
Subject: OCP comments in regards to a 2nd Phase of Valleyview

From: Clint Dahl **Redacted**

Sent: Monday, April 7, 2025 9:05 AM

To: Mayor Yu, Simon <Simon.Yu@princegeorge.ca>; Councillor Bennett, Tim <Tim.Bennett@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>; Councillor Klassen, Trudy <Trudy.Klassen@princegeorge.ca>; Councillor Polillo, Ron <Ron.Polillo@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Mayor Admin <MayorAdmin@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>

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Redacted

To Mayor and Council,

We have been working with the 2nd floor to move forward a development that ultimately would see 40 1 acre lots developed off of Monteray rd...essentially a Phase 2 of Valleyview. This is something a little different than most the developments in town and I think provides a nice option for people to live in the City with larger yards, room for shops etc and not have to move out of the City limits. The new OCP in terms of future landuse for this property as it is now been designated in the new OCP as Rural Resource and the parcels are all outside of the Urban Containment Boundary even though we have an active PRL. The future rural residential development on the property can still follow the existing AR3 zone regulations, but it does not seem like sound planning to have an OCP designation that does not match the existing underlying zone on the parcels. The new OCP (2025) mapping designations completely negate all of the hard work that was put into getting the land use amendments on the property. We worked closely with Administration, our consultants and the surrounding residents via a community meeting to ensure that the final outcome of the application was mutually beneficial to everyone. To now have our parcels not only designated as Rural Resource but also outside of the Urban Containment boundary is disappointing. We would like to see our parcels designated back to the Rural land use designation with consideration given to include them into the Urban Containment Boundary.

Thanks,

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