



## MINUTES OF THE REGULAR MEETING OF COUNCIL

April 9, 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  
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  
Blake McIntosh, 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 Scott

**Seconded By** Councillor Polillo

*That the agenda for the regular meeting of Council scheduled for April 9, 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 and Zoning Amendment Bylaw No. 9526, 2025

Documents for Council's consideration of "Official Community Plan Bylaw No. 9525, 2025" included:

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. City of Prince George Official Community Plan Bylaw No. 8383, 2011;
5. Correspondence dated February 24, 2025 from Nancy Alexander: Ginter's Green;
6. Correspondence dated February 24, 2025 from Nancy Alexander: Moore's Meadow;
7. Correspondence dated February 24, 2025 from Ginter's Green Forever: Ginter's Green Forever's Response to the OCP;
8. Correspondence dated February 23, 2025 from Brittany A. Ringdahl, Ginter's Green Forever: Ginter's Green;
9. Correspondence dated February 23, 2025 from Jennifer Stevenson: Ginter's Green;
10. Correspondence dated February 23, 2025 from Dave Parmar: Land Development;
11. Correspondence dated February 24, 2025 from Michelle Oster: Ginter's Green;
12. Correspondence dated February 24, 2025 from Julia Whittaker: Ginter's Green;
13. Correspondence dated February 24, 2025 from Carolyn Shannon: Ginter's Green;
14. Correspondence dated February 24, 2025 from Torie Beram: Ginter's Green.
15. Correspondence dated March 10, 2025 from Selene Maxwell: OCP 2025 Review and Creating Protections for Green Space.
16. Correspondence dated February 24, 2025 from Hayley Brooks: Green Spaces in Prince George BC.
17. Correspondence dated February 25, 2025 from Maureen Alexis Morgan: Opposition to Urban Sprawl and Future Land Use Plans.
18. Correspondence dated February 25, 2025 from Annie Booth: The OCP and Community Engagement
19. Correspondence dated February 25, 2025 from Pamela Campbell: Ginters Green.
20. Correspondence dated February 19, 2025 from Derek Dougherty, Board Chair, Prince George Airport Authority: Prince George Airport (YXS) and the OCP.
21. Correspondence dated March 3, 2025 from Victor Nguyen: Draft OCP and the Urban Containment Boundary.
22. Correspondence dated March 11, 2025 from Chelsea Nesbitt: University Way Development.
23. Correspondence dated March 6, 2025 from David Greenberg: Concerns regarding the Proposed Official Community Plan.
24. 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.
25. Correspondence from Chander Suri: Opposition to the Official Community Plan regarding District Lots 9264 and 9265.
26. Correspondence dated March 13, 2025 from Kim Lawyer: Proposed Amendments to the Official Community Plan.
27. Correspondence dated March 13, 2025 from Jenn Matthews: Proposed Amendments to the Official Community Plan.

