

# STAFF REPORT TO COUNCIL

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**DATE:** August 2, 2023

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Zoning Bylaw Amendment Application No. RZ100792 (Bylaw No. 9417, 2023)

**APPLICANT:** L&M Engineering Ltd. for Giulu Investments Ltd., Inc. No. BC0660654

**LOCATION:** 9800 Sintich Road

**ATTACHMENT(S):** Location and Zoning Map  
Exhibit "A" to RZ100792

## RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9417, 2023".

## PURPOSE:

The applicant has applied to rezone the subject property located at 9800 Sintich Road to allow recreational vehicle storage in conjunction with a Manufactured Home Park. To allow recreational vehicle storage, the applicant has proposed a site-specific text amendment allowing the storage of recreational vehicles as an accessory use within the RM9 zone on the subject property only, as detailed in Exhibit "A" to RZ100792. This application is intended to provide recreational vehicle storage for the residents of the proposed Aspenwood Community.

As the Zoning Bylaw does not currently define "Vehicle, Recreational", Administration is proposing to remove the existing definition of "Vehicle, Camper" and replace it with "Vehicle, Recreational" to more accurately reflect the types of recreational vehicles residents use and store throughout the year, as detailed in Exhibit "A" to RZ100792. The proposed definition will clarify the intent of recreational vehicles and is consistent with other municipalities' interpretations of these uses.

## BACKGROUND:

The RM9 zone was established in 2018 to regulate future development of manufactured home parks throughout the City and replace the City's "Manufactured Home Park Bylaw No. 6091, 1993". The RM9 zone provides land use regulations that did not exist under the Manufactured Home Park Bylaw, notably Section 10.17.8 4. that prohibits the occupancy and storage of recreational vehicles. The purpose of introducing this regulation was to prohibit the unlawful occupancy of recreational vehicles such as campers and motorhomes in areas that do not permit campground uses and to ensure the form and character of newly established or expanded manufactured home parks meet standards established within the Multiple Residential Form and Character Development Permit Guidelines.

### Site Characteristics

Location	9800 Sintich Road
Legal Description	The North East ¼ of District Lot 750, Cariboo District, Except Plans 15470, 16630, 18608, 18991, 20076, 23849, PGP36675, PGP42228, and EPP73945
Current Use	Manufactured Home Park (Aspenwood Community)
Site Area	14.6 ha (36.0 acres)
Future Land Use	Rural Resource
Growth Management Class	Rural Resource
Servicing	City water is available; on-site sanitary services

### Zoning

Current Zoning	RM9: Manufactured Home Park
Proposed Zoning	RM9: Manufactured Home Park with site-specific amendment

### Surrounding Land Use Table

North	RM9r: Manufactured Home Park (Sintich RV Park)
South	AF: Agriculture and Forestry
East	C6lc: Highway Commercial
West	AF: Agriculture and Forestry

### **STRATEGIC PRIORITIES:**

This application is consistent with Council's strategic priorities, and myPG community goals and priorities by improving clarity within City policy while improving quality of life through amenity space (recreational vehicle storage) on the subject property.

### **POLICY / REGULATORY ANALYSIS:**

#### **Official Community Plan**

##### Future Land Use

The subject property is designated as Rural Resource in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation encompasses areas used for agriculture, forestry, and resource extraction as well as natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted or prohibited.

The subject property is currently a vacant manufactured home park. The applicant is proposing to provide recreational vehicle storage for the residents of the proposed Manufactured Home Park known as Aspenwood Community. This application proposed to add amenity space to the currently permitted Manufactured Home Park which is commonplace within Rural Resource areas.

##### Growth Management

The subject property is designated as Rural Resource in Schedule B-4: Growth Management of the OCP. The Rural Resource designation encompasses natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted. The subject property does not have any environmentally sensitive or natural hazard areas. OCP policy states that the City shall phase and guide growth within this area based on required servicing with preference to locations adjacent to existing residential areas and close to identified neighbourhood centres (Policy 8.1.13).

The subject area is currently vacant and underutilized. This application will support the existing land use of the subject property.

#### Development Permit

Should this application be approved, the proposed development will trigger a Multiple Residential Form and Character Development Permit. At the Development Permit stage, a designated area for the storage of recreational vehicles must be identified. Through the Development Permit process, the City will review the application to ensure that the proposed development is designed to align with design guidelines and enhance the built environment (OCP Policy 8.2.10). The City may consider the following criteria to determine proposed land use suitability: location; lot size; site access; the volume of site usage and traffic; parking; landscaping and screening; development size, massing, and quality of design (OCP Policy 8.3.7).

#### **Zoning Bylaw**

The subject property is zoned as RM9: Manufactured Home Park. The RM9 zone is intended to regulate manufactured home park uses in a rental or bare land strata format. The applicant has applied to rezone the subject property on a site-specific basis to allow the storage of recreational vehicles as an accessory use within the RM9 zone.

The applicant is proposing a site-specific text amendment to the RM9 zone to allow year-round storage of recreational vehicles such as campers, trailers, motorhomes, boats, and all-terrain vehicles in a designated area on the subject property. As the Zoning Bylaw does not currently define "Vehicle, Recreational", Administration is proposing to remove the existing definition of "Vehicle, Camper" and replace it with "Vehicle, Recreational" to more accurately reflect the types of recreational vehicles residents use and store throughout the year, as detailed in Exhibit "A" to RZ100792.

"Vehicle, Recreational" is proposed to be defined as:

*"A vehicle intended as a temporary accommodation for travel or recreational use, such as travel trailers, motor homes, slide-in campers, chassis-mounted campers, and may include boats, all-terrain vehicles, snowmobiles, and towing trailers or decks, but excluding manufactured housing and construction or industrial equipment."*

The proposed definition will further clarify the intent of recreational vehicles and is consistent with other municipalities' interpretations of these uses. The occupancy of recreational vehicles on the subject property will remain prohibited.

Should this application be approved, the definition above will replace the current zoning bylaw definition of "Vehicle, Camper", detailed below:

*"A vehicle or trailer designed, constructed, and equipped, either temporarily or permanently, as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured housing."*

The subject property is located within close proximity of two existing manufactured home parks offering the storage of recreational vehicles, Sintich RV Park (7817 Highway 97 South) zoned RM9r, and Brkich Mobile Home (8880 Castle Road) bordering the City boundary within the Regional District of Fraser-Fort George. This application is intended to offer recreational vehicle storage as an amenity space for residents of Aspenwood Community consistent with surrounding manufactured home parks. As such, the proposed site-specific text

amendment to allow the storage of recreational vehicles as a accessory use within the RM9 zone is not anticipated to negatively impact the surrounding area.

“Vehicle, camper” is referenced in other sections of the Zoning Bylaw; therefore, replacement of “vehicle, camper” with “vehicle, recreational” is needed throughout the Zoning Bylaw. The sections that are affected by this proposed text amendment are noted on Exhibit “A” to RZ100792.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP, surrounding land uses, and is complementary to the existing zoning of the subject property.

#### **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.

##### Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

##### Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, Bylaw No. 9417 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. 9417, 2023 be approved.

**SUMMARY AND CONCLUSION:**

The applicant is proposing a site-specific text amendment to allow the storage of recreational vehicles as a accessory use within the RM9 zone at 9800 Sintich Road. Administration is supportive of this application for the reasons outlined 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: 2023/08/28