

Official Community Plan





Official Community Plan: Purpose, Scope and Duration

Framework for land use and planning

Statements and map designations

Objectives and Policies

Plan Horizon is 15 years

OCPs reviewed every 5-10 years





Official Community Plan: Effect on Privately-Owned Lands

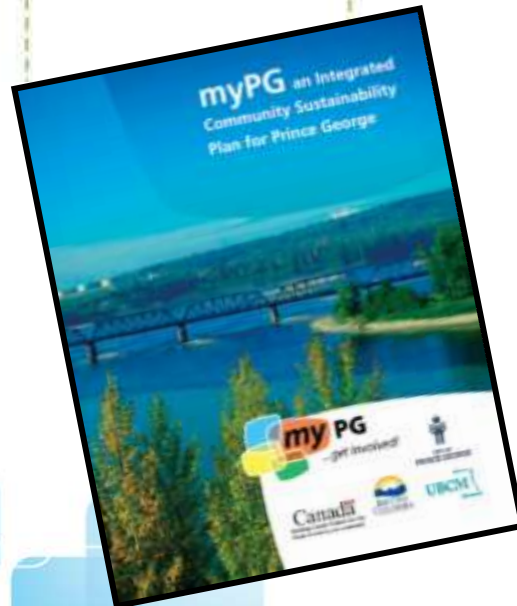
No immediate effect

Enables development approval
information, temporary use permit, and
development permits

