



MINUTES OF THE REGULAR MEETING OF COUNCIL

March 19, 2025

7:00 pm

Council Chambers of City Hall

1100 Patricia Boulevard, Prince George, BC

*We respectfully acknowledge the unceded ancestral lands of the Lheidli T'enneh,
on whose land we live, work, and play.*

PRESENT: Mayor Simon Yu <Chair>
Councillor Tim Bennett
Councillor Garth Frizzell
Councillor Trudy Klassen
Councillor Ron Polillo <via Zoom>
Councillor Cori Ramsay
Councillor Kyle Sampson
Councillor Susan Scott
Councillor Brian Skakun

IN ATTENDANCE: Walter Babicz, City Manager
Deanna Wasnik, Director of Planning and Development
Andy Beesley, Director of Civic Facilities and Events
Dave Bradshaw, Manager of Transportation and Technical Services/Acting Director of
Civic Operations
Ethan Anderson, Manager of Legislative Services/Corporate Officer
Leslie Kellett, Deputy Corporate Officer

A. ADOPTION OF THE AGENDA

Moved By Councillor Frizzell
Seconded By Councillor Sampson

*That the agenda for the regular meeting of Council scheduled for March 19, 2025, BE
ADOPTED.*

Carried Unanimously

B. PUBLIC HEARING

The Regular Council Meeting adjourned to the Public Hearing at 7:00 p.m.

B.1 Official Community Plan Bylaw No. 9525, 2025

**B.1.1 City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9526,
2025**

Documents for Council's consideration include:

1. Previously submitted staff report dated January 2, 2025 from the Director of Planning and Development titled "Official Community Plan Bylaw No. 9525, 2025" (Considered at the February 3, 2025 regular Council meeting);
 - a. Official Community Plan Bylaw No. 9525;
 - b. Appendix 1: Schedules to Bylaw No. 9525; and
 - c. PowerPoint Presentation.
2. Redlined Version of the Official Community Plan Bylaw No. 9525, highlighting amendments made since the October 2024 draft.
3. Previously submitted staff report dated February 14, 2025 from the Director of Planning and Development titled "Official Community Plan Bylaw No. 9525, 2025 - Review of February 3, 2025 Regular Council Meeting" (Considered at the February 24, 2025 regular Council meeting).
4. Correspondence dated February 24, 2025 from Nancy Alexander: Ginter's Green;
5. Correspondence dated February 24, 2025 from Nancy Alexander: Moore's Meadow;
6. Correspondence dated February 24, 2025 from Ginter's Green Forever: Ginter's Green Forever's Response to the OCP;
7. Correspondence dated February 23, 2025 from Brittany A. Ringdahl, Ginter's Green Forever: Ginter's Green;
8. Correspondence dated February 23, 2025 from Jennifer Stevenson: Ginter's Green;
9. Correspondence dated February 23, 2025 from Dave Parmar: Land Development;
10. Correspondence dated February 24, 2025 from Michelle Oster: Ginter's Green;
11. Correspondence dated February 24, 2025 from Julia Whittaker: Ginter's Green;
12. Correspondence dated February 24, 2025 from Carolyn Shannon: Ginter's Green;
13. Correspondence dated February 24, 2025 from Torie Beram: Ginter's Green.
14. Correspondence dated March 10, 2025 from Selene Maxwell: OCP 2025 Review and Creating Protections for Green Space.
15. Correspondence dated February 24, 2025 from Hayley Brooks: Green Spaces in Prince George BC.
16. Correspondence dated February 25, 2025 from Maureen Alexis Morgan: Opposition to Urban Sprawl and Future Land Use Plans.
17. Correspondence dated February 25, 2025 from Annie Booth: The OCP and Community Engagement
18. Correspondence dated February 25, 2025 from Pamela Campbell: Ginters Green.
19. Correspondence dated February 19, 2025 from Derek Dougherty, Board Chair, Prince George Airport Authority: Prince George Airport (YXS) and the OCP.
20. Correspondence dated March 3, 2025 from Victor Nguyen: Draft OCP and the Urban Containment Boundary.
21. Correspondence dated March 11, 2025 from Chelsea Nesbitt: University Way Development.
22. Correspondence dated March 6, 2025 from David Greenberg: Concerns regarding the Proposed Official Community Plan.
23. Correspondence dated March 8, 2025 from Perry Slump, President, and Del Myers, Secretary/Treasurer, Prince George Farmers' Institute: Agriculture, Food, and Food Security in the Official Community Plan.
24. Correspondence from Chander Suri: Opposition to the Official Community Plan regarding District Lots 9264 and 9265.
25. Handout: Correspondence dated March 13, 2025 from Kim Lawyer: Proposed Amendments to the Official Community Plan.
26. Handout: Correspondence dated March 13, 2025 from Jenn Matthews: Proposed Amendments to the Official Community Plan.
27. Handout: Correspondence received March 14, 2025 from Doug Randell: Agricultural and Forestry to Mixed Use Residential for Properties on Giscome Road.

