

# City of Prince George Official Community Plan Bylaw No. 9525, 2025





# Presentation Outline

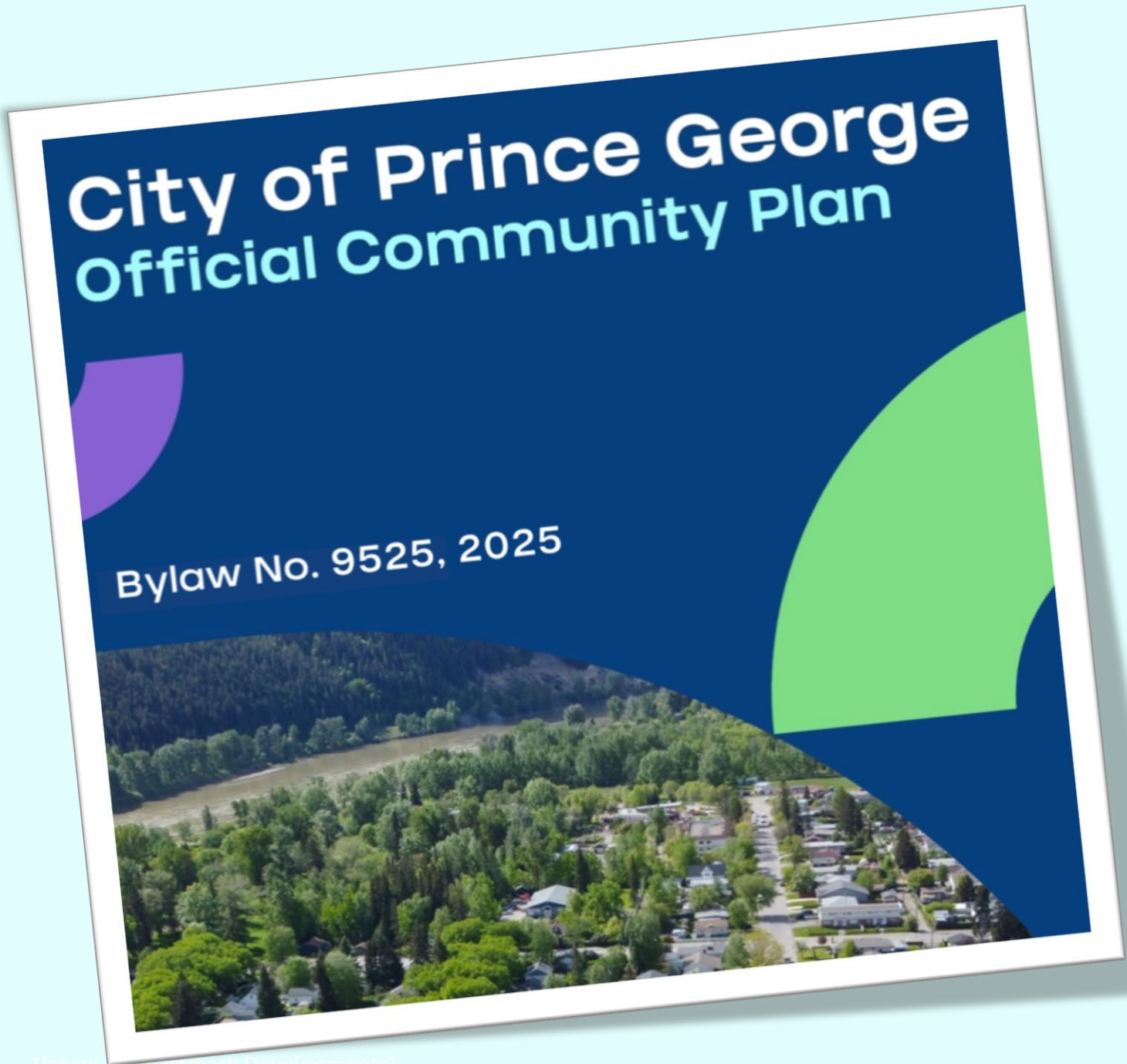
1. Official Community Plan intent
2. Highlights of the new Official Community Plan
3. Implementation
4. Questions

# Roadmap to Adoption



# Official Community Plan Intent

1. Provides long-term guidance and vision.
2. Integrates other plans and combines information to prioritize the long-term focus.
3. Not a static document.
4. Consolidates prioritization of infrastructure, supporting future land use, and growth.
5. Is a policy document and not a regulatory bylaw.



