

Part D Implementation

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The City will implement objectives and policies of this Plan by requiring the submission of supporting information during development approvals, and through the designation of Development Permit Areas and the adoption of associated Guidelines. Development Permit Area Guidelines are provided in the City's Zoning Bylaw.

9.1 Development approval information

General

Designation:

Development approval information for sustainability may be required for any development proposed within the City Limits.

Special Conditions or Objectives:

The City has set community goals through its myPG Sustainability Plan, supporting a long-term vision of community sustainability. To achieve these goals, contributions from all development will be necessary. These goals, as expressed through the objectives in Part C of this Plan, are the basis for requiring development approval information.

9.2 Development permit areas designation and maps

Riparian Protection

Designation:

Any area within 50m horizontal distance of the top of bank or top of ravine bank along a fish bearing watercourse is designated as Riparian Protection Development Permit Areas.

Any area within 30m horizontal distance of the top of bank or top of ravine bank of non-fish bearing watercourses shall be designated as Riparian Protection Development Permit Areas

These areas are generally shown on the Riparian Protection Development Permit Area Map.

Special Conditions or Objectives:

Riparian areas are areas of land and vegetation adjacent to watercourses that provides a range of important functions, including fish and wildlife habitat, erosion and sediment control, flood protection, and overall stream bank stability. Riparian areas need to remain in an undisturbed state in order to provide these functions.

Groundwater Protection

Designation:

The areas shown on Groundwater Protection Development Permit Areas Map are designated Groundwater Protection Development Permit Areas. Boundary lines depicting groundwater protection development areas are approximate and further analysis may refine their location.

Special Conditions or Objectives:

The City wishes to protect well heads and aquifers from inappropriate development that may lead to contamination of the City's potable water supply. By regulating development within capture zones the City may reduce the potential risk of contamination.

Energy and water conservation and the reduction of GHGs

Designation:

For all urban development areas outside the Infill Growth Priority Areas on the Growth Management Map are designated Energy Efficiency and Alternatives Development Permit Areas.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 6.5 F.

Flood Hazards

Designation:

The land shown as flood limits and restrictions zones on the attached Hazardous Conditions Map is designated as a flood hazard area. This map delineates the area of land adjacent to the Nechako and Fraser Rivers that can be expected to flood, on average, once every 200 years.

Land within 30 metres, measured horizontally, from the natural boundary of a watercourse, not including the Nechako or Fraser Rivers, is designated as a flood hazard area.

Land within 15 metres, measured horizontally, from the natural boundary of a water body is designated as a flood hazard area.

Special Conditions or Objectives:

The objectives for establishing the flood hazard development permit area are provided in Section 6.5 C.

Erosion and Sedimentation Hazards

Designation:

The land shown on the Erosion and Sedimentation Hazard Development Permit Area Map is designated as erosions and sedimentation development permit area for the protection of development from erosions and sedimentation hazards.

Special Conditions or Objectives:

The objectives for establishing the erosions and sedimentation hazard development permit area are provided in Section 6.5 C.

Landslide Hazard

Designation:

The land shown on the attached Landslide Hazard Development Permit Area Map is designated as a landslide hazard development permit area for the protection of development from landslide hazards.

Special Conditions or Objectives:

The objectives for establishing the landslide hazard development permit area are provided in Section 6.5 C.

Wildfire Interface

Designation:

The land shown on the attached Wildfire Interface Development Permit Areas Map is designated as a wildfire hazard development permit area for the protection of development from wildfire hazards.

Special Conditions or Objectives:

The City wishes to reduce the hazards of wildfire by establishing guidelines for development within the wildfire interface hazardous condition development permit areas. By following the appropriate guidelines, landowners may reduce the risk of being negatively impacted by wildfire.

Multi-family residential form & character

Designation:

All lands on which the zoning permits multi-family residential uses are designated Multi-family Residential Development Permit Area. These include Multiple Family Housing, comprehensive duplex dwelling areas, or comprehensive strata developments. In mixed-use areas, only development proposals incorporating multi-family development must consider these guidelines.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 8.2 (Built Form) and Section 8.3 (Land Use), including general objectives of these sections and objectives within them specific to Neighbourhood Centres and Corridors, and Neighbourhoods.

Intensive Residential

Designation:

Areas shown on the Intensive Residential Development Permit Area Map are hereby designated as an Intensive Residential Development Permit Areas. In those areas, all developments with more than 12 units per acre (net of roads and parks), or allowing duplexes, triplexes, coach houses, and cluster housing must be consistent with the Development Permit Guidelines.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 8.2 (Built Form) and Section 8.3 (Land Use).

Commercial form & character

Designation:

All lands on which the zoning permits commercial uses are designated Commercial Development Permit Area. In mixed-use areas, only development proposals incorporating commercial development must consider these guidelines.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 8.2 (Urban Form and Structure) and 8.3 (Land Use).

Industrial

Designation:

The Carter Industrial area, Queensway East, Bylaw Airport Light Industrial area, and any Industrial designated or zoned lot within 50 metres of a Major Road shown on the Twenty Year Road Map is hereby declared an Industrial Development Permit Area.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 8.2 (Built Form) and Section 8.3 (Land Use).

Downtown Revitalization

Designation:

The lands identified as Downtown on the Future Land Use Map are designated Downtown Revitalization Development Permit Area to guide the form and character of downtown development.

Special Conditions or Objectives:

The objectives for establishing this development permit area are provided in Section 8.2 (Built Form) and Section 8.3 (Land Use), including general objectives of these sections and objectives within them specific to Downtown.

Neighbourhood Plans provide clear and comprehensive land use vision for larger tracts of land (typically greater than 40 ha) to provide certainty for residents, land owners, the community as a whole, and developers regarding how an area may be developed. Neighbourhood Plans are policy documents intended to guide land use decisions over time, and strive to balance social, environmental and economic factors. These plans refine the level of policy detail at the neighbourhood level within the context of the Official Community Plan.

Existing detailed plans have been prepared for a number of areas within the City. The areas of the City covered by these plans are illustrated on Neighbourhood Area Plans Map.

The City will require either through development proponents or through its own resources the preparation of “neighbourhood plans” or similar special area plans in advance of significant new residential development. Such plans must indicate, as applicable:

- Environmentally sensitive areas, hazardous conditions and other environmental considerations
- Transportation Network including transit, cycle and pedestrian networks.
- Approximate lot patterns and layout
- Residential housing mix and densities, including affordable, rental, and special needs housing
- Commercial land allocations
- Community uses including schools, facilities, and emergency services
- Parks and Open Space including trail connections
- Social development considerations such as preserving Identify & Pride (eg. Preserving viewsapes), equity and inclusion, health & wellness
- Energy, Climate Change, and GHG Reduction considerations
- Community amenities necessitated
- Design and Development Standards

Housing

- 11.1.1 For land sold by the City of Prince George:
- No less than 15% of market-rate single and two family residential development shall be visitable housing,
 - All affordable (non-market) single and two-family residential development shall be visitable.

