

STAFF REPORT TO COUNCIL

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DATE: March 15, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100637

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

LOCATION: 1595 Torpy Road & 0 Boundary Road

ATTACHMENT(S): Location and Zoning Map
Development Variance Permit No. VP100637
Exhibit "A" to VP100637

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100637 to vary Table 1 of "City of Prince George Subdivision and Servicing Bylaw No. 8618, 2014" for the properties legally described as Lot 1, District Lot 748, Cariboo District Plan 11713, Except Parts in Plans EPP6474 and EPP59528 (PID 007-863-420), and Lot A, District Lot 746, Cariboo District, Plan 11017, Except Plan EPP6475 (PID 012-583-049) 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.

This variance only applies to Variance Areas 1 and 2 identified on Exhibit "A" to VP100637.

PURPOSE:

The applicant is proposing to develop a 4-lot subdivision at 1595 Torpy Road & 0 Boundary Road (subject property) to facilitate a 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 has applied to waive all Highway Works and Services on the Future Road Dedication, Variance Area 1 as shown on Exhibit "A" to VP100637, and Portland Cement Concrete sidewalks along Boundary Road, Variance Area 2 as shown on Exhibit "A" to VP100637.

Background

Site Characteristics

Location	1595 Torpy Rd & 0 Boundary Rd
Current Use	Vacant Land
Site Area	11.37 hectares
Zoning	M2: General Industrial, AG: Greenbelt, and AF: Agriculture & Forestry

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 SD100778: The applicant has applied to subdivide the subject property into a 4-lot industrial development. Through the subdivision application, Table 1 of the Development Servicing Bylaw is reviewed to determine the level of work and services triggered. This review has led to the current variance application.

Subdivision Application SD100672: The applicant has previously applied to subdivide 1595 Torpy Road to create 3-lots for industrial development. Through the upcoming registration of this subdivision, road dedication will be created, as identified on Exhibit "A" to VP100637.

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. 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 requires works and services identified in Table 1 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.

The applicant requests that the City standard requirement for works and services listed above be waived in the road dedication, described as Variance Area 1 on Exhibit "A" to VP100637. This variance application also includes waiving the requirement for Portland cement concrete sidewalks along Boundary Road, described as Variance Area 2 on Exhibit "A" to VP100637. Administration supports this application to waive certain works and services based on the following rationale.

The road dedication, described as Variance Area 1 on Exhibit “A” to VP100637, is an unconstructed road. This road is partially located within the Regional District of Fraser-Fort George (RDFFG) and is under the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI). The RDFFG and MOTI have indicated that they do not require the construction of a road at this location. Without the requirement of a road to be constructed, the works and services identified above would not be necessary.

As mentioned previously, the applicant has applied to waive the requirement for the construction of Portland cement concrete sidewalks along Boundary Road, described as Variance Area 2 on Exhibit “A” to VP100637. This variance is consistent with other variances approved along the Boundary Road corridor.

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 and external agencies 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. VP100637 be approved.

SUMMARY AND CONCLUSION:

The applicant has requested to waive the requirement for Highway Works and Services along the road dedication, and the requirement for providing Portland Cement Concrete sidewalks along Boundary Road, as shown on Exhibit “A” to VP100637. Administration supports this application 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: 2023/04/12