

STAFF REPORT TO COUNCIL

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DATE: September 7, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100761 (Bylaw No. 9340)

APPLICANT: L&M Engineering Ltd. on behalf of Prince George Global Logistics Park Inc., Inc. No. 0743999

LOCATION: 1595 Torpy Road and Lot A (Plan 11017) Boundary Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9340
Supporting Documents

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9340, 2022"; and
2. PERMITS the Final Reading for proposed Bylaw No. 9340, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief;
 - b. Receipt of Traffic Impact Study; and
 - c. Registration of a Section 219 Covenant that restricts a "wrecking yard" use as defined under City of Prince George Zoning Bylaw No. 7850, 2007.

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 rezone a portion of 1595 Torpy Road (6.6 ha) and Lot A (Plan 11017) Boundary Road (82.8 ha), hereafter referred to as the subject area (89.4 ha), to accommodate the expansion of Boundary Industrial Park, also known as Prince George Global Logistics Park. As such, the applicant has applied to rezone the subject area from AF: Agriculture and Forestry to M2: General Industrial and AG: Greenbelt, as shown on Appendix "A" to Bylaw No. 9340. The remaining 54.1 ha portion of 1595 Torpy Road is not included in the proposed rezoning and will remain as AF: Agriculture and Forestry, AG: Greenbelt and M2: General Industrial.

Site Characteristics

Location	1595 Torpy Road	Lot A (Plan 11017) Boundary Road
Legal Description	Lot 1, District Lot 748, Cariboo District, Plan 11713, Except Plans EPP6474 and EPP59528	Lot A, District Lot 746, Cariboo District, Plan 11017, Except Plan EPP6475
Current Use	Vacant	Vacant
Property Size	60.7 ha (150 acres)	82.8 ha (204.5 acres)
Future Land Use	Light Industrial and Rural Resource	Light Industrial and Rural Resource
Growth Management Class	Phase 1 and Rural Resource	Phase 1 and Rural Resource
Servicing	City Services Available	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9430, 2022)

Location	1595 Torpy Road	Lot A Boundary Road
Subject Area	6.6 ha (16.3 acres)	82.8 ha (204.5 acres)
Current Zoning	AF: Agriculture and Forestry	AF: Agriculture and Forestry
Proposed Zoning	M2: General Industrial	M2: General Industrial and AG: Greenbelt

Surrounding Land Use Table

North	Vacant agricultural land
South	Vacant light industrial lands (Boundary Industrial Park)
East	City Boundary; Rural Residential
West	Vacant agricultural land

Background

Agricultural Land Reserve Application AR1000018: The subject property is located within the Agricultural Land Reserve and subject to the Agricultural Land Commission’s resolutions #322/2008 and #324/2008. In 2008 the Agricultural Land Commission approved the exclusion of 560 ha from the Agricultural Land Reserve to facilitate the creation of the Airport Light Industrial Plan Area. The exclusion is subject to rezoning, subdivision, and servicing for industrial purposes, after which time the exclusion will be complete.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated Light Industrial and Rural Resource in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Light Industrial designation is intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines and include areas adjacent to the airport within the Airport Light Industrial Plan. OCP Policy encourages intensification of all light industrial lands with existing services, adjacent to arterial roads to help facilitate the movement of people and goods (OCP Policy 8.3.92 and 8.3.93). This application will encourage growth and intensification in an area with City services available.

The Rural Resource designation is intended to preserve natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted or prohibited. The Rural Resource designation follows Zogas Creek. This application includes the protection of Zogas Creek and adjacent sensitive areas.

The proposed rezoning is consistent with the Future Land Use designation. Administration supports the proposed rezoning to facilitate industrial development within the subject area.

Growth Management

The subject area is designated as Phase 1 and Rural Resource in Schedule B-4: Growth Management of the OCP. The Phase 1 designation is intended to guide gradual expansion adjacent to existing urban areas based on required servicing (OCP Policy 8.1.13). The infrastructure required to support development in Phase 1 areas should be funded in full by the developer (OCP Policy 8.1.15). The Rural Resource designation follows Zagas Creek and is intended to preserve areas used for agriculture, forestry, and resource extraction activities that are important to the long-term health of the regional economy.

