

Date: November 27, 2025

To: **Mayor and Council.**

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

Subject: Official Community Plan Bylaw Amendment Application No. CP100219 (Bylaw No. 9551) Zoning Bylaw Amendment Application No. RZ100842 (Bylaw No. 9552)

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

**Location:** 5310 Russman Road

**Attachment(s):** Location and Existing Zoning Map  
Appendix “A” to Bylaw No. 9551, 2025  
Appendix “A” to Bylaw No. 9552, 2025  
Exhibit “A” to CP100219

Supporting Documents:

- Servicing Suitability Assessment
- Geotechnical Assessment

## Recommendation(s):

That Council:

1. GIVES FIRST READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9551, 2025.”
2. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9551, 2025”, in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9551, 2025”, in conjunction with the current Regional District Solid Waste Management Plan; and confirm there are no issues.
4. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9551, 2025”, in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9551, 2025”.
6. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9552, 2025”; and

7. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
  - a. Request for written comment from properties 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”.
  
8. PERMITS that consideration of Final Reading of proposed Bylaw No. 9552, 2025, BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Registration of a Section 219 Covenant on legal title of District Lot 10223, Cariboo District, Except Plan 16496 that dictates a no-build area as outlined in the geotechnical report.
  - b. Registration of a Section 219 Covenant on legal title of District Lot 10223, Cariboo District, Except Plan 16496 that restricts the lots to be created through subdivision to no more than 12.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

#### Purpose:

The applicant is proposing to rezone a 21.1 ha portion of 5310 Russman Road (subject property) from AF: Agriculture and Forestry to AR2: Rural Residential, a 4.4 ha portion from AF: Agriculture and Forestry to AG: Greenbelt, and a 2.4 ha portion from AG: Greenbelt to AR2: Rural Residential, as shown on Appendix “A” to Bylaw No. 9552. This rezoning will facilitate a residential subdivision of no more than 12 lots on the subject property. An Official Community Plan Amendment from Rural Resource to Rural on a 21.1 ha portion of the lot is required to support the proposed rezoning.

#### Background:

##### Site Characteristics

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Location          | 5310 Russman Road                                       |
| Legal Description | District Lot 10223, Cariboo District, Except Plan 16496 |
| Current Use       | Vacant                                                  |
| Site Area         | 47.8 ha (117.8 acres)                                   |
| Growth Management | Rural                                                   |
| Servicing         | On-Site Servicing                                       |

##### Official Community Plan (see Appendix “A” to Bylaw No. 9551, 2025)

|                          |                |
|--------------------------|----------------|
| Current Future Land Use  | Rural Resource |
| Proposed Future Land Use | Rural          |

##### Zoning (see Appendix “A” to Bylaw No. 9552, 2025)

|                 |                                             |
|-----------------|---------------------------------------------|
| Current Zoning  | AF: Agriculture and Forestry; AG: Greenbelt |
| Proposed Zoning | AR2: Rural Residential; AG: Greenbelt       |

### Surrounding Land Use

|       |                                                                   |
|-------|-------------------------------------------------------------------|
| North | Vacant Treed Lots                                                 |
| South | Residential; Agricultural Lands                                   |
| East  | Vacant Treed Lots                                                 |
| West  | Residential; Russman Road; Cranbrook Hill Road; Vacant Treed Lots |

### Strategic Priorities:

This application is consistent with Council's strategic priority for economic diversity and growth.

### Policy/Regulatory Analysis:

#### **Intent of the Official Community Plan**

As identified in Section 1.2 of the Official Community Plan (Intent, Application, and Interpretation): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the Official Community Plan must be consistent. An Official Community Plan, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

#### **Official Community Plan Bylaw No. 9525, 2025**

##### Future Land Use

The subject property is designated as Rural Resource in Schedule 12: Future Land Use Plan of the 2025 OCP. This designation is intended to accommodate lands used for agriculture, forestry and resource extraction activities that are important in the long-term health of the regional economy. These areas are valued for their agricultural potential, forested lands, diverse natural environments, high biological diversity, and environmentally sensitive areas.

The applicant has applied to redesignate the 21.1 ha developable area of the subject property from Rural Resource to Rural. The Rural Resource designation will remain on the remaining 26.7 ha portion of the property that has been identified as undevelopable as per the Geotechnical Assessment completed by SoilTech and dated October 18, 2024, attached to this report as a supporting document.

The Rural Future Land Use Designation is intended to serve as a transitional area between the Urban Containment Boundary and rural resource lands. It accommodates low-density development on larger lots while preserving open space and natural features. This designation encourages development that maintains a rural character and supports a rural lifestyle, such as small-scale agriculture and hobby farms, while limiting urban sprawl.

