

STAFF REPORT TO COUNCIL

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DATE: August 11, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Development Variance Permit No. VP100599

Applicant: L&M Engineering Ltd. for Giuliu Investments Ltd., Inc. No. BC0660654
Location: 9800 Sintich Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100599
Exhibit "A" to VP100599

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100599 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as the North East ¼ of District Lot 750, Cariboo District, Except Plans 15470, 16630, 18608, 18991, 20076, 23849, PGP36675, PGP42228 and EPP73945 as follows:

- a. Vary Section 6.5.3 by decreasing the minimum width of the landscape screen from 6.0 m to 3.0 m, as shown on Exhibit "A" to VP100599.

PURPOSE:

The applicant has applied to vary the landscaping regulations to facilitate development of a manufactured home park on the subject property located at 9800 Sintich Road. The applicant has applied to decrease the minimum width of the landscape screen from 6.0 m to 3.0 m, specifically along Sintich Road, as shown on Exhibit "A" to VP100599.

Background

Site Characteristics

Location	9800 Sintich Road
Current Use	Vacant Land
Site Area	14.6 ha (36 acres)
Zoning	RM9: Manufactured Home Park and C61c: Highway Commercial

Official Community Plan

Future Land Use	Rural Resource
Growth Management	Rural Resource

Surrounding Land Use Table

North	Sintich RV & Trailer Park
South	Sintich Road; Agricultural Land
East	Vacant Land; Southway Market Shell
West	Sintich RV & Trailer Park

Relevant Applications

Development Permit No. DP10775: A Multiple Residential Form and Character Development Permit was approved on May 25, 2021, for phase one construction of a 26 modular home development at 9800 Sintich Road.

Land Use Contract Discharge No. LU000043: On May 27, 2019, City Council discharged Land Use Contract No. 3034, 1977.

Rezoning Application No. RZ100575: On May 27, 2019, City Council approved rezoning of the subject property from AF: Agriculture and Forestry to RM9: Manufactured Home Park.

Subdivision Application No. SD100593: The subject property is concurrently undergoing a lot line adjustment to incorporate the C6lc zoned portion of the subject property with the adjacent parcel. This application does not interfere with the proposed 26 modular home development.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RM9: Manufactured Home Park and C6lc: Highway Commercial. The purpose of the RM9 zone is to regulate manufactured home park uses in a rental or bare land strata format. The purpose of the C6lc zone is to provide for uses appropriate for highway locations including Retail, Liquor and Retail, Cannabis.

The applicant is proposing to development a Manufactured Home Park consisting of modular homes. The proposed modular homes will not fit within the manufactured home space requirements of the RM9 zone in combination with the landscaping buffer. As such, this variance application proposes to vary the minimum width of the landscape screen from 6.0 m to 3.0 m, specifically along Sintich Road, as shown on Exhibit "A" to VP100599.

Administration supports the variance request for the following reasons:

- The proposed strata development will be consistent with the Multiple Residential Form and Character Development Permit Guidelines;
- The required number of trees and shrubs will be maintained within the reduced landscaping buffer;
- The proposed 3.0 m landscape screen matches the required rear yard setback; and
- The development meets all other development regulations of the RM9 zone such as site coverage, height, and setbacks from each manufactured home park space.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the *Emergency Program Act*, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued informal hearings for Development Variance Permit applications, Temporary Use Permit

applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that the Ministerial Orders related to local government meetings and bylaw processes apply.

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this temporary use.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100599 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the minimum width of the landscape screen from 6.0 m to 3.0 m at 9800 Sintich Road. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/09/20