Guides future decision



Overall myPG/OCP Process



OCP Update
Initiated
June 2010



myPG/OCP Directions

Focus growth more strongly

Enhance the city

Prioritize **walking, cycling and transit** in key corridors

Encourage **better energy** systems

More **affordable, accessible housing**

Improve **air quality**

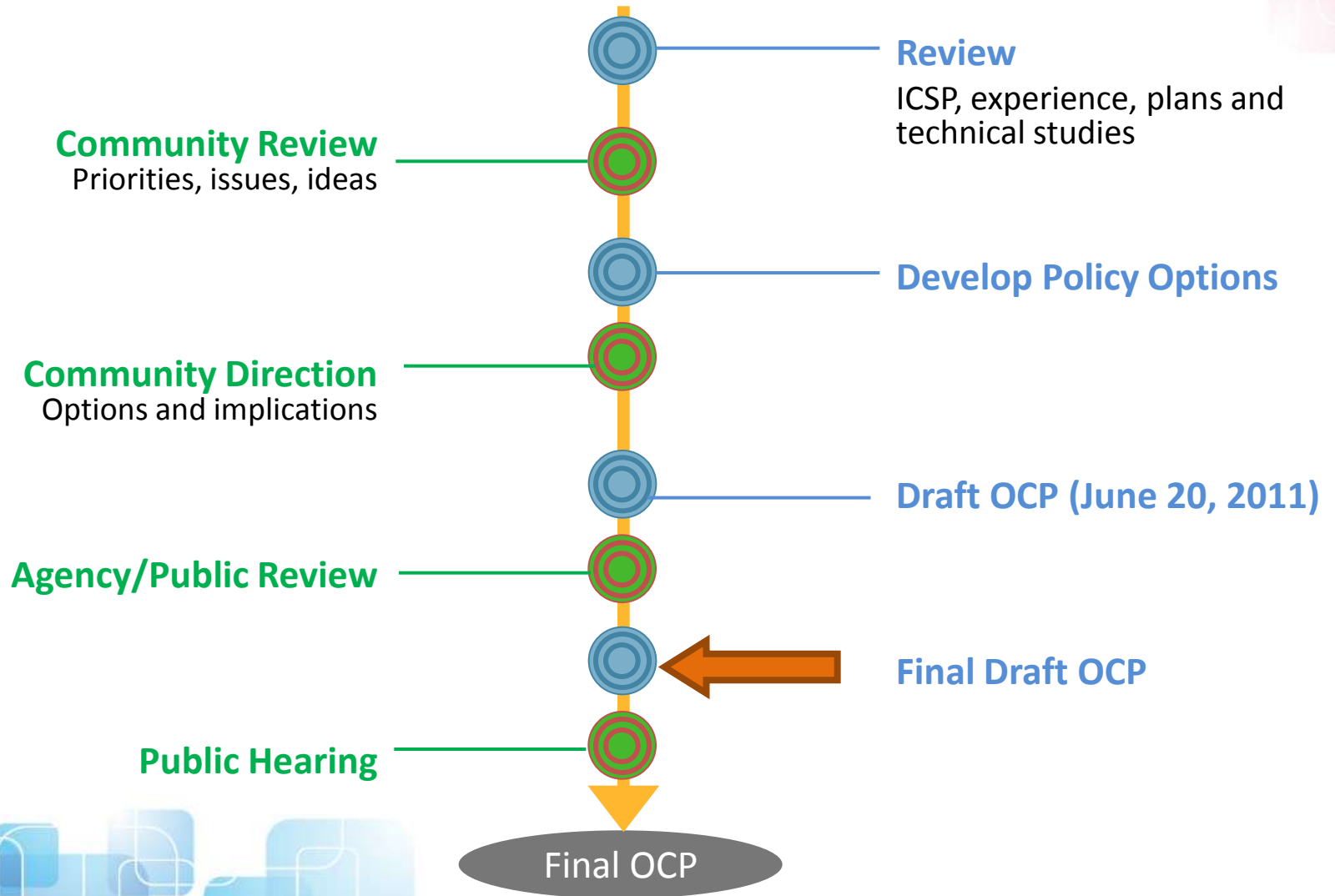
Support **food and agriculture**

Support leading **solid waste** management

Emphasize **implementation**



OCP Update: An Iterative Process





Big Moves

Alignment with myPG

More detail and specific

Adaptive

Action-oriented

New tools

Structure of the OCP

Part A: Plan Overview

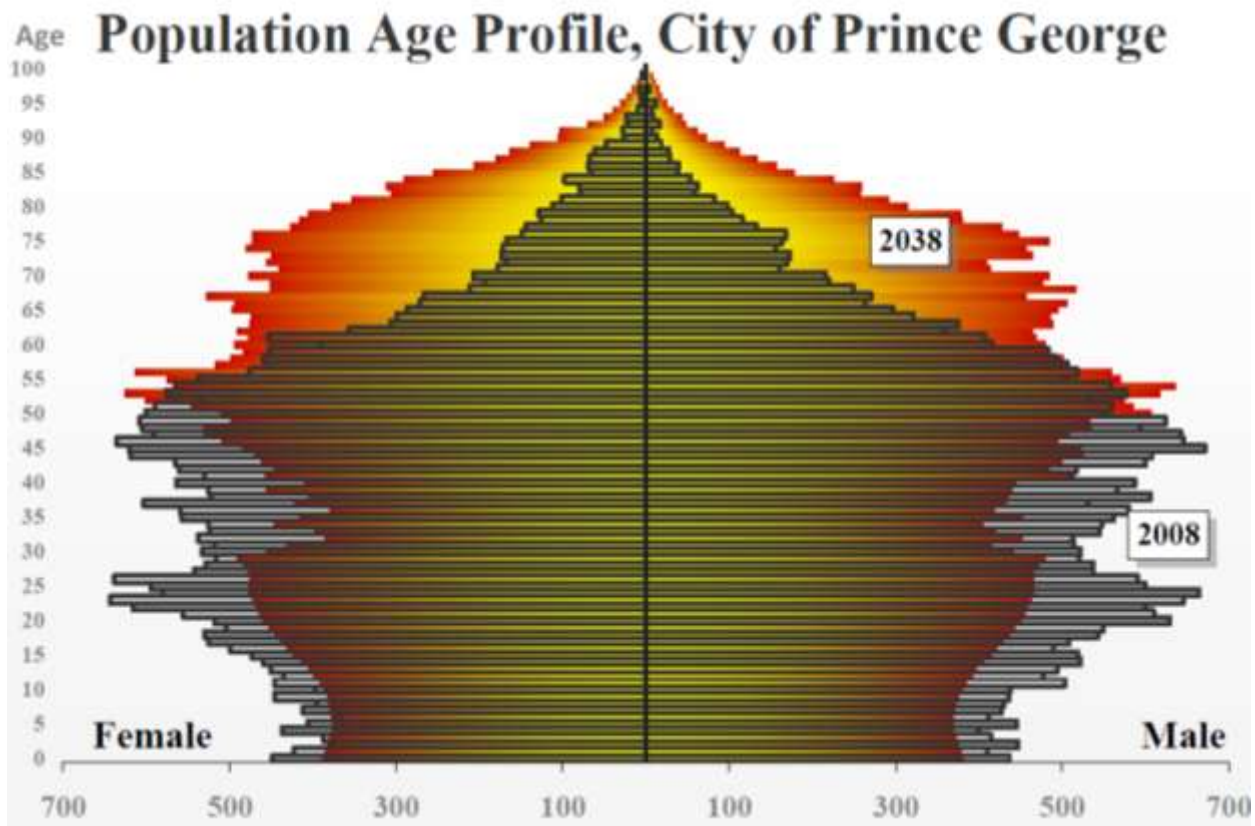
Part B: Vision and Concept

**Part C: Objectives
and Policies**

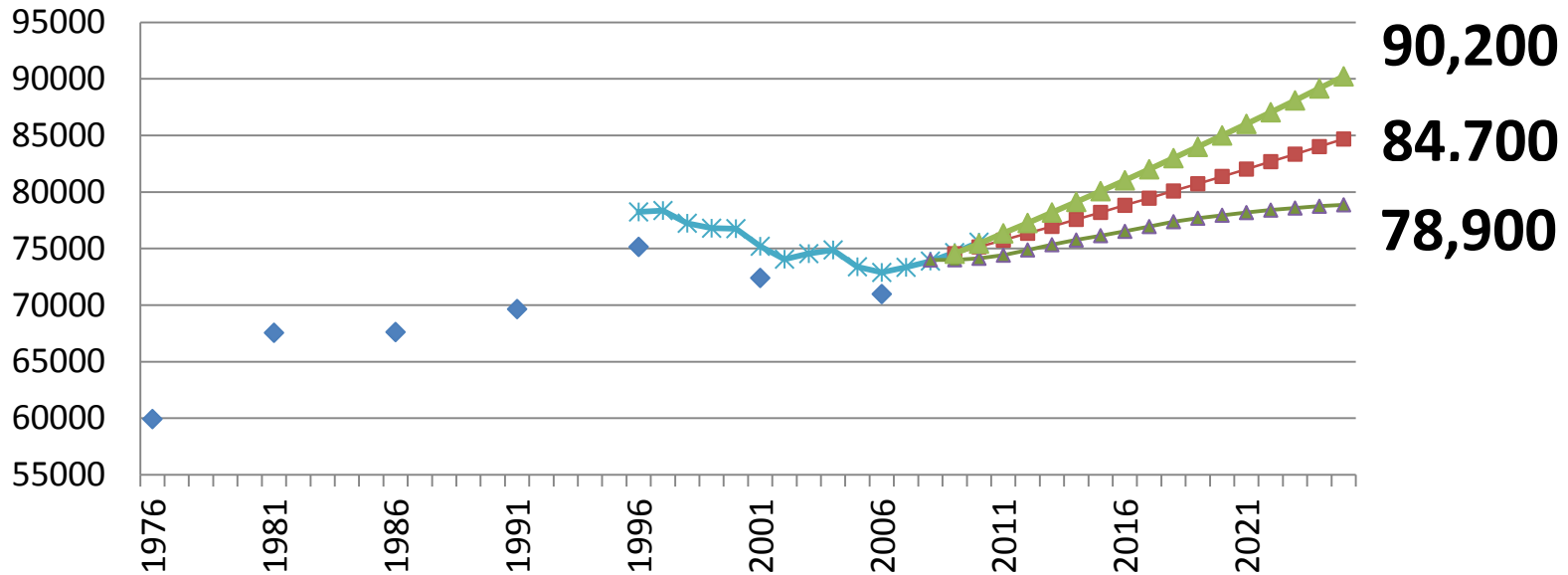
**Part D:
Implementation**

Part E: Definitions

Demographics



Population Estimates & Projections



◆ Census

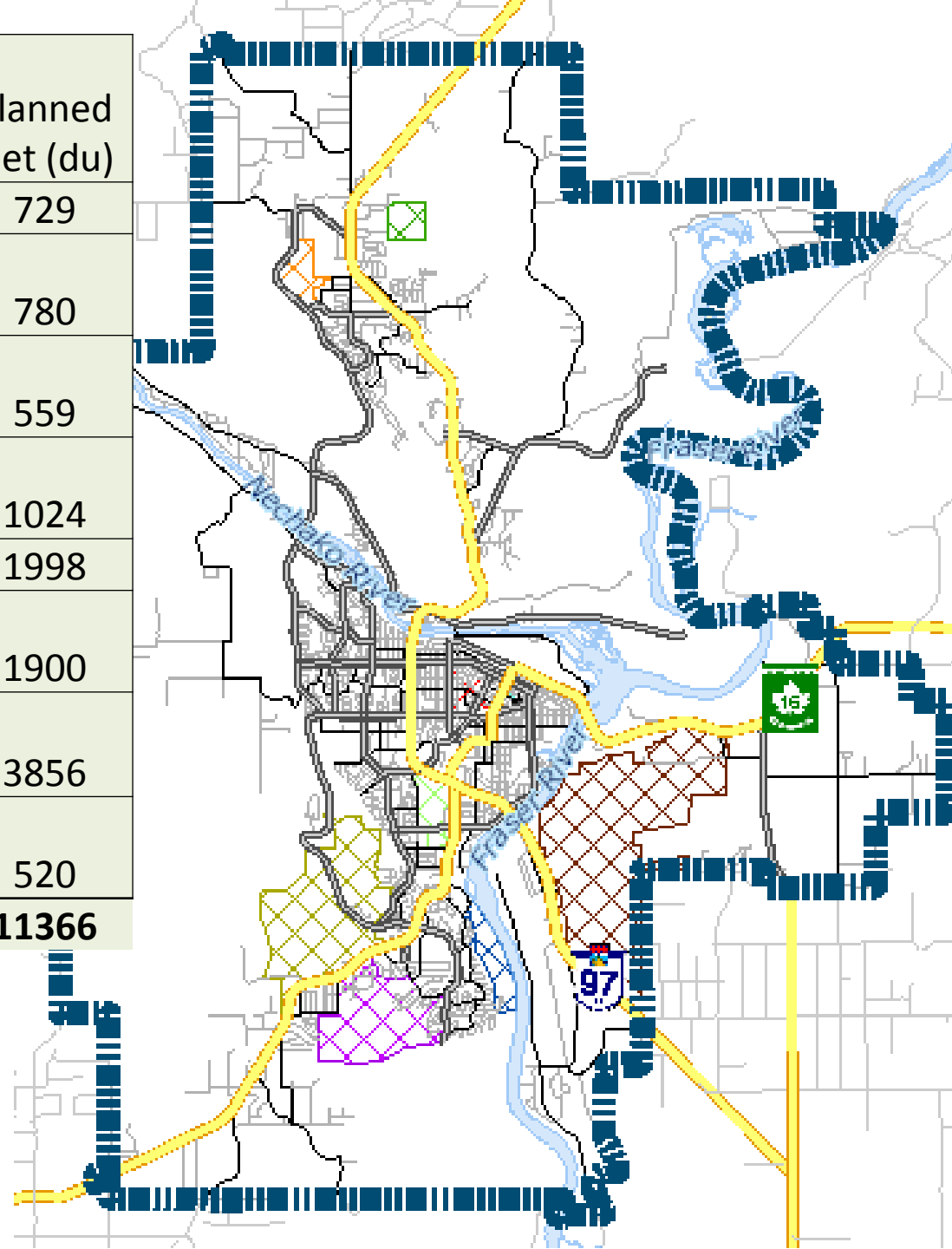
* BC Stats Pop. Est.

■ 0.8% Projection

▲ 0.4% Projection

▲ 1.2% Projection

Neighbourhood Plans	Supply (du)	Zoned Net (du)	Planned Net (du)
Crescents	1348	95	729
Fraser River Bench Lands	3	169	780
Glenview Crescents	0	4	559
Golf Course - Pine Centre	0	0	1024
Ospika South	924	805	1998
Smart Growth on the Ground	322	3749	1900
University Heights	3	539	3856
Wessner Heights	0	3	520
Total	2600	5364	11366



Economy: Objectives and Policies

Support land use and planning that enhances Prince George as a sustainable, knowledge based, resource economy, connected to the world.



Environment: Objectives and Policies

- Clean Air
- Clean Water
- Water Conservation
- Integrated Storm Water Management
- Green City, Green Practices
- Urban Interface Management
- Solid Waste



Social Development: Objectives and Policies

- Affordable, Rental and Special Needs Housing
- Identity and Pride (including heritage)
- Cultural Richness
- Equity and Inclusion
- Health and Wellness
- Safe Community
- Supportive Community and Strong Neighbourhoods

