



# WESTERN ROAD

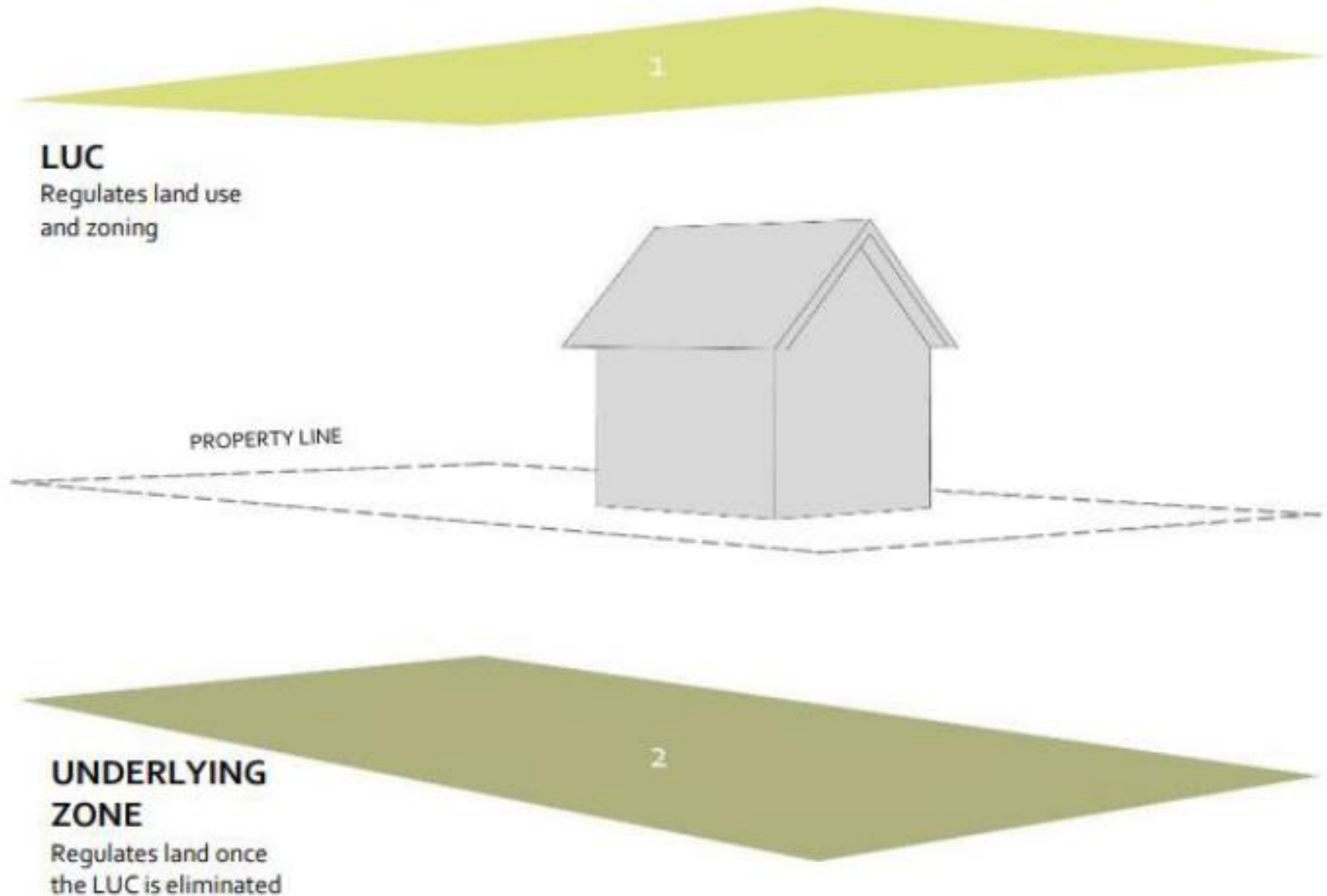
Land Use Contract Discharge Application  
No. LU000048

NON CLASSIFIED DRAINAGE CHANNEL

RIPARIAN  
PROTECTION  
DEVELOPMENT  
PERMIT AREA

Presented by L&M Engineering Ltd on  
behalf of Western Properties Ltd.

