

STAFF REPORT TO COUNCIL

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DATE: June 22, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Official Community Plan Amendment Application No. CP100174 (Bylaw No. 9202) and Rezoning Amendment Application No. RZ100703 (Bylaw No. 9203)

APPLICANT: Leif Norrgard for Boo Jinx Enterprises Ltd., Inc. No. BC1285869

LOCATION: 9048 Sintich Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9202
Appendix "A" to Bylaw No. 9203
Exhibit "A" to Application No. CP100174

RECOMMENDATION(S):

THAT Council:

1. GIVES First Reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9202, 2021."
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9202, 2021", in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9202, 2021", in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues.
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9202, 2021", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES Second Reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9202, 2021".
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Two Citywide Newspaper advertisements requesting written comment; and
 - b. Request for written comment from properties identified on Exhibit "A" to CP100174.
7. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9203, 2021".

8. PERMITS that consideration of Final Reading of proposed Bylaw No. 9203, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a Servicing Brief.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Acting Director of Planning and Development Services.

PURPOSE:

The applicant has applied to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate the development of a machine, fabrication and equipment maintenance shop at 9048 Sintich Road (subject property). The applicant has proposed to amend the OCP from Light Industrial and Rural Resource to Light Industrial, as shown on Appendix 'A' to Bylaw No. 9202. The applicant has also applied to rezone the subject property from M2: General Industrial and AF: Agriculture & Forestry to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9203.

Site Characteristics

Location	9048 Sintich Road
Legal Description	Lot 1, District Lot 751, Cariboo District, Plan 14660, Except Plan 22376
Current Use	Outdoor Storage
Site Area	4.0 ha (9.9 acre)
Growth Management Class	Infill and Rural Resource
Servicing	Water Services Available

Schedule B-6: Future Land Use – Official Community Plan (see Appendix "A" to Bylaw No. 9202)

Current Designation	Light Industrial (1.5 ha) and Rural Resource (2.5 ha)
Proposed Designation	Light Industrial

Zoning (see Appendix "A" to Bylaw No. 9203)

Current Zoning	M2: General Industrial (1.5 ha) ; AF: Agriculture & Forestry (2.5 ha)
Proposed Zoning	M2: General Industrial

Surrounding Land Use Table

North	Transmission lines; vacant lands
South	Sintich Road; M5 developed lands
East	Sintich Road; AF vacant lands
West	Sintich Road; M2 and M5 developed lands

POLICY / REGULATORY ANALYSIS:

Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (Intent, Application, and Interpretation): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the Official Community Plan must be consistent. An Official Community Plan, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

Official Community Plan

Future Land Use

The subject property is currently designated as Light Industrial and Rural Resource in Schedule B-6: Future Land Use of the Official Community Plan. The Light Industrial designation has intent to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines and may include, but is not limited to: manufacturing, processing, household repair, minor truck or rail terminal, warehousing, storage and distribution, and similar uses. The Rural Resource designation includes areas used for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy. In order to facilitate the proposed light industrial use (machine, fabrication and equipment maintenance shop) the applicant would like to amend the designation to Light Industrial. This designation encourages intensification of existing light industrial lands (Policy 8.3.92).

The subject property is currently being utilized for outdoor storage. Administration notes that approximately 1.5 ha of the subject property is currently designated as Light Industrial. The applicant is proposing to expand this designation over the subject property. The proposed OCP amendment will align the Future Land Use designation of the OCP to suite the existing land use and subject property boundaries.

The proposed OCP amendment is consistent with the current use of the subject property and surrounding land uses. As such, Administration supports the proposed amendment to Schedule B-6: Future Land Use of the OCP.

Growth Management

The subject property is designated as Infill and Rural Resource in Schedule B-4: Growth Management of the Official Community Plan. The Infill designation encourages infill and redevelopment of existing vacant and underused sites. The Rural Resource designation advocates for agriculture, forestry, and resource extraction activities.