Transportation

- 11.1.2 Before land is acquired or disposed, the City will evaluate existing, planned future, and potential requirements for all modes of transportation in an effort to provide and protect the necessary land for these needs.
- 11.1.3 Acquire and/or partner to acquire strategic sites identified as Catalyst Projects within Smart Growth on the Ground Downtown Concept Plan.

Parks and Open Space

City Land Disposition & Acquisition is covered in 1.1 of this section under ‘Parkland Acquisition’ and ‘Parkland Disposition’.

Environment

- 11.1.4 Promote the acquisition of environmentally sensitive land, and ensure protecting these areas when disposing of lands.
- 11.1.5 Dispose of and market Brownfield sites only when brought to a remediated standard or established guarantees in place to allow for a site to be developed to the desired level of end use
- 11.1.6 Before land is acquired or disposed, the City will evaluate existing, planned future, and potential requirements for overall greenspace network in an effort to provide and protect the necessary land for these needs. This includes considerations for ecosystem connectivity and wildlife corridors.
- 11.1.7 Acquire environmentally sensitive lands through land dedication to the City or private land trusts (example Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited) ecological gifting and conservation covenants

Hazardous Conditions

11.1.8 It is recommended that the following actions occur prior to disposing of City owned land which is designated a hazardous condition area:

- the potential purchaser is advised of the potential hazard;
- the applicable hazard is alleviated and adequate risk reduction measures are in place in accordance with a policy established by Council;
- A covenant is placed on the title of the subject lands in accordance with the policies established in Section 7.0.

11.1.9 Parkland dedications that are subject to hazardous conditions will not be acceptable as part of the 5% park dedication although these lands may be pursued separately by the City for park and open space acquisition.

Heritage Conservation

11.1.10 Prior to selling City owned lands the City should review existing City files and the Archaeology Branch's Remote Access to Archaeological Data (RAAD) website to determine whether or not the property:

- is listed in the heritage registry or is protected heritage property,
- has heritage value or heritage character,
- contains an archaeological site, or
- is identified as an archaeological potential area.

11.1.11 Protected heritage property, archaeological sites and aboriginal traditional use sites are not acceptable as part of the 5% park dedication, although these lands may be pursued separately by the City for park and open space acquisition.

11.1.12 The City should consider preserving a portion of the "heritage" residential subdivision for the relocation of homes with heritage value and heritage character that would otherwise be demolished in cases where no other alternative is available.

Water and Sanitary Sewer Utilities and Drainage

11.1.13 Before land is acquired or disposed, the City should evaluate existing, proposed, planned future, and potential requirements for all water supply and distribution servicing, sanitary collection and wastewater treatment and storm water drainage facilities as necessary land for these needs. Land required for water, sewage and drainage infrastructure is listed below:

- Water utilities: lands are required for water reservoirs, booster pump stations and large pressure reducing valve stations.
 - Supply and distribution water mains; sanitary sewer mains and trunk and storm sewer:

- shall be situated in dedicated road allowances and sufficient lateral distance provided from the water main to the edge of the dedicated road to allow for excavation to underside of the main without encroaching on adjacent properties.
- where required due to topographic constraints and looping objectives, for example, rights-of-way across private and public-owned lands are to be provided at sufficient width to allow for repairs of underground works without encroaching on adjacent properties. Sewage collection facilities: lands required for the provision of sewage lift pump stations and, when required, force (pressure) mains.
- Wastewater treatment facilities: sufficient lands required for the expansion of treatment plants, structures, lagoons, earthworks for site preparation and maintenance around the perimeter of such works.
- Storm detention ponds and subsurface recharge facilities: sufficient lands required for the construction of storm water detention facilities, in new development areas in accordance with watershed drainage plans, storm water management plans and applicable City bylaws and standards.

Snow management facilities: sufficient lands required for the expansion and development of snow disposal sites, snow melting facilities or expanded storm water detention facilities designed to accommodate snow disposal.

The City will secure a long-term snow management facility by developing site selection criteria in its analysis. These sites will not be located immediately adjacent to the Nechako or Fraser Rivers, the Hudson Bay Slough, or any other Environmentally Sensitive features. Climate change adaptation

- 11.1.14 To adapt to climate change, it is recommended that any known climate impacts be identified and addressed prior to disposing of all City owned land.
- 11.1.15 Land acquisitions may be required to enable adaptation to climate change for the following reasons:
- To accommodate enhanced storm water systems
 - To accommodate the potential for enhanced agricultural opportunities
 - To account for increased natural hazards (such as slope failures, floods, fires and extreme weather)

Food and Agriculture

- 11.1.16 Consider utilizing City-owned land for community gardens.
- 11.1.17 The City should consider acquiring land to support sustainable food systems. This may include but is not limited to acquiring land for:

- A city farm and farmer resource centre that supports both urban and rural agriculture by providing information and resources to producers as well as in the field demonstration of growing different crops.
- An abattoir to support the regional production, processing, and sales of beef and other livestock.

Aggregate Resources

- 11.1.18 The City should consider acquiring primary aggregate potential sites for future use by the City of Prince George to manage long term costs.
- 11.1.19 The City should exploit, or require through sale agreement the exploitation of, existing aggregate resources on City owned lands prior to their sale and redevelopment for other uses supported by this Plan.

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Transportation

12.1.1 Transportation incentives may include:

- The City sharing the cost of transportation improvements (either through Development Cost Charge funds or other means) that benefit a development, but may cost more or be built sooner than a developer can reasonably afford;
- The reduction in parking requirements in favour of the provision of effective on- or off-site amenities or programs that reduce reliance on the automobile and encourage and attract pedestrian, cyclist, and/or transit trips; and
- The implementation of “late-comer agreements” to allow developers to recover the costs of transportation infrastructure from subsequent developers that may benefit from that infrastructure.

12.1.2 Transportation enforcement may include:

- The collection of securities to ensure transportation infrastructure and amenities are implemented as required;
- The collection of securities to protect existing transportation infrastructure from damage that may occur from development-related activities; and
- The issuance of penalties (e.g. under the Highways Bylaw) for unpermitted or illegal work on City property, or damage thereto.

Parks and Open Space

12.1.3 The City should consider entering into a phased development agreement by bylaw with a landowner or developer for the provision of parkland and park amenities, in return for incentive benefits such as density bonuses or up-zoning.

12.1.4 “A local government may, by bylaw, enter into a phased development agreement with a developer ...a phased development agreement may include additional terms and conditions agreed to by the local government and the developer ... the provision of amenities; the amount and location of park land to be provided under section 941 {provision of park land} in respect of land being subdivided that is subject to the phased development agreement” s. 905.1.

Social and Culture

12.1.5 Contemplate waiving Development Cost Charges (DCCS) for affordable housing development.

Water Conservation

- 12.1.6 Contemplate types of incentives necessary to effectively convey the message that water is a limited resource, and encourage voluntary water-use reductions.

Clean Water

- 12.1.7 The City should consider tax exemptions or reductions for riparian or other environmentally sensitive land.

- 12.1.8 The City of Prince George should consider updating the Water Bylaw to integrate a water conservation section which could include rainwater and greywater reuse.