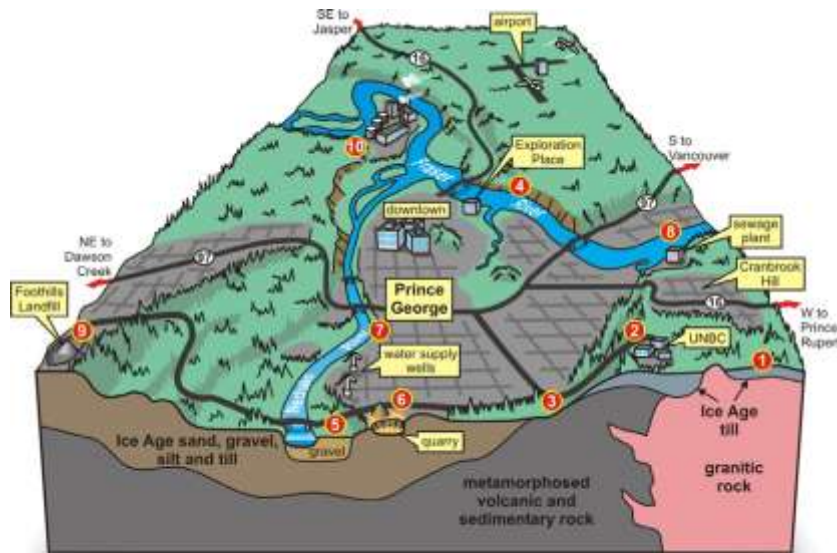


Built Environment: Objectives and Policies

- Growth Management
- Urban Form and Structure
- Land Use
- Aggregate Resources



Built Environment: Objectives and Policies

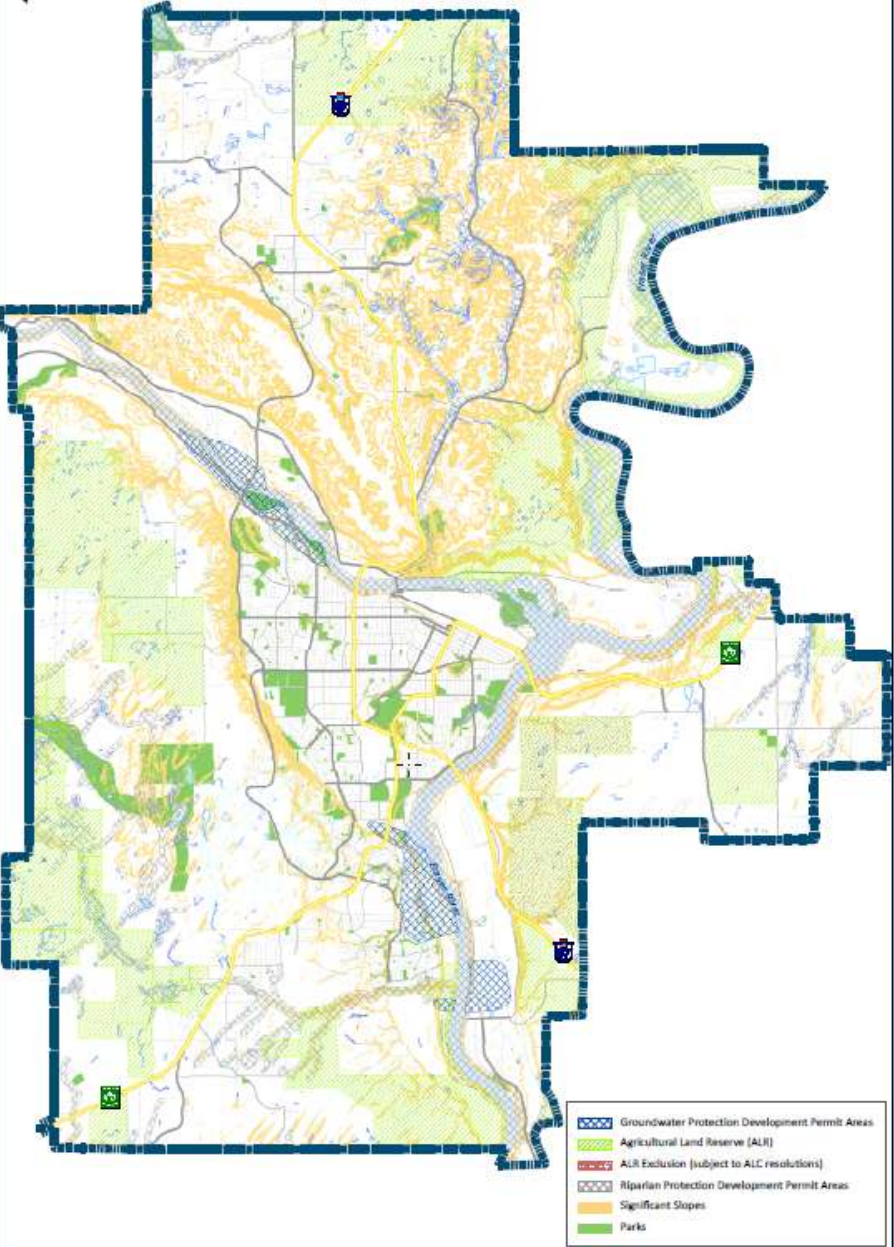


- Public Utilities
- Transportation
- Parks and Open Space
- Community Facilities

Implementation

- Development Application Review
- Neighbourhood and Area Plans
- City Land
- Incentives and Enforcement
- Integration
- Partnerships
- Financing the Plan

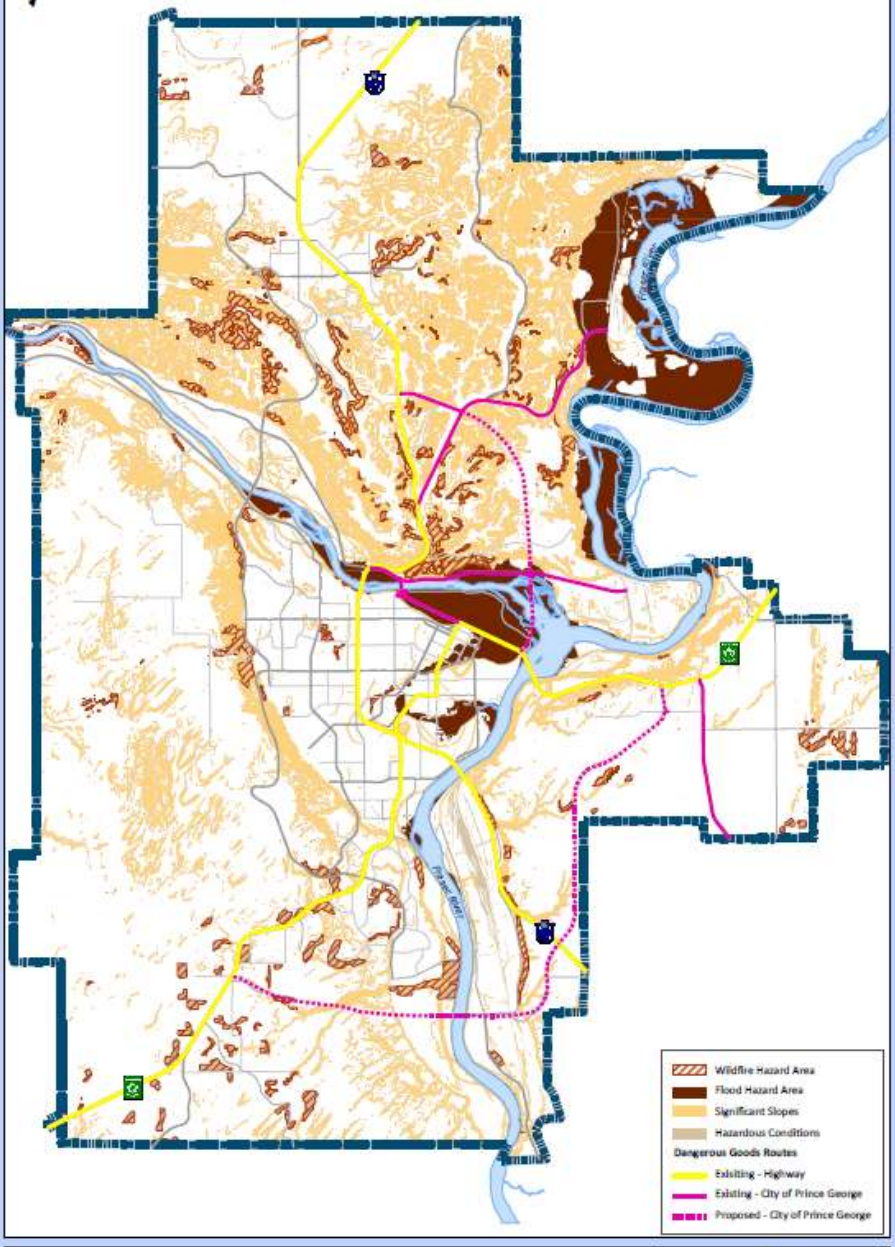











-  Groundwater Protection Development Permit Areas
-  Agricultural Land Reserve (ALR)
-  ALR Exclusion (subject to ALC resolutions)
-  Riparian Protection Development Permit Areas
-  Significant Slopes
-  Parks



