



# NOTICE OF PUBLIC HEARING

## PROPOSAL:

- “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9334, 2022” AND “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9335, 2022”

## APPLICANT:

L&M Engineering Ltd.  
on behalf of Ellora Enterprises Ltd., Inc. No. 132652  
and City of Prince George

## SUBJECT PROPERTY:

4443 and 4505 Ospika Boulevard  
Lot A, District Lot 2003, Cariboo District, Plan PGP40105,  
Except Plan 46853 and Lot 1, District Lot 2003, Cariboo District,  
Plan PGP46853

## WHEN:

7:00 p.m., Monday, April 24, 2023

## WHERE:

Council Chambers of City Hall, 2<sup>nd</sup> Floor  
1100 Patricia Boulevard, Prince George, BC

The purpose of these applications is to facilitate a single-family and row housing development by amending the Official Community Plan and Zoning Bylaws.

The applications propose to amend “Schedule B-6: Future Land Use” of “City of Prince George Official Community Plan Bylaw No. 8383, 2011” by re-designating a 1.2 hectare portion of the subject property from Parks and Open Space to Neighbourhood Residential and a 0.4 hectare portion of the subject property from Neighbourhood Residential to Parks and Open Space.

Further, the applications propose to amend “City of Prince George Zoning Bylaw No. 7850, 2007” by rezoning a 9.6 hectare portion of the subject property from AF: Agriculture and Forestry to RS2: Single Residential, RM3: Multiple Residential, and AG: Greenbelt and a 2.1 hectare portion of the subject property from AF: Agriculture and Forestry to RS2: Single Residential, RM3: Multiple Residential, and AG: Greenbelt.

In order to ensure the density of the proposed development aligns with the Official Community Plan Future Land Use and the University Heights Neighbourhood Plan (UHNP) policy, the applicant has volunteered to register a Section 219 Covenant on the Title of the subject property to limit density to 22 units per hectare and restrict the number of units in a building to six (6) units.

## WAYS TO PARTICIPATE:

	Email: <a href="mailto:cityclerk@princegeorge.ca">cityclerk@princegeorge.ca</a> Fax: 250.561.0183	Mail/Deliver Written Comments: Corporate Officer, City Hall, 5 <sup>th</sup> Floor Submit Comment Form: <a href="http://www.princegeorge.ca/CommentForm">www.princegeorge.ca/CommentForm</a>
	Phone: 1.877.708.3350	Access Code: 1269574#
	In-Person at the Public Hearing	For date, time, and location, see “When” and “Where” above

Written comments received by the corporate officer before **12:00 p.m., Monday, April 24, 2023** will be provided to Council for their consideration during the public hearing. Written comments may be delivered in person to the public hearing until the time that the public hearing is closed.

For detailed information on providing submissions to Council, please visit [www.princegeorge.ca/publichearings](http://www.princegeorge.ca/publichearings).

By submitting written comments or speaking during a public hearing, you are consenting to the disclosure of any personal information that you provide and understand that all written or spoken comments will be published on the City's website as part of the official public record of the council meeting and broadcasted for viewing by the public.

## MORE INFORMATION:

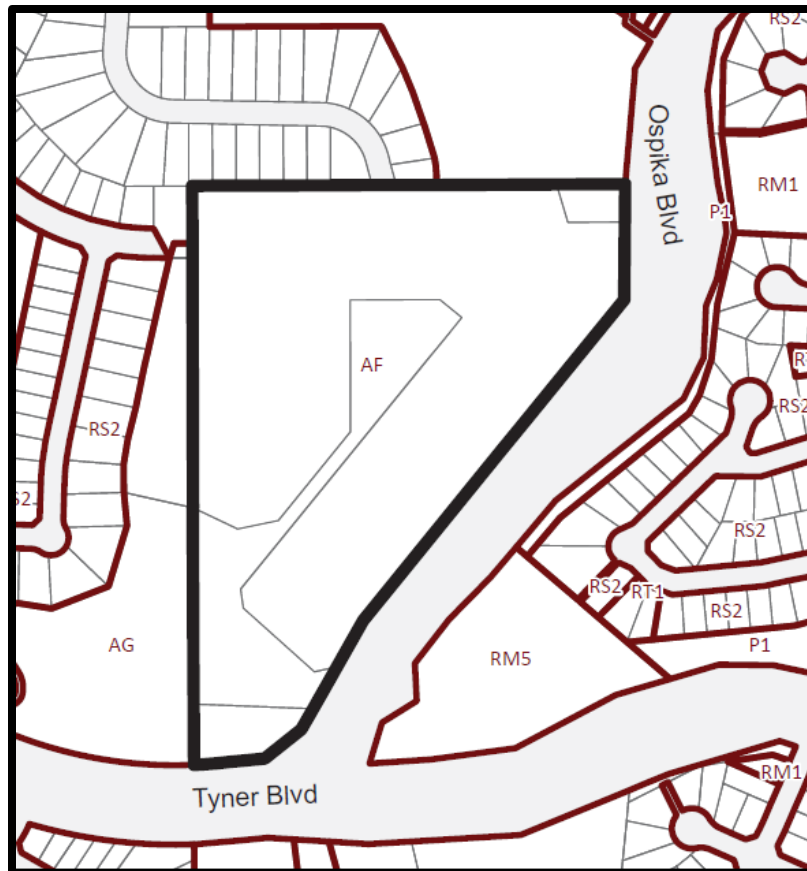
A copy of this notice and the proposed Bylaws will be available on the City's website [www.princegeorge.ca/PublicNotices](http://www.princegeorge.ca/PublicNotices) beginning **Friday, April 14, 2023**. A copy of the application and related documents are available for review at the Development Services office on the 2nd Floor of City Hall on **April 14, 17, 18, 19, 20, 21, and 24, 2023** between the hours of **8:30 a.m. and 5:00 p.m.**

## QUESTIONS?

Contact: Development Services: [devserv@princegeorge.ca](mailto:devserv@princegeorge.ca) | 250.561.7611 | 2<sup>nd</sup> Floor, City Hall

## SUBSCRIBE TO STAY INFORMED

Subscribe to receive information or updates regarding upcoming public hearings, council and committee meetings, media releases and more by registering at [www.princegeorge.ca/Subscribe](http://www.princegeorge.ca/Subscribe).



Subject Property: 4443 and 4505 Ospika Boulevard