

Date: January 21, 2025

To: **Mayor and Council.**

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

Subject: 2025 Official Community Plan Consequential Amendments

Attachment(s): Exhibit "A" to Bylaw No. 9526
Schedule "A" to Bylaw No. 9526
Exhibit "A" to Bylaw No. 9529
Exhibit "A" to Bylaw No. 9530
Exhibit "A" to Bylaw No. 9531

Recommendation(s):

That Council:

1. GIVES FIRST AND SECOND READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9526, 2025."
2. GIVES FIRST THREE READINGS of "City of Prince George Tree Protection Bylaw No. 6343, 1995, Amendment Bylaw No. 9529, 2025."
3. GIVES FIRST THREE READINGS of "City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014, Amendment Bylaw No. 9530, 2025."
4. GIVES FIRST THREE READINGS of "City of Prince George Development Procedures Bylaw No. 9423, 2023 Amendment Bylaw No. 9531, 2025."

Purpose:

The purpose of this report is to provide an overview of the consequential amendments needed to modify references to text and schedules in other City of Prince George bylaws upon adoption of the City of Prince George Official Community Plan Bylaw No. 9525, 2025 ("2025 OCP").

The bylaws that reference the City of Prince George Official Community Plan Bylaw No. 8383, 2011 ("2011 OCP") include the City of Prince George Zoning Bylaw No. 7850, 2007 ("Zoning Bylaw"), City of Prince George Tree Protection Bylaw No. 6343, 1995 ("Tree Protection Bylaw"), City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014 ("Development Servicing Bylaw"), and City of Prince George Development Procedures Bylaw No. 9423, 2023 ("Procedures Bylaw").

Policy / Regulatory Analysis:

The adoption of the proposed 2025 OCP will result in some updates needed to other bylaws with respect to referencing the OCP, schedules and information that needs to be clarified to ensure clear and consistent interpretation.

Zoning Bylaw

The Zoning Bylaw references several schedules of the 2011 OCP, specifically Schedule B-4: Urban Area (Section 5.18 and 9.1), Schedule B-10: 15 Year Major Road Network (Section 6.0), and refers to the Service Commercial designation. These references will be modified, as shown on Exhibit “A” to Bylaw No. 9526 to ensure consistency with the 2025 OCP.

In addition to this, the exemptions of Development Permit Areas are currently identified in both the 2011 OCP and the Zoning Bylaw. Bylaw No. 9526 proposes to remove development permit exemptions from the Zoning Bylaw and to have them exist only in the 2025 OCP.

Tree Protection Bylaw

The Tree Protection Bylaw currently references the 2011 OCP. The proposed amendment will amend the text to reference the “City of Prince George Official Community Plan”, as shown on Exhibit “A” to Bylaw No. 9529.

Development Servicing Bylaw

The Development Servicing Bylaw references 2011 OCP Schedules B-6: Future Land Use Plan and Schedule B-11: Transit Routes. This consequential amendment proposes to update these references with the 2025 OCP Schedule 12 - Future Land Use Plan and Schedule 1 – Growth Management, as shown on Exhibit “A” to Bylaw No. 9530.

Development Procedures Bylaw

The Development Procedures Bylaw has a reference to Schedule B-6 from the 2011 OCP. This consequential amendment proposes to amend this reference in its entirety, as shown on Exhibit “A” to Bylaw No. 9531.

Other Considerations:

Statutory Notification and Public Consultation

As set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed consequential amendments to the City of Prince George Zoning Bylaw No. 7850, 2007, a public hearing concurrently with City of Prince George Official Community Plan Bylaw No. 9525, 2025 will be held regarding the application. The City of Prince George will provide a City wide notice to the community whose interests may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. Additional information on methods to provide comments to Council can be found on the [City’s website](#).

Alternatives:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No's. 9526, 9529, 9530, 9531, 2025, be approved.

Summary and Conclusion:

Should Council approve the proposed Official Community Plan Bylaw No. 9525, 2025, several consequential amendments would be needed to align references and provide clearer interpretation of other City bylaws. The bylaws specific to this report are the City of Prince George Zoning Bylaw, City of Prince George Tree Protection Bylaw, City of Prince George Subdivision and Development Servicing Bylaw and the City of Prince George Development Procedures Bylaw.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Mandy Jones, Manager of Development Services, and Kali Holahan, Supervisor of Land Use Planning

Approved:

Walter Babicz, City Manager

Meeting date: 2025/02/03