Natural Environment
OCP Schedule B-1, Bylaw No.8383

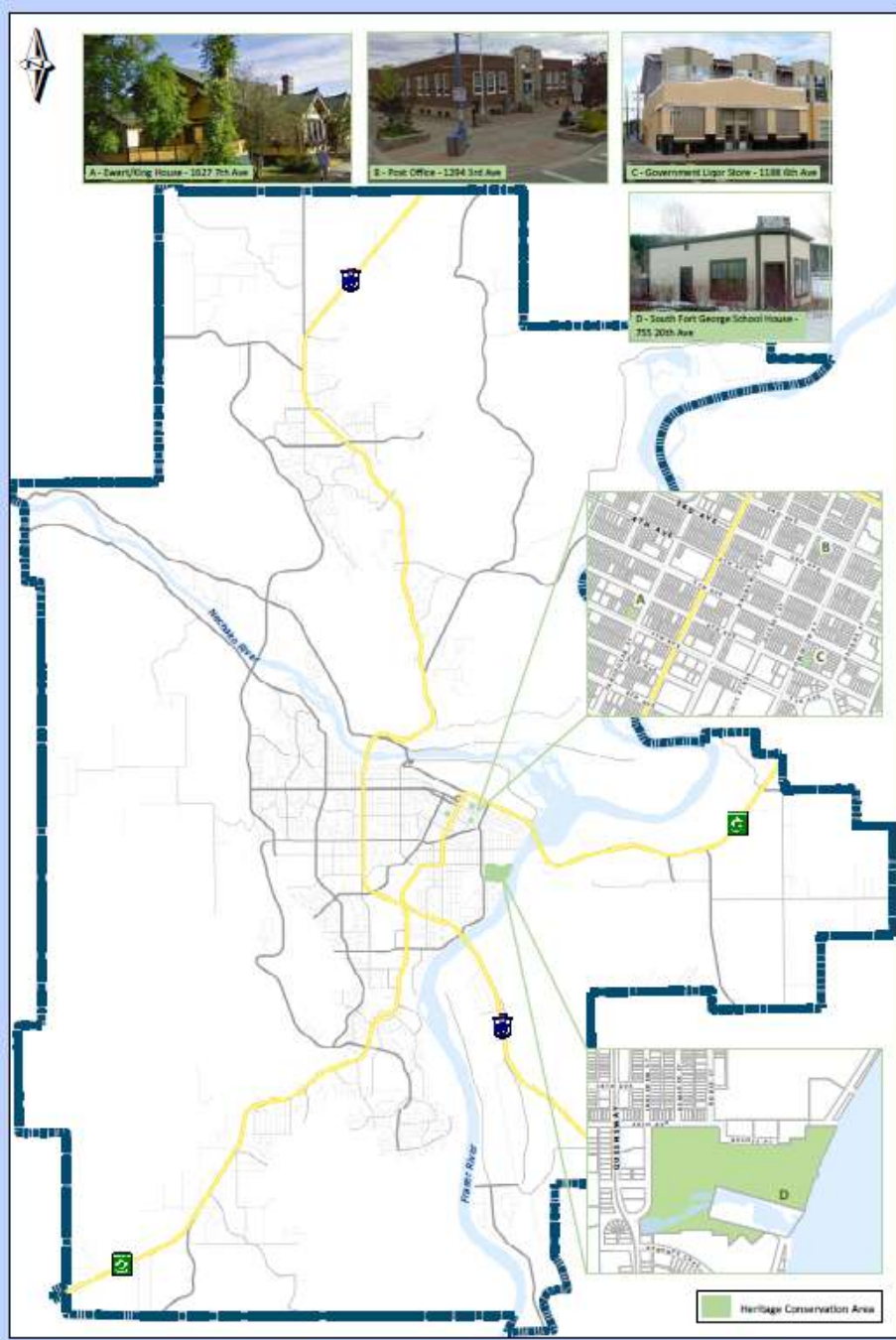


-  Wildfire Hazard Area
-  Flood Hazard Area
-  Significant Slopes
-  Hazardous Conditions
- Dangerous Goods Routes**
-  Existing - Highway
-  Existing - City of Prince George
-  Proposed - City of Prince George