The proposed OCP amendment will allow the vacant and underused site to be redeveloped. Administration supports this application, as it is consistent with the Future Land Use and Growth Management OCP policy direction.

Zoning Bylaw

The subject property is split zoned as M2: General Industrial (1.5 ha) and AF: Agriculture & Forestry (2.5 ha). The M2 zone is intended to provide for a mix of business and light industrial uses. The AF zone is intended to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The applicant has applied to rezone the subject property to M2 in order to permit a light industrial use (machine, fabrication and equipment maintenance shop).

The subject property is bound by Sintich Road, M2: General Industrial lands (wrecking yard), and U1: Minor Utilities (transmission lines). Approximately 1.5 ha of the subject property is currently zoned M2: General Industrial. This application will facilitate expansion of the M2 zone across the subject property. Furthermore, the entire subject property has been cleared and developed for industrial use since at least 1993, based on aerial imagery. The subject property is currently being utilized for outdoor storage. The proposed rezoning will bring the subject property into compliance with the Zoning Bylaw by rezoning the entire property M2: General Industrial to match the subject property boundaries, as shown on Appendix "A" to Bylaw No. 9203.

Administration supports this application, as it is consistent with surrounding land use and the OCP's Future Land Use policy direction.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia that addresses technical issues related to water supply, sanitary sewer collection, and storm drainage system designs is required.

Administration recommends that Final Reading of Bylaw No. 9203, 2021, be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Council Procedures during COVID-19 Pandemic

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. The City of Prince George follows the guidelines of the Provincial Health Officer as measures have been put in place to ensure the safety of members of the public attending the Public Hearing to provide comments. Additional information on methods to provide comments to Council can be found on the [City's website](#).

Sequence of Adoption for the Official Community Plan

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
 - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
 - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
 - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
 - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
 - e) Second Reading;
 - f) Public notice of the Public Hearing; and
 - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

Statutory Consultation

The Department recommends that Council approve the consultation method outlined in the recommendation section of this Staff Report to Council to provide:

- Two Citywide Newspaper advertisements requesting written comment; and
- Request for written comment from properties identified on Exhibit “A” to CP100174.

This consultation would occur after First and Second Reading to Bylaw No. 9202 and prior to the Public Hearing.

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. 9202, 2021, and Bylaw No. 9203, 2021, be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to amend the OCP and rezone the subject property to facilitate the development of a machine, fabrication and equipment maintenance shop. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