# Highlights



## 10-Year Census Population Growth

Source: 2021 Census of Population, Statistics Canada, extracted via Sitewise Analytics

**76,708**  
7%

## Age Ranges



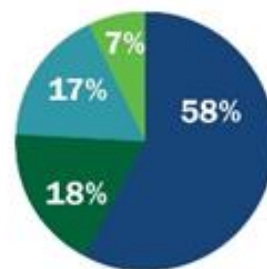
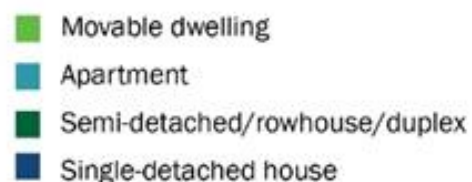
## Households & Average Size

**31,795**  
2.4 persons per unit

## Housing Tenure

**68%** own | **32%** rent

## Dwellings by Structure Type



## Average Monthly Housing Costs

own **\$1,330**  
rent **\$1,084**

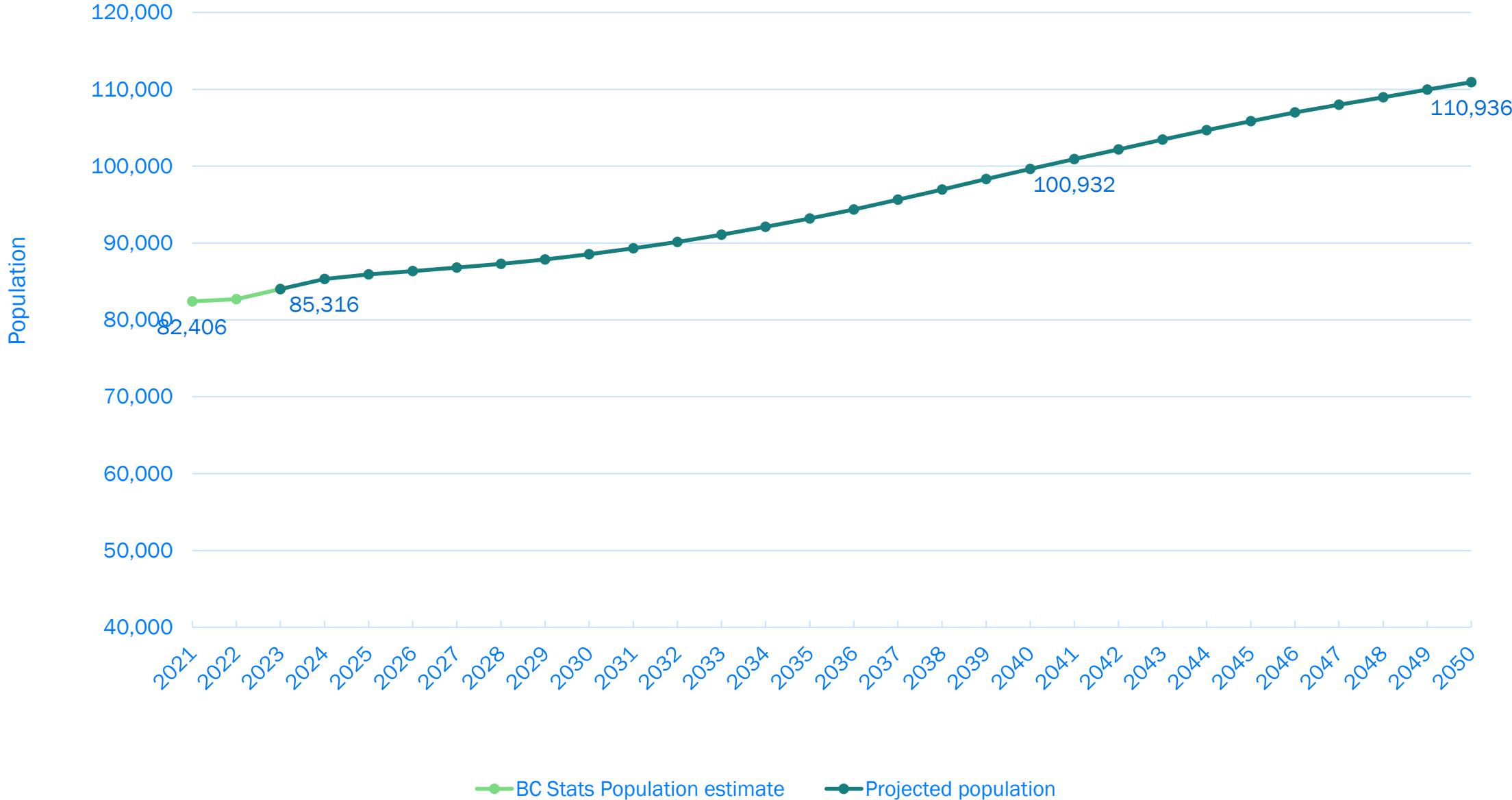
## Average Household Income

**\$104,700**

## Unemployment Rate

**9.4%**

# Projected Population



# Policy Review

- Goals are informed by policies and objectives
- Policies and objectives reflect current trends, Council resolutions, provincial legislation, and community engagement.