28. Handout: Correspondence dated March 14, 2025 from Rylee Vos: Ginters Green Forever.
29. Handout: Correspondence dated March 14, 2025 from Nicole Ross: Ginter's.
30. Handout: Correspondence dated March 15, 2025 from Alan James Tosoff: Ginters Green Forever.
31. Handout: Correspondence dated March 16, 2025 from Thea Rodgers: Opposition to Draft OCP.
32. Handout: Correspondence dated March 16, 2025 from Liam Wolfe, Students for a Green University, University of Northern British Columbia: Amendments to the OCP for Ginter's and Forests for the World.
33. Handout: Correspondence dated March 14, 2025 from Darlene Gervais: Ginters.
34. Handout: Correspondence dated March 14, 2025 from Derek Dougherty, Board Chair, Prince George Airport Authority: Transport Canada Regulations on Aerodrome Land Use Planning.
35. Handout: Correspondence dated March 15, 2025 from Ed Dylke: Wildfires and the 2025 OCP.
36. Handout: Correspondence dated March 17, 2025 from Allan and John MacDonald: Request for Official Community Plan Amendment – 505 4th Avenue
37. Handout: Correspondence dated March 17, 2025 from Robin Draper: Official Community Plan.
38. Handout: Correspondence dated March 17, 2025 from Kyle Moffat: Opposition to Urban Sprawl and Future Land Use Plans.
39. Handout: Correspondence received March 18, 2025 from Michelle Oster: Rezone the AF portion of PID 021-514-922 to P1: Parks and Recreation
40. Handout: Correspondence dated March 18, 2025 from Rod and Denise McLeod: Concerns regarding the New Official Community Plan.
41. Handout: Correspondence dated March 17, 2025 from Shirley Burkinshaw: Ginter's Green.
42. Handout: Correspondence dated March 17, 2025 from Kristi Francis: OCP, Ginter's and Urban Forests.
43. Handout: Correspondence dated March 19, 2025 from Navdeep Aulakh: 2913 Silvercrest Road.
44. Handout: Correspondence dated March 19, 2025 from Pam and Ron Gettling: Save Ginters Park and Forests of the World.
45. Handout: Correspondence dated March 19, 2025 from Will Dong: Reclassify 4729 Shamrock Road (PID 016-189-841) into the "Urban Containment Boundary".
46. Handout: Correspondence dated March 19, 2025 from James Wylie: OCP Lower Hart.
47. Handout: Correspondence dated March 19, 2025 from Patricia Demey: Official Community Plan Bylaw No. 9525.
48. Handout: Correspondence dated March 19, 2025 from Adrien Zimmerman: Prince George OCP.

