

DATE: September 2, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100166 (Amendment Bylaw No. 9173)

Applicant: Beairsto & Associates Engineering Ltd. for Tidewater Midstream & Infrastructure Ltd., Inc. No. A0098496
Location: 2068 and 2542 PG Pulpmill Road

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100166)
Request for Comment Letter
Newspaper Notice
Correspondence Received

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated September 2, 2021 from the Acting Director of Planning and Development Services titled "Consultation for Official Community Plan Amendment Application No. CP100166 (Amendment Bylaw No. 9173)."

PURPOSE:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment Application No. CP100166, Amendment Bylaw No. 9173, 2020. This application will facilitate the development and operation of a renewable diesel facility and expansion of the existing refinery operations on the subject properties.

Background

On July 12, 2021, Council reviewed OCP Amendment Application No. CP100166 (Bylaw 9173, 2020) and Rezoning Application No. RZ100689 (Bylaw 9174, 2020) for 1st and 2nd Reading. This application involves the re-designation of 2068 and 2542 PG Pulpmill Road to the following Official Community Plan (OCP) amendments:

- Schedule B-6: Future Land Use from Rural Resource to Heavy Industrial; and
- Schedule B-4: Growth Management from Rural Resource to Infill

POLICY / REGULATORY ANALYSIS:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. On July 12, 2021 Council approved the following consultation process for Official Community Plan Application No. CP100166, Amendment Bylaw No. 9173, 2020:

- a) Request for written comment from properties identified on Exhibit "A" to CP100166 (see attached); and
- b) Two (2) Citywide Newspaper advertisements requesting written comment (see attached).

Request for written Comment and Newspaper Advertisements

102 letters requesting comment were mailed to residents within the immediate area on July 16, 2021. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on July 22 and July 29, 2021. The letters and newspaper notices requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George Development Services Division by August 6, 2021. Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were made available on the City of Prince George website under the "[Applications in Process](#)" webpage.

During the OCP public consultation process (July 19 to August 6, 2021), Administration did receive written correspondence in regard to this application. Administration received two (2) letters in opposition of the proposed application, and two (2) letters requesting more information. The correspondence received included comments related to:

- Impact to adjacent residential uses;
- Removal of trees; and
- Increased noise, light and air pollution.

Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100166, Amendment Bylaw No. 9173 in accordance with Council's direction and the *Local Government Act*.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/09/20