The City should update the Stormwater Bylaw to integrate quality objectives, sediment and erosion control and treatment options.

Heritage Conservation

- 12.1.9 It is recommended that targeted tax exemptions be considered for protected heritage property to financially support private owners' conservation efforts.

- 12.1.10 Supplementing or relaxing local government regulations may be appropriate to support the sympathetic conversion of protected heritage property. This should only be done in unique conservation situations that demand creative solutions, such as complex and unique siting requiring exceptions or relaxations to the zoning regulations, and should be accompanied by a Heritage Revitalization Agreement under sec. 966 of the *Local Government Act*.

- 12.1.11 The City should consider eliminating building inspection fees for assessing Building Code equivalencies for building permits that authorize construction consistent with a Heritage Alteration Permit.

- 12.1.12 The City should consider creating a heritage conservation reserve for the preservation, maintenance, enhancement, interpretation, and purchase of property with heritage value or heritage character.

Utilities and Drainage

- 12.1.13 Utility and Drainage incentives may include:

- The City sharing the cost of utility and drainage improvements (either through Development Cost Charge funds or other means) that benefit a development, but may cost more or be built sooner than a developer can reasonably afford;
- The implementation of late-comer agreements to allow developers to recover the costs of excess or extended utility infrastructure from subsequent developers that may benefit from that infrastructure;

- The implementation of development works agreements, which must be administered by a specific bylaw, that are similar to late comer agreements but may be extended for a longer period than a latecomer agreement and may be structured reduce Development Cost Charges (DCC) when the infrastructure project is considered a DCC project .

12.1.14 Utility and Drainage enforcement may include:

- Extend security periods through works and services agreements for up to five years, or until development is built out if less than five years, in new subdivisions to protect new and existing storm sewer infrastructure from damage that may occur from development-related activities.

Brownfield Redevelopment

12.1.15 Where the City is advised of conditions on brownfield properties or contaminated sites that are in violation of provincial or federal environmental regulations, it will notify the appropriate government agencies so that appropriate action can be undertaken.

Climate change adaptation

12.1.16 It is currently difficult to provide incentives for proper consideration of climate change adaptation in development. In the future incentives may be offered when more policies are available to guide the design of public and private infrastructure for future climates. Incentives may include assistance in acquiring available funding for projects related to climate change adaptation (that may be offered by the Provincial or Federal government or other organizations in the future). The City will lobby to assist in adaptation efforts, and will continue to pursue granting and funding opportunities.

Aggregate Resources

12.1.17 The City should continue to require security to guarantee the performance of the terms and conditions of a permit issued under the Soil Removal and Deposit Bylaw including site reclamation. However, it is recommended that the City pursue an agreement with Provincial Ministries to reduce or eliminate duplication of securities taken by the various regulatory agencies.

12.1.18 Closed, abandoned, or depleted aggregate operations, or portions thereof, should be fully reclaimed within 1 year of the date the aggregate operation, or portion thereof, becomes closed, abandoned, depleted, or expiry or cancellation of a permit or short term permit under the Soil Removal and Deposit Bylaw.

13 Integration of plans, studies, policies, and bylaws

(i.e. referencing important documents and providing recommendations for future work)

Growth Management

- 13.1.1 The City should monitor location, rate, and impacts of growth and adjust growth management policies if needed. Location and impacts should be monitored annually, and growth rate every 5 years on the basis of National Census data. Policies should be adjusted under the following conditions:
- If the zoned housing capacity is less than 5 years; or
 - If the zoned housing capacity is less than 10 years at the current growth rate (average based on the last 2 Census periods), and there is a recognized threat to affordable market housing; or
 - If redevelopment and/or intensification over the last 5 years does not constitute at least 50% of residential development by either gross buildable area or number of units; or
 - If development in Rural areas increases substantially (more than 100% more than the 2001-2010 average rate); or
 - If the current growth rate (average based on the last 2 Census periods) is negative.
- 13.1.2 The City will prioritize development of clear, concise, and simple development guidelines for the Infill Area and Growth Priority Areas in order to clarify community preferences and increase certainty for redevelopment and infill projects.
- 13.1.3 The City will pursue infill and redevelopment on lands it controls within the Infill Area and identified Growth Priority Areas. The City will develop vacant and underutilized lands it owns, including green spaces identified as underused in the Parks and Open Space Master Plan (2008). To the extent possible, sites within Growth Priority Areas will be developed or sold before those in the Infill Area, and sites in other Urban designations, including Future Urban, will be developed or sold last.
- 13.1.4 The City will explore, and implement where appropriate, Property Tax Exemptions to infill and redevelopment in Growth Priority Areas.
- 13.1.5 The City will explore how to minimize off-site costs for infill and redevelopment, implementing appropriate options to the extent possible.
- 13.1.6 The City will explore with landowners the potential for Local Area Service agreements to expedite re-investment in Growth Priority Areas.
- 13.1.7 The City will implement an expedited approvals process for rezoning, development permit, and building permits for residential and commercial projects located in Growth

Priority Areas. Approvals in the Infill Area will be given secondary priority, with those elsewhere will not be expedited.

- 13.1.8 Provide incentives to encourage new construction and retrofits to minimize water, energy, and resource use.

Urban Form and Structure

- 13.1.9 Complete a landmark and view study to confirm views and landmarks that are important to protect, and to define view protection measures appropriate to the physical, community, and market context.
- 13.1.10 Adopt Winter Design approaches through street design standards and other means.
- 13.1.11 Implement street renewal, using context-sensitive design and great streets principles, with priority for downtown and local centres and in conjunction with transportation network priorities.
- 13.1.12 As part of the Urban Forest Strategy, the City will consider increasing coverage of street trees, with priority for downtown and local centers.
- 13.1.13 Implement succinct, easy to understand, and practical street design guidelines and standards based on “great streets” principles, good urban design practice, myPG sustainability goals, and on the positive and authentic elements of place that define Prince George. Ensure street design guidelines mesh with updated Development Permit Area designations and objectives.
- 13.1.14 Update the Development Permit Area Guidelines in the zoning bylaw to address myPG Sustainability Plan (June 2010) goals, mesh with policies and designations in this OCP, incorporate food and agricultural considerations, separate Downtown and Commercial guidelines, and update Commercial guidelines to better address mixed-use developments and the need for pedestrian-oriented design.