Documents for Council's consideration of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9526, 2025" include:

1. Staff report dated January 21, 2025 from the Director of Planning and Development titled "2025 Official Community Plan Consequential Amendments" (Considered at the February 24, 2025 regular Council meeting);
 - a. Exhibit "A" to Bylaw No. 9526; and
 - b. Schedule "A" to Bylaw No. 9526.

Representations from Members of the Public:

Jenn Matthews, 650 Tay Crescent, attended via telephone and requested consideration be given to:

- Remove the right of way between 18th Avenue to 22nd Avenue, and Massey Drive to Ferry Avenue and redesignate from light industrial to parks and open space on Schedule 12: Future Land Use;
- Ensuring that Ginter’s Park remains as parkland and is protected from future land development;
- Remove two properties adjacent to Ginters from the Urban Containment Boundary on Schedule 1: Growth Management;
- Remove Future Development (yellow portion) from Schedule 1: Growth Management along Tyner Boulevard and escarpment;
- Remove properties at the north end of Moore’s Meadow from the Urban Containment Boundary on Schedule 1: Growth Management.

Michelle Oster, 4770 Leonard Place, attended Centre Table and provided a PowerPoint presentation requesting consideration be given to rezoning the AF: Agriculture and Forestry portion of Moore’s Meadow (city-owned land) to P1: Parks and Recreation to support green space and the existing wildlife corridor through that land.

Navdeep Aulakh, 2913 Silvercrest Road, attended via telephone and requested that consideration be given to:

- Returning the designation of the property at 2913 Silvercrest Road to “Neighbourhood Residential” on Schedule 12: Future Land Use;
- Including the subject property in the Urban Containment Boundary on Schedule 1: Growth Management; and
- The planned infrastructure vision to include two collector roads be facilitated.

Glenn Froese, Hyland, 2000 Central, attended Centre Table and spoke in general support of the Official Community Plan noting the proposed designation at 2000 Central will support a mixed-use development on brownfield land. Mr. Froese noted that the delay in the OCP Bylaw No. 9525, 2025 adoption process has put a delay on development.

Victor Nguyen, 9168 162 Street, Vancouver, attended via telephone and requested the property at PID 014-030-543 (future Glenview Neighbourhood) be included in the Urban Containment Boundary on Schedule 1: Growth Management.

Milt Mahoney, 2801 Greenforest, attended Centre Table and spoke in opposition to the proposed Official Community Plan noting concerns with the lack of light and heavy industry to support infrastructure development and tax base; promoting development near the University of Northern British Columbia, which should remain greenspace, instead of supporting development in the Shamrock Road area which is ready for development; and the red tape at the City in order to support development.

Tierny Watkinson, 2640 Moss Avenue, attended via telephone and requested consideration to ensure Ginter’s Park remains parkland.

Perry Slump, PG Farmers’ Institute, 2770 Korda Road, attended Centre Table and requested consideration be given to include additional food security policy within the Official Community Plan including the designation of agricultural land on Schedule 12: Future Land Use.

Martha Risdale, 2431 Rush Place, attended via telephone and noted support for the protection of Ginter’s park to remain as park land from Ginters to University of Northern British Columbia to Forests for the World.

Kevin Cunin, 13670 Foos Road, attended in person and spoke in support of improving accessibility of the facilities used to host the Prince George Rodeo and provided information on the community value the event provides to Prince George.

Will Dong, 4729 Shamrock Road, attended via telephone and requested the property at 4729 Shamrock Road:

- Be returned to the “Neighbourhood Residential” designation on Schedule 12: Future Land Use;
- Be included in the Urban Containment Boundary on Schedule 1: Growth Management; and
- That the planned infrastructure vision to include two collector roads be facilitated.

Annie Booth, 7120 Hartford Crescent, attended Centre Table, and spoke in opposition to the Official Community Plan noting concerns at the form of public engagement used being unproductive yielding in a document where not all values were reasonably captured or reflected and that the policies and vision were not aspirational or long-term in nature. It was noted that additional mixed-use development could be encouraged and long-term preservation of greenspace, forests, trails, and wildlife corridors.