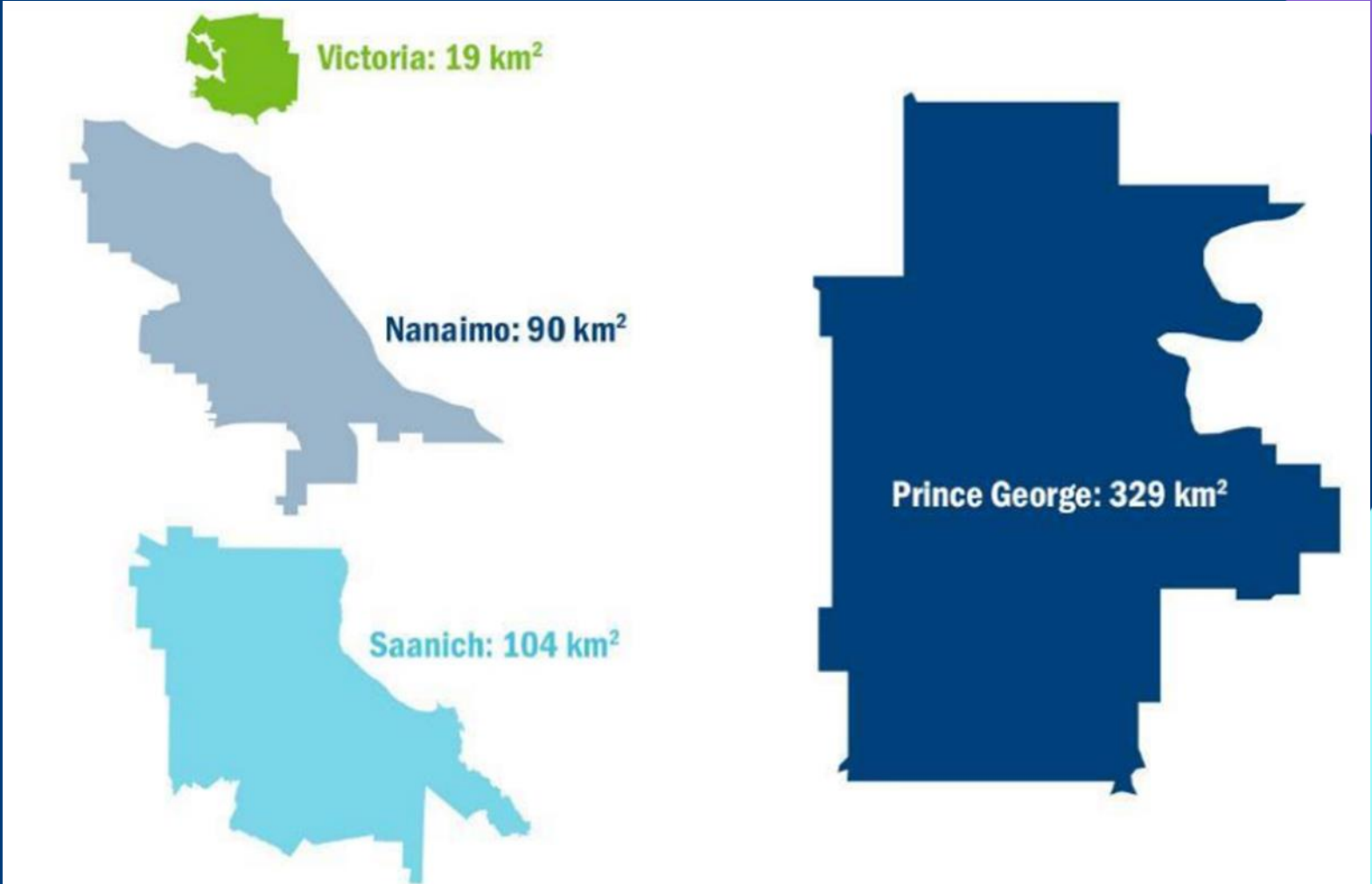


