
Subject: RE: New OCP concerns for public review

From: rgmcleod [Redacted]
Sent: Tuesday, March 18, 2025 1:40 PM
To: cityclerk <cityclerk@princegeorge.ca>; rgmcleod [Redacted]
Subject: Fwd: New OCP concerns for public review

You don't often get email from [Redacted]

Hello City Clerk,

Just wondering if my letter to Mayor and Council is on the agenda for tomorrow's OCP meeting.

Cheers,

Rod

February 18, 2025

Dear Mayor and City Councillors,

Please see below our email to Kali on Nov 21, 2024 regarding our concerns of the New OCP . Denise and I wanted to express our concerns directly to the Mayor and City Councillors for your consideration as we addressed in our letter below to Kali. realThe lots are all serviced onsite with wells and septic with no real impact on city infrastructure. The proposed subdivision plan is attached to this email.

Best regards,

Rod and Denise McLeod

Dear Kali,

It has been brought to my attention that the City has released a draft copy of the new Official Community Plan for the public to review. I would like to take this opportunity to voice my concerns, specifically regarding my large proposal located on Cranbrook Hill overlooking the City. It seems as though the City through the new Growth Priority Map puts our property outside the urban containment boundary. This is very disappointing to see the City has been aware of our plans to develop this parcel for many years. We have been working on a Geotechnical Report to support our development that was requested by the City. Now that we have that document we are concerned that our future Zoning and OCP will not be supported due to the new OCP growth priority map.

Our property is not in the ALR and has great development potential for larger rural lots. We would like to see our property encompassed within the new urban containment boundary. We have a number of potential purchasers who are very interested and excited about the lots with a great view of the City.

Cranbrook Hill and other areas have many 4 - 5 acre lots and larger lots within the City Boundary. Many homeowners like their larger properties that suit the lifestyle they enjoy. Not allowing future viable developments in the City boundary of larger lots in this new proposed OCP removes the opportunity and choices that many future homeowners desire and want to have. Particularly, since the inventory of larger lots in the City boundary is very limited. The real estate in our fine City is still very affordable. People looking to move to our City are very encouraged by the fact that they can afford and live on a larger property. Our City needs to be development friendly. It is not seen as such by many developers, residents and future residents; it should encourage viable future developments of larger lots we need more not less. I know there are many other developers who are very concerned about the impact this proposed new OCP will have. I would encourage the City administration and council to have a serious review of the effect this OCP will have on our community.

Best Regards,

Rod & Denise McLeod

1625 4th Ave

LEGAL DESCRIPTION
DL 10223 PID: 013-713-485

EXISTING ZONING
AF - AGRICULTURE & FORESTRY
AC - GREENBELT

PROPOSED ZONING
AR3 - RURAL RESIDENTIAL
AC - GREENBELT

DEVELOPMENT AREA
46.72 ha. (116.44 acres)

PROPOSED DEVELOPMENT BOUNDARY

PROPOSED 25.0m WIDE RIGHT-OF-WAY FOR FUTURE ROAD DEDICATION

PROPOSED LOCAL RURAL PAVED ROAD (CITY DWG R1) LOCATED WITHIN 25m ROAD DEDICATION.

6168 CRANBROOK HILL ROAD

25.0m WIDE ROAD DEDICATION FROM DEVELOPMENT PROPERTY

5886 CRANBROOK HILL ROAD

EXISTING 12.5m WIDE ROAD DEDICATION

12.5m WIDE ROAD DEDICATION FROM DEVELOPMENT PROPERTY

5322 CRANBROOK HILL ROAD

EXISTING 25m WIDE ROAD DEDICATION

NOTES:
1. CONCEPTUAL LAYOUT ONLY. TECHNICAL FEASIBILITY HAS NOT BEEN FULLY INVESTIGATED.
2. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
3. MINOR CONTOUR INTERVAL OF 2m. CONTOURS OBTAINED FROM CoPG LIDAR (2010).

LOT 12
76459m²

LOT 11
37885m²

LOT 10
38226m²

LOT 9
34712m²

LOT 8
34711m²

LOT 7
34775m²

LOT 6
35098m²

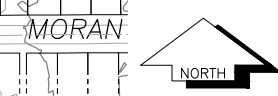
LOT 5
35407m²

LOT 4
35454m²

LOT 3
35452m²

LOT 2
35502m²

LOT 1
35405m²



LEGEND			
EXISTING			
	EX TEST PIT & DRILL HOLE		
	EX BENCHMARK & SURVEY HUBS		
	EX IP's & ISM's		
	EX LEGAL LINE		
	EX LEGAL R.O.W. & EASEMENT		
	EX SANITARY & MANHOLE		
	EX SANITARY FORCE MAIN		
	EX STORM & MANHOLE		
	EX SINGLE & DOUBLE CATCHBASIN c/w CB LEADS		
	EX CATCHBASIN MANHOLE		
	EX CULVERT		
	EX FIRE HYDRANT & VALVE ASSEMBLY		
	EX WATERMAIN & VALVE		
	EX BLOW-OFF ASSEMBLY		
	EX CURB STOP		
	EX ROAD & SIDEWALK		
	EX ROAD SIGN(S)		
	EX SHOULDER		
	EX TOP OF SLOPE		
	EX TOE OF SLOPE		
	EX DITCH or SWALE		
	EX FENCE		
	EX OVERHEAD LINES		
	EX UNDERGROUND LINES		
	EX POWER POLE & ANCHOR		
	EX GAS MAIN		
PROPOSED			
	PR LEGAL LINE		
	PR LEGAL R.O.W. & EASEMENT		
	PR SANITARY & MANHOLE		
	PR STORM & MANHOLE		
	PR SINGLE & DOUBLE CATCHBASIN c/w CB LEADS		
	PR CATCHBASIN MANHOLE		
	PR CULVERT		
	PR DITCH or SWALE		
	PR FIRE HYDRANT & VALVE ASSEMBLY		
	PR WATERMAIN & VALVE		
	PR GRAVEL SHOULDER		
	PR ASPHALT		
	PR CURB & SIDEWALK		
	PR ROAD SIGN(S)		
NO.	DATE (D/M/Y)	REVISION	BY

NOT FOR CONSTRUCTION



CONSULTANTS PROJECT No.:	1657-01
DRAWN:	SJ
CHECKED:	JSS
ENGINEER:	JSS
DATE:	11/FEB/2022
SCALE:	FULL: 1:2000
SCALE:	HALF: 1:4000
PERMIT TO PRACTICE No.:	1002375

ROD MCLEOD
5310 RUSSMAN ROAD
PRINCE GEORGE, BC
12 LOT SUBDIVISION
CONCEPTUAL SEPTIC PLAN

DRAWING No.
C001



PRELIMINARY
DRAWING

\\SRV-LINDA-01\Engineering\Sub_Plan\1657-01\1657-01_Septric_MAPE_20220211.dwg