

Date: January 16, 2026

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Consultation for Official Community Plan Amendment Application No. CP100219 (Bylaw No. 9551)

Applicant: L&M Engineering Ltd. for D.C. McLeod Developments Inc., Inc. No. BC1323466

Location: 5310 Russman Road

Attachment(s): Distribution Area Map (Exhibit "A" to CP100219)
Request for Comment Letter
Facebook Post
Public Correspondence

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated January 16, 2026 from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100219 (Amendment Bylaw No. 9551)".

Purpose:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment No. CP100219 (Bylaw No. 9551). This application proposes an Official Community Plan Amendment to redesignate a 21.1 ha portion of 5310 Russman Road (subject area) from Rural Resource to Rural. The remaining 26.7 ha portion of the subject property is to maintain a Rural designation. This application will facilitate a future rural residential subdivision.

Background:

On December 15, 2025, Council reviewed OCP Amendment Application No. CP100219 (Bylaw 9551) and Rezoning Application No. RZ100842 (Bylaw 9552) for 1st and 2nd Reading. Bylaw No. 9551 proposes to re-designate the subject area from Rural Resource to Rural on Schedule 12: Future Land Use Plan of the OCP. Bylaw No. 9552 proposes to rezone the subject area from AF: Agriculture and Forestry and AG: Greenbelt to AR2: Rural Residential. Additionally, the rezoning proposes rezoning a

4.4 ha portion from AF: Agriculture and Forestry to AG: Greenbelt, and the remaining 22.3 ha will remain AG: Greenbelt.

Policy / Regulatory Analysis:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. On December 15, 2025, Council approved the following consultation process for Official Community Plan Application No. CP100219, Amendment Bylaw No. 9551:

- a) Request for written comment from properties as identified on Exhibit “A” to CP100219; and
- b) Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”.

Request for Written Comment and Public Notification

Ten (10) letters requesting comment were mailed to residents within the immediate area on December 22, 2025. The letters requested that residents forward written submissions regarding the proposed OCP amendment to the City of Prince George Development Services Division by 5:00 pm on January 15, 2026. Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were made available on the City of Prince George website under the “Public Notices” webpage.

During the OCP public consultation process (December 22 to January 15, 2025), Administration received approximately 20 responses, and have been included with this report. The correspondence received is attached for Council’s consideration and includes comments and concerns related to:

- Poor road condition and access;
- Preserving the form and character of the area;
- Traffic;
- Availability of water;
- Nuisance (including noise);
- Significant slopes;
- Availability of City services;
- Impact on wildlife and vegetation;
- Road maintenance;
- Potential environmental/ecological impacts;
- Further future development on Cranbrook Hill;
- Loss of use of the property for public recreation;
- Construction;
- Existing vacant lots elsewhere; and
- Inadequate notice of proposal.

Additional concerns regarding changes to the Agricultural Land Reserve (ALR) were brought up, however the subject property is not in the ALR.

Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing.

Summary and Conclusion:

Administration has undertaken the public consultation process for Official Community Plan Amendment Bylaw No. 9551 (Application No. CP100219) in accordance with Council's direction and the *Local Government Act*.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2026/02/02