Land Use

- 13.1.15 The City should establish buffers from landfills, restricting development to ensure safety and health. Buffers established in the Wessner Heights Neighbourhood Plan (2004) may be used as guidelines for these buffers.
- 13.1.16 Develop a strategy to infill downtown surface parking lots, with a target of maximum 10% of downtown land area as surface parking.
- 13.1.17 Explore mechanisms to encourage private commercial investment in Downtown, including partnerships and joint ventures that stimulate tenant attraction and retention.
- 13.1.18 Provide incentives for downtown commercial development, including but not limited to:

- Delineation of one of more Special Economic Development Districts, with associated commercial development incentives, representing areas of priority;
- Maintenance of the Downtown Revitalization Tax Exemption Program;
- Building façade improvement grants
- Investments in public safety and cleanliness

13.1.19 Explore the establishment of a Downtown Development Corporation (DDC) to help revitalize the downtown.

13.1.20 Update the zoning bylaw, including:

- Adding community gardens as a permitted use within the Downtown Commercial zone and in public places (parks, right of ways, utility corridors, schools, etc.);
- Allowing varied infill housing typologies;
- Allowing more mixed use in growth priority areas;
- Update commercial and industrial uses and conditions of use to match revised designations;
- Allowing consideration of reduction of private open space requirements for downtown developments, where the neighbourhood park standard within 800 m (a 10 min. walk) is met;
- Supporting great streets design principles through siting of commercial and mixed-use buildings;

13.1.21 Encourage high performance buildings through incentives and education.

13.1.22 Secure public access through existing blocks over 1.5 ha in area to provide a fine-grained network for pedestrian movement, and ensure this network is safe and comfortable.

Utilities

13.1.23 Prepare new alternative City-owned utility and drainage standards for new development that, generally, apply “Smart Growth” principles including:

- Reduced road cross section width;
- Relocation of utilities within road allowance to reduce the underground utility infrastructure within the road base;
- Storm sewer and drainage facilities that accommodate low impact development principals for storm water management; and,
- Provision for snow storage or snow melting facilities.

13.1.24 The City may update the Water Service Infrastructure Master Plan 2000 to review the impact of improvements made since the year 2000 on existing development and the provision for new development consistent with the growth management plan.

13.1.25 A capacity analysis, with the assistance of computer modeling, of the existing water service infrastructure in the Crescents, Gateway and Downtown areas will be conducted

to determine any improvements necessary to accommodate the growth management plan.

13.1.26 It is recommended that the City update its Sanitary Sewer Study completed in June 2002 to review:

- the impact of sewage collection and wastewater treatment improvements made since that year for existing development; and,
- the provision for new development consistent with the growth management plan.
- Consider the opportunities, initial cost, ongoing operational costs and possible savings in developing a Liquid Waste Management Plan. Should the benefits be favourable, proceed with the preparation of the plan.

13.1.27 Complete Watershed Drainage Plans for the Hart and Nechako areas (McMillan Creek, Nechako Bench), and the remaining areas in the City bowl (Moore's Meadow, East of Queensway) and Southwest (Parkridge Creek).

Transportation

The City should consider amending:

13.1.28 The Development Procedures Bylaw No 7635 (2005) to reflect the updated list of requirements for transportation information, and the updated list of incentives and enforcement activities.

13.1.29 The Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of major transportation improvements planned within the next 20 years.

13.1.30 The Zoning Bylaw No. 7850 (2007) to ensure the transportation requirements are consistent with the new policies.

13.1.31 The Subdivision and Development Servicing Bylaw No. 7652 (2004) to update the transportation standards to reflect active transportation objectives.

13.1.32 The Transportation of Dangerous Goods Bylaw No. 8192 (2009) when Boundary Road is completed, to add Boundary Road to the list of designated routes.

13.1.33 Inspection and Maintenance of Sidewalks Policy (2001) to ensure consistency, and to expand the section to include other pedestrian infrastructure as required.

13.1.34 Transit Service Policy (2003) to reflect the new objectives with the provision of transit service.

Parks and Open Space

The City should consider amending:

- 13.1.35 The Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of potential park and trail improvements planned within the next 20 years.
- 13.1.36 The Development Procedures Bylaw No 7635 (2005) to reflect the park and open space requirements and incentives.
- 13.1.37 The Assurance of Barrier-Free Access Policy #010202 to include barrier-free access in park and open space developments as appropriate.
- 13.1.38 The Land Purchases and Sales Policy #070109 to reflect the Parkland Disbursement Policy upon its development and formal adoption.
- 13.1.39 The Parks and Open Space Bylaw No 7370 (2002) to ensure that park and open space requirements are consistent with the new policies.
- 13.1.40 The Subdivision and Development Servicing Bylaw No. 7652 (2004) to update or expand upon various park, open space and trail standards.
- 13.1.41 The Zoning Bylaw No 7850 (2007) to ensure that the park and open space requirements are consistent with the new policies.
- 13.1.42 The City shall establish a Partnership Policy. (*POSMP R28*)

Note: The adoption of a Parkland Disbursement Policy and development of a Park Naming Policy are outlined in 1.1. of this section under 'Parkland Disbursement'.

Recreation and Leisure

- 13.1.43 Undertake a Community Services Master Plan identifying goals, priorities and strategies for community recreation facilities and programs.
- 13.1.44 The City should review and amend where necessary the existing policies to ensure that the recreation and leisure requirements are consistent with the new policies:
 - Alcohol Policy
 - Arts Policy
 - Healthy Food and Beverage Policy for Recreation Facilities
 - Leisure Access Policy
 - Public Art Policy
 - User Fees Policy

Social and Culture

- 13.1.45 Revise land-use regulations to permit greater diversity of affordable housing with an even distribution of affordable housing throughout the community.
- 13.1.46 Maintain a planned supply of serviceable land for non-market residential development.
- 13.1.47 Develop and implement a Standards of Maintenance Bylaw to preserve safe, affordable housing stock.
- 13.1.48 Require new residential development to conform to visitable housing guidelines.
- 13.1.49 Create a housing fund to receive funds to be used to create affordable housing.
- 13.1.50 Streamline permit and approval processes to enable the fast-tracking of improvement projects undertaken by neighborhood/community associations.
- 13.1.51 Undertake a housing needs assessment and develop an affordable housing strategy outlining clear goals, priorities and directions for affordable, rental and special needs housing, including specific municipal roles.
- 13.1.52 Develop simplified siting criteria for location of supportive and transitional housing and emergency shelters in consultation with community stakeholders.
- 13.1.53 Develop coach house requirements and modify zoning bylaw as appropriate.
- 13.1.54 Undertake development of a Community Amenity Contribution policy and bylaw, which includes the provision of affordable, rental and special needs housing and visitable and/or adaptable housing, in exchange for density bonus or other incentives and relaxations.
- 13.1.55 Review options for and feasibility of requiring new single-family homes to be constructed secondary suite ready which as a potential result requires Ministerial Approval.
- 13.1.56 Review options for and feasibility for requiring single and two-family residential development to require surfacing and landscaping prior to final occupancy of building permit.
- 13.1.57 Develop and implement a Standards of Maintenance bylaw.
- 13.1.58 Review options of utilizing City business licensing for non-regulated safe and affordable housing for people recovering from addictions within alcohol and drug recovery houses. (those that are unregulated by provincial Community Care and Assisting Living Act).

Clean Air

- 13.1.59 The City should continue to support anti-idling in our city and consider enacting an anti-idling bylaw.

