CITY OF PRINCE GEORGE

STAFF REPORT TO COUNCIL

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DATE: February 9, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100736 (Bylaw No. 9284)

APPLICANT: Keith Good for Alder Hills Hold Co. Ltd., Inc. No. BC1079968, and Rita and Elliot Sexsmith

LOCATION: 6011 & 6303 Giscome Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9284

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9284, 2021".

PURPOSE:

The applicant is proposing a lot line adjustment between the existing Alder Hills Golf Course at 6011 Giscome Road and an existing rural residence at 6303 Giscome Road. To facilitate the proposed lot line adjustment, the applicant has applied to rezone a 0.56 ha (1.38 acres) portion of 6011 Giscome Road from C9: Outdoor Recreation to AR1: Rural Residential; and a 0.57 ha (1.40 acres) portion of 6303 Giscome Road from AR1: Rural Residential to C9: Outdoor Recreation, as shown on Appendix "A" to Bylaw No. 9284.

Site Characteristics

Location	6011 Giscome Road	6303 Giscome Road
Legal Description	Lot A, District Lot 1544, Cariboo District Plan EPP82168	District Lot 1544, Cariboo District, Except: Firstly; Part Subdivided by Plan 8840 Secondly; Part Subdivided by Plan 9868 Thirdly; Part Subdivided by Plan 14163 Fourthly; Part Subdivided by Plan 15115 Fifthly; Part Subdivided by Plan 16904 Sixthly; Part Subdivided by Plan BCP6048 Seventhly; Part Subdivided by Plan EPP82168
Current Use	Golf Course	Rural Residential
Property Size	25.6 ha (63.3 acres)	8.0 ha (20.0 acres)

Growth Management Class	Rural Resource	Rural Area
Servicing	Services Available	Services Available

Zoning (see Appendix "A" to Bylaw No. 9284)

Location	6011 Giscome Road	6303 Giscome Road
Site Area	0.56 ha (1.38 acres)	0.57 ha (1.40 acres)
Current Zoning	C9: Outdoor Recreation	AR1: Rural Residential
Proposed Zoning	AR1: Rural Residential	C9: Outdoor Recreation

Surrounding Land Use Table

North	Giscome Road; Residential
South	Vacant Land
East	Rural Residential; Vacant Land
West	Bittner Creek; Rural Residential; Blackburn Road

Relevant Applications

Rezoning Application No. RZ100582 (Bylaw No. 8933, 2018): On April 16, 2018, Council adopted Bylaw No. 8933, 2018, to rezone 0.25 ha of 6303 Giscome Road from AR1: Rural Residential to C9: Outdoor Recreation to facilitate a lot line adjustment (SD100563) with the adjacent golf course located at 6011 Giscome Road.

Subdivision Application No. SD100563: On January 11, 2019, the lot line adjustment between 6011 and 6303 Giscome Road was approved by the City's Approving Officer.

Subdivision Application No. SD100704: The applicant has applied to subdivide the subject property to facilitate a lot line adjustment between 6011 and 6303 Giscome Road. Approval of this application by the Approving Officer is based on the successful adoption of Bylaw No. 9284 by Council.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The existing Alder Hills Golf Course at 6011 Giscome Road is designated as Commercial Recreation in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Commercial Recreation designation is intended to accommodate large outdoor recreational uses that may include both public and private uses.

The existing rural residence at 6303 Giscome Road is designated as Rural B in Schedule B-6: Future Land Use of the OCP. The Rural B designation is intended to facilitate moderate intensity rural residential uses and function as a transition between rural resource lands and urban areas. OCP Policy encourages low-intensity recreational and parks uses within rural designations (Policy 8.3.112). These recreational uses may include seasonal camp and recreation sites, golf courses, and nature parks.

Administration supports this application, as the proposed rezoning and lot line adjustment is consistent with the Commercial Recreation and Rural B designations of the OCP.

Growth Management

The existing Alder Hills Golf Course at 6011 Giscome Road is designated as Rural Resource and Rural Areas in Schedule B-4: Growth Management of the OCP. The Rural Resource designation provides a transition

between rural resource and urban areas intended for moderate intensity rural residential use. The existing rural residence at 6303 Giscome Road is designated as Rural Areas in Schedule B-4: Growth Management of the OCP. The Rural Areas designation is intended to function as a transition between rural resource lands and urban areas, recognizing existing rural areas and activities (OCP Policy 8.1.17).

The proposed land use is consistent with the Growth Management objectives of the OCP. Administration supports this application, as the proposed rezoning and lot line adjustment is consistent with the Rural Resource and Rural Area Growth Management designations.

Zoning Bylaw

The Alder Hills Golf Course located at 6011 Giscome Road is currently zoned C9: Outdoor Recreation and the existing residence at 6303 Giscome Road is currently zoned AR1: Rural Residential. The C9: Outdoor Recreation zone is intended for outdoor recreation uses, such as a golf course. The AR1: Rural Residential is intended to foster agriculture and a rural lifestyle on properties of at least 4.0 ha, and provide for complementary residential uses that are compatible with the rural character of the area.

The applicant is proposing a lot line adjustment between the two subject properties in order to swap a 0.56 ha and 0.57 ha portion of the land. Therefore, the applicant has applied to rezone a 0.56 ha (1.38 acres) portion of 6011 Giscome Road from C9: Outdoor Recreation to AR1: Rural Residential; and a 0.57 ha (1.40 acres) portion of 6303 Giscome Road from AR1: Rural Residential to C9: Outdoor Recreation.

The proposed rezoning will facilitate a lot line adjustment by means of a subdivision application, as shown on Appendix "A" to Bylaw No. 9284, 2021. The proposed rezoning and subdivision meets the intent and subdivision regulations of the AR1 and C9 zones.

Administration does not anticipate any negative land use impacts to occur as a result of the proposed rezoning. As the application is consistent with the policy direction of the OCP and existing surrounding land uses, Administration supports this application.

OTHER CONSIDERATIONS:

Referrals

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

Council Procedures and Statutory Notification

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 notice to adjacent property owners and tenants whose interests may be affected by these applications.

Members of the public may provide comment by written submission, telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. Additional information on methods to provide comments to Council can be found on the City's website.

ALTERNATIVES:

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

Administration recommends that Bylaw No. 9284, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone a 0.56 ha (1.38 acres) portion of 6011 Giscome Road from C9: Outdoor Recreation to AR1: Rural Residential and a 0.57 ha (1.40 acres) portion of 6303 Giscome Road from AR1: Rural Residential to C9: Outdoor Recreation to facilitate a lot line adjustment, as shown on Appendix "A" to Bylaw No. 9284. Administration is supportive of this application for the reasons outlines in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: **Kali Holahan, Planner II**

APPROVED:

Walter Babicz, City Manager
Meeting Date: 2022/02/28