

Date: December 4, 2024

To: **Mayor and Council**

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

Subject: Consultation for Official Community Plan Bylaw Amendment No. CP100212 (Bylaw No. 9513)

Applicant: L&M Engineering Ltd. for Eastway Sand & Gravel Ltd., Inc. No. 719195

Location: 880 Guay Road

Attachment(s): Exhibit "A" to CP100212
Request for Comment Letter
Facebook Post
Public Correspondence

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated December 4, 2024, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment No. CP100212 (Bylaw No. 9513)."

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 No. CP100212 (Bylaw No. 9513). This application proposes to amend Schedule B-6: Future Land Use of the OCP to allow an industrial construction services company at 880 Guay Road (subject property).

Background

On November 4, 2024, Council approved First and Second Reading of OCP Bylaw Amendment No. 9513, 2024 and Zoning Amendment Bylaw No. 9514, 2024. Bylaw No. 9513 proposes to re-designate a 22.7 ha portion of the subject property from Rural Resource to Light Industrial on Schedule B-6: Future Land Use of the OCP. Bylaw No. 9514 proposes to rezone a 22.7 ha portion of the subject property from AG: Greenbelt and P6: Special Institutional to M2: General Industrial, and a 3.3 ha portion from AF: Agriculture and Forestry and P6: Special Institutional to AG: Greenbelt.

On November 4, 2024, the following recommendations were carried unanimously by Council:

1. 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 on Exhibit "A" to CP100212; and
 - b. Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".

2. That Council EXPANDS from 30 metres distance to the notification area shown on Exhibit "A" to CP100212, as required in the "City of Prince George Development Procedures Bylaw No. 9423, 2023", for the mailing of notice of the public hearing for the "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9513, 2024" and "City of Prince George Zoning Bylaw No. 7580, 2007, Amendment Bylaw No. 9514, 2024."

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 November 4, 2024, Council approved the following consultation process for Official Community Plan Application No. CP100212, Amendment Bylaw No. 9513:

- a) Request for written comment from properties as identified on Exhibit "A" to CP100212; and
- b) Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".

Request for Written Comment and Public Notification

On November 6, 2024, Administration mailed 27 letters requesting comment to owners and occupants of the properties identified on Exhibit "A" to CP100212. The letters requested that residents forward written submissions regarding the proposed OCP amendment to the City of Prince George Development Services Division by 9:00 am on December 2, 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 "Public Notices" webpage.

During the OCP public consultation process (November 6 to December 2, 2024), Administration received three (3) written submissions in opposition to the application which have been attached to this report. The correspondence received is attached for Council's consideration and included comments and concerns related to:

- Traffic concerns;
- Protection of greenspace;
- Noise and intensity; and
- Erosion and dust.

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 Bylaw Amendment Application No. CP100212 (Bylaw No. 9513) in accordance with Council's direction and the *Local Government Act*. For Council's consideration, the correspondence received through the consultation process are attached to this report. There are no outstanding conditions prior to the Public Hearing of Bylaw No. 9513.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/01/13