The subject area is adjacent to Boundary Industrial Park and is consistent with the Phase 1 designation. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP

Development Permit

Development of the subject area will trigger an Industrial Form and Character Development Permit. The Industrial Form and Character Development Permit area is intended to foster improved design of industrial buildings, especially where such buildings occur in an urban environment in proximity to commercial uses or visible from major roads and highways; encourage sustainable design, green practices, air quality considerations; and provide an appropriate degree of landscaping for industrial sites with special attention to the streetscape and adjacent non-industrial uses. Through the Development Permit process, the City will review that the proposed development is designed to reflect local identity, align with design guidelines, and enhance the built environment (OCP Policy 8.2.10)

Airport Light Industrial Plan

The subject area is located within the Airport Light Industrial Plan Area. The Airport Light Industrial Plan was approved by Council in October 2008, after extensive consultation with internal City staff, potentially affected government agencies and the surrounding Pineview neighbourhood. The Airport Light Industrial Plan provides policy direction for future Light Industrial land uses and infrastructure planning for land bounded by the Prince George Airport to the east, Highway 16 to the North and Highway 97 to the south and west.

The Airport Light Industrial Plan policy recommends uses align with the principal use and development regulations of the M1: Light Industrial, M2: General Industrial, M3: Business Industrial, and C4: Local Commercial zones; however, salvage/wrecking yards are prohibited within 200 m of Boundary Road (Airport Light Industrial Plan Policy 3.4.5).

To ensure consistency with the Airport Light Industrial Plan and other industrial development along Boundary Road, the applicant has agreed to register a Section 219 Covenant on the legal titles of the subject area to prohibit a "wrecking yard" use. The proposed covenant is reflective of adjacent properties identified within the Airport Light Industrial area.

Zoning Bylaw

The subject area totaling 89.4 ha is currently zoned as AF: Agriculture and Forestry. 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 area from AF to M2: General Industrial and AG: Greenbelt, as shown on Appendix "A" to Bylaw No. 9340. The remaining 54.1 ha portion of 1595 Torpy Road is not included

in the proposed rezoning and will remain zoned AF: Agriculture and Forestry, AG: Greenbelt and M2: General Industrial.

The intent of the proposed M2 zone is to provide for a mix of business and light industrial uses. Approximately 87.5 ha of the subject area is proposed to be zoned M2 to accommodate the expansion of Boundary Industrial Park.

The intent of the proposed AG zone is to preserve sensitive lands including steep slopes, poor drainage, flooding or other hazards by providing for a limited range of uses to maintain lands in a natural state. The applicant provided a Riparian Assessment prepared by DWB Consulting Services Ltd., dated July 3, 2015, and a supplementary Riparian Assessment prepared by DWB Consulting Services Ltd., dated June 29, 2022, attached to this report as supporting documents. Both assessments identified Zogas Creek and surrounding environmentally sensitive areas (1.9 ha) for preservation and are proposed to be zoned AG, as shown on Appendix "A" to Bylaw No. 9340.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP for the intensification of light industrial lands.

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 is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Final Reading of Bylaw No. 9340 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Study

A Traffic Impact Study prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to traffic for the proposed development (e.g., access to and from the subject property and adjacent intersections, trip generation information, and recommendations to reduce the impacts associated with traffic).

Administration recommends that Final Reading of Bylaw No. 9340 be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of Administration.

Section 219 Covenant

As noted above, to ensure consistency with the Airport Light Industrial Plan, the applicant will register a Section 219 Covenant prohibiting "wrecking yards". A covenant of this nature is already registered on the legal title of 1595 Torpy Road (Land Title Office Document No. CA5447137) and is similarly required to be registered to the legal title of Lot A (Plan 11017) Boundary Road.

Administration recommends that Final Reading of Bylaw No. 9340 be withheld until a Section 219 Covenant which prohibits wrecking yards within 200 m of Boundary Road is submitted to Administration's satisfaction and is registered on the legal title of Lot A, District Lot 746, Cariboo District, Plan 11017, Except Plan EPP6475.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9340 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the *Local Government Act*, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011."

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", in advance of First and Second Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. 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 public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

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. 9340, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject area from AF to M2 and AG, to accommodate the expansion of Boundary Industrial Park. The proposed development is consistent with the policy direction provided in the OCP and will offer intensification of the light industrial uses to the south. Administration is supportive of this application for the reasons outlines in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/10/03