

Date: February 20, 2026

To: **Mayor and Council**

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

Subject: Official Community Plan Bylaw Amendment No. CP100225 (Bylaw No.9590) and Zoning Bylaw Amendment Application No. RZ100860 (Bylaw No. 9591)

Applicant: Joanne Elizabeth Laurin, Gregory William MacKenzie, and Eileen Carol Ulrich

Location: 7955 Old Summit Lake Road

Attachment(s): Location and Existing Zoning Map
Appendix “A” to Bylaw No. 9590, 2025
Appendix “A” to Bylaw No. 9591, 2025
Exhibit “A” to CP100225
Exhibit “A” to RZ100860
Supporting Documents:

- Rationale Letter

Recommendation(s):

That Council:

1. DENIES FIRST AND SECOND READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9590, 2025”.
2. DENIES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9591, 2025”.

Purpose:

The applicant is proposing to rezone a 2.0 ha portion of the subject property located at 7955 Old Summit Lake Road from AF: Agriculture & Forestry to AR2: Rural Residential, and the remaining 13.0 ha portion of the subject property from AF: Agriculture & Forestry to AR1: Rural Residential. An Official Community Plan (OCP) amendment from Rural Resource to Rural is required to permit the proposed rezoning.

The lot is currently developed with two (2) single family dwellings and an Animal Boarding business. A text amendment to permit the “Animal Breeding & Boarding” use within 100 m of a lot zoned AR2 is also included with the rezoning. This application proposes subdivision of the subject property to place each single-family dwelling on its own lot, and the existing “Animal Breeding & Boarding” use on the proposed AR1 zoned area.

Site Characteristics

Location	7955 Old Summit Lake Road
Legal Description	Lot 1, District Lot 4030, Cariboo District, Plan 30943
Current Use	Two (2) Single Family Dwellings; “Animal Breeding & Boarding” (dog kennel business)
Site Area	15.0 ha (37.1 acres)
Growth Management Class	Rural
Servicing	Private On-Site Services

Official Community Plan (see Appendix “A” to Bylaw No. 9590)

Current Designation	Rural Resource
Proposed Designation	Rural

Zoning (see Appendix “A” to Bylaw No. 9591)

Current Zoning	AF: Agriculture & Forestry
Proposed Zoning	AR1: Rural Residential with text amendment to permit an “Animal Breeding & Boarding” use within 100 m of a lot zoned AR2; AR2: Rural Residential

Surrounding Land Use Table

North	Vacant Agricultural Lands
South	Vacant Agricultural Lands
East	Old Summit Lake Road; Rural Residential; Vacant Agricultural Lands
West	Greenbelt

Police / Regulatory Analysis:

Intent of the Official Community Plan

As identified in Section 1.2: Intent, Application, and Interpretation of the Official Community Plan, “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

Future Land Use

The subject property is designated Rural Resource in Schedule 12: Future Land Use Plan of the 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 diversity of the natural environment remains today because of ongoing stewardship by residents and the implementation of growth management,

environmental protection, and land use policies supporting the retention of rural, forested and environmentally sensitive lands.

The proposed rezoning is not compatible with the Rural Resource designation as the designation prohibits residential growth (Policy 18.6.1 e.), requires a minimum lot size of 15 ha (Policy 18.6.1 a.), and limits additional subdivisions to current zoning, available services and infrastructure, and area-specific constraints. As the subject property is already consistent with the minimum size of the Rural Resource designation and further subdivision cannot be supported, the applicant is proposing to amend the Future Land Use designation of the subject property to Rural.

The proposed Rural 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 subject property is surrounded by other Rural Resource designated parcels, with a parks and open space parcels to the west. Redesignating the subject property from Rural Resource to Rural would create a discontinuous, stand-alone area within the broader Rural Resource future land use plan. Designating the subject property as Rural would compromise its intended function as a transition area between urban and Rural Resource lands (Policy 18.5). Accordingly, Administration finds the Rural designation unsuitable for the subject property.

