

# STAFF REPORT TO COUNCIL

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**DATE:** July 10, 2019

**TO:** **MAYOR AND COUNCIL**

**NAME AND TITLE:** Ian Wells, General Manager of Planning and Development

**SUBJECT:** Rezoning Amendment Application No. RZ100625 (Bylaw No. 9035).

Applicant: 1166971 B.C. Ltd., Inc. No. BC1166971  
Location: 1360 Foley Crescent

**ATTACHMENT(S):**

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 9035

## RECOMMENDATION(S):

THAT Council:

GIVE First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9035, 2019".

## PURPOSE:

The applicant is moving their business (NC Ron's Towing) from 1<sup>st</sup> Avenue to 1360 Foley Crescent (subject property). The subject property is zoned as M5: Heavy Industrial, which permits various heavy industrial uses (i.e. "concrete & asphalt plant", "wrecking yard" and "vehicle sale, major"). However, as part of their towing business the applicant would need to store vehicles on-site ("fleet service"), and would sell unclaimed vehicle(s) ("vehicle sale, minor").

Currently, "fleet service" and "vehicle sale, minor" are not permitted uses in the M5 zone. Therefore, the applicant has applied to rezone the subject property from M5: Heavy Industrial to M2: General Industrial. This zone would allow NC Ron's Towing to conduct their "fleet service" and "vehicle sale, minor" uses at 1360 Foley Crescent.

## Site Characteristics

Location	1360 Foley Crescent
Legal Description	Lot 1, District Lot 1511, Cariboo District, Plan EPP8945
Current Use	M5: Heavy Industrial
Site Area	0.4 ha
OCP Designation	Medium Industrial
Growth Management Class	Infill
Servicing	City Service available (water)

## Zoning (see Appendix "A" to Bylaw No. 9035)

Current Zoning	M5: Heavy Industrial
Proposed Zoning	M2: General Industrial

#### Surrounding Land Use Table

North	Kelliher Road, River Road, Kiwanis Park and vacant industrial lot
South	Foley Crescent and industrial uses
East	Industrial uses
West	Industrial uses

#### **POLICY/REGULATORY ANALYSIS:**

##### **Official Community Plan**

###### Future Land Use

The subject property is designated as “Medium Industrial” on Schedule B-6: Future Land Use of the Official Community Plan Bylaw No. 8383, 2011 (OCP). This designation has an intent to accommodate medium to heavy industrial uses which have low to moderate noise and air emissions based on Provincial Offsetting Guidelines.

The proposed application is complementary to the OCP “Medium Industrial” designation. The proposed M2 zone permits similar uses that are already occurring within the M5 zone (e.g. “wrecking yard”, “contractor service”, “railway”, and “recycling center”). Further to this, the proposed M2 zone has uses that would be considered low to moderate noise and air emissions. As this application is consistent with the OCP designation, Administration is supportive of this application.

###### Growth Management

The subject property is designated as infill in Schedule B-4: Growth Management of the Official Community Plan. This designation has intent to encourage redevelopment and infill projects, and to direct growth in ways that support community goals (i.e. maximize City infrastructure).

As this application will create redevelopment and infill opportunities of a vacant lot, Administration is supportive of this application.

##### **Zoning Bylaw**

The subject property is currently zoned as M5: Heavy Industrial which has an intent to provide for heavy industries and other uses that may have an impact beyond site boundaries. The property owner would like to rezone the subject property to M2: General Industrial. The purpose of this zone is “to provide for a mix of business and light industrial uses”.

The proposed rezoning will facilitate the relocation of NC Ron’s Towing from 1<sup>st</sup> Avenue to Foley Crescent. This business would include a building for business administration, a yard for the storage of tow truck(s) (“fleet service”), and an impound yard for vehicles towed to that business. Further to this, NC Ron’s Towing may need to sell vehicles that are not collected by the owner (“vehicle sale, major or minor”).

Administration feels this use is appropriate along Foley Crescent, given that other uses with ancillary fleet storage are already permitted and existing in this area. Currently, Foley Crescent is a mix of “consulting, scientific and technical”, “contractor service”, “industry heavy”, and “industrial light”, which has ancillary fleet stored on-site (e.g. company vehicles or equipment).

Any significant impacts of noise, access and egress will not occur as a result of this property being rezoned to M2. The subject property may be accessed from Foley Crescent, and is fully screened from surrounding properties (i.e. fence with privacy strips). Further to this, this application will “down zone” the subject property, thereby eliminating the possibility to conduct more intensive industrial activities, such as “concrete & asphalt plant”, and “heavy, industry” on-site.

Due to the rationale identified above, Administration is supportive of this application.

**STRATEGIC PRIORITIES:**

This application will enhance local conditions that support existing businesses, and prioritize infill development.

**OTHER CONSIDERATIONS:****Referrals**

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

**Ministry of Transportation and Infrastructure**

As identified under Section 52 of the *Transportation Act*, any properties that are within 800 m of a controlled access highway triggers bylaw approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of a controlled access highway (i.e. Highway 97 North), which requires the Ministry's approval prior to Final Reading.

**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. 9035, 2019 be approved.

**SUMMARY AND CONCLUSION:**

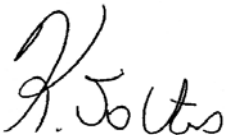
The applicant proposes to rezone the subject property from M5: Heavy Industrial to M2: General Industrial. Administration is supportive of this application due to the rationale identified above.

**RESPECTFULLY SUBMITTED:**

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Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Mandy Stanker, Supervisor of Current Planning

**APPROVED:**

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Kathleen Soltis, City Manager  
Meeting date: July 29, 2019