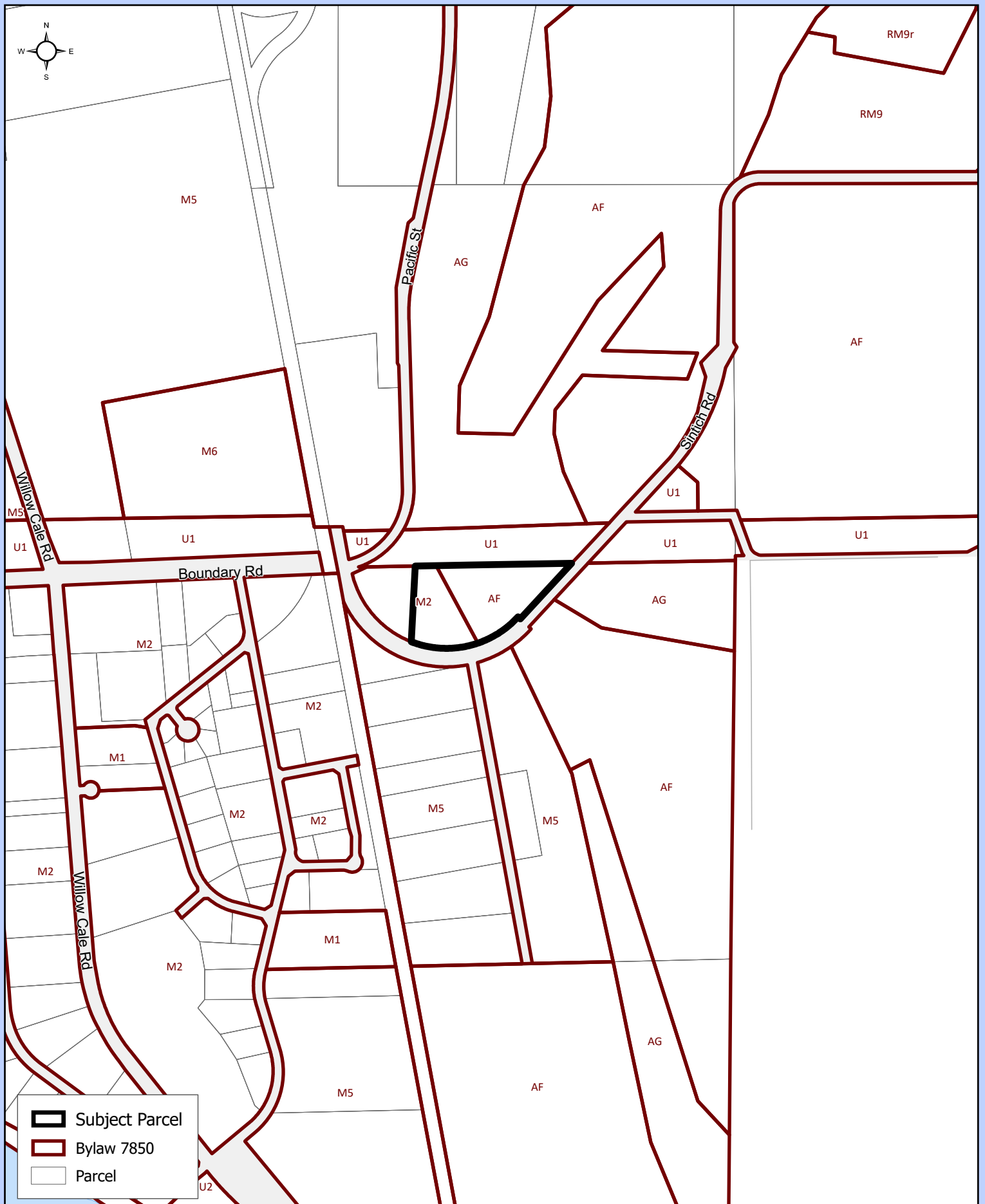
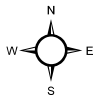
Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/07/12



- Subject Parcel
- Bylaw 7850
- Parcel

0 50 100 150 Meters

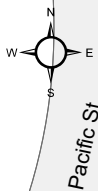
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Projection: Transverse Mercator
Datum: North American 1983

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Location and Zoning Map



CITY OF PRINCE GEORGE







A

Sintich Rd

2

Northern Cre

-  Subject Parcel
-  Amend Schedule B-6 Future Land Use by re-designating from Rural Resource to Light Industrial.
-  Remain Light Industrial
-  Parcel

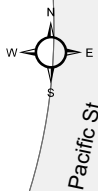
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Projection: Transverse Mercator
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Appendix "A" to Bylaw No. 9202

Lot 1, DL 751, CD, Plan 14660, Except Plan 22376







A

Sintich Rd

2

Northern Crt

-  Subject Parcel
-  Rezone from AF: Agriculture & Forestry to M2: General Industrial
-  Remain M2: General Industrial
-  Parcel

