

STAFF REPORT TO COUNCIL

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DATE: July 13, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100647
 Applicant: L&M Engineering Ltd. for 1127415 BC LTD., Inc. No. BC1127415
 Location: 9048 Sintich Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100647
 Exhibit "A" to VP100647

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100647 to vary "City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014" for the property legally described Lot 1, District Lot 751, Cariboo District, Plan 14660, Except Plan 22376 (012-138-401) as follows:
 - a. Vary Table 1 Section 7.4 by varying the requirement for City sewage collection and disposal system including service laterals to Proposed Lot 2 to allow for an on-site private sewage disposal system, as shown on Exhibit "A" to VP100647.

PURPOSE:

The applicant is proposing a 2-lot subdivision at 9048 Sintich Road (subject property) to facilitate an 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 vary the sewage collection standard from municipal infrastructure to an onsite system for Proposed Lot 2 as shown on Exhibit "A" to VP100647.

Background

Site Characteristics

Location	9048 Sintich Rd
Current Use	Industrial
Site Area	4.0 ha
Zoning	M2: General Industrial and M6: Heavy Industrial

Official Community Plan

Future Land Use	Business District, Medium Industrial and Light Industrial
Growth Management	Infill and Rural Resource

Surrounding Land Use Table

North	Undeveloped
South	Sintich Road, Industrial
East	Sintich Road, Undeveloped
West	Industrial

Relevant Applications

Subdivision Application SD100732: The applicant has applied to subdivide the subject property to create 1 new lot for industrial 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 to vary the standard for sewage collection and disposal.

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 identified in Table 1 and Schedule B.

The subject property is designated “Semi-urban” in Schedule B of the Development Servicing Bylaw and is required to have a City sewage collection and disposal system including service laterals to the subject property. The proposed subdivision will create 2 lots. Proposed Lot 1 will be serviced through a connection to City sanitary sewage infrastructure and Proposed Lot 2 will be serviced with an on-site sewage disposal system. To facilitate the proposed servicing, the applicant has applied to vary the requirement for connection to municipal sewage infrastructure to an on-site private sewage disposal system for Proposed Lot 2, as shown on Exhibit “A” to VP100647. Administration supports the proposed variance for the following reasons outlined below:

- Proposed Lot 2 is intended for a future warehouse building, fabrication shop, and office. These uses can be serviced with an on-site sewage disposal system.
- The lands east of the subject property are within the Rural servicing designation area, which requires onsite sewage disposal systems. This also indicates that the proposed servicing standard for an onsite sewage system is consistent with the neighboring properties. Therefore, the requirement to extend the sanitary main is not needed east of Proposed Lot 2.
- The properties south of the subject property are within the Semi-Urban land designation and are zoned M5: Heavy Industrial. As per the Development Servicing Bylaw, the M5 zone is exempt from requiring connection to municipal sewage infrastructure and therefore the requirement to extend the sanitary main is not needed south of Proposed Lot 2

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. VP100647 be approved.

SUMMARY AND CONCLUSION:

The applicant has requested to vary the requirement for City sewage collection and disposal system including service laterals to Proposed Lot 2. The applicant would like to provide an on-site private sewage disposal system, as shown on Exhibit "A" to VP100647. 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 2

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/08/28