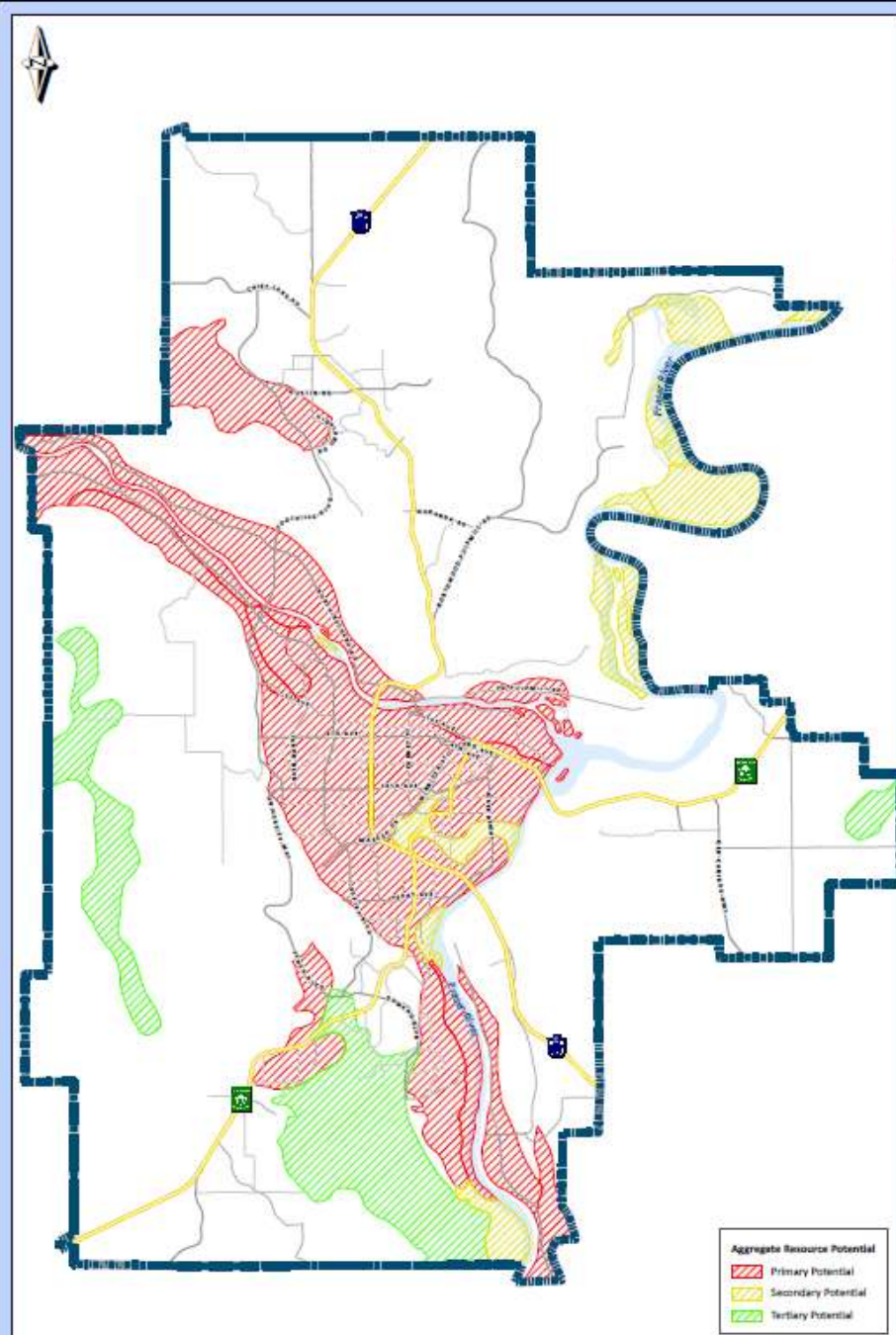


Hazardous Conditions Areas
OCP Schedule B-2, Bylaw No.8383

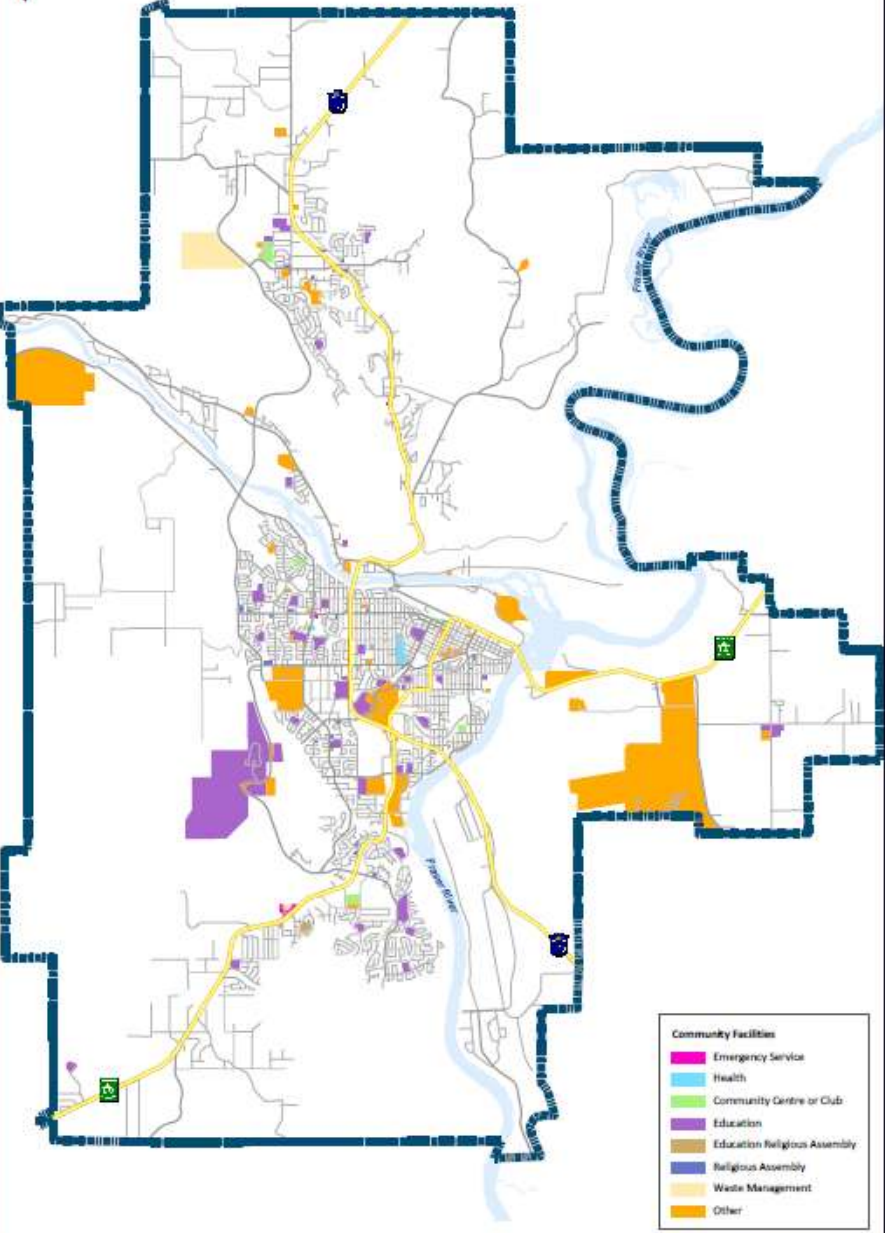




Heritage Conservation Areas
OCP Schedule C-1, Bylaw No. 8383



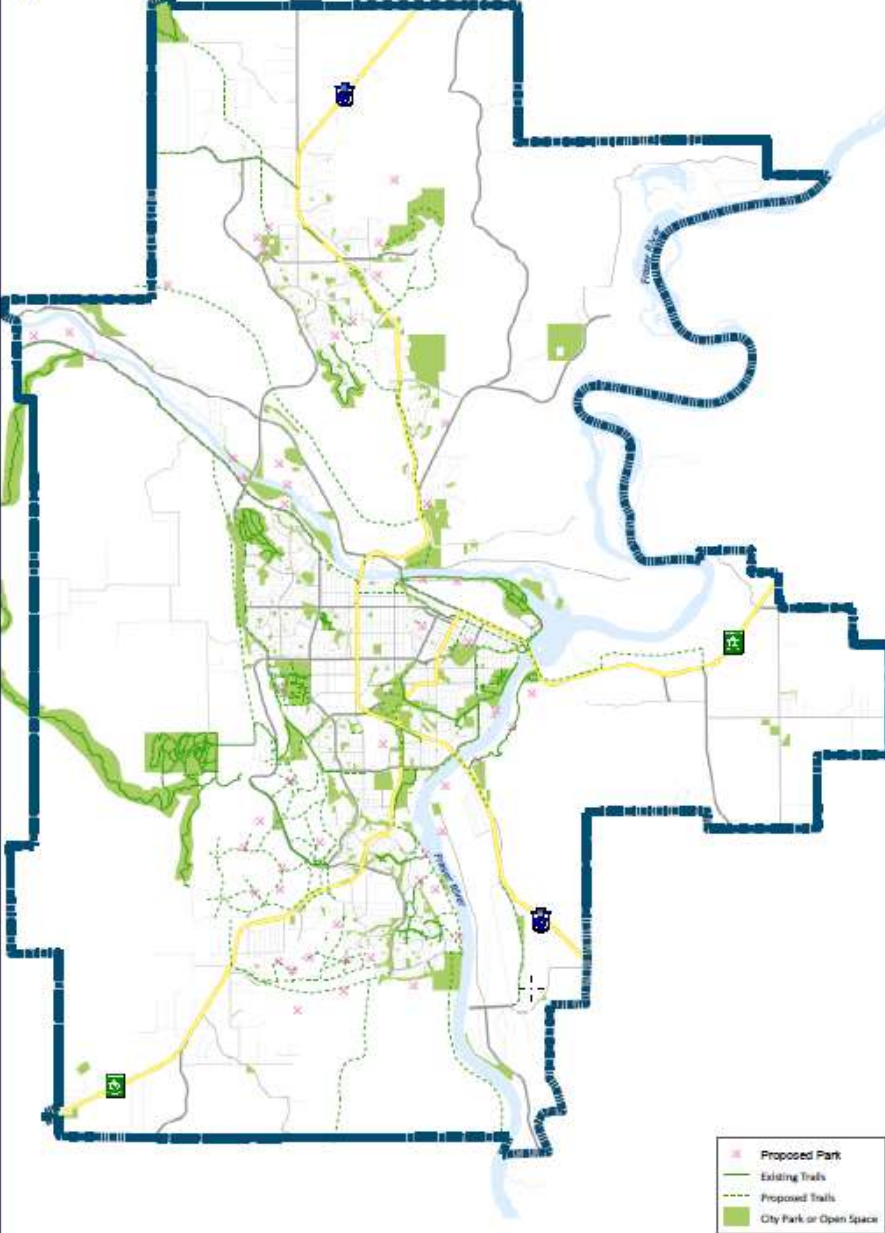
Aggregate Potential
OCP Map 2, Bylaw No. 8383



- Community Facilities**
- Emergency Service
 - Health
 - Community Centre or Club
 - Education
 - Education Religious Assembly
 - Religious Assembly
 - Waste Management
 - Other



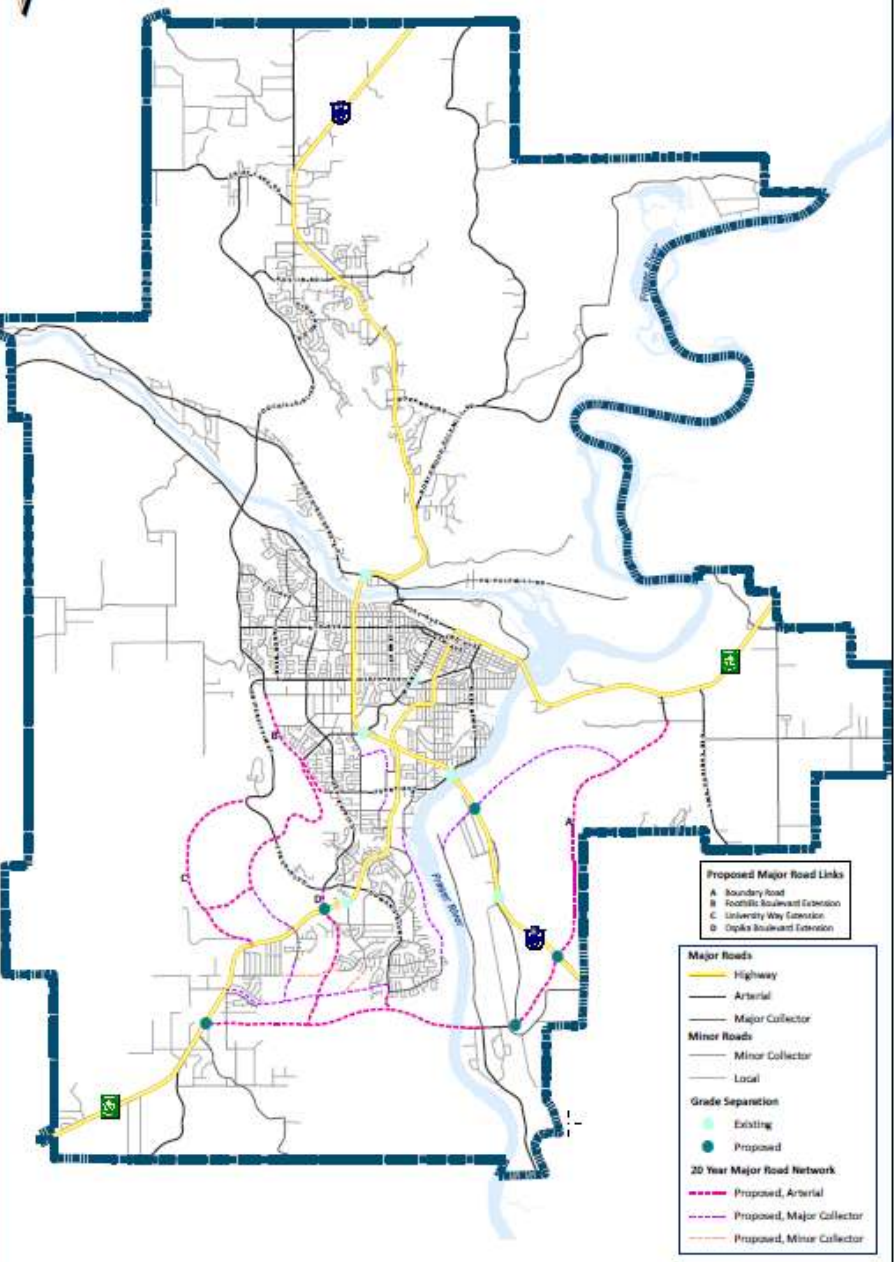
Community Facilities
OCP Schedule B-8, Bylaw No. 8383