28. Correspondence received March 14, 2025 from Doug Randell: Agricultural and Forestry to Mixed Use Residential for Properties on Giscome Road.
29. Correspondence dated March 14, 2025 from Rylee Vos: Ginters Green Forever.
30. Correspondence dated March 14, 2025 from Nicole Ross: Ginter's.
31. Correspondence dated March 15, 2025 from Alan James Tosoff: Ginters Green Forever.
32. Correspondence dated March 16, 2025 from Thea Rodgers: Opposition to Draft OCP.
33. 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.
34. Correspondence dated March 14, 2025 from Darlene Gervais: Ginters.
35. Correspondence dated March 14, 2025 from Derek Dougherty, Board Chair, Prince George Airport Authority: Transport Canada Regulations on Aerodrome Land Use Planning.
36. Correspondence dated March 15, 2025 from Ed Dylke: Wildfires and the 2025 OCP.
37. Correspondence dated March 17, 2025 from Allan and John MacDonald: Request for Official Community Plan Amendment – 505 4th Avenue
38. Correspondence dated March 17, 2025 from Robin Draper: Official Community Plan.
39. Correspondence dated March 17, 2025 from Kyle Moffat: Opposition to Urban Sprawl and Future Land Use Plans.
40. Correspondence received March 18, 2025 from Michelle Oster: Rezone the AF portion of PID 021-514-922 to P1: Parks and Recreation
41. Correspondence dated March 18, 2025 from Rod and Denise McLeod: Concerns regarding the New Official Community Plan.
42. Correspondence dated March 17, 2025 from Shirley Burkinshaw: Ginter's Green.
43. Correspondence dated March 17, 2025 from Kristi Francis: OCP, Ginter's and Urban Forests.
44. Correspondence dated March 19, 2025 from Navdeep Aulakh: 2913 Silvercrest Road.
45. Correspondence dated March 19, 2025 from Pam and Ron Gettling: Save Ginters Park and Forests of the World.
46. Correspondence dated March 19, 2025 from Will Dong: Reclassify 4729 Shamrock Road (PID 016-189-841) into the "Urban Containment Boundary".
47. Correspondence dated March 19, 2025 from James Wylie: OCP Lower Hart.
48. Correspondence dated March 19, 2025 from Patricia Demey: Official Community Plan Bylaw No. 9525.
49. Correspondence dated March 19, 2025 from Adrien Zimmerman: Prince George OCP.
50. Correspondence received during the March 19, 2025 public hearing from Dr. Annie Booth including images from UNBC students depicting positives and negatives regarding Prince George.
51. Correspondence dated March 19, 2025 from Christina Cieseilski: OCP Ginters.
52. Correspondence dated March 19, 2025 from Natalie Linklater: Protection of Ginter's and the Greenway.
53. Correspondence dated March 19, 2025 from Meika Schreiner: Opposition to Urban Sprawl and Future Land Use Plans Surrounding Shane Lake.
54. Correspondence dated March 20, 2025 from April Ottesen: Food Security.
55. Correspondence dated March 20, 2025 from Henry Righi: Support for the Extension of Foothills Boulevard from 18th Avenue to 22nd Avenue.
56. Correspondence dated March 20, 2025 from Roger Wheate: Schedule 1 of the Official Community Plan.

57. Correspondence dated March 20, 2025 from Bruce Kidd: Blackburn Road North in the New Official Community Plan.
58. Correspondence dated March 19, 2025 from Rita Borkowsky: Ginter's Green.
59. Correspondence dated March 22, 2025 from Greg Huston: Adoption of Pro-Development Measures to Address Housing and Affordability Challenges.
60. Correspondence dated March 24, 2025 from Marlene Pauls: Save Ginter's and Forest for the World.
61. Correspondence dated March 26, 2025 from Tristan Pearce: Schedule 1: Growth Management and Schedule 1: Future Land Use.
62. Correspondence dated March 28, 2025 from Cheryl Wehr: AF City Land Adjacent to Moore's Meadow (PID 021-514-922).
63. Correspondence dated March 3, 2025 from Gail Brade: Keep Ginter's Green Forever.
64. Correspondence dated March 31, 2025 from Donna Bornholdt: Green Space and OCP.
65. Correspondence dated April 1, 2025 from Patricia Cummins: Ginters Park.
66. Correspondence dated April 3, 2025 from Neil Mundreon: OCP Amendment.
67. Correspondence dated April 3, 2025 from Willow Mundreon: OCP Amendment.
68. Correspondence dated April 3, 2025 from Lexi Seida: Preserving Green Space.
69. Handout: Correspondence dated April 7, 2025 from Andrea Erwin: Concerns regarding Urban Sprawl.
70. Handout: Correspondence dated April 6, 2025 from Darlene Gervais: Ginters Green Forever.
71. Handout: Correspondence dated April 4, 2025 from Meika Schreiner: Opposition to Urban Sprawl and Future Land Use Plans Surrounding Shane Lake.
72. Handout: Correspondence dated April 7, 2025 from Clint Dahl: 2nd Phase of Valleyview.
73. Handout: Correspondence dated April 7, 2025 from Bonnie Hooge: Opposition to Development of the Forests Surrounding Trails in Forests for the World and the Greenway.
74. Handout: Correspondence dated April 7, 2025 from Laura Graham: Support for Reclassifying Properties on Shamrock Road and Silvercrest Road as Rural Resource.
75. Handout: Correspondence dated April 7, 2025 from David Greenberg: Future Residential Development of Parks and Green Space.
76. Handout: Correspondence dated April 6, 2025 from Patience Rakochy, Regional Program Manager, Fraser Basin Council, Director, Prince George Air Improvement Roundtable: Air Quality Policies and Objectives in the Official Community Plan.
77. Handout: Correspondence dated April 8, 2025 from Amara Snyder: Protect Our Green Space.
78. Handout: Correspondence dated April 8, 2025 from Michelle Oster: Schedule 12: Future Land Use Map.
79. Handout: Correspondence dated April 8, 2025 from Ashley Dubrule: Protection of Forests for the World, Greenway Trail and Escarpment.
80. Handout: Correspondence dated April 8, 2025 from Selene Maxwell: Protection of Greenspace.
81. Handout: Correspondence dated April 8, 2025 from Jenn Matthews: Suggested Amendments to the Official Community Plan.
82. Handout: Correspondence received April 8, 2025 from Milt Mahoney: Suggestions Regarding the Official Community Plan.
83. Handout: Correspondence dated April 8, 2025 from Ed Dylke: Wildfire Mitigation Plans in the Official Community Plan.
84. Handout: Correspondence dated April 8, 2025 from C.R. Ryser: Comments Regarding the Official Community Plan.

