

Date: July 31, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Consultation for Official Community Plan Amendment Application No. CP100198 (Bylaw No. 9479)

Applicant: SPD Enterprises Ltd. for Yogendra Cheta

Location: 2679 Queensway

Attachment(s): Notification Map
Request for Comment Letter
Landscaping and Parking Plan
Traffic Summary

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated July 31, 2024, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100198 (Amendment Bylaw No. 9479)".

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. CP100198, Amendment Bylaw No. 9479. This application will facilitate a "Vehicle Sale, Minor" use at 2679 Queensway (subject property).

Background

On June 24, 2024, Council reviewed OCP Amendment Application No. CP100198 (Bylaw No. 9479, 2024) and Rezoning Application No. RZ100781 (Bylaw No. 9480, 2024) for First and Second Reading. This application involves the re-designation of the subject property from Neighbourhood Corridor and Neighbourhood Residential to Service Commercial on Schedule B-6: Future Land Use of the Official Community Plan

On June 24, 2024, the following recommendations were carried unanimously by Council:

THAT Council APPROVES the following public consultation process to fulfill the requirements of Section 475 of the Local Government Act:

- a. Request for written comment from properties identified within 50.0 m of the subject property.

THAT Council PERMITS the Public Hearing for proposed Bylaw No. 9479 and Bylaw No. 9480 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of security in the amount of 120% of the cost of the landscaping works identified on the Landscape Plan;
- b. Receipt of security in the amount of 120% of the cost of the paving works identified on the Paving and Parking Plan; and
- c. Receipt of Traffic Summary.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

Landscaping and Parking Plan

A Landscaping and Parking Plan prepared and sealed by L&M Engineering Ltd., dated March 21, 2024 (attached) has been received to Administration's satisfaction. The plan demonstrates that the subject property meets the parking requirements of the Zoning Bylaw for a "Vehicle Sale, Minor" use. The plan also demonstrates that a landscape buffer will be implemented by way of permanent planter boxes. Administration has received landscaping security in the amount of 120% of the proposed works to Administration's satisfaction.

Traffic Impact Summary

A Traffic Impact Summary Letter prepared and sealed by L&M Engineering Ltd., dated March 15, 2024 (attached), has been received to Administration's satisfaction.

Paving Plan

All parking spaces, maneuvering aisles, entrances, and exits are hard surfaced with pavement. Administration is satisfied that the paving requirements are met and requiring securing for paving is unnecessary.

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 June 24, 2024, Council approved the following consultation process for Official Community Plan Application No. CP100198, Amendment Bylaw No. 9479:

- a) Request for written comment from properties identified within 50.0 m of the subject property.

Request for Written Comment

Twenty-four (24) letters requesting comment were mailed to owners and occupants of the properties located within 50.0 meters of the subject property on July 4, 2024. The letters requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George

Development Services Division by July 31, 2024. 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 4, to July 31, 2024), Administration *did not receive* any written correspondence regarding this application. 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. CP100198, Amendment Bylaw No. 9479, 2024 in accordance with Council's direction and the *Local Government Act*. Administration did not receive any written correspondence for this application.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Melissa Pritchard, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2024/08/19