

STAFF REPORT TO COUNCIL

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DATE: March 21, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: 2022_CP100182_RZ100718_Report_to_Council.docx

APPLICANT: Narenderpal Johal and Baljinder Johal

LOCATION: 8191 Bunce Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9252
Appendix "A" to Bylaw No. 9253
Exhibit "A" to Application No. CP100182

RECOMMENDATION(S):

THAT Council:

1. GIVES First Reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9252, 2021."
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9252, 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. 9252, 2021", in conjunction with the current Regional District 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. 9252, 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. 9252, 2021".
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Request for written comment from properties identified on Exhibit "A" to CP100182.
7. EXPANDS, the notification distance from 30 metres to the area as shown on Exhibit "A" to CP100182, as required in "City of Prince George Development Procedures Bylaw No. 7635, 2005",

for the mailing of notice of the public hearing for "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9252, 2021" and "City of Prince George Zoning Bylaw No. 7580, 2007, Amendment Bylaw No. 9253, 2021".

8. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9253, 2021".

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

PURPOSE:

The applicant is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate a 2-lot subdivision behind the existing house at 8191 Bunce Road (subject property). In order to facilitate the proposed subdivision, the applicant has applied to amend the OCP designation from Rural B to Neighbourhood Residential, as shown on Appendix "A" to Bylaw No. 9252; and to rezone the subject property from AR3m: Rural Residential to RS1: Suburban Residential, as shown on Appendix "A" to Bylaw No. 9253.

Site Characteristics

Location	8191 Bunce Road
Legal Description	Lot 1, District Lot 1592, Cariboo District, Plan 10148
Current Use	Residential
Site Area	0.33 ha (0.83 acres)
Growth Management Class	Rural Areas
Servicing	City Services Available

Official Community Plan (see Appendix "A" to Bylaw No. 9252)

Existing	Rural B
Proposed	Neighbourhood Residential

Zoning (see Appendix "A" to Bylaw No. 9253)

Current Zoning	AR3m: Rural Residential
Proposed Zoning	RS1: Suburban Residential

Surrounding Land Use Table

North	Rural Residential
South	Leland Road
East	Bunce Road and Residential
West	Commercial Recreation and Highway 16

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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 designated as Rural B in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation is intended to transition between rural resource lands and urban areas, providing for rural residential and more active small scale agriculture. The Rural B designation allows for moderate intensity rural residential use with a minimum lot size of 2.0 ha (OCP Policy 8.3.110).

In order to facilitate the proposed 2-lot subdivision, the applicant has applied to amend the OCP from Rural B to Neighbourhood Residential. The Neighbourhood Residential designation encourages a similar scale of housing typical to existing neighbourhoods, having a density of less than 22 units per hectare, and limiting the size of new buildings (OCP Policy 8.3.58 and 8.3.59).

The surrounding neighbourhood is predominantly low density residential. The proposed 2-lot subdivision is consistent with the size and scale of the surrounding area and reflects a scale of development supported by the Neighbourhood Residential designation. Administration supports re-designating the subject property to Neighbourhood Residential as the proposed development aligns with the policy direction of the OCP for low-density residential uses.

Growth Management

The subject property is designated as Rural in Schedule B-4: Growth Management of the OCP. This designation functions between rural resource lands and urban areas, providing for rural residential and small scale agriculture and affirms existing rural areas and activities (Policy 8.1.17). The Rural designation recommends that City services such as water and sanitary not be extended to rural areas (Policy 8.1.18).

The surrounding neighbourhood is designated as Infill, and has City water and sanitary sewers services available along Bunce and Leland Roads. An extension or upgrade of City services is not required to facilitate the proposed 2-lot subdivision. Infill and redevelopment of existing vacant and underused sites can be expected with existing infrastructure in the area, and OCP policy encouraging infill and densification of existing neighbourhoods. Administration supports the proposed development as it aligns with the policy direction of the OCP for future land use and growth management.

Zoning Bylaw

The subject property is zoned as AR3: Rural Residential, which is intended to foster a suburban lifestyle on lots larger than 0.4 ha while allowing complementary residential uses compatible with the character of the area.

In order to facilitate a proposed 2-lot subdivision, the applicant has applied to rezone the subject property from AR3: Rural Residential to RS1: Suburban Residential. The RS1 zone is intended to foster a suburban lifestyle on

properties larger than 845 m² while allowing complementary residential uses compatible with the character of the area. The AR3 and RS1 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of AR3 and RS1

Regulations	AR3m: Rural Residential	RS1: Suburban Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached • Housing, Manufactured 	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Equestrian Centre • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite
Min. Lot Width	35.0 m	20.0 m
Min. Lot Area	0.4 ha	845.0 m ²
Site Coverage	30%	30%
Max. Height	10.0 m	10.0 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1 above, the AR3m and RS1 zones are virtually identical regarding principal uses and development regulations (i.e., setbacks, height, site coverage). The only significant difference between the zones is the subdivision regulations (minimum lot width and lot area). The surrounding area is a mix of AR3, RS1 and RS2 zones with varying lot sizes. The proposed 2-lot subdivision is consistent with the lot width and area in the surrounding area and the future development will be consistent with surrounding residential uses concerning setbacks, building height and site coverage.

The proposed 2-lot subdivision is not anticipated to generate potential land use impacts or have negative impacts on the surrounding neighbourhood. 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 for comments. There are no outstanding comments or concerns with this application.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9253 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

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.

Administration is recommending that the Notice of Public Hearing and OCP consultation mail out area that is required as per the “City of Prince George Development Procedures Bylaw No. 7635, 2005” is increased from 30 meters to the area shown on Exhibit “A” to CP100182. The increase in the notification area would allow City Administration to gather comments from properties along Bunce Road and Leland Road, as there is a mix of rural residential and suburban residential uses occurring in this area.

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](#).

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 of Proposed OCP Amendments

Administration recommends that Council approve the consultation method outlined in the recommendation section of this Staff Report to Council to request written comment from properties identified on Exhibit “A” to CP100182.

This consultation would occur after First and Second Reading to Bylaw No. 9252 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's. 9252 and 9253 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to amend the OCP from Rural B to Neighbourhood Residential, and rezone the subject property from AR3: Rural Residential to RS1: Suburban Residential. These applications will facilitate a 2-lot subdivision, creating an additional lot behind the existing residence. Administration is supportive of this application as per the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, A/Supervisor of Planning

APPROVED:

Adam Davey, Acting City Manager

Meeting Date: 2022/04/11