Luke Provan, 1755 Foothills Blvd, attended via telephone and support the preservation of greenspace in Prince George.

Selene Maxwell, 2303 Oak Street, attended Centre Table and spoke in support of preserving green space, promoting mixed-use development, ensuring infrastructure costs for urban development is not borne by the taxpayer, and requested consideration be given to:

- Removing the Future Growth Priority along Tyner Boulevard and the escarpment from Schedule 1: Growth Management;
- Removing the right-of-way and Light Industrial designation from Schedule 12: Future Land Use for the lands between Massey Drive and Ferry Avenues; and
- Removing properties adjacent to Ginter’s Green from the Urban Containment Boundary.

Mayor Yu called a recess of the Public Hearing at 8:37 p.m.

The Public Hearing reconvened at 8:45 p.m.

The attendance of Council and Staff was the same as at the time the recess was called.

Meika Scheiner, 4143 22nd Avenue, attended via telephone and spoke in support of preserving Ginter’s Parkland and Cranbrook Greenway, and the removal of Tyner Boulevard land from the Future Growth Priority on Schedule 1: Growth Management.

James Steidle, 721 Peardon Road, attended Centre Table and spoke in support of preserving existing green space in Prince George and requested consideration be given to remove the Future Growth Expansion and/or Urban Containment Boundary from the lands behind University of Northern British Columbia, along Tyner Boulevard, and the escarpment from Schedule 1: Growth Management, and by removing the property south of Ginter’s from the Urban Containment Boundary.

Kayla Wiens, 6137 Tasa Court, attended Centre Table and spoke in support of preserving the Forests for the World and other trail system within the community.

Kelly-Anne Heinrichs, 4412 Sloan Road, attended Centre Table and spoke in support of preserving the greenspace at Ginter's Park, and requested consideration being given to maintaining the trail systems and green space and reducing unnecessary urban sprawl in Prince George and specifically in the Shamrock Road area.

Caleb Ryser, 1855 3rd Avenue, attended Centre Table and noted support for increased mixed-use development.

David Greenberg, 286 Clarke Crescent, attended Centre Table and noted support in preserving the community's greenspace and requested consideration be given to removing the undeveloped property at the north end of Moore's Meadow from the Urban Containment Boundary and rezoning it at P1: Parks and Recreation; and to ensure the portions of green space around Ginter's between 18th Avenue and Massey Drive as well as the UNBC Campus and Greenway Trail be removed from future development and remain as parkland.

Lee Purcell, 2131 Upland Street, attended Centre Table and spoke in support of the value of preserving green space to support mental health and well-being.

Denae Meise, 5530 Hepting Road, attended Centre Table and requested consideration be given to:

- Removing the green space near University of Northern British Columbia leading to Shane Lane and along Tyner Boulevard from the Urban Containment Boundary on Schedule 1: Growth Management;
- Amending the Official Community Plan to address food security and sovereignty;
- Amending Schedule 7: Pedestrian Network to include installation of a sidewalk from Shas-Ti Kelly Road Secondary School along the Highway 97 to Handlen Road to promote pedestrian safety;
- Amending Schedule 5: Future Road Plan by considering protection needed to be in place during development should the Monterey Road extension be built as that extension proposes to intersect an existing Riparian Protection area noted on Schedule 11.
- Amending the Transit Oriented Area by moving it from University of Northern BC to Spruceland where there is mixed use including retail, residential, and commercial spaces more widely accessed by the community; and
- Maintaining the removal of the properties at 4729 Shamrock and 2913 Silvercrest Road from the Urban Containment Boundary on Schedule 1: Growth Management as these properties are widely used by community members for recreation nor is there a need to add an additional connection Foothills Blvd to Highway 97; and that if the properties are to be developed that mixed-use development be promoted that is thoughtful to the greenspace that will be removed as a result of that development.