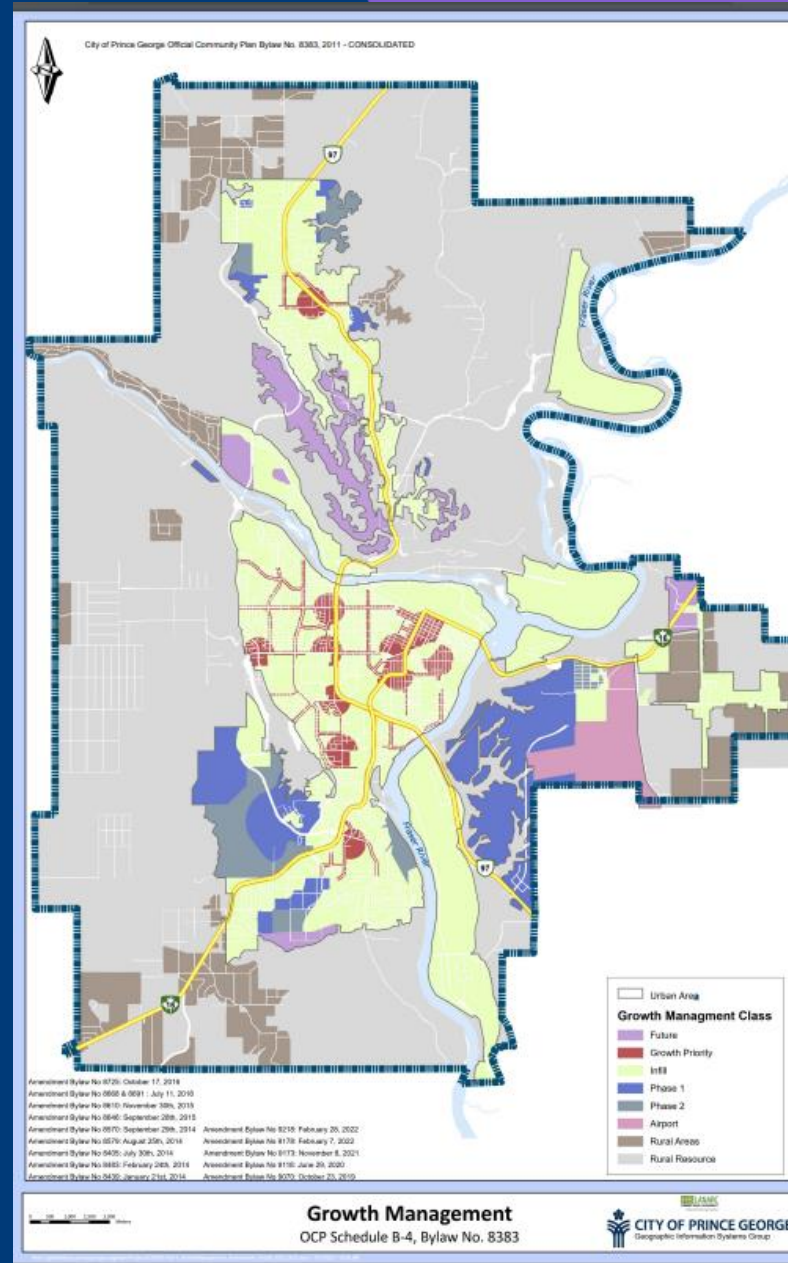