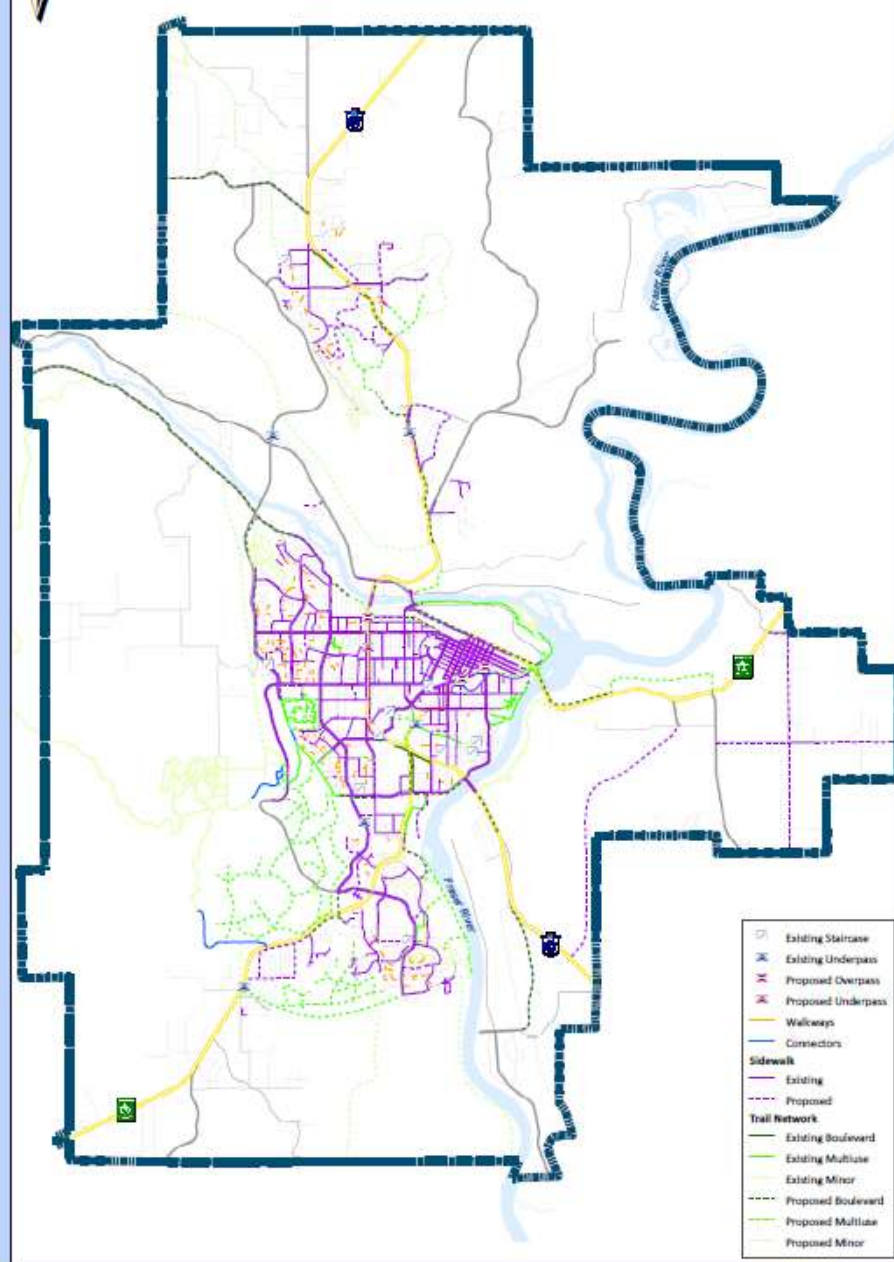
- ✕ Proposed Park
- Existing Trails
- - - Proposed Trails
- City Park or Open Space



Parks and Trails
OCP Schedule B-9, Bylaw No. 8383



15 Year Major Road Network
OCP Schedule B-10, Bylaw No. 8383

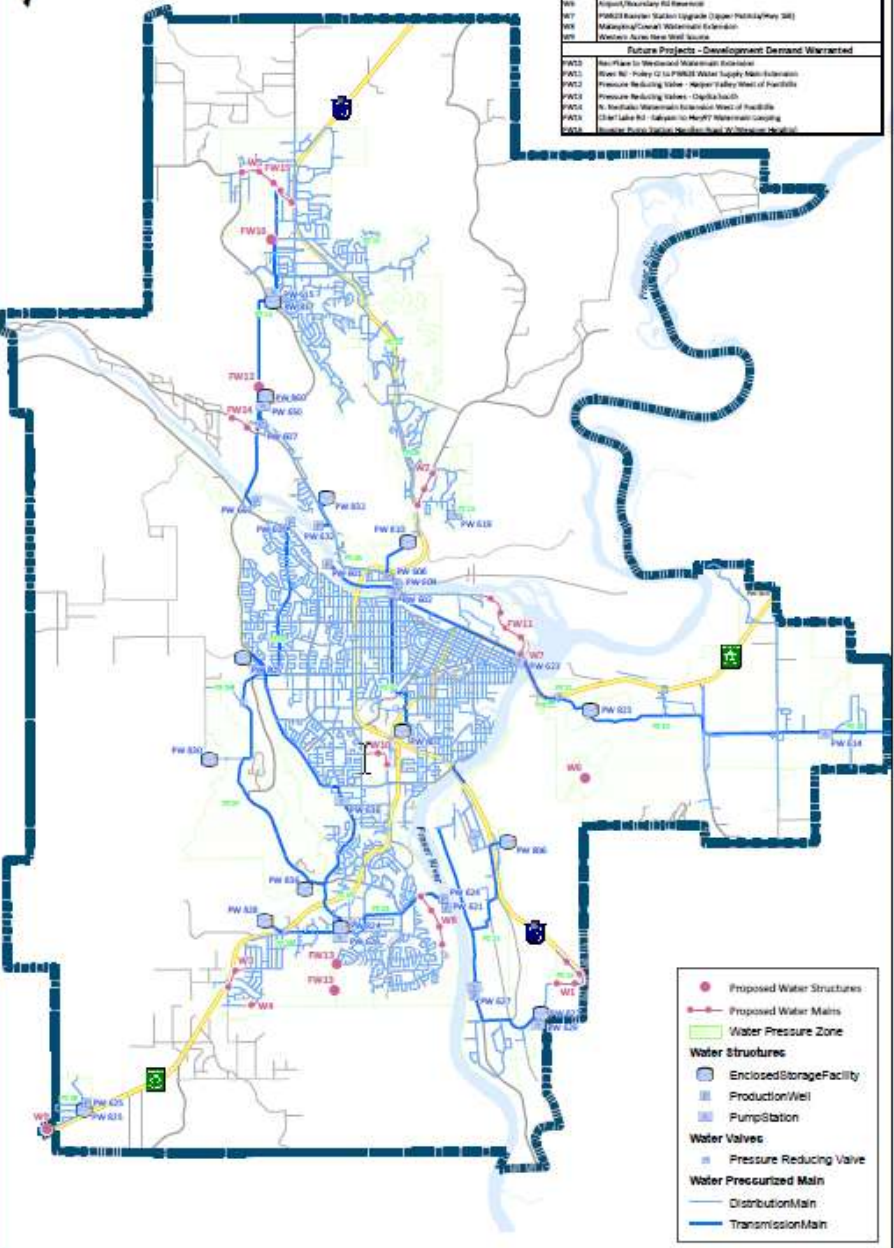


Pedestrian Network
OCP Schedule B-13, Bylaw No. 8383



15 Year Water Network Improvements	
W1	Boundary Rd New 90' to 1200 Water Supply Main Extension
W2	Northwest Ridge Rd 60' Abandon to 1200 Water Supply Main Extension
W3	New Rd to River Rd Watermain Extension
W4	Pepper Rd to Laurel Rd Watermain Looping
W5	22nd Lake Rd - Galvan to Healthy Watermain Looping
W6	Alquist/Boundary Rd Renewal
W7	FW202 Riverbank Station Upgrade (Upper Peninsula Hwy 50)
W8	Malvern/Cornell Watermain Extension
W9	Weston Acres New Well Source

Future Projects - Development Demand Warranted	
FW10	New Plant to Westwood Watermain Extension
FW11	Power Rd - Under 12 to FW202 Water Supply Main Extension
FW12	Pressure Reducing Valve - Miller Valley West of Parkville
FW13	Pressure Reducing Valve - Clarissa Road
FW14	St. Nicholas Watermain Extension West of Healthline
FW15	22nd Lake Rd - Galvan to Murphy Watermain Looping
FW16	Healthline Drive Station Upgrade/Well Watermain Upgrade