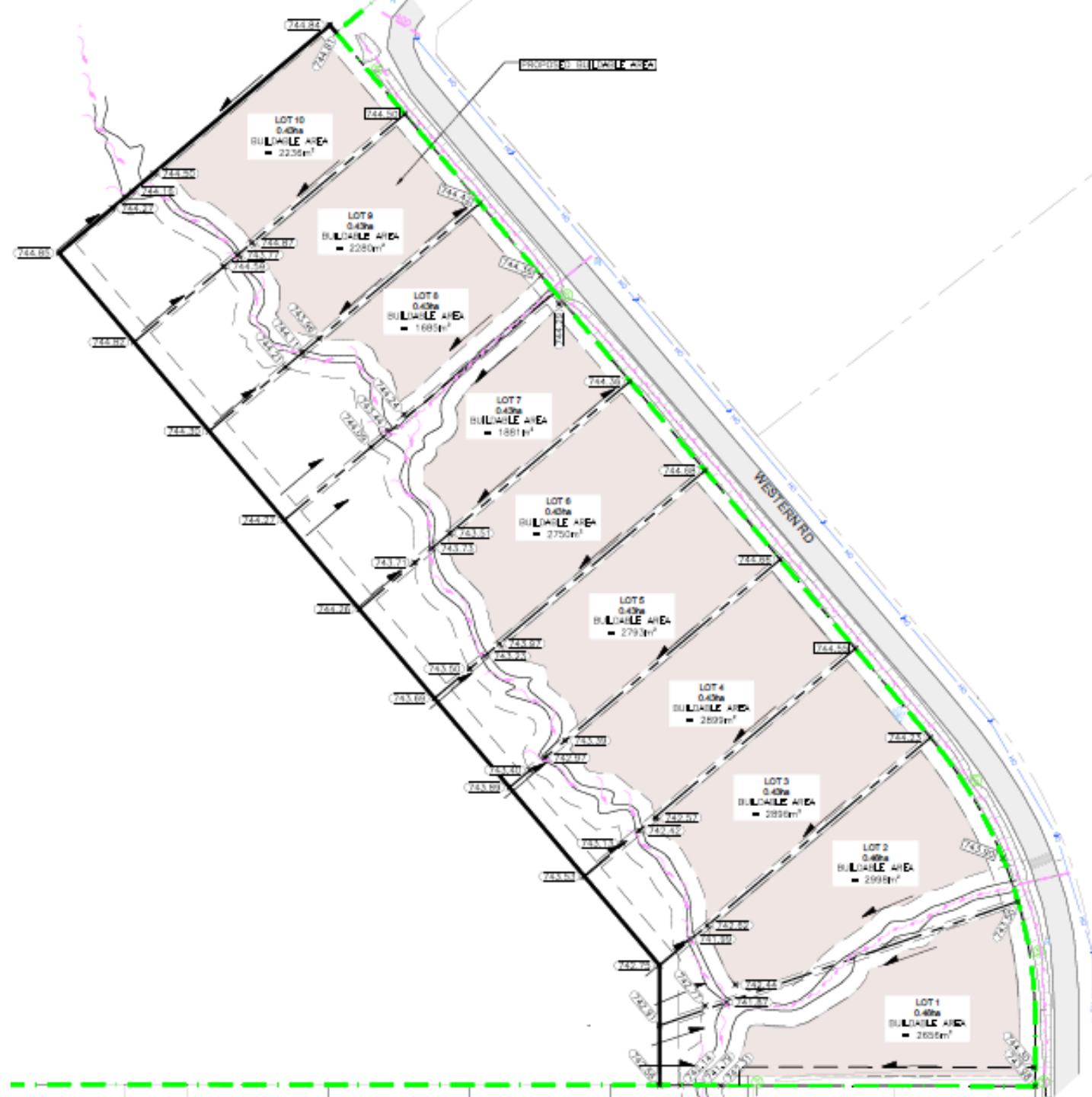
# Land Use Contracts & Zoning





# Subject Property







# Open House

## ► In-person Open House

- November 30<sup>th</sup>, 2021
- Advertised via mail-out invitations on October 15<sup>th</sup>, 2021 to homes on Highway 16, Western Road, Cattle Drive, Corral Road and Cinch Loop

## ► Public Comments:

- Common Concerns:
  - Concerns regarding capacity of existing infrastructure, protection of natural drainage course, traffic and mobile housing.

## ► Virtual Public Open House Summary Report

- Included with Staff Report to Council
- Includes all neighbour correspondence received by L&M, all questions and comments received during Open House & L&M's response to questions and comments received during the Open House
- Sent to neighbours via group email on January 27<sup>th</sup>, 2022

**You're Invited to Participate in a Land Use Contract Discharge Application Open House**


**WHAT?**  
You are invited to participate in an Open House to discuss a Land Use Contract Discharge Application to facilitate the development of 10 new rural residential lots in your area. Please see the attached letter for more project information.

**WHEN?**  
Tuesday November 30<sup>th</sup>, 2021 from 6:30 pm to 7:30 pm.

**WHERE?**  
Bon Voyage Restaurant 4222 Highway 16 West

**COVID-19 POLICY**  
The Open House will run as per the current Provincial Public Health Orders for the Northern Health Region at the time. If you are unable to attend the Open House due to the Provincial Public Health Orders, L&M Engineering is open to multiple alternative forms of feedback including virtual meetings by Zoom or Microsoft Teams, phone calls and/or written submission (received by email, Canada Post, fax or hand delivered to the L&M Office).