Green City, Green Practices

- 13.1.60 The City should consider implementing a pesticide bylaw that would ban the use of cosmetic chemicals in our community and reduce the chemicals potentially entering our soil, groundwater and watercourses.
- 13.1.61 The City will develop comprehensive snow site selection criteria with consideration of environmental sensitivity and adjacent uses such as residential impacts.
- 13.1.62 The City will develop a Comprehensive Brownfield Strategy
- 13.1.63 The City should designate Environmental Protection Bylaw or Development Permit areas and guidelines to include riparian areas and sensitive habitats identified through the Sensitive Ecosystem Inventory project currently underway as well as new scientific, technical, and best management practices as they become available.
- 13.1.64 Implement direction in the Wildland/Urban Interface Wildfire Management Strategy
- 13.1.65 Update the Wildland/Urban Interface Wildfire Management Strategy at appropriate intervals.
- 13.1.66 City should revise the Fire Protection and Fireworks Bylaw to prohibit harbouring dense forest fuels on private property
- 13.1.67 City should revise Tree Protection Bylaw to prohibit the removal of trees for public works unless public safety would be compromised
- 13.1.68 The City should consider efforts towards achievement of Provincial Bear Smart Status.
- 13.1.69 Bear habitat mapping and travel corridor data will be considered as part of the sensitive ecosystem mapping
- 13.1.70 The City should implement strategies to reduce human-moose conflicts such as:
- developing moose friendly landscaping guidelines
 - identifying fencing opportunities to exclude moose

- planning greenbelt location, size and configuration to facilitate moose travel around neighbourhoods
- designing road layouts to incorporate moose-vehicle collision mitigation features.

Clean Water

- 13.1.71 Other than inside groundwater protection areas, the City should support the use of sustainable drainage systems for new discharges to ground of surface run-off from roads, vehicle parking and public/amenity areas, provided that an appropriate level of risk assessment demonstrates the groundwater conditions to be suitable. There should be adequate protective measures for groundwater and arrangements for effective management and maintenance of the system.
- 13.1.72 The City should consider amending the Zoning Bylaw to improve the requirements provided in the Riparian Protection Development Permits:
- 13.1.73 Remove the section allowing training works and septic systems within the leavestrip area as these go against the purpose of the leavestrip area
- 13.1.74 The City should include non-fish bearing watercourses in the Riparian Development Permit Areas.
- The City should consider amending its various bylaws to include the following wording:
- 13.1.75 The discharge of **clean** storm water to ground is acceptable both inside and outside groundwater protection areas provided that all roof water down-pipes are sealed against pollutants entering the system from surface run-off, effluent disposal or other forms of discharge. The method of discharge should not create new pathways for pollutants to groundwater or mobilize contaminants already in the ground.
- 13.1.76 Infiltration chambers or surface recharge (including boreholes or other structures that bypass the soil layers) for surface water disposal in groundwater protection areas are prohibited unless the developer can show:
- there is no viable alternative; and
 - that there is no direct discharge of pollutants to groundwater; and
 - that risk assessment demonstrates an acceptable risk to groundwater; and
 - that pollution control measures are in place.
- 13.1.77 The City of Prince George should consider amending the existing wording in the Zoning Bylaw with respect to Groundwater Protection Development Permit Areas to include the following changes:

Water Conservation

- 13.1.78 The City of Prince George should complete installation with water metering in all ICI buildings.

Non-metered public use

- 13.1.79 The City should consider the installation of metered filling stations for private use. This would allow the city to track a larger percentage of non-account water as well as curtail losses through unauthorized (illegal) connections and guarantee that backflow-preventers are being employed with filling station/hydrant use. This would also ensure that hydrants are only used for fire protection.

Residential customers

- 13.1.80 The City should consider a regular program for the installation and use of water meters on a voluntary basis in 25-250 homes per annum for 5 years. Feasibility of universal metering would be re-assessed at such time that saturation would warrant a review.
- 13.1.81 Volunteers should be identified through advertising, public education seminars, utility bill inserts and door hangers. The voluntary program would form the basis of an adult-oriented water conservation education program that would see the benefits of metering explained and highlight the financial benefit of water conserving activities.
- 13.1.82 Volunteer residential water metered customers should be charged a rate no higher than the flat rate for the first year. After the first year capacity and consumption charges should apply.
- 13.1.83 Recommend mandatory installation of water meters in all houses sold and all home renovations over \$20,000.

Social acceptability

- 13.1.84 There is a great deal of public misunderstanding regarding drinking water: its source, treatment and supply. The dominant perception is that water is a limitless resource and that any curtailment of the use of that resource is an infringement on personal rights. As a result of these misconceptions, changes such as pay-per-volume water charges are highly controversial. Education is therefore a very critical component of any water conservation initiative, particularly if the initiatives appear to have financial

consequences. The following educational tools are recommended for implementation concurrent with the inception of the volunteer metering program:

- 13.1.85 The City should consider hosting public information sessions to display benefits of metering and water conservation.
- 13.1.86 The City should conduct a public survey to better understand water use, water conservation, perception on water sources, need for metering and reception of metering.

Water Wise Workers

- 13.1.87 It is recommended that the City of Prince George re-establish an annual bicycle team to travel around the City to remind homeowners about summer water restrictions, provide tips on reducing water use in the home, and distribute information on how to volunteer to have a water metered installed in their home. These teams could also be charged with monitoring compliance with mandatory metering in ICI buildings, and all new home constructions.

Wise Water Use Audits and Conservation Kits

- 13.1.88 It is recommended that the City of Prince George provide a free water use audit both on paper and on the website. This could ask specific questions about water use and provide a calculated total of your daily water consumption. It should also include tips for saving water.
- 13.1.89 For those people who complete the water audit the resident should receive a conservation kit for water use efficiency in and outside the home. Results from a pilot program in Winnipeg indicate that a 15% water savings was attained by installing simple retrofit devices into multi-family dwellings (these included bathroom and kitchen faucet aerators, low flow showerheads, early closure toilet flappers and leak detection dye tablets)².

General Education Campaigns

- 13.1.90 Continue with drinking water week
- 13.1.91 Increase the number of Wacky Wet Water education programs to reach more school aged children.

² City of Winnipeg Water Conservation Program. 2001. Facts for Multi-Family Dwellings. The City of Winnipeg Water and Waste Department.

13.1.92 Tailor a high-school education program to meet high-school curricula (IRP requirements). This education program would be prepared and handed over to high-school teachers for delivery.

Leadership of all government levels in advancing water use efficiency

13.1.93 The City should design landscapes to minimize the effect they would have on the surrounding area by giving preference to regionally native plant species and the use of water conserving landscape techniques. This includes alternative turf and landscape management (using natural grasses with lower water requirements) on all parks, fields, boulevards and school yards, high efficiency irrigation systems (drip irrigation) for flower beds, and installation of sensors to turn sprinklers off with rain or high winds. Programs to this end should include (but not be limited to):

13.1.94 Expansion of the Centralized Irrigation Initiative of the City of Prince George to all parks and boulevards.

13.1.95 Support for the development of changes to fertilizer and grass seeding regimes.

13.1.96 Initiate a water conservation education program for all city employees.

13.1.97 Promote a program to retrofit all city offices, arenas and other facilities to low flow fixtures and other water saving devices (including but not limited to low-flow shower heads, faucet aerators, and low flow toilets).

