

STAFF REPORT TO COUNCIL

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DATE: June 3, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100616

Applicant: L&M Engineering Ltd. for Prince George Global Logistics Park Inc.,
Inc. No. 0743999
Location: 1595 Torpy Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100616
Exhibit "A" to VP100616
L&M Engineering Ltd. Proposed Development Variance Plan

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100616 to vary "City of Prince George Subdivision and Servicing Bylaw No.8618, 2014" for Lot 1 District Lot 748 Cariboo District Plan 11713 Except Parts in Plans EPP6474 and EPP59528 (PID 007-863-420), as follows:
 - a. Vary Table 1 Section 7.3 by waiving the requirement for Portland Cement Concrete Sidewalks along Boundary Road.
 - b. Vary Table 1 Section 7.3 by waiving the requirement for Highway Works.
 - c. Vary Table 1 Section 7.4 by waiving the requirement for Sewage Collection and Disposal system, including service laterals.
 - d. Vary Table 1 Section 7.5 by waiving the requirement for Drainage and Storm Runoff Collection system, including service laterals.
 - e. Vary Table 1 Section 7.6 by waiving the requirement for Waterworks system, including service laterals and fire hydrant collection.
 - f. The Variance only applies to areas identified on Exhibit "A" to VP100616 and for Subdivision Application No. SD100672

PURPOSE:

The applicant has submitted a subdivision application to create three (3) lots for light industrial development. The proposed subdivision has triggered works and services as identified under Table 1 of City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014 (“Development Servicing Bylaw”). The applicant would like to waive all Highway Works and Services on the existing road dedication along the south-eastern portion of the property boundary, and Portland Cement Concrete sidewalks along Boundary Road, as identified on Exhibit “A” to VP100616.

Background

Site Characteristics

Location	1595 Torpy Rd
Current Use	Vacant Land
Site Area	8.2 hectares
Zoning	M2: General Industrial

Official Community Plan

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

Surrounding Land Use Table

North	Vacant Land
South	General Industrial Lots
East	Vacant Land, rural residential lots, Regional District
West	Vacant Land

Relevant Applications

Subdivision Application SD100672: 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 Development Servicing Bylaw is reviewed to determine the level of works and services required. This review has led to the current variance application.

Road Closure Bylaw No. RCL00015: The applicant has applied to close and relocate a portion of the existing road dedication from Boundary Road to the Regional District to align with the future Johnson Road dedication.

-8+POLICY / REGULATORY ANALYSIS:

Subdivision and Development Servicing Bylaw No. 8618, 2014

The 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 Development Servicing Bylaw.

The subject property is designated Urban in Schedule B of the Development 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.

Through this Development Variance Permit application, the applicant requests that the City standard requirement for providing the works listed above be waived within the existing road dedication along the south-eastern property boundary and the requirement for providing Portland Cement Concrete sidewalks for Boundary Road be waived. Administration supports the request for the following reasons:

- The existing road dedication is along the City boundary and an existing, unconstructed road dedication within the Regional District of Fraser-Fort George (RDFFG). The portion of road dedication within the RDFFG is under the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI). The Ministry and the RDFFG have indicated that they do not require the construction of a road in this location.
- The extension and construction of works and services is not warranted and would result in increased maintenance that is not necessary.
- The nature of industrial development does not encourage pedestrian activity. The installation of sidewalks, as shown on Exhibit "A" to VP100616, is not warranted and would result in increased maintenance that is not necessary.

For the reasons outlined above, Administration supports the variance request.

OTHER CONSIDERATIONS:

Referrals

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

Notification to Adjacent Property Owners

As per the requirements set out in the Local Government Act, the City of Prince George will provide a delivery of notice to adjacent property owners whose interests may be affected by this variance.

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. VP100616 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to waive the requirement for Highway Works and Services along the proposed backage road and the requirement for providing Portland Cement Concrete sidewalks along Boundary Road, as shown on Exhibit "A" to VP100616, for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Leah Labarrere, Planner 1

APPROVED:

Walter Babicz, City Manager
Meeting Date: 2022/07/11