9041		4. The minimum interior side yard is 1.2 m.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m.
Bylaw 8734	<b>9.1.7 Other Regulations</b>	
Bylaw 8947		1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
Bylaw 8496		2. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
Bylaw 8496		3. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
Bylaw 8256		4. The maximum number of poultry permitted on a lot is: <ol style="list-style-type: none"> <li>a) 0 on lots less than 2,000 m<sup>2</sup>;</li> <li>b) 25 on lots that are 2,000 m<sup>2</sup> or greater, but less than 1.0 ha;</li> <li>c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and</li> <li>d) On lots of 4.0 ha or greater, no limitations.</li> </ol>
Bylaw 8256		5. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: <ol style="list-style-type: none"> <li>a) 0 on lots less than 0.4 ha;</li> <li>b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;</li> </ol>

# ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

		c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or more, no limitations.
		6. <b>Note:</b> 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.

# ZONING

## City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

### AR3

#### AR3m

Amending Bylaws	9.5	<b>AR3, AR3m: Rural Residential</b>	<b>AR3</b>
	<b>9.5.1</b>	<b>Purpose</b> The purpose of this zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. Areas designated AR3m allow manufactured housing.	
Bylaw 9466	<b>9.5.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• community care facility, minor</li> <li>• housing, apartment</li> <li>• housing, four-plex</li> <li>• housing, manufactured only in AR3m</li> <li>• housing, row</li> <li>• housing, single detached</li> <li>• housing, stacked row</li> <li>• housing, two-unit</li> </ul>	<b>Bylaw 8256</b> <b>Bylaw 8896</b> <b>Bylaw 9466</b>
	<b>9.5.3</b>	<b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• bed &amp; breakfast</li> <li>• equestrian centre, minor</li> <li>• home business 1</li> <li>• home business 2</li> <li>• home business 3 only in HBO</li> <li>• secondary dwelling</li> <li>• secondary suite</li> </ul>	
	<b>9.5.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 35.0 m.</li> <li>2. The minimum lot area is 0.4 ha.</li> </ol>	
	<b>9.5.5</b>	<b>Regulations for Principal Development</b>	
Bylaw 9466		1. 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.	
Bylaw 8256		2. The maximum site coverage is 30%.	
		3. The maximum height is 10.0 m.	
		4. The maximum number of storeys for single-detached housing is 2.5.	
		5. The minimum front yard is 4.5 m.	
Bylaw 9466		6. The minimum interior side yard is 1.2 m.	
Bylaw 9466		7. The minimum exterior side yard is 3.0 m.	
		8. The minimum rear yard is 6.0 m.	
Bylaw 9041		9. The minimum setback between the principal building and secondary dwelling is 3.0 m.	
	<b>9.5.6</b>	<b>Regulations for Accessory Development</b>	
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m <sup>2</sup> .	
Bylaw 9466		2. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.	
		3. The minimum front yard is 4.5 m.	
Bylaw 9041		4. The minimum interior side yard is 1.2 m.	
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.	
Bylaw 9041		6. The minimum rear yard is 1.2 m.	
		<b>Other Regulations</b>	

# ZONING

**City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED**

9.5.7	
Bylaw 8947	<ol style="list-style-type: none"><li>1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.</li><li>2. The maximum number of horses permitted with a minor equestrian centre is:<ol style="list-style-type: none"><li>a) 0 on lots less than 0.4 ha;</li><li>b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; and</li><li>c) On sites of 1.2 ha or more, 1 for each 0.4 ha of portion thereof, up to a maximum of 8.</li></ol></li><li>3. 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.</li></ol>



Clint Dahl, PREC, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called "cow chasing").

What others say about him:

"He knows how to keep deals together when things start coming of the rails"

"Understands how to work with municipalities and governing bodies to push projects forward"

"I welcome his ability to be able to get creative and think outside the box when needed in putting deals together"

"I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did"

CLINT DAHL

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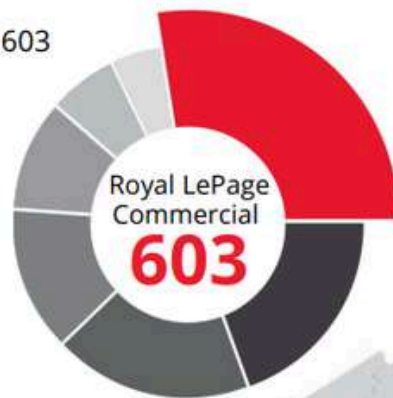
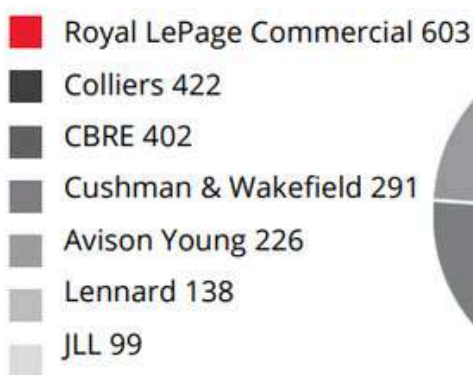
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## Number of brokers\*



170 locations across Canada



## Growth percentage†

