

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





Presentation Outline

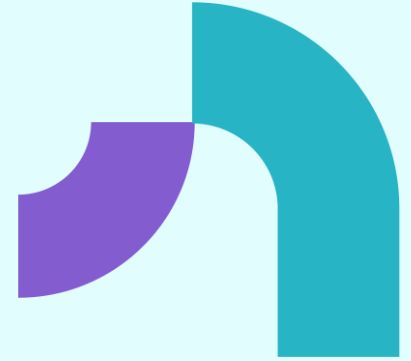
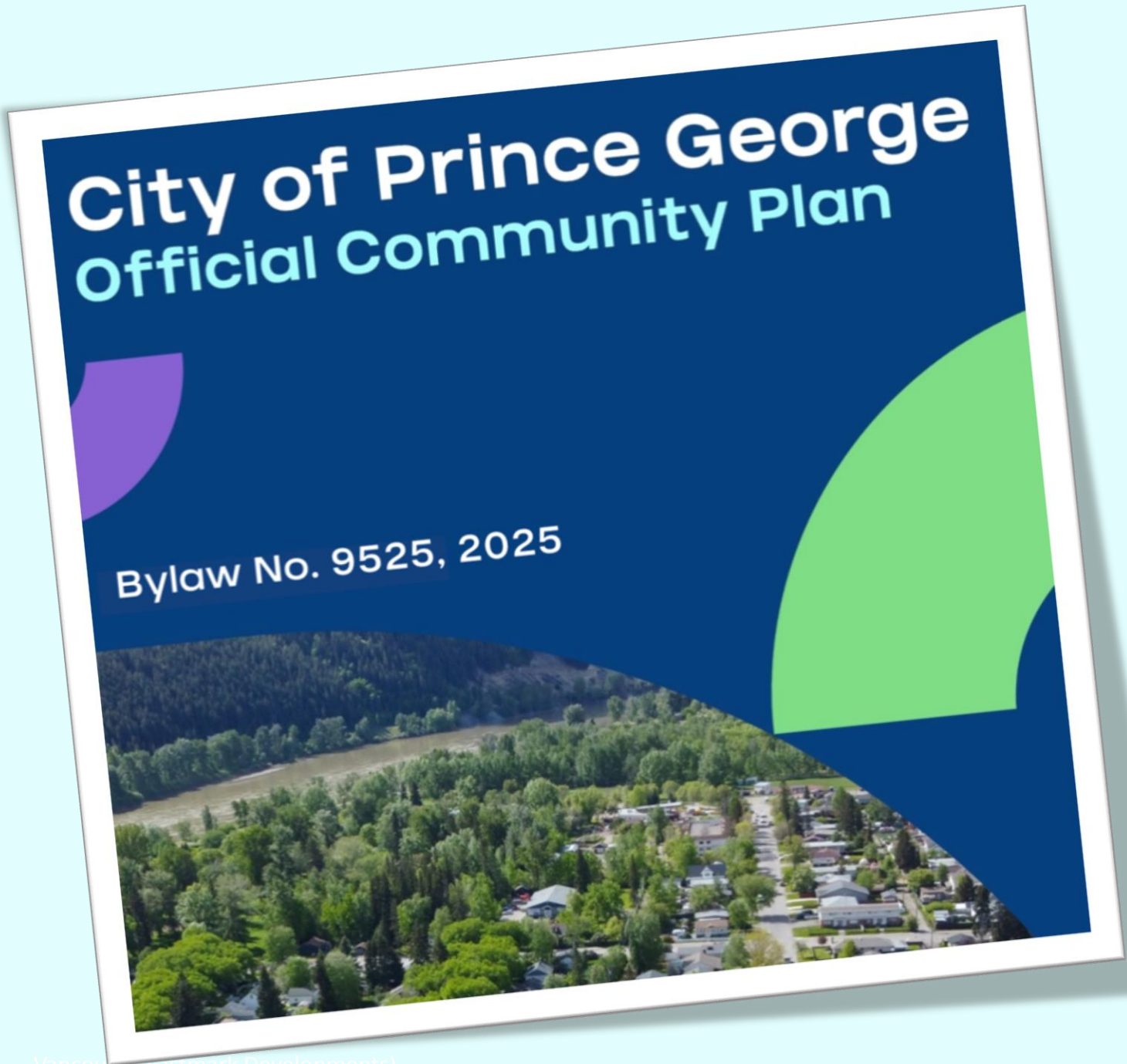
1. Official Community Plan intent
2. Highlights of the new Official Community Plan
3. Implementation
4. Questions