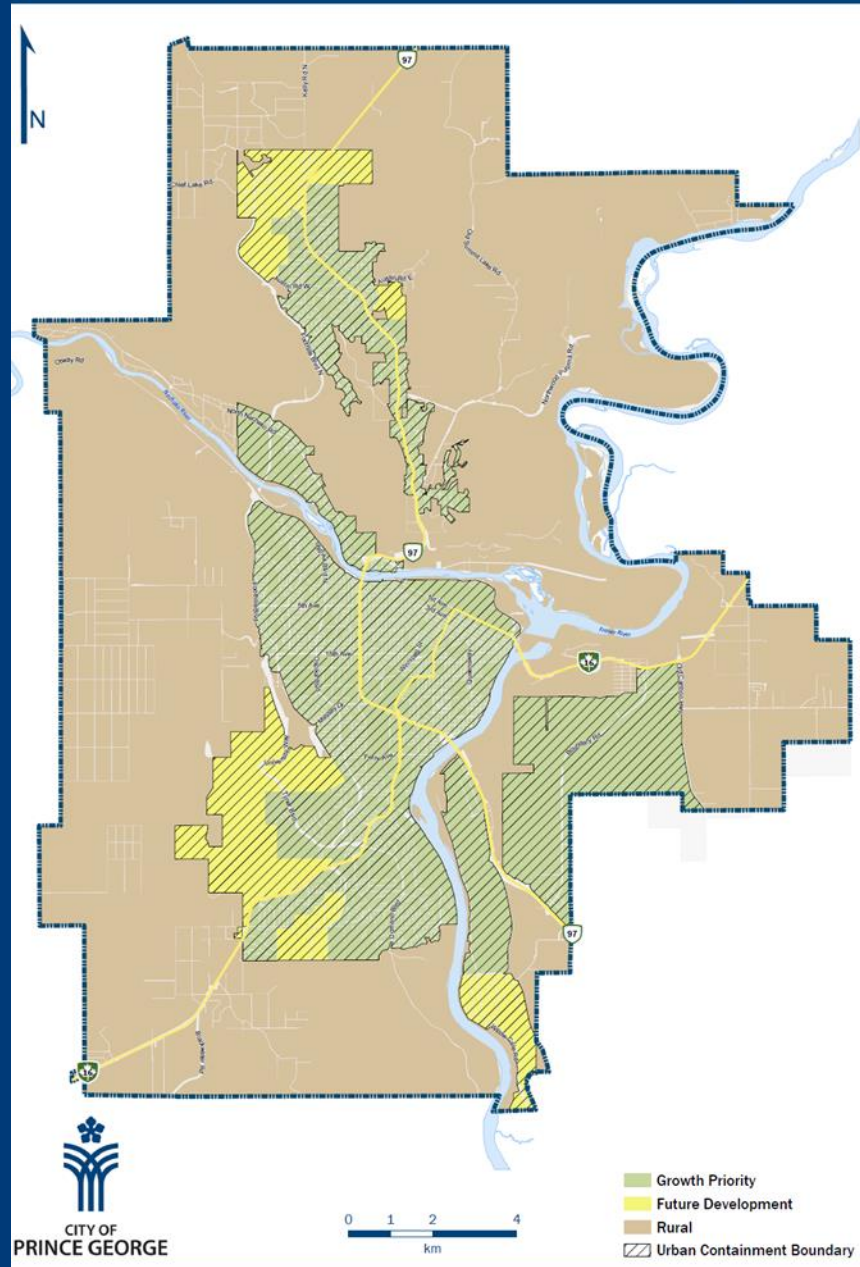
# Growth Management