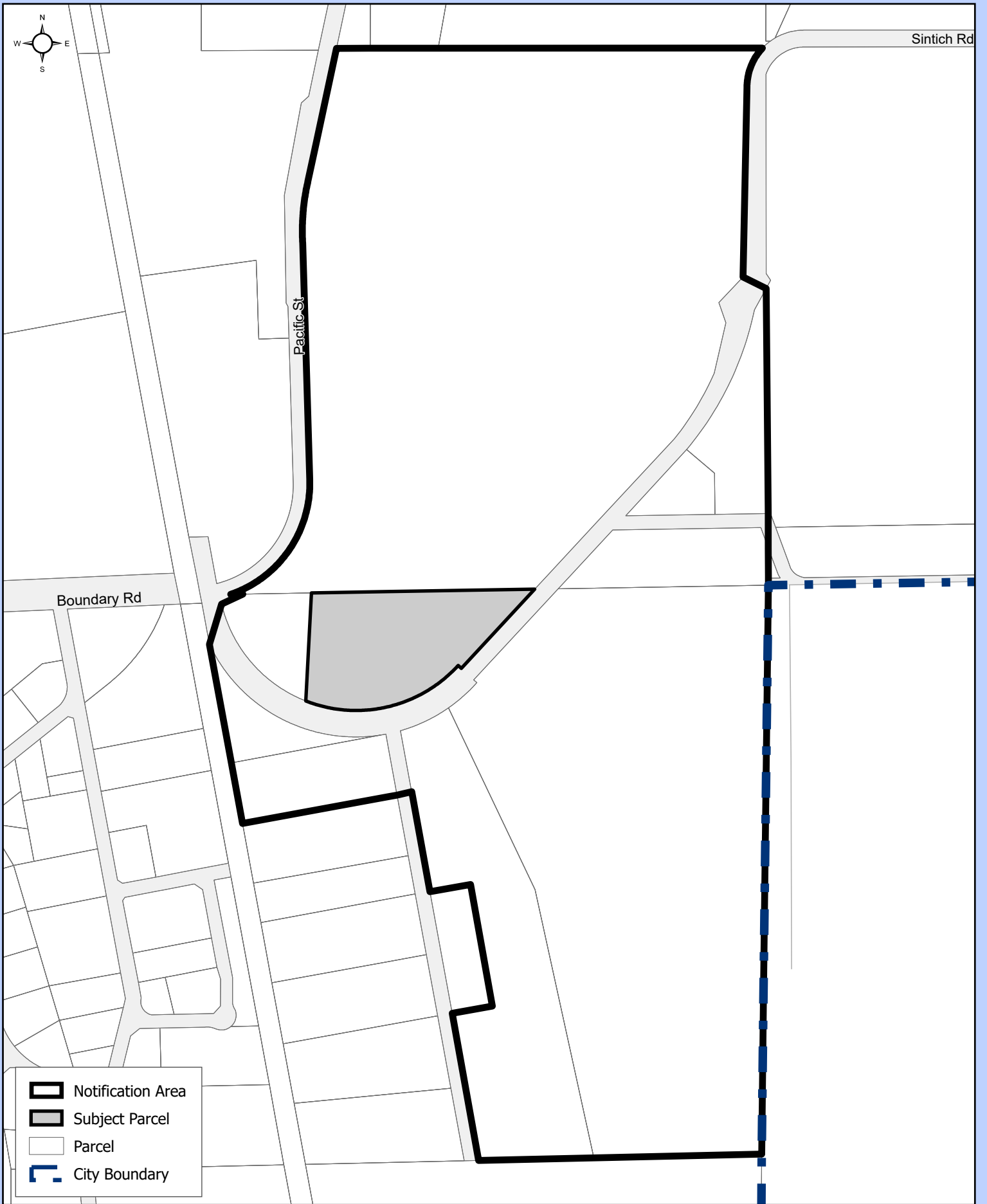
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Projection: Transverse Mercator
Datum: North American 1983

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Appendix "A" to Bylaw No. 9203

Lot 1, DL 751, CD, Plan 14660, Except Plan 22376





- Notification Area
- Subject Parcel
- Parcel
- City Boundary

0 50 100 150 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

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Exhibit "A" to CP100174

Lot 1, DL 751, CD, Plan 14660, Except Plan 22376

