

STAFF REPORT TO COUNCIL

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DATE: May 8, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100638

Applicant: Noranda Holdings Inc., Inc. No. BC1274356
Location: 2322 and 2444 Noranda Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100638
Exhibit "A" to VP100638

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100638 to vary Table 1 Section 7.3 of "City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014" for the property legally described as Lot 6 District Lot 4040 Cariboo District Plan 1298, Except Parcel A (51644M) and Except Plan 29483 (014-002-884) as follows:
 - a. By waiving the requirement for Portland Cement Concrete Sidewalks along Noranda Road.
 - b. By waiving the requirement for City Standard Streetlighting along Sloan Road and Noranda Road.

The Variance only applies to areas identified on Exhibit "A" to VP100638 and for Subdivision Application No. SD100688.

PURPOSE:

The applicant is proposing a 2-lot subdivision at 2322 and 2444 Noranda Road (subject property) to facilitate a single-family residential 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 has applied to waive Portland Cement Concrete Sidewalks along Noranda Road West and to waive City Standard Streetlighting along Sloan Road and Noranda Road West as shown on Exhibit "A" to VP100638.

Background

Site Characteristics

Location	2322 and 2444 Noranda Road West
Current Use	Multiple Residential Fourplex
Site Area	0.7 Hectares
Zoning	RM1: Multiple Residential & RS1: Suburban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Single-Family Residential
South	Noranda Road, Vacant Land
East	Sloan Road, Undeveloped Lot and Single-Family Residential
West	Highway 97

Relevant Applications

Subdivision Application SD100688: The applicant has applied to subdivide the subject property to create 1 new lot for residential development. Through the subdivision application, Table 1 of the Development Servicing Bylaw is reviewed to determine the level of work and services required. This review has led to the current variance application.

POLICY / REGULATORY ANALYSIS:

Subdivision and Development Servicing Bylaw No. 8618, 2014

The Subdivision and Development Servicing Bylaw (Development Servicing Bylaw) regulates the works and services required for subdivision and development of land. The Development Servicing 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 is required to provide the following works and services identified in Table 1: Works and Services Required and Proposed Variances.

Table 1: Works and Services Required and Proposed Variances

Section	Services Required	Sloan Road	Noranda Road
7.3	HIGHWAY		
	Asphalt pavement surface	No Variance	No Variance
	Street Information and signage	No Variance	No Variance
	Portland Cement Concrete curb and gutter	N/A	N/A
	City standard street lighting	Variance	Variance
	Boulevard Landscaping	No Variance	No Variance
	Portland Cement Concrete Sidewalks	N/A	Variance

As indicated on Table 1 above, the variances proposed for this application are for Portland Cement Sidewalks for Noranda Road and City standard streetlighting along Sloan Road and Noranda Road, as shown on Exhibit "A" to VP100638. Administration supports the proposed variances for the following reasons outlined below.

Portland Cement Sidewalks

Noranda Road, and the surrounding area, is serviced with open channel drainage, not curb and gutter. For sidewalks to be installed to standards prescribed by the Subdivision and Development Servicing Bylaw, curb and gutter and underground storm runoff collection system is required. As curb and gutter and a storm runoff collection system are not available in this area, Administration supports waiving the requirement for sidewalks at this location.

City standard streetlighting

There is no existing streetlighting in the area, aside from the lighting along Highway 97, which is maintained by the Ministry of Transportation. Installing new streetlighting along Noranda Road and Sloan Road would create isolated infrastructure. Administration supports waiving the requirement for streetlights along the subject area frontage.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

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 and granting of the permit 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.

Referrals

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

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. VP100638 be approved.

SUMMARY AND CONCLUSION:

The applicant has requested to waive the requirement for Portland Cement Concrete sidewalks along Noranda Road and City standard streetlighting along Sloan Road and Noranda Road as shown on Exhibit "A" to VP100638. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Léah Labarrere, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/05/08