Growth Management

The subject property is designated as Rural in Schedule 1: Growth Management of the Official Community Plan. This designation is intended to support 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. 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.

Administration is not in support of this application as it is not consistent with the Future Land Use and Growth Management direction of the OCP.

Zoning Bylaw

The subject property is currently zoned AF: Agriculture & Forestry, which 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 AF zone permits an "Animal Breeding & Boarding" use and has a maximum residential density of one (1) principal unit and one (1) secondary unit.

The subject property is currently developed with two (2) single family dwellings and an Animal Boarding business. The existing dwellings and business predate the current Zoning Bylaw and are considered legal non-conforming.

The applicant is proposing to rezone a 13.0 ha portion of the subject property from AF to AR1: Rural Residential. This portion of the subject property contains one (1) of the existing dwellings and the “Animal Breeding & Boarding” use. The applicant is proposing to rezone the remaining 2.0 ha portion of the subject property from AF to AR2: Rural Residential. This portion of the subject property contains the second existing dwelling and will have no business component.

Should this application be approved, the applicant will apply for a subdivision creating two lots with a property line along the proposed zoning boundary. The applicant is proposing the rezoning to facilitate a subdivision to divide assets, as further detailed in the rationale letter attached to this report as a supporting document.

The proposed AR1 zone is intended to foster agriculture and a rural lifestyle on properties of at least 4.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area. While the AR1 zone does permit an “Animal Breeding & Boarding” use, the use is prohibited within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z. As such, a site-specific text amendment accompanies the rezoning portion of the applicant’s proposal.

The proposed AR2 zone is intended to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.

The AF, AR1, and AR2 zoning regulations for the subject property are compared in Table 1 below.

Table 1: Zoning Comparison of AF, AR1, and AR2 Zones

Regulations	AF: Agriculture & Forestry	AR1: Rural Residential	AR2: Rural Residential
Principal Uses	<ul style="list-style-type: none"> • Agriculture, General • Aquaculture • Community Care Facility, Minor • Equestrian Centre, Major • Equestrian Centre, Minor • Fish Hatchery • Forestry • Greenhouse & Plant Nursery • Housing, Manufactured • Housing, Single Detached • Veterinary Service, Major • Veterinary Service, Minor 	<ul style="list-style-type: none"> • Agriculture, General • Community Care Facility, Minor • Forestry • Greenhouse & Plant Nursery • Housing, Manufactured • Housing, Single Detached • Veterinary Service, Major • Veterinary Service, Minor 	<ul style="list-style-type: none"> • Agriculture, General • Community Care Facility, Minor • Greenhouse & Plant Nursery • Forestry • Housing, Manufactured • Housing, Single Detached.

Secondary Uses	<ul style="list-style-type: none"> • Agri-Tourist Accommodation • Animal Breeding & Boarding • Animal Shelter • Auction, Major • Bed & Breakfast • Home Business 1 • Home Business 2 • Home Business 3 • Secondary Dwelling • Secondary Suite only in Single Detached Housing • Temporary Sawmill • Winery & Cidery only in Agriculture, General 	<ul style="list-style-type: none"> • Agri-Tourist Accommodation • Animal Breeding & Boarding • Animal Shelter • Auction, Major • Bed & Breakfast • Equestrian Centre, Major • Equestrian Centre, Minor • Home Business 1 • Home Business 2 • Home Business 3 • Secondary Dwelling • Secondary Suite only in Single Detached Housing • Temporary Sawmill • Winery & Cidery only in Agriculture, General 	<ul style="list-style-type: none"> • Agri-Tourist Accommodation • Auction, Major • Bed & Breakfast • Equestrian Centre, Minor • Home Business 1 • Home Business 2 • Home Business 3 • Secondary Dwelling • Secondary Suite only in Single Detached Housing • Winery & Cidery only in Agriculture, General
Min. Lot Width	100 m	100 m	70.0 m
Min. Lot Area	15.0 ha	4.0 ha	2.0 ha
Max. Density	One principal dwelling and one secondary suite or dwelling per lot	One principal dwelling and one secondary suite or dwelling per lot	One principal dwelling and one secondary suite or dwelling per lot
Max. Height	20.0 m, except it is 10.0 m for housing	20.0 m, except it is 10.0 m for a housing	20.0 m, except it is 10.0 m for 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	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	1.2 m
Min. Exterior Side Yard	3.0 m	3.0 m	3.0 m
Min. Rear Yard	6.0 m	6.0 m	4.5 m
Setbacks between buildings	12.0 m, except it is 3.0 m between a principal and secondary dwelling	3.0 m	3.0 m
Other Regulations for "Animal Breeding & Boarding"	Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.	Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.	N/A