Hazardous Conditions

13.1.98 The City should consider amending the Zoning Bylaw to regulate existing and future land uses within designated hazardous condition areas to achieve the objectives set-out in Section 5.0 by limiting, restricting and prohibiting certain land uses based on the:

- zone (i.e. zones that include vulnerable land uses);
- uses within a zone (i.e. vulnerable land uses);
- locations within a zone (i.e. proximity to the hazardous condition);
- standard of works and services provided (i.e. hazard protection works); and
- siting circumstances

13.1.99 The City should consider amending the Zoning Bylaw to regulate how land owners manage the ongoing disposal of surface runoff and storm water from a paved area and roofed area, and establish a maximum percentage of the land that can be covered by impermeable material to achieve the objectives set-out in Section 5.0 by:

- establishing requirements, standards, and regulations based on the:
 - zone (i.e. zones that include vulnerable land uses);
 - uses within a zone (i.e. vulnerable land uses);
 - areas within a zone (i.e. proximity to the hazardous condition);
 - sizes of paved or roofed areas; and

- terrain and surface water or groundwater conditions.

13.1.100 The City should consider amending the Zoning Bylaw to regulate the provision of screening and landscaping within designated hazardous condition areas to prevent hazardous conditions by:

- establishing requirements, standards, and regulations based on the:
 - zone (i.e. zones that include vulnerable land uses);
 - uses within a zone (i.e. vulnerable land uses); and
 - locations within a zone (i.e. proximity to the hazardous condition).The City should consider appropriating (without compensation) stream channels or beds to achieve the objectives set-out in Section 5.0 for: (s. 34 CC)
 - construction and maintenance of a dike;
 - works to maintain proper flow of water;
 - works to reclaim or protect a land from erosion;
 - works to protect banks of a stream from erosion;
 - works to make a watercourse part of the municipal drainage system; or

13.1.101 works through, under, or over a highway to protect the highway.The City should consider adopting levels of safety for different types of development and hazards to assist with the review of development applications.

13.1.102 The City should consider adopting policies to address hazardous conditions and prioritize and implement risk reduction measures in consideration of the following criteria (not in prioritized order):

- knowledge of a hazard;
- the degree of risk;
- the budget and time available for implementing mitigation measures and their potential effectiveness at eliminating or reducing the risk;
- whether or not the hazard will be enhanced by the action or inaction of the activities or works of the City;
- whether or not the hazard has been considered in the development approval process;
- the degree of potential exposure to the local government;
- whether or not the hazard originates on land owned by the City, Crown, or private land;
- whether or not the hazard in question arises naturally, or is being made worse as a result of local government works or actions;
- whether or not the adjacent property owners have the ability to undertake measures themselves on their own property to deal with the hazard;
- whether or not there are other parties or levels of government who should take responsibility in whole or in part for the mitigation; and
- the adverse impact of any mitigation measures on the natural environment.

- 13.1.103 The City should update hazardous condition designation and development permit maps every 5 years, or earlier as new information becomes available.
- 13.1.104 The City should consider amending s. 4.1 of the Tree Protection Bylaw to add all lands designated as Erosion and Sedimentation Hazard Areas to the list of protected areas.
- 13.1.105 Storm water management planning shall consider protecting development from erosion, sedimentation and flooding.

Heritage Conservation

- 13.1.106 The City should continue to work collaboratively with the Prince George Heritage Commission, senior levels of government, the Regional District of Fraser-Fort George (Cultural Plan), local First Nations, educational institutions (e.g. School District #57, UNBC, CNC), and community stakeholders to address the key issues for the future of heritage conservation in Prince George which include:
- the ongoing development and management of the community's heritage program,
 - coordinating and nurturing community involvement,
 - enhancing heritage protection and providing effective incentives, and
- 13.1.107 promoting heritage with better information, heritage tourism and public education and awareness.
- 13.1.108 The City should install plaques or other markers on protected heritage property with the permission of the owner of that property. (s. 955(2) LGA)
- 13.1.109 Properties listed in the community heritage register should be evaluated periodically to determine whether or not they are appropriate for protection under this Plan, or by some other protection tool.
- 13.1.110 Section 4.1 of the Tree Protection Bylaw should be amended to include trees with heritage characteristics or heritage values.
- 13.1.111 Archaeological Impact Assessments (AOA) should be completed for all areas of the City in partnership with local First Nations and the Provincial Government. Archaeological resource potential mapping of this Plan should then be updated to incorporate the results of this assessment.

Preservation, Protection and Restoration of the Natural Environment

- 13.1.112 Continue to identify and assess the natural environment areas through a Sensitive Ecosystem Inventory project with the objective of formulating protective strategies, encouraging restoration, and obtaining knowledge to help in land use decisions. Once this work is completed, the City should consider developing a comprehensive

Environmental Bylaw to include riparian areas, important wildlife habitat and sensitive ecosystems.

- 13.1.113 In order to address the important values of our natural environments and the potential risks associated with them, the City should develop a Natural Areas Network Management Plan based on the City's Terrestrial Ecosystem Mapping and Sensitive Ecosystem Inventory.
- 13.1.114 Update the City's Tree Protection Bylaw to better protect our trees on private and public land.
- 13.1.115 Standing dead trees, and the hazards they pose from both an overhead danger and from a wildfire hazard perspective, are of increasing concern on private properties. The City should consider revising the Fire Protection and Fireworks Bylaw to allow City officials to request/encourage/advise private land owners to address these hazards in a timely manner. This should include provisions for careful tree removal even when they occur on sensitive slopes, areas zoned greenbelt, riparian areas, and other sensitive sites addressed by the Tree Protection Bylaw.

Utilities and Drainage

The City should consider amending:

- 13.1.116 The Development Procedures Bylaw No 7635 (2005) to reflect any update to the list of requirements for utility and drainage servicing information.
- 13.1.117 The Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of water and sewer utilities and drainage improvements planned within the next 20 years.
- 13.1.118 The Zoning Bylaw No. 7850 (2007) to ensure the water and sewer utility requirements are consistent with the new policies.
- 13.1.119 The Subdivision and Development Servicing Bylaw No. 7652 (2004) to update the water and sewer utility and drainage facility standards as required.

Brownfield Redevelopment

- 13.1.120 Establish Brownfield Inventory within prioritized areas of the City:
- Downtown
 - Key locations directly adjacent to downtown (East of Queensway Industrial Area, Millar Addition, Crescents Neighbourhood)
 - Sites within Environmentally Sensitive Areas
 - Provincial Highway Corridors
 - Major Commercial Areas

- 13.1.121 Develop and maintain a community Brownfield Inventory in conjunction with Provincial Registry data of identified contaminated sites.
- 13.1.122 Inventory City-owned brownfield property to establish corporate inventory.
- 13.1.123 Develop a Brownfield Redevelopment Strategy
- a) Establish criteria for what may constitute a Brownfield site ensuring flexibility for project-by-project assessment (also use reference to Hazardous conditions section to prioritize and implement risk reduction measures)
 - b) Education and Capacity building on Brownfield Redevelopment
 - c) Incorporate Incentives Package for private land development on brownfield sites
- 13.1.124 Brownfield redevelopment will be included within City's Sustainability Checklist for Development applications (administered by Current Planning)
- 13.1.125 Amend City of Prince George Downtown Revitalization Tax Exemption Bylaw No. 7735, 2005 to include definition of and incentives for Brownfield Redevelopment
- 13.1.126 The City will explore the opportunity to develop and maintain a municipal contaminated sites inventory with development-triggered Site Profiles in conjunction with the Ministry of Environment.