85. Handout: Correspondence received April 9, 2025 from Kyle Moffat: Ginter's Field, Forests for the World/Greenway, and Morre's Meadow.

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

1. Previously submitted 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:**

April Ottesen, 270 15<sup>th</sup> Avenue, attended Centre Table and spoke in support of amending the Official Community Plan to add additional policy regarding local, sustainable food systems, and food security.

Cameron Beck, 3125 19<sup>th</sup> Avenue, attended Centre Table and spoke in support of amending the Official Community Plan to further address local, sustainable food systems, and food security.

John McAvoy, 161 King Drive, attended via telephone, and spoke in support of amending the Official Community Plan to align with the values shared by the community. The call was disconnected.

Jennifer Cote, 702 Ewert, attended Centre Table and spoke in support of amending the Official Community Plan to add additional policy regarding local, sustainable food systems, and food security, preserving greenspace by reducing urban sprawl into areas around Ginter's Green, Forests for the World, and Tyner Boulevard, and prioritizing environmental and wildlife value over financial gain and urban sprawl.

Shirley Burkinshaw, 3675 Gould Cres, attended Centre Table and spoke in support of preserving existing greenspace including Ginter's, the Greenway trail, and Forests for the World as they reduce stress, improve mood, and improve quality of life. Further comments were made regarding the natural fire break created with the predominance of aspen, springs, and ponds in the forested areas.

Nicole Fraser, 2911 Killarney Dr, attended Centre Table and spoke in opposition to the proposed Official Community Plan and suggested that it be revised to ensure the urban containment boundary is flexible, include transparent criteria for future boundary amendments, embed winter city design principles, protect natural assets and integrate them further into the document, integrate rural nature of the community, and to listen to the public and incorporate those requests into the overarching vision guiding the city.

Kim Saliken, 2270 15 Mile Road, attended Centre Table and requested the protection and preservation of existing greenspace as the places communities come together.

Saransh Tiku, 2761 Petersen Road, attended Center Table and spoke in opposition to the Official Community Plan noting concerns regarding the high density housing, lack of winter city design principles, and misrepresentation of the agricultural reality of Prince George.

Jaspreet Bhatia, 354 Killoren Crescent, attended Centre Table and spoke in support of preserving existing green space including Ginter's, Moores Meadow, and the UNBC connector trail system as one of Prince George's draws in the immediate accessible immersion into the natural world.

Amelia Merrick, 1417 Gorse Street, attended Centre Table and spoke in support of the Official Community Plan noting its variety of housing forms aimed to accommodate all kinds of people and stages of life and abilities with the diverse mix of medium and high-density homes and growth fostering social connections, inclusion, and intergenerational relationships through housing. Support was expressed to include community gardens within Section 14.1.4 (c).

Dr. Annie Booth, 7120 Hartford Crescent, attended via telephone and spoke in support of the importance of thoughtful community-building development promoting a community of neighbours, promoting brownfield development within the city (and not on the fringes of the city), and preserving existing green space.