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



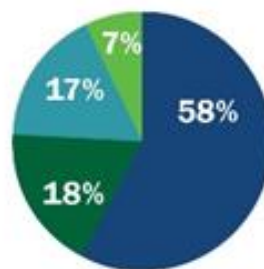
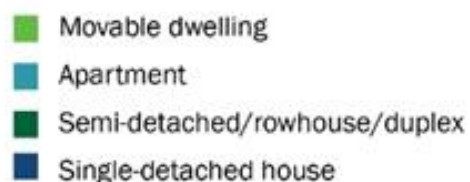
Households & Average Size

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**

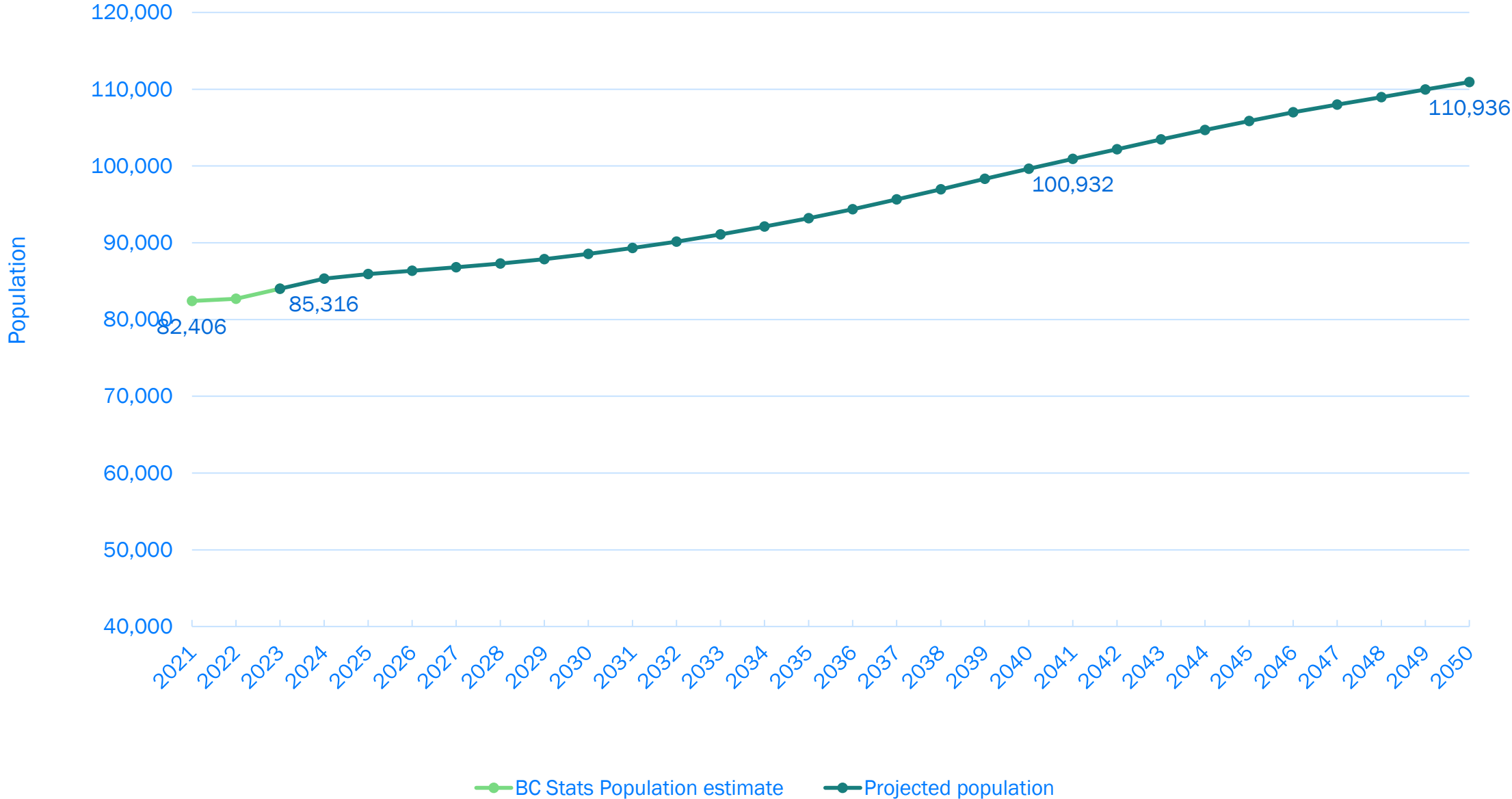
Average Household Income