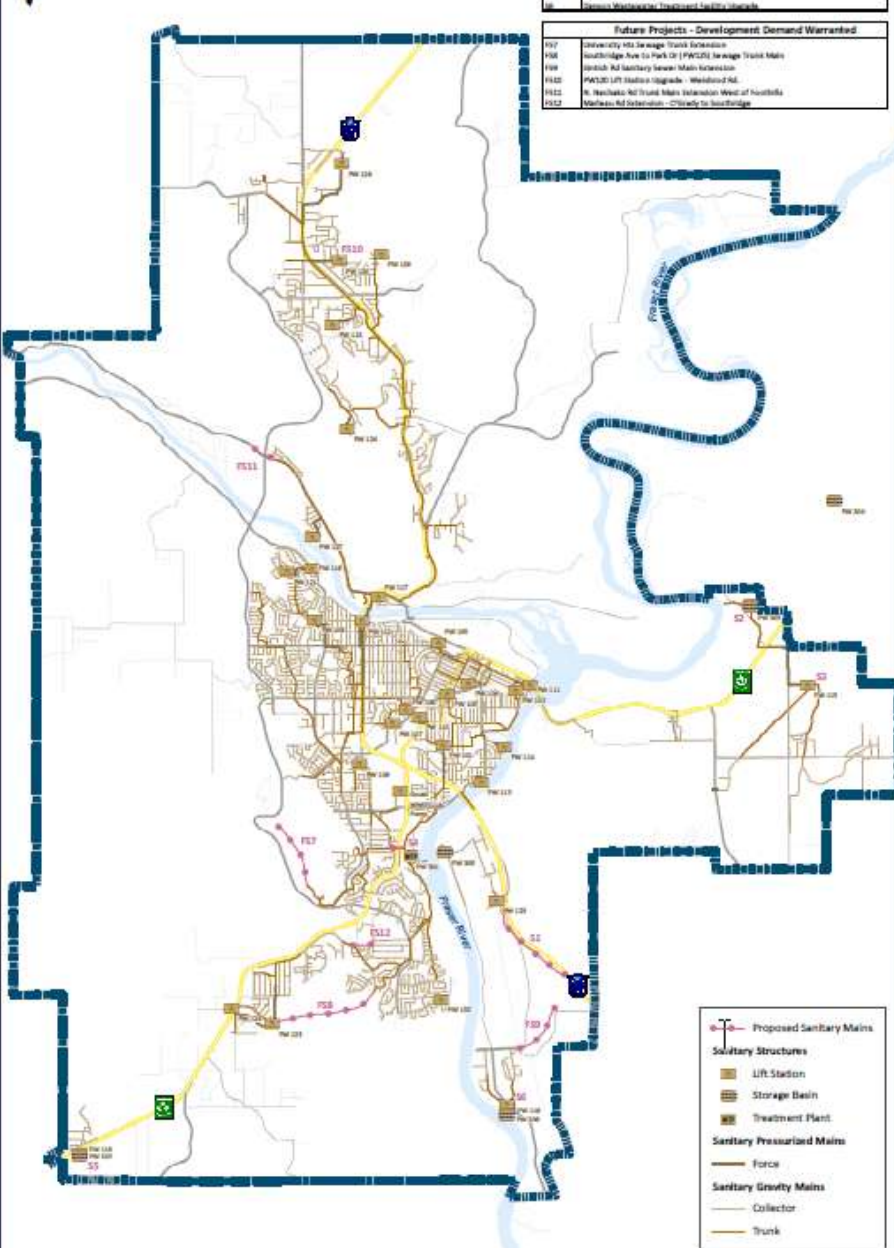


	Proposed Water Structures
	Proposed Water Mains
	Water Pressure Zone
Water Structures	
	Enclosed Storage Facility
	Production Well
	Pump Station
Water Valves	
	Pressure Reducing Valve
Water Precurcized Main	
	Distribution Main
	Transmission Main

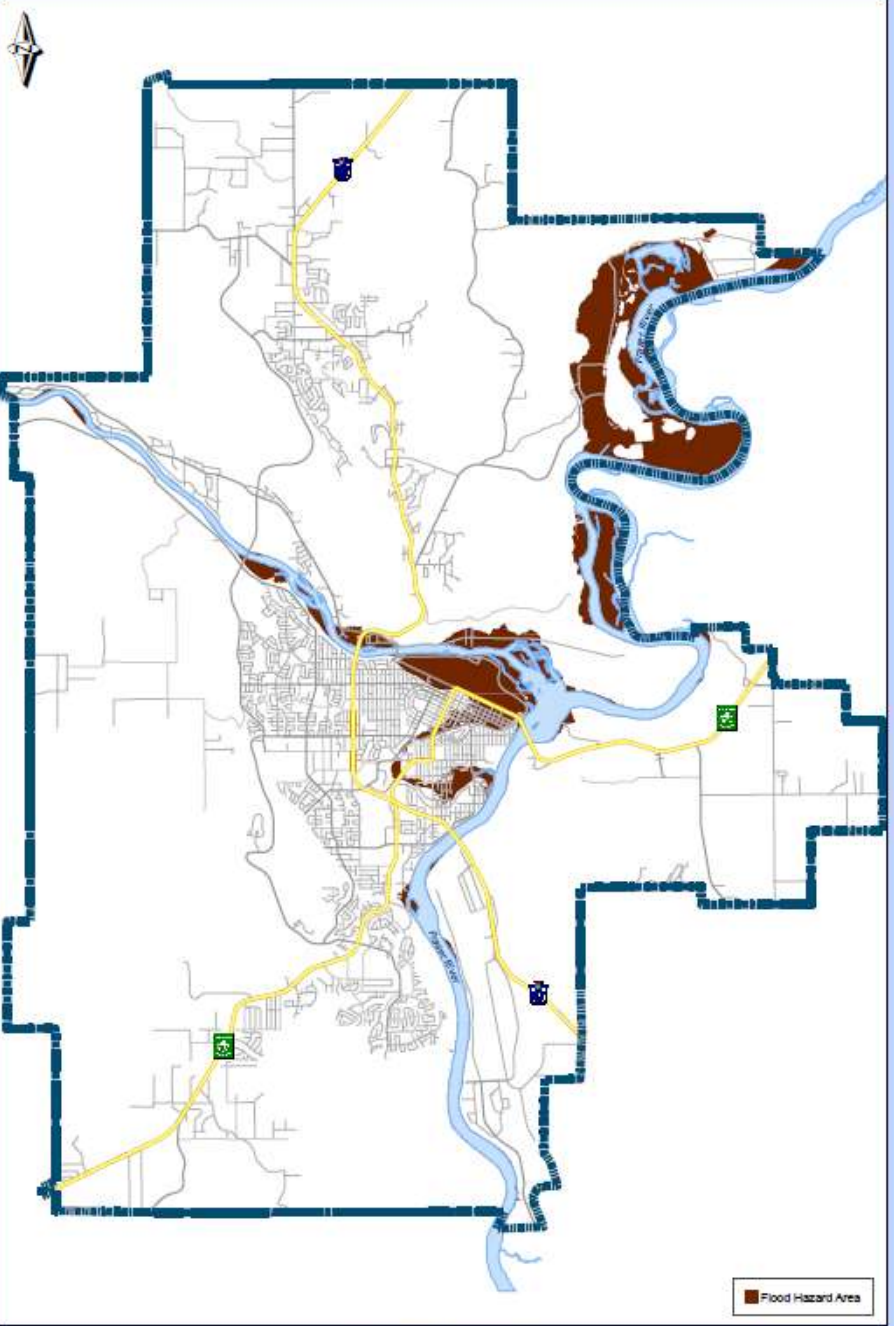


15 Year Sewer and Wastewater Treatment Improvements	
S1	Boundary Rd to Pacific Street Sewage Trunk Main
S2	Westtown Wastewater Treatment Facility Upgrade
S3	Weldon Road LIFT Station Upgrade
S4	Wesley Rd to Cambridge HWPC Sewage Trunk Main Extension
S5	Wesley Access Storage Legion Expansion
S6	Wesley Wastewater Treatment Facility Upgrade

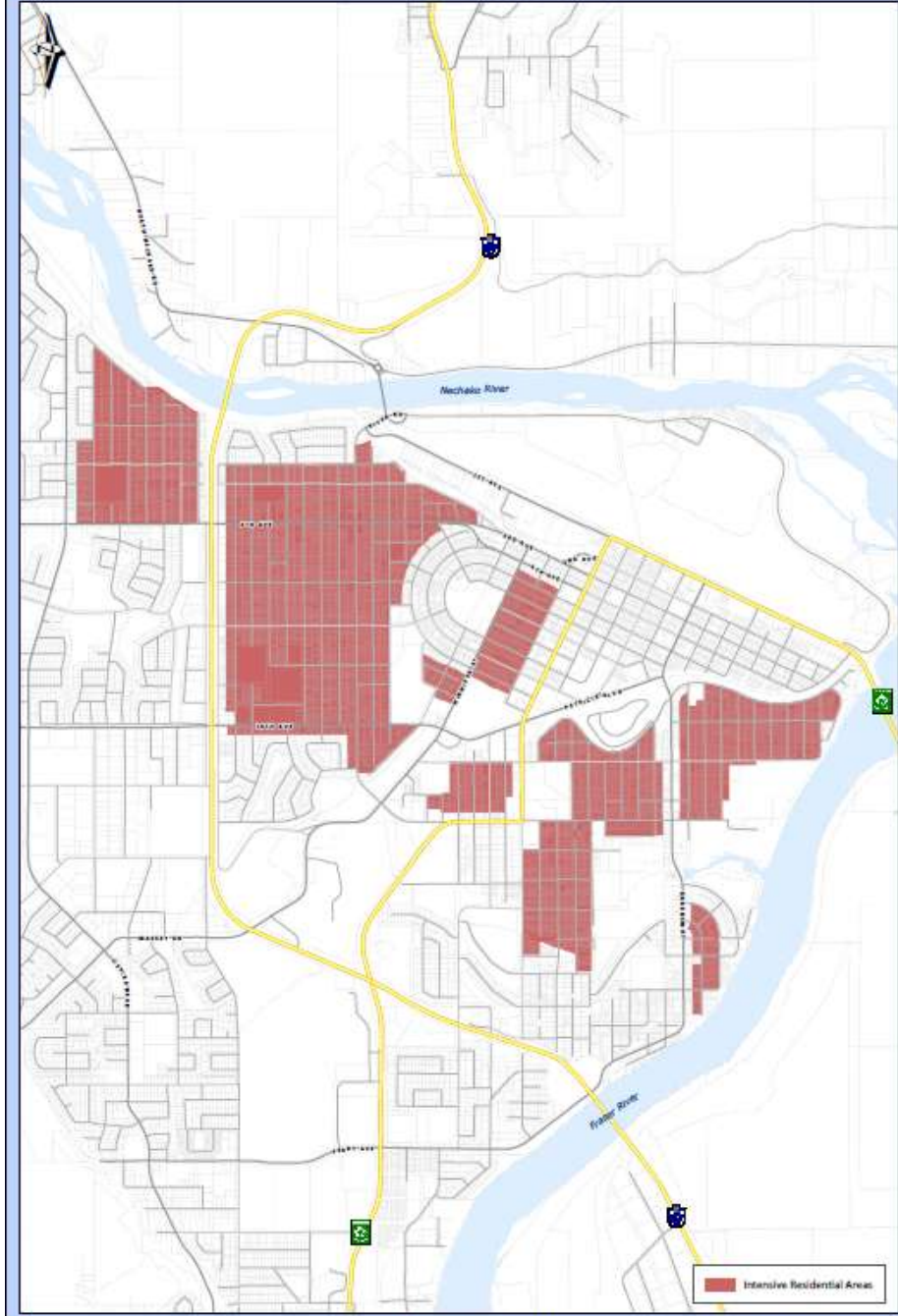
Future Projects - Development Demand Warranted	
FW17	University St to Seagrave Trunk Extension
FW18	Southridge Ave to Park Dr (FW102) Sewage Trunk Main
FW19	Joseph Rd Sanitary Sewer Main Extension
FW20	FW102 LIFT Station Upgrade - Weldon Rd
FW21	St. Nicholas Rd Trunk Main Extension West of Healthline
FW22	Wesley Rd Extension - Offshoot to Southridge