Councillor Skakun exited Council Chambers at 8:16 p.m. and returned at 8:18 p.m.

Kevin Cunin, 13670 Foos Road, attended the gallery microphone and spoke in support of the Prince George Western Heritage Society outdoor rodeo as a valuable community event and suggested improvement to outdoor rodeo venues.

Meika Schreiner, 4143 22<sup>nd</sup> Avenue, attended via telephone and spoke in support of preserving existing green space including along Tyner Boulevard, Cranbrook Greenway area, and Forests for the World.

Selene Maxwell, 2303 Oak Street, attended Centre Table and spoke in support of protecting greenspaces including the escarpment, Tyner Boulevard, UNBC Greenway, Moores Meadow, and Ginters as sanctuaries for the mind, body, and soul, promoting well-being. Support was also expressed for increased mixed-use development throughout the city and to incentivize developers to support mixed-use development in the downtown.

Kelly-Anne Heinrichs, 4412 Sloan Road, attended Centre Table and spoke in support of truth and reconciliation efforts noting that the Lheidli T'enneh land acknowledgement needs to be more than a statement or formality.

David Greenberg, 286 Clark Crescent, attended Centre Table and spoke in support of protecting green space and promoting infill densified multi-use development and affordable housing.

Michelle Oster, 4770 Leonard Place, attended Centre Table and presented a slide requesting Council's consideration to rezone the AF portion of city-owned land at the north end of Moore's Meadow to P1: Parks and Recreation.

Alexii Saliken, 2270 15 Mile Road, attended Centre Table and spoke in support of a community-centric city noting that benefits of greenspace for mental wellbeing and building of interpersonal relationships and a sense of community.

Kyle Moffat, 2662 Petersen Road, attended Centre Table and provided a handout item of correspondence, read into the record in support of preserving and protecting greenspace as areas of living systems supporting mental, physical and spiritual health of individuals and noting the cultural significance of these areas as an act of reconciliation.

James Steidle, 721 Peardon Road, attended Centre Table and spoke in opposition to continued urban sprawl noting that the community's population has not grown much over the 1996 population and the costs of maintaining infrastructure associated with continued new development.

Sabrina Angus, Chief Executive Officer, Prince George Airport, attended Centre Table and spoke in support of including the airport land use authority within the Official Community Plan recognition the strong long-standing relationship between the Airport and the City to support growth, safety, and opportunity in the region.

Caleb Ryser, 1855 3<sup>rd</sup> Avenue, attended Centre Table and noted concerns at the increased cost of living and the need to include consideration for sustainable agricultural resources within the Official Community Plan.

Amelia Merrick, 1417 Gorse Street, attended Centre Table and spoke in support of incorporating multi-use urban density and maintaining urban sprawl in order to preserve existing green space.

David Greenberg, 286 Clark Crescent, attended Centre Table and spoke in support of protecting greenspace to prevent impression on future developers that greenspace is a viable option for residential development.

**Moved By** Councillor Skakun  
**Seconded By** Councillor Frizzell

*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 CLOSED.*

**Carried Unanimously**

The Public Hearing adjourned to the Regular Council Meeting at 9:08 p.m.

Mayor Yu called a recess of the Regular Council Meeting at 9:08 p.m.

The Regular Council Meeting reconvened at 9:24 p.m.

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

**Moved By** Councillor Frizzell  
**Seconded By** Councillor Sampson

*That the Regular Council Meeting and Public Hearing be extended to 11:00 p.m.*

**Carried**

**Mayor Yu, Councillor Klassen, and Councillor Skakun opposed.**

**Moved By** Councillor Ramsay  
**Seconded By** Councillor Polillo

*That Council DIRECTS Administration to return a report to Council on how to rezone the city-owned property north of Moore's Meadow from AF: Agriculture and Forestry to P1: Parks and Recreation.*