\$104,700

Unemployment Rate

9.4%

Projected Population



Policy Review

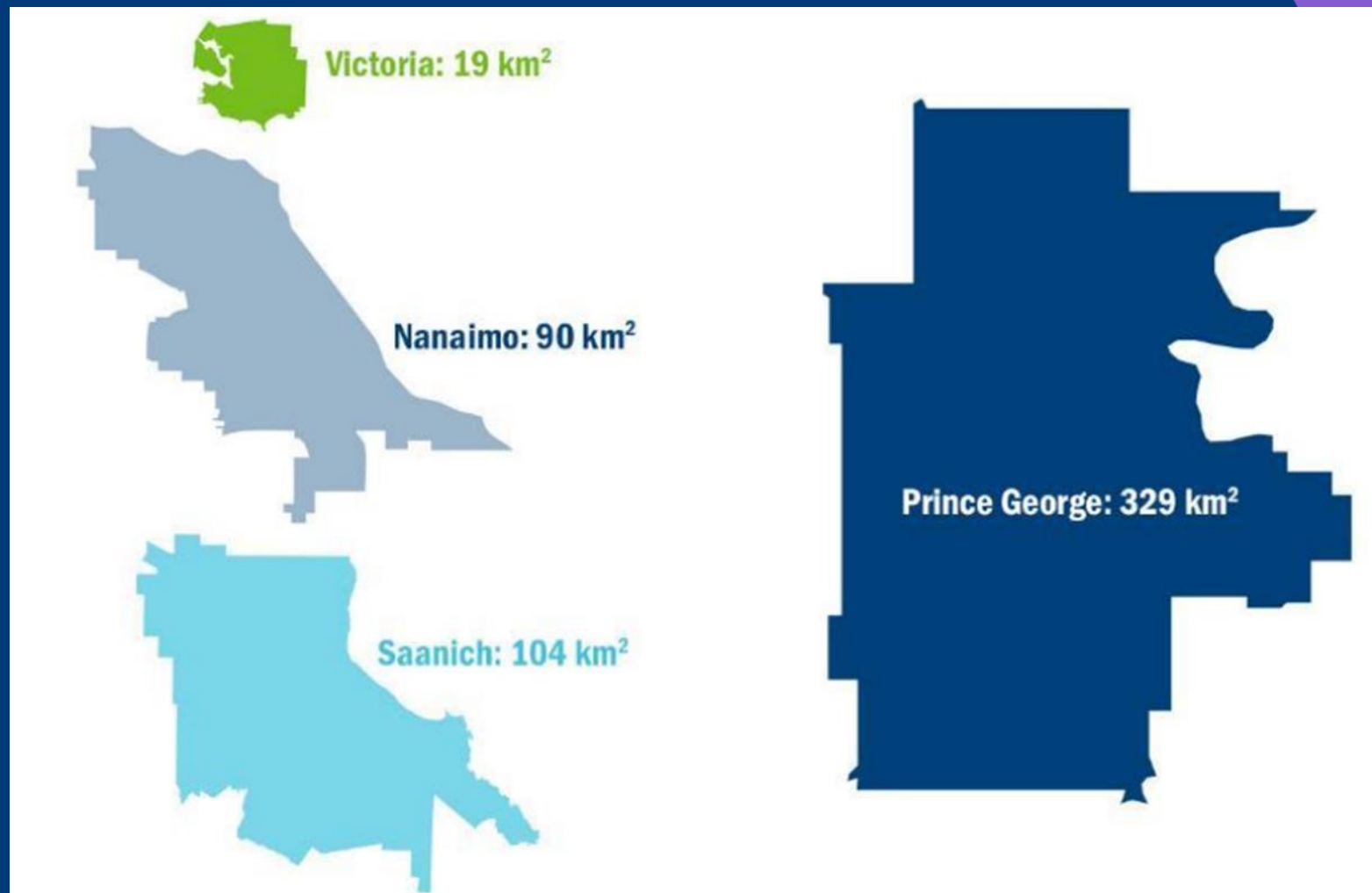
- Goals are informed by policies and objectives
- Policies and objectives reflect current trends, Council resolutions, provincial legislation, and community engagement.