**QUESTIONS?**  
If you have any questions or concerns that you would like to have addressed prior to the Open House please contact Ashley Thandi, Planner at L&M Engineering Ltd. by email at [athandi@lmengeering.bc.ca](mailto:athandi@lmengeering.bc.ca) or by phone at 250-562-1977.



**L&M**  
ENGINEERING LTD.  
11771 South Marine  
Princess George B.C. V2L 3J9  
Tel: 250-562-1977  
Fax: 250-562-1977

City of Prince George  
1100 Patricia Boulevard  
Prince George BC V2L 3V9

L&M Project: 1754-02

**Open House Summary Report**

<b>Meeting Date:</b>	November 30 <sup>th</sup> , 2021
<b>Meeting Location:</b>	Bon Voyage Restaurant 4222 Highway 16 West
<b>Meeting Duration:</b>	6:30 pm – 8:30 pm
<b>Number of People in Attendance:</b>	Approximately 30

**INTRODUCTION**  
Enclosed please find a Summary Report for the Open House for the proposed Land Use Contract (LUC) Discharge Application located in the Western Acres neighbourhood. Included with this Summary Report you will find the following information:

- Appendix A: Open House Invitation to Neighbours
- Appendix B: Open House Notification Map
- Appendix C: Open House Presentation Materials
- Appendix D: Email Correspondence Received

**BACKGROUND**  
The subject property is located within the Western Acres neighbourhood, is approximately 24 hectares (ha) in size and is entirely located within the municipal boundaries of the City of Prince George. The property is currently zoned AR3: Rural Residential and AF: Agriculture and Forestry in the City of Prince George Zoning Bylaw No. 7850, 2007 and is currently designated as a Rural C and Rural Resource Future Land Use in the City of Prince George Official Community Plan Bylaw No. 8383, 2011.

L&M Engineering Limited Page | 1

Thank you for your  
consideration