

STAFF REPORT TO COUNCIL

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DATE: June 8, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100183
(Amendment Bylaw No. 9254, 2021)

APPLICANT: L&M Engineering Ltd., for Ellen Barr

LOCATION: 2989 Barr Road

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100183)
Request for Comment Letter
Newspaper Notice
Correspondence Received
Supporting Document

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated June 8, 2022, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100183 (Amendment Bylaw No. 9254, 2021)".

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. CP100183, Amendment Bylaw No. 9254. The applicant has applied to amend the OCP designation to facilitate the future development of a 20-lot subdivision at 2989 Barr Road (subject property).

Background

On December 6, 2021, Council approved OCP Amendment Application No. CP100183 (Bylaw No. 9254) and Rezoning Amendment Application No. RZ100720 (Bylaw No. 9255) for First and Second Reading. This application involves the re-designation of an approximately 1.79 ha portion of the subject property from Rural Resource to Neighbourhood Residential on Schedule B-6: Future Land Use of the OCP.

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 December 6, 2021, Council approved the following consultation process for Official Community Plan Application No. CP100183, Amendment Bylaw No. 9254:

- a) Two Citywide Newspaper advertisements requesting written comment; and
- b) Request for written comment from properties identified on Exhibit "A" to CP100183.

Additionally, the applicant conducted additional consultation from January 10 to January 24, 2022. The applicant's consultation summary report is attached as a supporting document.

Request for written Comment and Newspaper Advertisements

156 letters requesting comment were mailed on January 26, 2022, to owners and occupants of the properties identified on Exhibit "A" to CP100186. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on February 3 and 17, 2022, in City Matters. 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 9:00 am on February 28, 2022. 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 "Land Use" webpage.

During the OCP public consultation process (January 26 to February 28, 2022), Administration received nine letters in opposition of this application. The correspondence received included comments related to:

- Pedestrian connectivity and safety;
- School capacity;
- Increase in traffic from the proposed development; and
- Loss of wildlife habitat.

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

Servicing Brief

Administration recommended that the Public Hearing for Bylaw No's. 9254 and 9255 be withheld until a Servicing Brief was prepared and sealed by a Professional Engineer in the Province of British Columbia and submitted to the satisfaction of Administration.

A Servicing Brief prepared by L&M Engineering dated February 2022, has been received to Administration's satisfaction. The Servicing Brief addresses water supply, sanitary sewer collection, and storm drainage for the proposed development.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for OCP Application No. CP100183, Amendment Bylaw No. 9254 in accordance with Council's direction and the *Local Government Act*. For Council's consideration, the correspondence received through the consultation process is attached to this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Acting Supervisor of Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/06/27