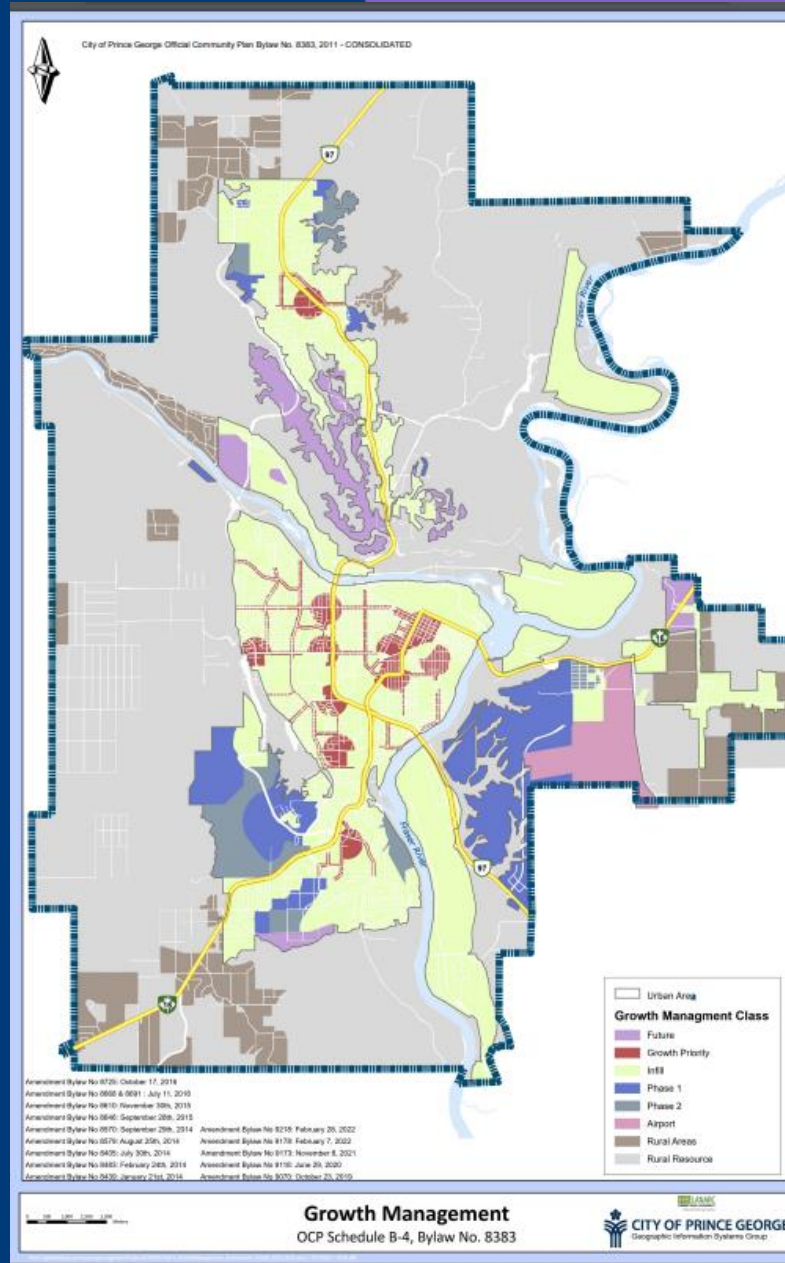