**Carried Unanimously**

**Moved By** Councillor Skakun  
**Seconded By** Councillor Klassen

*That Council DIRECTS Administration to return a report to Council outlining the consequences and options by removing the right-of-way and redesignating the portion of land between 18<sup>th</sup> Avenue and 22<sup>nd</sup> Avenue and between Massey Drive and Ferry Avenue to Park and Open Space on Schedule 12: Future Land Use in the “City of Prince George Official Community Plan Bylaw No. 9525, 2025.”*

**Carried Unanimously**

**Moved By** Councillor Skakun  
**Seconded By** Councillor Scott

*That Council DIRECTS Administration to return a report to Council outlining the consequences and options of rezoning the portion of land between 18<sup>th</sup> Avenue and 22<sup>nd</sup> Avenue and Massey Drive and Ferry Avenue to P1: Parks and Recreation in the “City of Prince George Zoning Bylaw No. 7850, 2007.”*

**Carried Unanimously**

**Moved By** Councillor Skakun  
**Seconded By** Councillor Klassen

*That Council DIRECTS Administration to return a report to Council outlining the consequences and options by removing the two properties (PID: 015 070 531 and PID: 015 069 815) adjacent to Ginter's from the Urban Containment Boundary on Schedule 1: Growth Management in the “City of Prince George Official Community Plan Bylaw No. 9525, 2025.”*

**Carried Unanimously**

**Moved By** Councillor Skakun  
**Seconded By** Councillor Klassen

*That Council DIRECTS Administration to return a report to Council outlining the consequences and options by removing the Future Development (yellow) from Schedule 1: Growth Management in the “City of Prince George Official Community Plan Bylaw No. 9525, 2025” along Tyner Boulevard and the escarpment with exception to the small portion of Endowment Lands for the purpose of building student housing by University of Northern British Columbia.*

**Carried**

**Councillor Ramsay opposed.**

**Moved By** Councillor Skakun  
**Seconded By** Councillor Klassen

*That Council DIRECTS Administration to report back addressing the consequences and options of amending Schedule 1: Growth Management in the “City of Prince George Official Community Plan Bylaw No. 9525, 2025”, incorporating the Urban Containment Boundaries outlined as “Urban Area” in Schedule B-4: Growth Management in the “City of Prince George Official Community Plan Bylaw No. 8383, 2011.”*

**Carried**

**Councillor Bennett and Councillor Ramsay opposed.**

**Moved By** Councillor Sampson



**Seconded By** Councillor Skakun

*That Council DIRECTS Admin to report back addressing the consequences and options of section 18.14.1 section 8.5.19 from 2012 OCP which reads “The city recognizes the importance of the Aeronautics Act and should endeavour to advise land use applicants of the airport master plan recommendations. This includes considerations to no new residential development and other sensitive land uses in areas near the airport.”*

**Carried Unanimously**

**Moved By** Councillor Sampson  
**Seconded By** Councillor Ramsay

*That Council DIRECTS Administration to return a report to Council on the consequences and options to add the Cowart Malaspina expansion into the Official Community Plan.*

**Carried Unanimously**

**Moved By** Councillor Sampson  
**Seconded By** Councillor Frizzell

*That Council POSTPONES further consideration of “City of Prince George Official Community Plan Bylaw No. 9525, 2025” and “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9526, 2025” to a special Council meeting on Tuesday, April 15, 2025 at 5:00 p.m.*

**Moved By** Mayor Yu  
**Seconded By** Councillor Frizzell

*That the Regular Council Meeting and Public Hearing be extended to 11:05 p.m.*

**Carried Unanimously**

**Moved By** Councillor Ramsay  
**Seconded By** Councillor Frizzell

*That Council AMENDS the main motion by changing the words “Tuesday, April 15” to “Wednesday, April 16”.*

**Carried**

**Councillor Bennett, Councillor Klassen, Councillor Sampson, and Councillor Skakun opposed.**

**Main motion as amended.**

**Carried**

**Councillor Bennett opposed.**

**C. ADJOURNMENT**

**Moved By** Councillor Polillo  
**Seconded By** Councillor Klassen

*That there being no further business the Regular Council Meeting, BE ADJOURNED.*

Carried Unanimously

THE REGULAR MEETING OF COUNCIL ADJOURNED AT 11:02 P.M.

---

CHAIRPERSON

---

CERTIFIED CORRECT