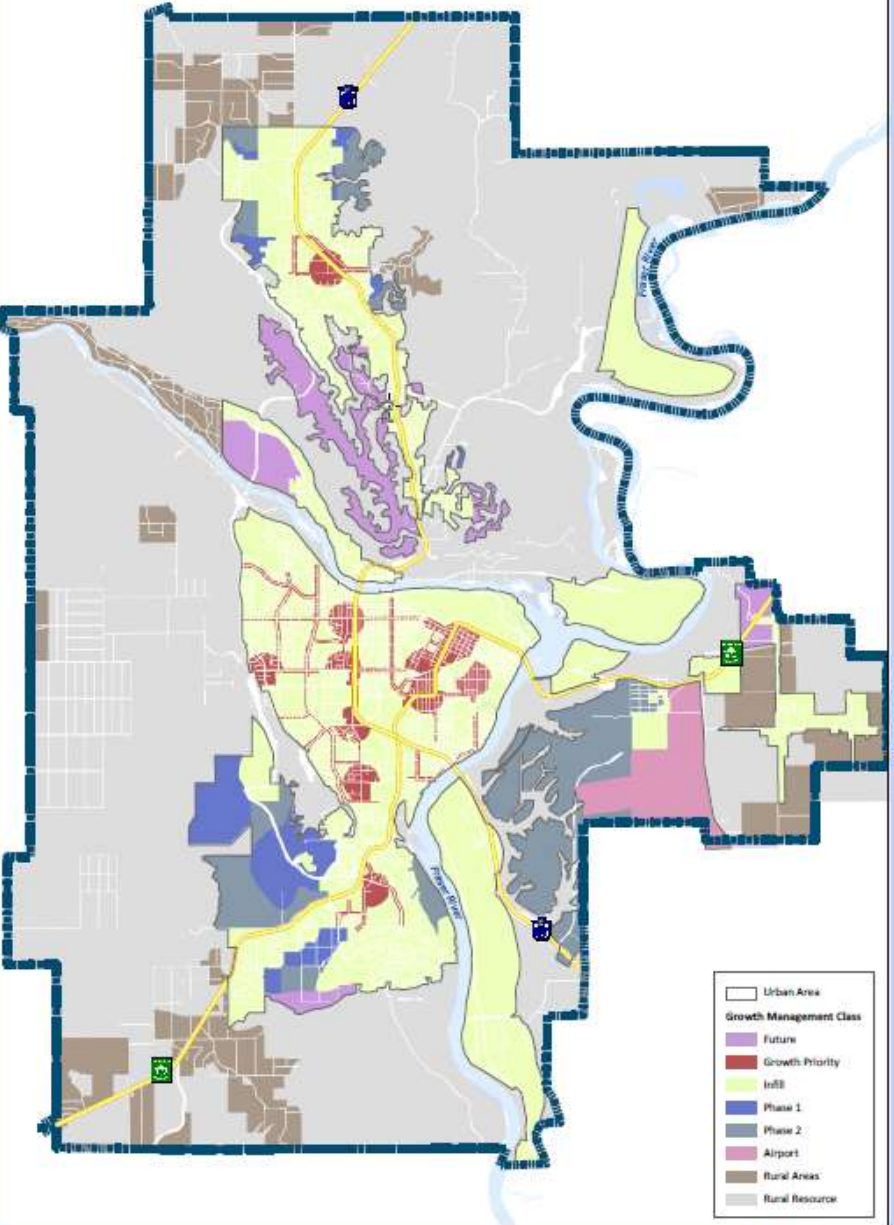
	Proposed Sanitary Mains
Sanitary Structures	
	LIFT Station
	Storage Basin
	Treatment Plant
Sanitary Pressurized Mains	
	Force
Sanitary Gravity Mains	
	Collector
	Trunk



**Flood Hazard
Development Permit Areas**
OCP Schedule D-4, Bylaw No. 8383

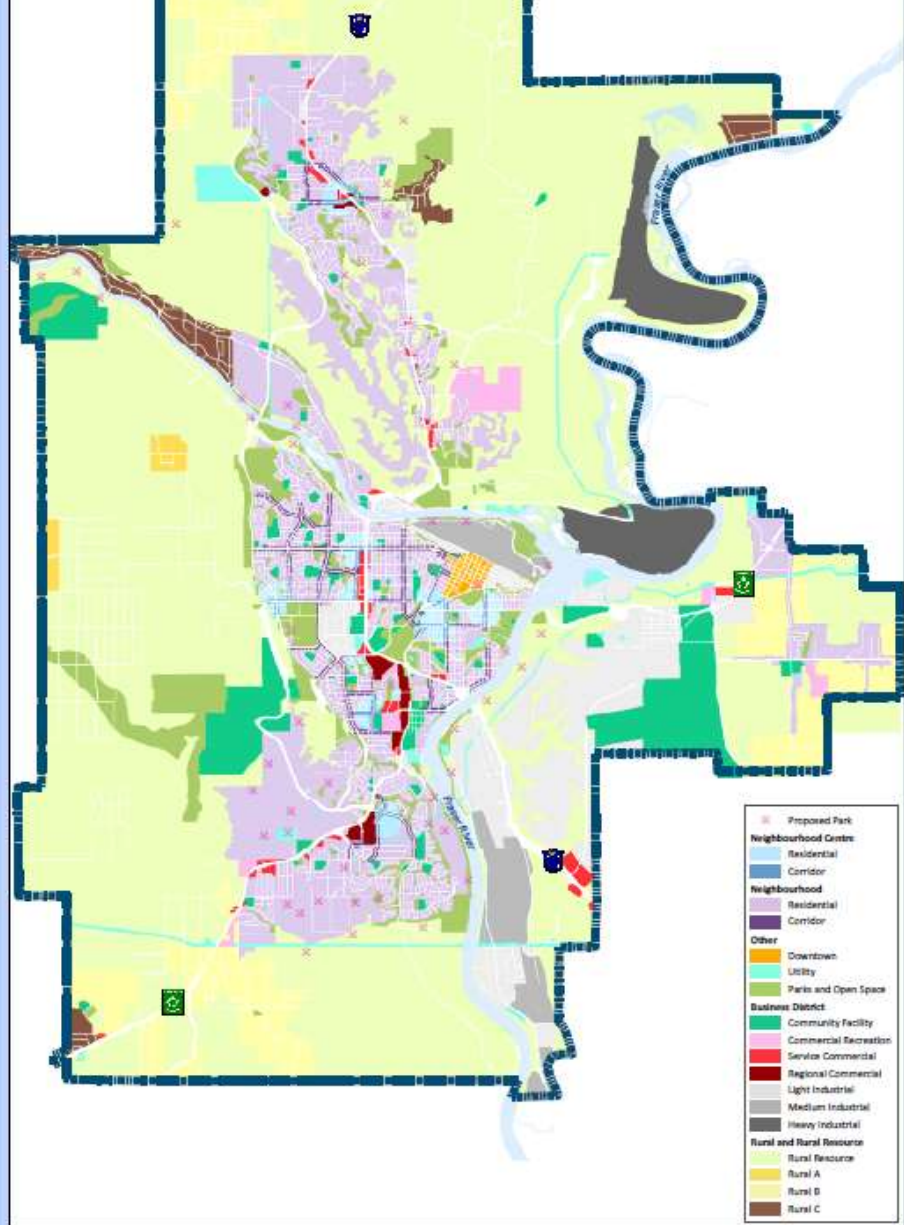


**Intensive Residential
Development Permit Areas**
OCP Schedule D-5, Bylaw No. 8383



- Urban Area
- Growth Management Class**
- Future
- Growth Priority
- Infill
- Phase 1
- Phase 2
- Airport
- Rural Areas
- Rural Resource

Growth Management
OCP Schedule B-4, Bylaw No. 8383



- Proposed Park
- Neighbourhood Centre**
- Residential
- Corridor
- Neighbourhood**
- Residential
- Corridor
- Other**
- Downtown
- Utility
- Parks and Open Space
- Business District**
- Community Facility
- Commercial Recreation
- Service Commercial
- Regional Commercial
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Rural and Rural Resource**
- Rural Resource
- Rural A
- Rural B
- Rural C

Future Land Use
OCP Schedule B-6, Bylaw No. 8383



Sequence of Steps in Adoption

1. First reading of bylaw
2. Consideration of the plan in conjunction with the financial plan, and solid waste management plan
3. Referral to the Agricultural Land Commission
4. Public Hearing
5. Third Reading of bylaw
6. Adoption of bylaw

A scenic landscape photograph featuring a wide river in the foreground. The river's surface is dark and reflects the sky. In the middle ground, a grassy area with scattered trees in various stages of autumn color (yellows, oranges, and greens) sits atop a rocky embankment. In the background, a city with several buildings is visible, nestled among more trees. The sky is a vibrant blue with scattered white clouds. The overall scene is bright and clear, suggesting a sunny day.

THANK YOU