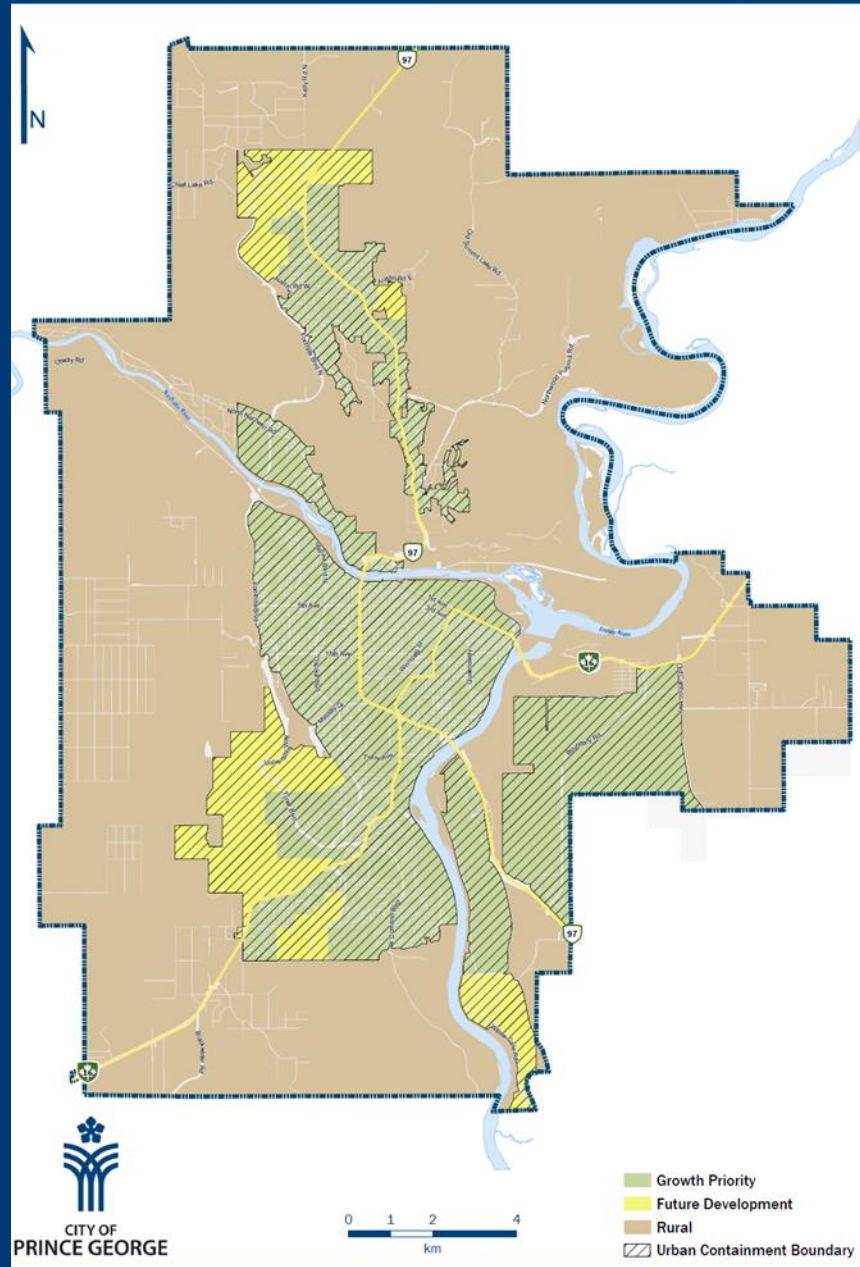
Growth Management