Roanne Whitticase, 720 Peardon Road, attended Centre Table and requested consideration be given to strengthening food security within the Official Community Plan including:

- Creating a food security plan for the city;
- Creating a food charter with local food groups, community groups, and other representatives (e.g., Northern Health, Regional District of Fraser-Fort George);
- Supporting development of food policy council to enhance collective food and action who can work with city and be the action body that can represent the needs and voices of the city;
- Supporting food groups and initiatives by working with organization and other bodies who are implement food action (e.g.: Northern health, College of New

Caledonia, University of Northern BC, Regional District of Fraser-Fort George) to help apply for municipal-level funding to support food security initiatives;

- Supporting the replacement of a portion of the City Hall lawn with low-level, no-mow pollinator flowers (e.g. native perennials);
- Amending the language that discourages the planting of fruit-bearing trees and bushes in favour of language that support responsible management for fruit-bearing trees and bushes that could be further supported through organization food security initiatives such as a fruit gleaning program;
- Securing local food procurement in City-run or public facilities;
- Collaborating with School District 57 to develop local food procurement strategies;
- Promoting local food availability; and
- Establishing community gardens as amenity spaces in new developments.

Sabrina Angus, Prince George Airport, 7115 Eugene Road, attended Centre Table and noted concerns with potential land use impacts and conflict of future development in the airport area when done without consultation with the Prince George Airport and requested consideration be given to:

- Including the Prince George Airport Land Use designation to the Official Community Plan, in consultation with the Prince George Airport;
- Adding airport expansion and airport associated facilities confined primarily to the airport land use designation with non-airport related uses discouraged from this area;
- Ensuring planning in and around the airport occurs in partnership between the City and the Prince George Airport Authority;
- Implementing the Official Community Plan, other municipal plans, and bylaws (defined in Section 19.1.4 of the Official Community Plan) for the airport land use designation in partnership with the Prince George Airport Authority;

Josh Silva, 1241 5th Ave, attended Centre Table and spoke in support of increased food security and agriculture policy within the Official Community Plan.

James Wylie, 4808 Shamrock Road, attended Centre Table and noted concerns regarding the redesignation of the property near Shamrock Road to “Rural Resource”.

Moved By Councillor Sampson

Seconded By Councillor Klassen

That the Regular Council Meeting and Public Hearing be extended to 10:30 p.m.

Carried Unanimously

Ed Dylke, 2533 Ridgeview Drive, attended Centre Table and spoke in support of including wildfire mitigation action items within the Official Community Plan.

Kyle Moffat, 2662 Petersen Road, attended Centre Table and spoke in support of preserving the green space at Ginter’s and Forests for the World and noted the opportunities for increasing local food security through foraging opportunities in these locations.

Patrick Cummins, 14530 Chief Lake Road, attended Centre Table.

Caleb Ryser, 1855 3rd Avenue, attended Centre Table for a second time and spoke in support of preserving existing trails as they support health and well-being.

Glenn Froese, Hyland, 2000 Central, attended Centre Table for a second time and further supported the development of brownfield land and the preservation of green space such as Ginter’s and Moore’s Meadow.

Moved By Councillor Sampson
Seconded By Councillor Klassen

That the Regular Council Meeting and Public Hearing be extended to 10:40 p.m.

Carried Unanimously

Moved By Councillor Ramsay
Seconded By Councillor Scott

That the Public Hearing regarding “Official Community Plan Bylaw No. 9525, 2025” and “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9526, 2025”, BE ADJOURNED to March 26, 2025 at 7:00 p.m.

Moved By Councillor Ramsay
Seconded By Councillor Polillo

That the main motion be amended by replacing “March 26, 2025” with “April 9, 2025”.

Carried Unanimously

Main motion as amended.

Carried Unanimously

C. ADJOURNMENT

THE REGULAR MEETING OF COUNCIL ADJOURNED AT 10:38 P.M.

CHAIRPERSON

CERTIFIED CORRECT