- Growth Management is an important part of the long-term vision of the Official Community Plan.
- Stronger policy with respect to Growth Management and the prioritization of infill development within the Urban Containment Boundary.



# Prince George Land Area



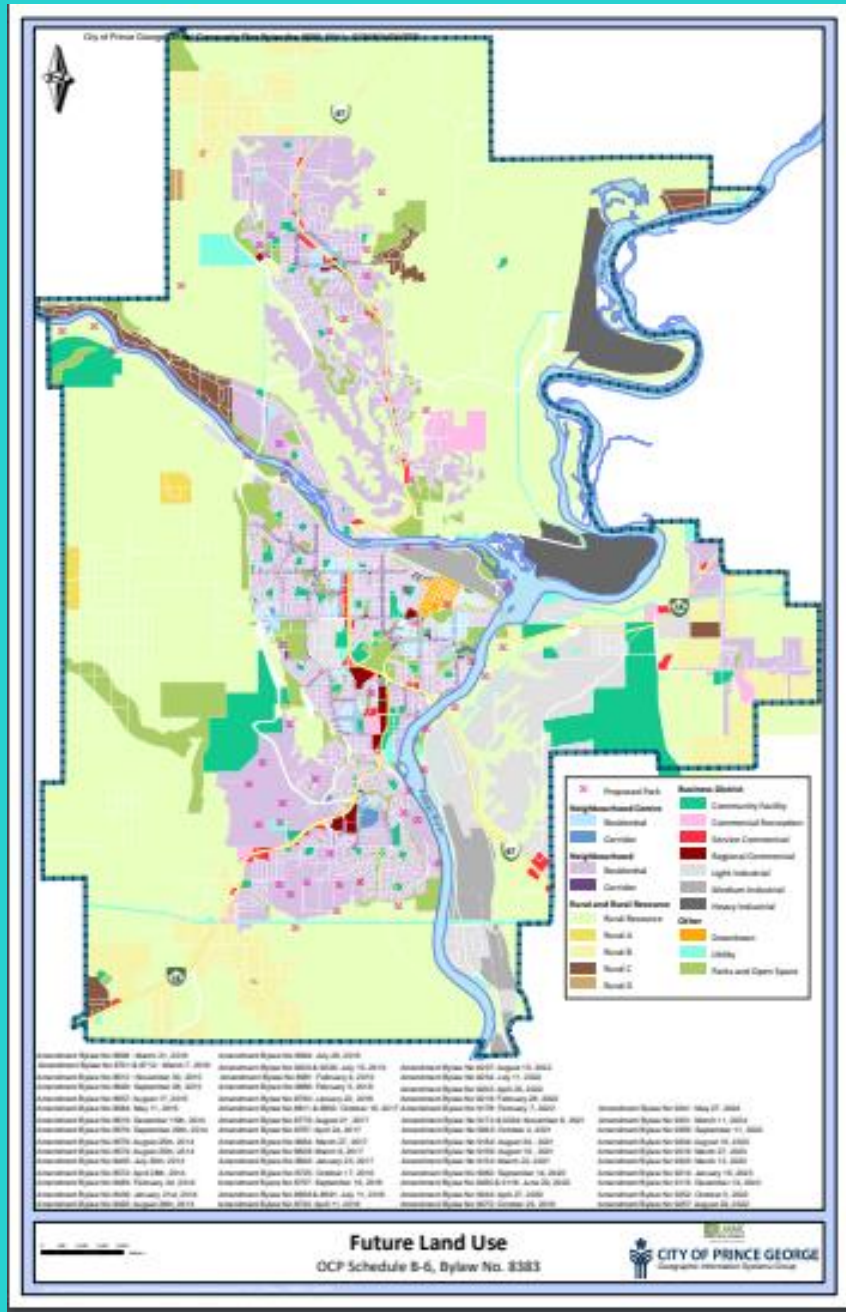
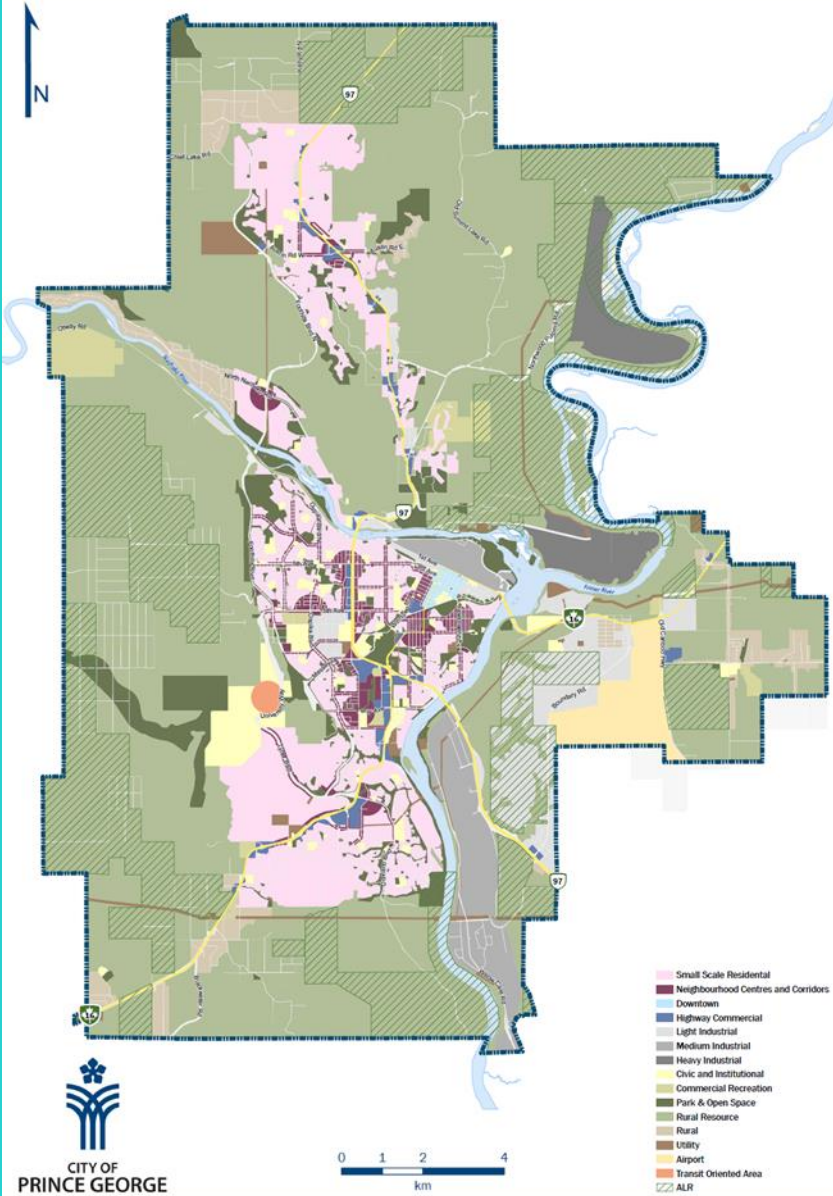