- 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



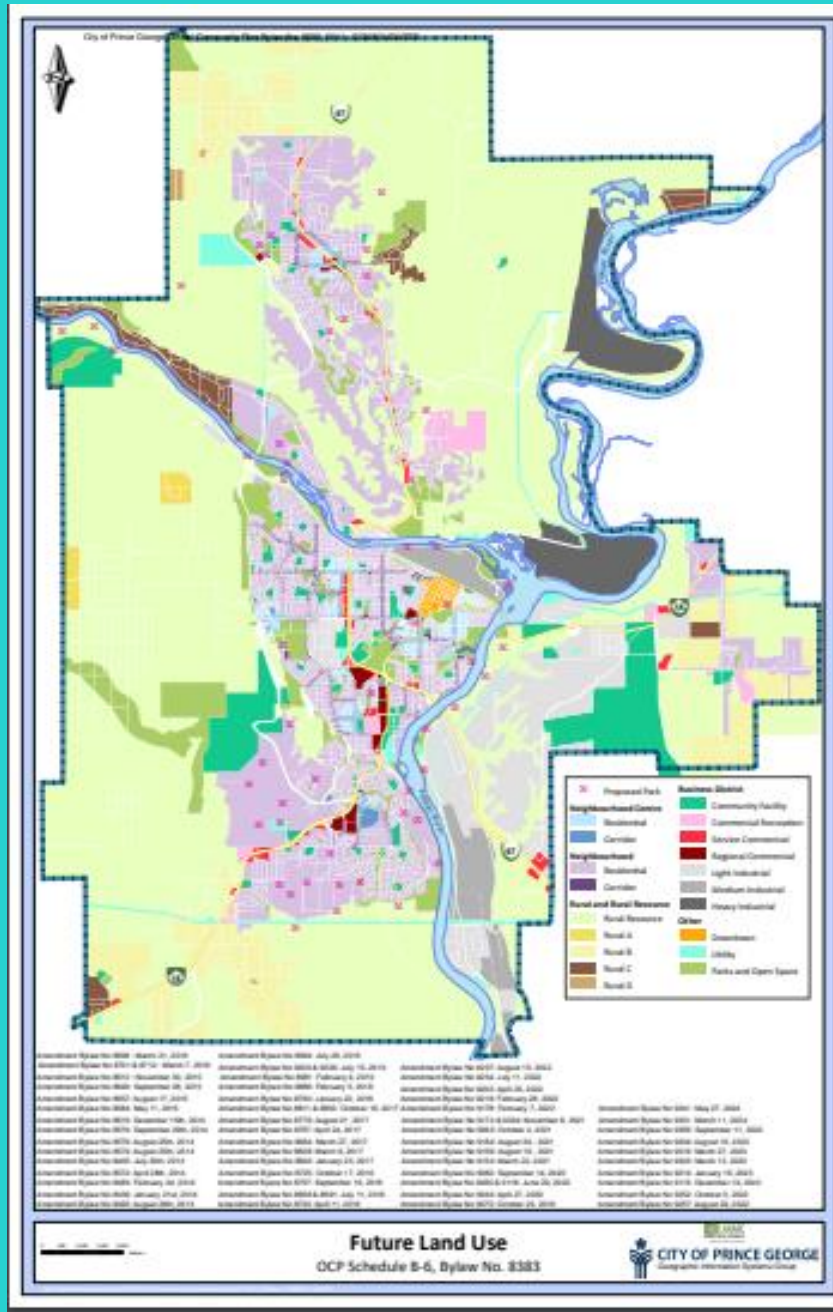
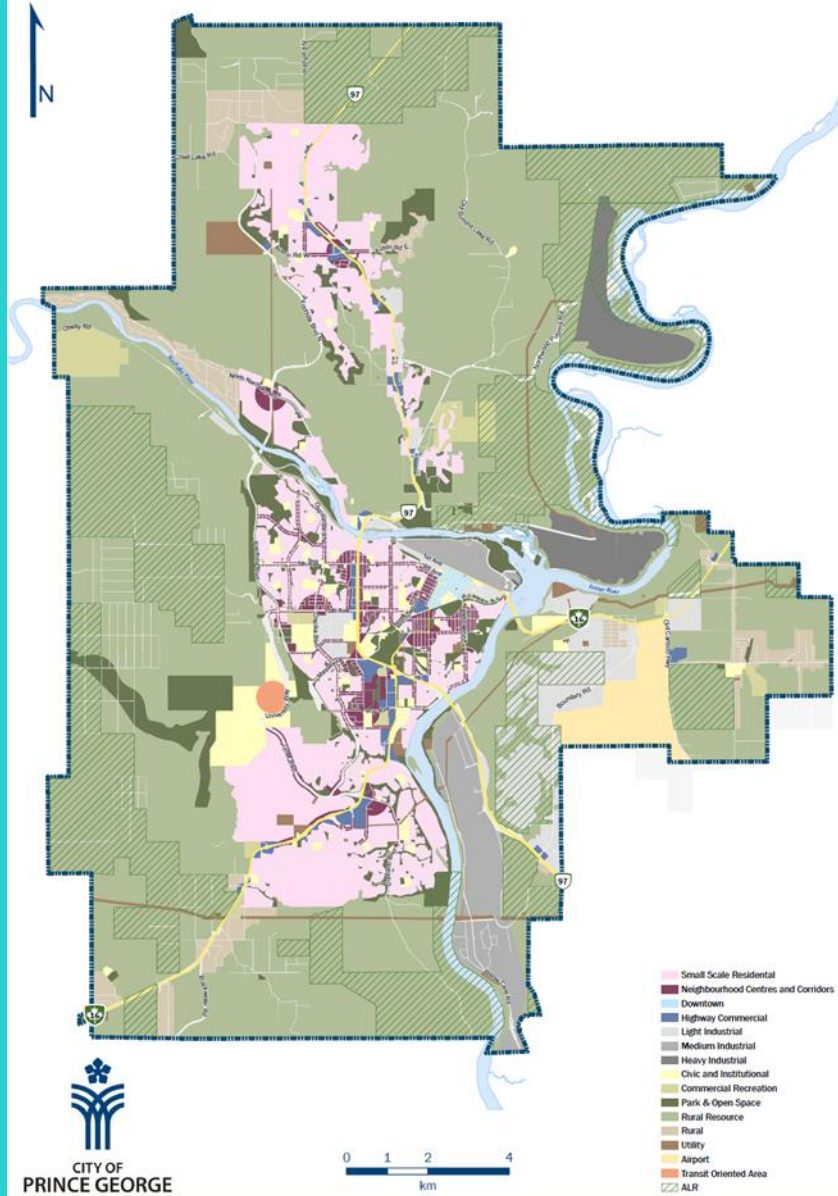