The Rural designation is compatible with existing zoning and property sizes nearby along Cranbrook Hill Road (OCP Policy 15.5.1 a.). Furthermore, only one property to the west separates the subject property from the Urban Boundary. The Rural designation will allow a transitional area between the urban area and more rural areas of Cranbrook Hill. The property owner has volunteered a Section 219 Covenant that restricts subdivision of the property to no more than 12 lots to help limit additional subdivisions as supported by OCP Policy 18.5.1 e. Each of these lots will be serviced with their own on-site servicing, requiring no expansion of City services (OCP Policy 18.5.1 d.).

Administration supports re-designating a 21.1 portion of the subject property from Rural Resource to Rural, as it consistent with the policies of the Rural designation of the OCP.

**Growth Management**

The subject property is designated Rural in Schedule 1: Growth Management of the OCP. Rural Areas are designated for low density residential, agricultural and resource uses that are located outside of the Urban Containment Boundary. Due to their rural location, these areas may or may not have municipal services. However, some residential areas that have servicing or are signaled for servicing for health and safety reasons are also included in this designation. No further intensification would be supported in these locations, as doing so would increase interface issues with agricultural lands and place a greater burden on municipal infrastructure.

The application is consistent with the Rural designation as it will facilitate a rural residential uses and subdivision that is consistent with the large lot sizes of other rural areas that will not require City Servicing (OCP Policy 7.3.2 a. and 7.3.2 d.)

**Zoning Bylaw**

The subject property is zoned as AF: Agriculture and Forestry and AG: Greenbelt.

The AF zone is intended to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.

The AG zone is intended primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.

The applicant has applied to rezone a 23.5 ha portion of the subject property from AF: Agriculture and Forestry or AG: Greenbelt to AR2: Rural Residential to facilitate a rural residential subdivision on the subject property. Additionally, a 4.4 ha portion of the subject property will be rezoned from AF: Agriculture and Forestry to AG: Greenbelt, and the remaining 19.9 ha will remain AG: Greenbelt to protect significant slopes identified on the property.

The AF and AR2 zoning regulations for the subject property are compared below in Table 1. As the proposed AG area has been identified as undevelopable, it has not been included in the comparison.

**Table 1: Zoning Comparison of AF and AR2**

| <b>Regulations</b> | <b>AF: Agriculture and Forestry</b>                                                                                                                                                                               | <b>AR2: Rural Residential</b>                                                                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Uses     | <ul style="list-style-type: none"> <li>• Agriculture, General</li> <li>• Aquaculture</li> <li>• Community Care Facility, Minor</li> <li>• Equestrian Centre, Major</li> <li>• Equestrian Centre, Minor</li> </ul> | <ul style="list-style-type: none"> <li>• Agriculture, General</li> <li>• Community Care Facility, Minor</li> <li>• Greenhouse &amp; Plant Nursery</li> <li>• Forestry</li> <li>• Housing, Manufactured</li> </ul> |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | <ul style="list-style-type: none"> <li>• Fish Hatchery</li> <li>• Forestry</li> <li>• Greenhouse &amp; Plant Nursery</li> <li>• Housing, Manufactured</li> <li>• Housing, Single Detached</li> <li>• Veterinary Service, Major</li> <li>• Veterinary Service, Minor</li> </ul>                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Housing, Single Detached</li> </ul>                                                                                                                                                                                                                                                                                                                                      |
| Secondary Uses                         | <ul style="list-style-type: none"> <li>• Agri-Tourist Accommodation</li> <li>• Animal Breeding &amp; Boarding</li> <li>• Animal Shelter</li> <li>• Auction, Major</li> <li>• Bed &amp; Breakfast</li> <li>• Home Business 1</li> <li>• Home Business 2</li> <li>• Home Business 3</li> <li>• Secondary Dwelling</li> <li>• Secondary Suite Only In Single Detached Housing</li> <li>• Temporary Sawmill</li> <li>• Winery &amp; Cidery only in Agriculture, General</li> </ul> | <ul style="list-style-type: none"> <li>• Agri-Tourist Accommodation</li> <li>• Auction, Major</li> <li>• Bed &amp; Breakfast</li> <li>• Equestrian Centre, Minor</li> <li>• Home Business 1</li> <li>• Home Business 2</li> <li>• Home Business 3</li> <li>• Secondary Dwelling</li> <li>• Secondary Suite only in Single Detached Housing</li> <li>• Winery &amp; Cidery only in Agriculture, General</li> </ul> |
| Min. Subdivision Lot Width             | 100.0 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 70.0 m                                                                                                                                                                                                                                                                                                                                                                                                            |
| Min. Subdivision Lot Area              | 15.0 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2.0 ha                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site Coverage                          | 30% for lots smaller than 0.4 ha                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30% for lots smaller than 0.4 ha                                                                                                                                                                                                                                                                                                                                                                                  |
| Max. Height (Principal Development)    | 20.0 m, except it is 10.0 m for housing.                                                                                                                                                                                                                                                                                                                                                                                                                                       | 20.0 m, except it is 10.0 m for housing.                                                                                                                                                                                                                                                                                                                                                                          |
| Max. Height (Accessory Development)    | 20.0 m, except it is 6.0 m for lots smaller than 0.4 ha, 7.0 m for carriage housing, and 5.0 m for cottage housing                                                                                                                                                                                                                                                                                                                                                             | 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing                                                                                                                                                                                                                                                                                                                                      |
| Min. Front Yard                        | 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height                                                                                                                                                                                                                                                                                                                                                                                                   | 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.                                                                                                                                                                                                                                                                                                                                     |
| Min. Interior Side Yard                | 1.2 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.2 m                                                                                                                                                                                                                                                                                                                                                                                                             |
| Min. Exterior Side Yard                | 3.0 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3.0 m                                                                                                                                                                                                                                                                                                                                                                                                             |
| Min. Rear Yard (Principal Development) | 6.0 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6.0 m                                                                                                                                                                                                                                                                                                                                                                                                             |
| Min. Rear Yard (Accessory Development) | 1.2 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.2 m                                                                                                                                                                                                                                                                                                                                                                                                             |

