

STAFF REPORT TO COUNCIL

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DATE: June 20, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100754 (Bylaw No. 9318)

APPLICANT: McWalter Consulting Ltd. for John Brink and 1189151 B.C. Ltd., Inc. No. BC1189151

LOCATION: 1077 Boundary Road and 8875 Willow Cale Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9318

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9318, 2022."
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9318, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Analysis.

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 has applied to rezone a 0.63 ha portion ("subject area") of 1077 Boundary Road and 8875 Willow Cale Road ("subject properties") from U1: Minor Utility to M5: Heavy Industrial, as shown on Appendix "A" to Bylaw No. 9318. The proposed rezoning will facilitate future development of industrial warehouses on the subject properties.

Site Characteristics

Location	1077 Boundary Road and 8875 Willow Cale Road
Legal Description	Lot 1, District Lot 749, Cariboo District, Plan BCP39874 Lot 2, District Lot 749, Cariboo District, Plan BCP41575
Current Use	Vacant Land
Area for Rezoning	0.63 ha (1.56 acres)
Subject Properties	39.85 ha (1077 Boundary) & 2.17 ha (8875 Willow Cale)
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9318)

Current Zoning	M5: Heavy Industrial and U1: Minor Utilities
Proposed Zoning	M5: Heavy Industrial and U1: Minor Utilities

Surrounding Land Use Table

North	Vacant Heavy Industrial uses
South	Boundary Road; Industrial uses
East	Willow Cale Road; Industry, Special Heavy (chemical transport)
West	Heavy Industrial uses (culvert manufacturing)

Relevant Applications

Development Permit Application No. DP100824: The applicant has submitted an Industrial Form and Character Development Permit for the construction of a 6,206 m² industrial warehouse at 8875 Willow Cale Road. Should this application be approved, the Development Permit can be considered by Administration.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject properties are designated as Utility and Medium Industrial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Utility designation is intended for utility infrastructure required to support development consistent with the growth management objectives and policies of the OCP. The Medium Industrial designation is intended to accommodate a wide range of medium to heavy industrial uses which have low to moderate noise and air emissions based on Provincial Offsetting Guidelines (OCP Policy 8.3.103). The Medium Industrial designation primarily includes lands between First Avenue and River Road, and some areas within the BCR and Danson Industrial Parks that are fully serviced with City water and sanitary sewer (OCP Policy 8.3.102).

The subject properties are located within the BCR Industrial Park and have City services available. The subject properties are also bound by Boundary Road (arterial) and Willow Cale Road (major collector) offering easy access to highways and rail lines to help facilitate the movement of goods (OCP Policy 8.3.101).

Growth Management

The subject properties are designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to prioritize encourage utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). The proposed industrial warehouses will utilize the existing vacant land.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Development Permit

The subject properties are identified within an Industrial Form and Character Development Permit Area in Schedule B-10: 15 Year Road Network of the OCP. Development of the subject properties will trigger an Industrial Form and Character Development Permit. The City may consider the following criteria to determine proposed land use suitability: location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing, and quality of design (Policy 8.3.7).

The Industrial Form and Character Development Permit area is intended to foster improved design of industrial buildings; encourage sustainable design, green practices, air quality considerations; and provide an appropriate

degree of landscaping. 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 (Policy 8.2.10).

The subject properties are also identified within the Groundwater Protection Development Permit Area in Schedule D-1: Groundwater Protection of the OCP. However, under Section 8.5.1 of the City of Prince George Zoning Bylaw the proposed industrial warehouse development is exempt from a Groundwater Protection Development Permit as the development does not involve the manufacture, processing, sale, storage, or distribution of wood waste, agricultural waste, petroleum products, allied petroleum products, and waste or effluent as defined under the *Environmental Management Act*, or snow storage, waste management, wrecking yard, composting or burial of livestock, poultry or aquaculture products.

Zoning Bylaw

The subject properties are zoned M5: Heavy Industrial and U1: Minor Utility. The M5 zone is intended to provide for heavy industries and other uses that may have an impact beyond the sites boundaries. The U1 zone is intended to provide for utilities that may only have a minor impact on adjacent uses.

The applicant has applied to rezone a 0.63 ha portion (“subject area”) of the subject properties from U1: Minor Utility to M5: Heavy Industrial, as shown on Appendix “A” to Bylaw No. 9318. The subject area had previously been zoned U1 in accordance with Right of Way Plan 20524 and the adjacent BC Hydro transmission line. Correspondence with BC Hydro has confirmed no concerns with the proposed rezoning, as the right-of-way is not needed. The remainder of the U1 zoned portion will remain in place to accommodate the BC Hydro transmission line.

The subject properties are located within the BCR Industrial Park and is surrounded by M2: General Industrial, M5: Heavy Industrial, and M6: Special Heavy Industrial zoned land. Administration does not anticipate any potential impacts resulting from this application.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP and is consistent with the surrounding land uses.

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.

Title

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

Traffic Impact Analysis

The subject properties are adjacent to Boundary Road which is identified on Schedule B-10: 15 Year Road Network of the OCP. The OCP has identified Boundary Road as a future road link from Highway 97 S to Highway 16 W, crossing the Fraser River (OCP Policy 8.7.14). As such, a Traffic Impact Analysis has been required to analyze the proposed developments trip generation, distribution, and turning movements.

Administration recommends that Final Reading for Bylaw No. 9318 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

BC Hydro

The subject area was zoned U1 in accordance with BC Hydro Right of Way Plan 20524. The Right of Way is not registered to the legal titles of the subject properties and is not required for future expansion of the adjacent BC Hydro transmission line.

Through the referral process, BC Hydro has confirmed no concerns with the proposed rezoning.

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. 9318, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject area from U1: Minor Utility to M5: Heavy Industrial to facilitate development of industrial warehouses on the subject properties. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/07/11