As shown above, the development regulations of the AF, AR1, and AR2 zones are the same for building size and siting. The subdivision regulations for lot width and area are significantly different between the AF and AR1 and AR2 zones, permitting lot areas 73% and 87% smaller, respectively. This

substantial decrease in lot size is not consistent with other properties within this area, of which the smallest is 3.9 ha, with most parcels being 15.0 ha or greater.

As mentioned earlier, the intent is to have the existing dog kennel business on the proposed AR1 zoned lot. While the AR1 zone permits an “Animal Breeding & Boarding” use, it may not be within 100 m of a lot zoned AR2. The AR2 zone does not permit an “Animal Breeding & Boarding” use. The kennel is currently permitted to operate as an existing non-conforming use, as there are AR2 zoned parcels less than 100m from the subject property located to the east.

The applicant has requested a site-specific text amendment to permit an “Animal Breeding & Boarding” use to occur within 100 m of a lot zoned AR2, as shown on Exhibit “A” to RZ100860. This text amendment would permit the use to operate on the property without a minimum distance from the AR2 zone.

Administration is not in support of the proposed rezoning or text amendment as the proposed zones and lot sizes are not aligned with the policy direction of the Official Community Plan.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were summarized below.

Property Title

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

Riparian Protection Development Permit Area

The subject property is within the Riparian Protection Development Permit Area. Any proposed developments in this area require a Riparian Protection Development Permit (RPDP). As the property is already developed and no new buildings or structures are being proposed through this application, the RPDP and any associated reporting has been deferred to the subdivision stage.

Subdivision

Should this application be approved, the applicant will be required to apply for a subdivision application to complete the proposal. The subdivision application will consider access, suitability for on-site servicing, and the RPDP guidelines.

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. 9590 and 9591, 2025 be denied.

Should Council support this application, the following options are provided:

That Council:

1. GIVES FIRST READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9590, 2025.”
2. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025, Amendment Bylaw No. 9590, 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. 9590, 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. 9590, 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. 9590, 2025”.
6. 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 CP100225; and
 - b. Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”
7. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9591, 2025”

Statutory Notification and Public Consultation

As required under 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 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 will be provided to Council for their consideration during deliberations on the applications. Submissions received after the Council meeting agenda is published and before the deadline specified in the notice will be circulated to Council as a handout at the meeting for consideration during deliberations. 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 CP100225; and
- 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's. 9590 and 9591, 2025, and prior to the Public Hearing.

Summary and conclusion:

The applicant has proposed to rezone a 2.0 ha portion of the subject property located from AF: Agriculture & Forestry to AR2: Rural Residential, and a 13.0 ha portion of the subject property from AF: Agriculture & Forestry to AR1: Rural Residential, with a site-specific text amendment to permit an "Animal Breeding & Boarding" use within 100 m of a lot zoned AR2. A subsequent OCP Amendment from Rural Resource to Rural is also proposed to correspond with the AR1 and AR2 zones. Administration recommends that Council deny 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: 2026/03/09