Climate change adaptation

- 13.1.127 To adapt to climate change, the City should begin to amend the zoning bylaw to consider future impacts. Further study is being conducted to define and examine the impact priorities identified in the *Adapting to Climate Change in Prince George* report. When the studies are complete, changes to bylaws will be recommended to reflect the outcomes. Changes will be made to many bylaws, including those related to:
- a) subdivision and development
 - b) servicing
 - c) zoning
 - d) hazardous designations
 - e) stormwater
 - f) flood protection and response
 - g) transportation infrastructure design and maintenance
 - h) wildfire response
 - i) water supply
 - j) buildings and utilities
 - k) agriculture

Food and Agriculture

Strategies for implementing the above food and agriculture policies include but are not limited to:

- 13.1.128 Undertake a review of the zoning by-law to ensure that farmers markets, community gardens, etc. are a permitted use of both public and private realms and that design guidelines support food production.
- 13.1.129 Include a comprehensive definition of farmers markets in the zoning by law (refer to City of Vancouver policy)
- 13.1.130 Facilitate private-sector community gardens by developing voluntary siting and design guidelines .
- 13.1.131 Develop sustainable food system guidelines for new multi-family and neighbourhood developments.
- 13.1.132 Work with regional partners to establish a “beef cluster” that will support the beef industry in the region.
- 13.1.133 Establish a food and agriculture advisory body that may act as a resource and monitoring body for City council and/or the Regional Government.
- 13.1.134 Adopt a community generated food charter that sets out a vision for food and agriculture in Prince George
- 13.1.135 Develop a regional marketing brand for local products and farmers.
- 13.1.136 To adapt to climate change, projected precipitation and temperature changes should be considered when creating agricultural plans and agricultural land allocations. The City should undertake further study to consider the potential for increased agricultural capacity in the future.

Aggregate Resources

- 13.1.137 The Soil Removal and Deposit Bylaw should be comprehensively reviewed and updated to reflect the latest changes in legislation, court decision, this Bylaw, and to ensure that it meets the needs of the community.
- 13.1.138 The City should update and maintain the inventory of aggregate operations including the quantity and quality of aggregate removed and deposited, and status and location of pit and quarry operations.
- 13.1.139 The City should investigate the potential benefits and drawbacks of imposing rates or levels of fees for a soil removal or deposit permits to be used for planning, regulating, prohibiting, or imposing requirements on aggregate removal or deposit.

14 Partnerships

The City of Prince George acknowledges the important contribution of its partners to the achievement of the community's goals, and recognizes the importance of continued collaboration with its partners. Key examples of on-going collaboration and partnerships include air quality management; social service delivery; and climate adaptation research.

In implementing this Plan, the City will continue to pursue various kinds of partnerships, for example:

- Funding;
- Policy and program alignment and integration, including incentive programs;
- Coordinated advocacy;
- Capacity-building;
- Provision of amenities through development;
- Shared facility use;
- Referrals;
- Research;
- Reporting; and
- Policy development.

The City may lead delivery of events and pilot programs that support partnership-building, such as a "Services and Community Fair" or "Community Partnership Forum."

Implementation of this Plan will require adjustments to elements of the City's financing approach.

The City will review and adjust capital expenditure planning, in keeping with internal policies such as the Sustainable Financing Policy that establish a principled approach to the adoption and use of various revenue sources. In particular, the City will review:

- The Development Cost Charge bylaw and related policies;
- Infrastructure renewal priorities;
- Community amenity financing;
- Financing models for energy service provision; and
- Others.

Transportation

The policies of the Official Community Plan would be funded by the following sources:

- The City's Capital Expenditure Plan (CEP) which plans for prioritized improvements to transportation infrastructure as and when warranted.
- Development Cost Charges (DCC), which are collected from developers to fund major city infrastructure required to support new city development.
- Senior government and other grants intended to support projects which meet specific objectives, such as emissions reduction or promoting sustainability.
- User fees, such as transit fares, gas taxes and parking fees.
- Private sector contributions, such as developers funding transportation improvements intended to mitigate the impacts of their developments.

Community Facilities

- These policies provide staff with direction to seek funding from partnering granting agencies and organizations to assist with Community Facilities upgrades, new development, and redevelopment.
- Promote partnerships with the Federation of Canadian Municipalities in order to build capacity and provide access to grant funding and loans.

Parks and Open Space

The Park and Open Space policies could be funded through the following sources:

- The City of Prince George Capital Expenditure Program (CEP).
- Development Cost Charges (DCC) as a funding source to provide or improve parkland.
- Various Grant Programs intended to meet park and open space objectives.

- Private sector contributions such as donations of land or funding, or developers intending to enhance their developments through the provision of park and open space land or amenities.
- Partnerships with senior government, agencies, community groups/associations or individuals to acquire funds and resources for park and open space amenities.
- Parkland Dedication funding through the five percent (5%) parkland dedication cash-in-lieu equivalent.
- Phased Development Agreements as outlined in 2.6 of this section.
- Development of a Parkland Revenue Fund where proceeds from parkland disbursement are deposited as per the proposed Parkland Disbursement Policy.
- Naming rights where an organization or individual can be acknowledged by name in return for a fee or significant donation of funds or land.
- Sponsorship by clubs, organizations or corporations for ongoing operational or development of park and open space amenities.
- Encouraging volunteer opportunities for user groups or citizens to assist in park operations or development.

Recreation and Leisure

The Recreation Services policies could be funded through the following sources:

- The City of Prince George Operating Expenditure Program
- The City of Prince George Capital Expenditure Program (CEP)
- User fees as addressed in the Fees and Charges Bylaw
- Various Grant Programs intended to meet park and open space objectives.
- Private sector contributions such as donations of services, programs, space or sponsorships to enhance the provision of recreation and leisure services.
- Partnerships with senior government, agencies, community groups/associations or individuals to acquire funds and resources for the provision of recreation and leisure services.
- Naming rights where an organization or individual can be acknowledged by name in return for a fee or significant donation of funds, space or land.
- Sponsorship by clubs, organizations or corporations for ongoing operational or development of recreation and leisure services.
- Encouraging volunteer opportunities for user groups or citizens to assist in service delivery.

CPTED

CPTED policies will have implications for staff time to administer CPTED audits and development/design reviews. Cost may be partially offset by permit fees and administration budgets.

Social and Culture

The Communities that Care project, facilitated by the City of Prince George, is an example of how funding from other levels of government can enable the implementation of key strategies aligned with policy direction.

The City of Prince George is also in a position to provide non-monetary support to community initiatives and strategies in support of social development policy directions. Examples include the City's membership in the Urban Aboriginal Strategy Management Team, the Community Partners Addressing Homelessness.

