

STAFF REPORT TO COUNCIL

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DATE: September 8, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100602
 Applicant: L&M Engineering Ltd. for 1200237 B.C. LTD., Inc. No. BC1200237
 Location: 7000 Boundary Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100602
 Exhibit "A" to VP100602

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100602 to vary City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014 for the property legally described as Lot 1, District Lot 748, Cariboo District, Plan EPP60445, Except Plan EPP99266 as follows:

- a. Vary Table 1 – Section 7.3 by waiving the requirement for Portland Cement Concrete Sidewalks.

PURPOSE:

The applicant has applied to vary the Works and Services identified under Table 1 of the City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014, for the proposed three (3) lot industrial subdivision of 7000 Boundary Road. This variance proposes to waive the requirement for Portland Cement Concrete Sidewalks along Boundary Road, as identified on Exhibit "A" to VP100602.

Background

Site Characteristics

Location	7000 Boundary Road
Current Use	Vacant Land
Site Area	19.2 ha
Zoning	M2: General Industrial and AG: Greenbelt
Servicing	Urban Standard

Official Community Plan

Future Land Use	Light Industrial and Rural Resource
Growth Management	Phase 1

Surrounding Land Use Table

North	Vacant Land
South	Backage Road; Fraserway RV
East	Castle Road Dedication (unconstructed); Regional District of Fraser-Fort George
West	Boundary Road

Relevant Applications

Subdivision Application No. SD100615: The applicant has applied to subdivide the subject property to create three (3) new lots for industrial development. As part of the review of the Subdivision Application, Table 1 of the Subdivision and Development Servicing Bylaw No. 8618, 2014, is reviewed to determine the level of Works and Services required. This review has led to the current variance application.

Development Variance Application No. VP100590: On July 12, 2021, Council approved a variance application to waive all Works and Services along a portion of the Backage Road and the entirety of Castle Road. The applicant has since opted to also vary sidewalk requirements along Boundary Road.

POLICY / REGULATORY ANALYSIS:

Subdivision and Development Servicing Bylaw No. 8618, 2014

The Subdivision and Development Servicing Bylaw regulates the works and services required for subdivision and development of land. This Bylaw, also prescribes the standards for infrastructure works and services based on the land designation as per Table 1 and Schedule B of the Subdivision and Development Servicing Bylaw.

The subject property is designated Urban in Schedule B of the Servicing Bylaw and requires Works and Services that include, but are not limited to:

- Asphalt pavement surface;
- Portland Cement Concrete curb and gutter;
- Portland Cement Concrete sidewalk;
- City standard street lighting;
- Electric Power and Telecommunication Services (Underground Wiring); and,
- City storm runoff collection system for the road network including service laterals.

The applicant has applied to vary Table 1 by waiving the requirement for Portland Cement Concrete Sidewalks along Boundary Road, as identified on Exhibit "A" to VP100602. Sidewalks have been installed to the south of the subject property along Boundary Road, and to the west throughout Boundary Avenue and Boundary Court. These sidewalks have been installed to facilitate the future Inland Plaza which will offer various amenities and services.

The subject property and concurrent Subdivision Application No. SD100615 will create three (3) new lots for industrial development. The nature of industrial development does not encourage pedestrian activity. The installation of sidewalks, as shown on Exhibit "A" to VP100602, is not warranted and would result in increased maintenance that is not necessary.

Administration supports the proposed variance to waive the requirement for Portland Cement Concrete Sidewalks, as shown on Exhibit "A" to VP100602, for the reasons outlined above.

OTHER CONSIDERATIONS:

Notification to Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application, may submit written correspondence.

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.

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. VP100602 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant’s request to vary Table 1, by waiving the requirement for Portland Cement Concrete Sidewalks along Boundary Road, as shown on Exhibit “A” to VP100602, 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: 2021/10/04