Land Use Designations

- 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.

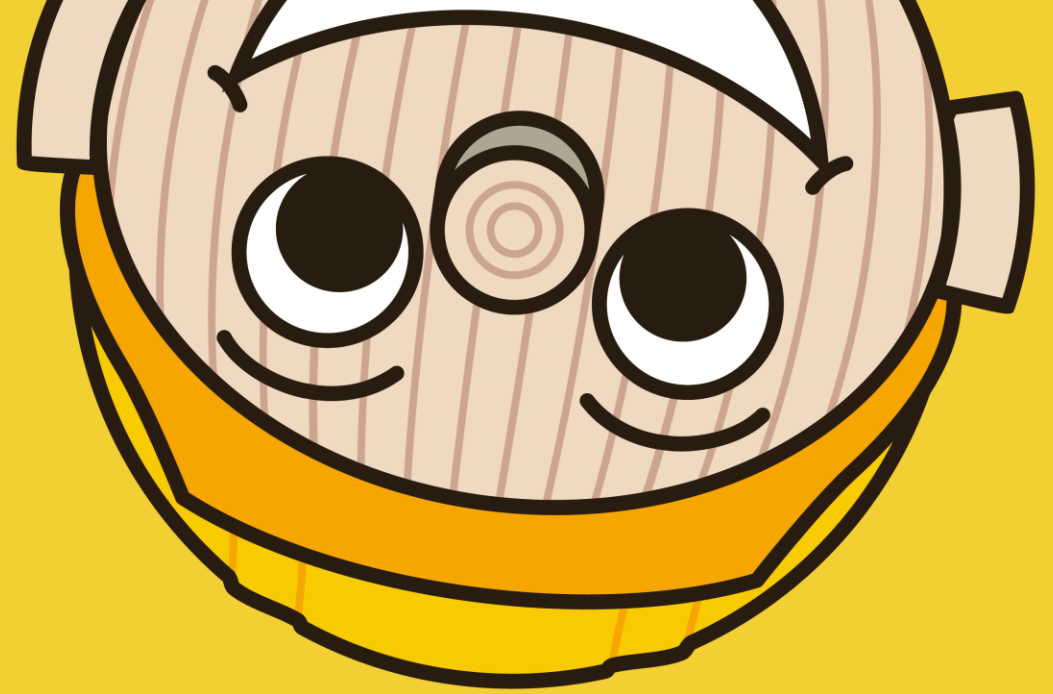
Official Community Plan

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?

