



A Guide through the Process: REZONING & OCP AMENDMENTS

WHAT IS THE OFFICIAL COMMUNITY PLAN & THE ZONING BYLAW?

The Official Community Plan (OCP) is a statement of objectives and policies that guide decisions of planning and land use management in the City of Prince George. The OCP assigns designations to areas in the City that define the approximate or desired location of different land uses (e.g. environmentally sensitive areas, commercial areas, soil removal areas, etc.).

The Zoning Bylaw divides the City into zones and regulates specific land uses, the size, shape and siting of buildings, density, off-street parking and loading, landscaping and screening regulations, and development permit area guidelines.

CHANGING LAND USE

When a development is proposed, including constructing new buildings, or changing the types of activities that occur on a property, the owner must check the existing OCP and Zoning Bylaw regulations for that property. If the existing OCP designation and/or zoning do not permit the proposed development then it is necessary to apply to the City for an OCP Amendment and/or Rezoning Application.

- An OCP Amendment is the process of changing a properties designation. Occasionally, landowners must amend the OCP to allow for a rezoning or change in land use.
- Rezoning is a process of changing a properties zone. When development is proposed, including constructing new buildings or changing the type of use occurring on a property, the owner must check the Zoning Bylaw regulations for that property. If the existing zone does not permit the proposed development then a Rezoning Application is required.

Land Use changes (i.e. OCP amendment and Rezoning Applications) are subject to Council approval.

TIMING

Depending on the complexity of the application and other legislative requirements, a Rezoning Application or OCP Amendment may take a minimum of 4 months.

LOOKING TO SCHEDULE A PRE-APPLICATION MEETING?

To schedule a pre-application meeting, contact a Planner in the Development Services Division at 250.561.7611 or devserv@princegeorge.ca

To best prepare for your pre-application meeting, please come with an idea of your development timelines, the parcel you would like to develop, detailed description of your proposal and any preliminary drawings. Staff will work with you to determine more specific timelines based on your proposal, and provided you with an outline of next steps.

Please note that Administration cannot indicate support of an application at a pre-application.

THE PROCESS

The following outlines the general process of an OCP Amendment and/or Rezoning Application. It should be noted that the items which state “OCP only” apply only to processes involving an OCP Amendment. Please consider this process when determining your development timelines.



FURTHER QUESTIONS?

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