As shown in the table above, the AR2 zone includes a smaller variety of uses than the AF zone. The AR2 zone also permits buildings and structures of a similar size and scale to the AF zone. The largest discrepancy between the zones is the difference in subdivision size requirements. The smaller lot sizes are consistent with the existing neighbourhood and will allow the subject property to be subdivided, creating additional rural residential opportunities for the community.

#### Other Considerations:

#### Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

### Property Title

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

|                      |                               |
|----------------------|-------------------------------|
| Incorporation Number | BC1323466                     |
| Name of Society      | D.C. McLeod Developments Inc. |
| Director Information | McLeod, Denise Constance      |

A review of the legal title of the subject property indicated no other encumbrances or restrictions that would affect this application.

### Servicing Suitability Assessment

A Servicing Suitability Assessment prepared by L&M Engineering, dated March 26, 2025, has been submitted to the satisfaction of Administration. The assessment identifies that the implementation of onsite sewerage systems and groundwater wells can meet servicing needs, provided that each lot be at least 1.0 ha. The Servicing Suitability Assessment is attached to this report as a supporting document.

### Geotechnical Assessment

The subject property contains significant slopes, which are identified in the OCP as slopes with over a 20% grade. As these slopes may be subject to landslide hazards, the OCP recommends that development be located a safe distance from significant slopes, based on a Geotechnical Report prepared by a qualified professional (OCP Policy 20.3.3 b.).

A Geotechnical Assessment completed by SoilTech and dated October 18, 2024, was submitted as part of this application. Through this assessment, a no-development zone was identified. The boundary of the no-development zone from the assessment has been used to define the AG zoning boundary, as shown on Appendix "A" to Bylaw No. 9552. The assessment is attached as a supporting document to this report.

### Section 219 Covenant (Geotechnical No-Build Area)

The property owner has offered to register a Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9552. This covenant will prohibit development on lands zoned AG on the subject property, as recommended in the Geotechnical Assessment attached as a supporting document to this report.

Administration recommends that Final Reading of Bylaw No. 9552, 2025, be withheld until the Section 219 Covenant has been submitted to the satisfaction of Administration and registered to the legal title for the subject property.

### Section 219 Covenant (Subdivision)

The property owner has offered to register a Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9552. This covenant will restrict the number of lots for subdivision of the subject property to no more than 12.

Administration recommends that Final Reading of Bylaw No. 9552, 2025, be withheld until the Section 219 Covenant has been submitted to the satisfaction of Administration and registered to the legal title for the subject property.

### **Statutory Notification and Public Consultation**

As set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. Additional information on methods to provide comments to Council can be found on the [City’s website](#).

### **Sequence of Adoption for the Official Community Plan**

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 9525, 2025 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City’s own procedures:

1. After a bylaw has been given first reading the following must occur:
  - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
  - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
  - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
  - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
  - e) Second Reading;
  - f) Public notice of the Public Hearing; and
  - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

### **Statutory Consultation of Proposed OCP Amendments**

The Department recommends that Council approve the consultation method outlined in the recommendation section of this staff report to provide:

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

This consultation would occur after First and Second Reading to Bylaw No. 9551 and prior to the Public Hearing.

#### Alternatives:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw Nos. 9551 and 9552, 2025 be approved.

#### Summary and conclusion:

The applicant is proposing to rezone a 21.1 ha portion of the subject property from AF: Agriculture and Forestry to AR2: Rural Residential, a 4.4 ha portion from AF: Agriculture and Forestry to AG: Greenbelt, and a 2.4 ha portion from AG: Greenbelt to AR2: Rural Residential, as shown on Appendix "A" to Bylaw No. 9551. Administration recommends that Council support the application for the reasons outlined in this report.

#### Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

#### Approved:

Walter Babicz, City Manager

Meeting date: 2025/12/15