# Land Use Designations

- The amount of designations for future land use has been reduced and now includes provincial housing initiatives (i.e. TOA and small scale residential).
- Provision of support for small-scale residential housing development and multi-family.

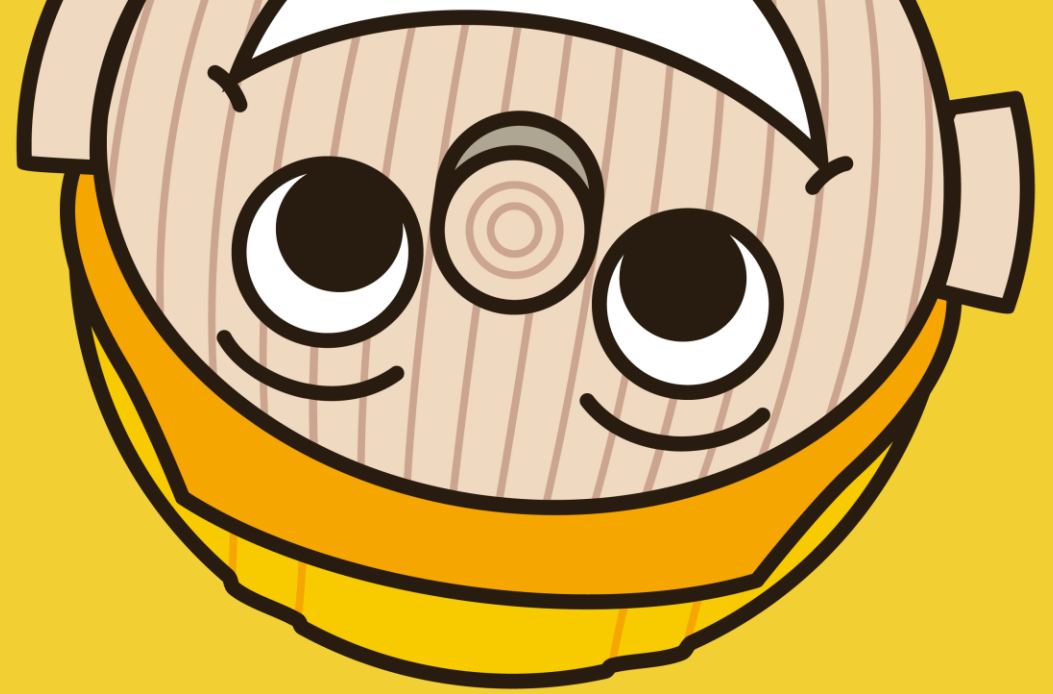
Official Community Plan

Schedule 12. Future Land Use Plan



# Development Permits

- The designation of development permits have been expanded to include significant sloped areas.
- The exemptions of all development permits are now in the OCP.



# Implementation

# Consequential Amendments

- The 2025 Official Community Plan requires amendments to other existing bylaws including:
  - Zoning Bylaw
  - Subdivision and Development Servicing Bylaw
  - Tree Protection Bylaw
  - Development Procedures Bylaw



# Future Bylaw Updates

- The 2025 Official Community Plan informs updates to existing bylaws including:
  - Zoning Bylaw
  - Development Cost Charge Bylaw
  - Subdivision and Development Servicing Bylaw
  - Active Transportation Plan
  - Tree Protection Bylaw

# Questions?