Clean Air

The Clean Air policies could be funded through the following sources:

- The City of Prince George Operating Expenditure Program
- The City of Prince George Capital Expenditure Program (CEP)
- Seek funding from grant agencies.
- Partnerships with other levels of government and industrial emitters to leverage funding.
- Staff time to support clean air projects and education and awareness programs.

Clean Water

The Clean Water policies could be funded through the following sources:

- The City of Prince George Operating Expenditure Program
- The City of Prince George Capital Expenditure Program (CEP)
- Seek funding from grant agencies.
- Partnerships with other levels of government and non-governmental organizations to leverage funding.
- Encourage and support stewardship at the community and resident level.
- Staff time to support clean water projects and education and awareness programs.

Green City, Green Practices

- The City of Prince George Capital Expenditure Program (CEP).
- The City could consider dedicating a specific percent of its budget to supporting environmental initiatives and priorities.
- Annual property tax levy to fund park/sensitive areas (example \$10/property in the Capital Regional District)
- http://www.crd.bc.ca/parks/land_acquisition.htm
- UBCM and other grant programs for wildfire mitigation activities and other initiatives that support wildland-urban interface management.
- Development Cost Charges (DCC) as a funding source to provide or improve parkland where the objectives are consistent with interface management objectives. "...development cost

charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of ... providing and improving park land” s. 933(2)

- Private sector contributions such as donations of land or funding, or developers intending to enhance their developments through the provision of green spaces, wildlife fencing, Fire Smart activities, etc.
- Partnerships with senior government, agencies, community groups/associations or individuals to acquire funds and resources for interface management.
- Parkland Dedication funding through the five percent (5%) parkland dedication cash-in-lieu equivalent.
- Sponsorship by clubs, organizations or corporations for interface management.
- Encouraging volunteer opportunities for user groups or citizens to assist in tree planting, fire hazard abatement, invasive species management, wildlife monitoring, and other initiatives.
- Timber revenues (where applicable).

Hazardous Conditions

The Flood Mitigation Strategic Plan was adopted in principal by Council on July 5, 2010. This strategy provides staff with direction to seek funding from granting agencies and organizations to assist with the completion of the mitigative measures detailed in the strategy.

The City’s Mountain Pine Beetle and Community Wildfire Protection Program has been operating since 2004. This program has reduced forest fire hazards in the interface zones between urban areas and forested areas as well as in parks and greenbelts within the City. The removal of forest fire fuels reduces the hazard of significant wildfire which would put the City, fire response personnel, and residents at risk.

Continuing work initiated in 2009, city staff will seek funding from the UBCM Wildfire Protection Operational Fuel Treatment Program in order to complete fire fuel treatment prescriptions covering the high wildfire hazard area identified by B.A. Blackwell & Associates, located to the west of the city boundary. This work will be undertaken in collaboration with the Regional District of Fraser-Fort George, the Lheidli T’enneh Nation, other First Nations and the Ministry of Forests and Range.

Heritage Conservation

Implications for staff time to administer this Plan, a Heritage Alteration Permits Bylaw, develop site maintenance standards, negotiate covenants & agreements, and monitor site maintenance should be considered. Costs may be partially offset by permit fees.

The City should seek funding from grants and private investment to offset costs associated with the preservation, maintenance, enhancement, interpretation, and purchase of property with heritage value or heritage character.

Preservation, Protection and Restoration of the Natural Environment

The City will continue to seek funding and funding partners to implement environment programs.

Utilities and Drainage

The policies of the Official Community Plan would be funded by the following sources:

- The City's Capital Expenditure Plan (CEP) which plans for prioritized improvements to water and wastewater utilities and drainage infrastructure.
- Utility rates for water and sewer utilities.
- Development Cost Charges (DCCs), which are collected from developers to fund major city infrastructure required to support new city development.
- Senior government and other grants intended to support projects which meet specific objectives, such as emissions reduction or promoting sustainability.
- Developer contributions applied for the construction of specific utility or drainage projects required for benefit of the developer's subdivision or development of land, or held in reserve by the City for future construction and
- Development works agreements.
- Local Area Service projects, for the extension or provision of a utility to serve a specified area as defined in a bylaw, funded by the property owners within the specified area that benefit from the service.

Energy and GHG

Energy Efficiency and GHG reduction strategies requiring the use of incentives will rely on external programs (e.g. LiveSmart BC) or external grant funding for the most part.

Brownfield Redevelopment

These policies provide staff with direction to seek funding from granting agencies and organizations to assist with the completion of the Brownfield Redevelopment Strategy.

The City will assign a reserve fund for the purpose of funding municipal brownfield redevelopment activity. The reserve fund will be used to finance emergency demolition work on brownfield properties, environmental site assessments and site environmental remediation.

Promote partnerships with the Federation of Canadian Municipalities in order to build capacity and provide access to grant funding and loans.

The Provincial government keeps a significant amount of data on contaminated sites within the province, and provides funding and grant opportunities for Brownfield Redevelopment.

Climate change adaptation

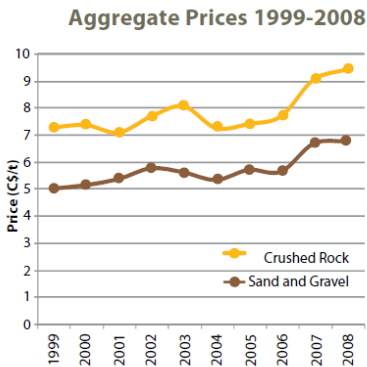
Future adaptation research will continue with support from Natural Resources Canada and other partners. Continued research will provide further insight into the cost implications associated with climate change adaptation. Considerations that may affect finances include:

- a) How climate change will impact the operating budget
- b) How climate change will impact design and construction costs
- c) How climate change will impact maintenance costs
- d) How climate change will impact emergency response costs

- e) How proactive adaptation to climate change will result in future savings by avoiding negative impacts
- f) How proactive adaptation to climate change will result in financial gains by maximizing positive impacts

Aggregate Resources

As significant consumers of aggregate resources the City has an interest in ensuring the proper management of the aggregate resources. Aggregate prices locally and in British Columbia continue to climb. Therefore, it is recommended the City protect its existing resources, and acquire new resources to meet the City’s long term needs.



The City of Prince George will work with myPG partner organizations and engaged citizens that supported the myPG plan development, to realize the future envisioned by the community. The fundamental goal of sustainability is to encourage communication and coordinate resources within our community to work toward a better future, a future we all would like for our community. How will we know if we are achieving those goals? By identifying key indicators to help us paint the picture of whether or not we are achieving our community goals so we can monitoring, evaluate and report on them.

As this Official Community Plan's various land use objectives and policies have been framed by the community's myPG Sustainability Plan, the land use considerations are being included within the myPG Implementation for establishing Targets& Indicators and are found through that process to ensure overall Environmental, Social, and Economic goals are being achieved in partnership with the community.

DRAFT

This section will allocate as appropriate Section 13 items of a more general nature, not applicable to policies, plans and bylaws.

DRAFT