

Date: August 12, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100819 (Bylaw No. 9476)

Applicant: Stantec Consulting Ltd. on behalf of 1451187 B.C. Ltd

Location: 3737 Highway 16 East

Attachments: Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9476
Supporting Documents

- Application Letter
- Preliminary Site Plans

Recommendations:

That Council:

1. GIVES FIRST THREE READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9476, 2024"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9476, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Study; and
 - b. Receipt of a Servicing Brief.

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 would like to develop a 7-lot light industrial subdivision at 3737 Highway 16 East (subject property). To facilitate the proposed light industrial subdivision, the applicant has applied to rezone the northern 8.8 ha portion (subject area) of the subject property from C5: Visitor Commercial to M1: Light Industrial, as shown on Appendix "A" to Bylaw No. 9476. The southern portion of the subject property is already zoned as M1.

Site Characteristics

Location	3737 Highway 16 East
Legal Description	Lot A, District Lot 632, Cariboo District, Plan PGP48073
Current Use	Vacant Land
Site Area	14.8 ha (36.5 acres)
Subject Area	North 8.8 ha portion
Future Land Use	Service Commercial (8.8 ha) Light Industrial (6.0 ha)
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9476, 2024)

Current Zoning	C5: Visitor Commercial (8.8 ha) M1: Light Industrial (6.0 ha)
Proposed Zoning	M1: Light Industrial (14.8 ha)

Surrounding Land Use Table

North	AF: Agriculture & Forestry; Utility Corridor; Fraser River
South	M1: Light Industrial (Storage Yard); Hwy 16; Old Cariboo Hwy
East	Hwy 16; M1: Light Industrial (Storage Yard)
West	C9: Outdoor Recreation (Prince George Auto Racing Association)

Relevant Applications

Official Community Plan (OCP) Amendment Application No. OCP 99/6 & Zoning Bylaw Amendment Application No. 99/27: On July 31, 2000, City Council approved an OCP and Zoning Bylaw amendment to facilitate an industrial auctioneer, recreational vehicle dealership and a recreational vehicle park. As part of this application, a Restrictive Covenant No. PT19913 was placed on the legal title of the subject property limiting the permitted industrial uses on the southern 6.0 ha portion of the subject property.

Section 219 Restrictive Covenant Discharge Application No. RC000026: Restrictive Covenant No. PT19913 restricts the permitted uses on the southern 6.0 ha portion of the subject property zoned M1: Light Industrial to limit industrial uses to vehicle sales, service, and storage. To facilitate a 7-lot light industrial subdivision at the subject property, the applicant has concurrently applied to discharge a Section 219 Restrictive Covenant registered on the legal title of the subject property.

Subdivision Application No. SD100810: The applicant has concurrently applied for a subdivision application on the subject property to facilitate a 7-lot subdivision as shown on the attached preliminary site plan.

Strategic Priorities:

This proposal is consistent with Council's Strategic Priority for Economic Diversity and Growth by providing additional opportunities for industrial development on an underutilized site.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject property is designated as Service Commercial and Light Industrial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Service Commercial designation is intended to permit uses that include tourist accommodation and ancillary uses, and retailers that are accessed primarily by vehicle, such as lumber yards, service stations, smaller warehouse-style stores, and vehicle dealerships (OCP Policy 8.3.74). The Light Industrial designation is intended to accommodate light industrial uses which have low noise and air emissions and is intended for locations with adequate access to public transportation, ancillary services, and local road-networks to help facilitate the movement of people and goods (OCP Policy 8.3.93).

Future land use designations set the long-term direction for the subject property. Since the subject property is designated as both Service Commercial and Light Industrial, the policy direction indicates that both Light Industrial and Service Commercial uses are supported on the subject property.

Administration supports this application, as the proposed zoning amendment aligns with the future land use policy direction of the OCP.

Growth Management

The subject property is designated as Infill and Rural Resource in Schedule B-4: Growth Management of the OCP. Growth Management designations allow the City to make decisions about how the community should grow based on existing infrastructure. The intent of the infill designation is to prioritize infill development and encourage redevelopment of underutilized sites (OCP Policy 8.1.1).

The proposed zoning amendment will allow the vacant and underused site to be redeveloped. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Development Permit

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of industrial developments. Should this application be approved, an industrial development permit will be required to facilitate future development.

Zoning Bylaw

The subject property is currently split zoned C5: Visitor Commercial (northern 8.8 ha, subject area) and M1: Light Industrial (southern 6.0 ha), as shown on the Location and Existing Zoning Map. The C5 zone is intended to provide for uses to serve visitors and travelers. The M1 zone is intended to provide for a mix of business and light industrial uses.

The applicant has applied to rezone the northern 8.8 ha subject area from C5 to M1, as shown on Appendix "A" to Bylaw No. 9476. The proposed rezoning is intended to facilitate development of a 7-lot light industrial subdivision, as shown on the preliminary site plan attached.

The proposed rezoning will greatly increase the number of permitted uses in the subject area. For example, the C5 zone allows for hotel and campground use while the M1 zone allows for a wide variety of light industrial and business uses. Additionally, the permitted site coverage will increase from 50% (C5) to 80% (M1) allowing for a greater area to be developed across the subject property. Given the significant change in permitted land uses and development regulations administration has requested a Servicing Brief and Traffic Impact Study be supplied to Administrations satisfaction prior to Final Reading of proposed Bylaw No. 9476.

The subject property is located at the intersection of Highway 16 East and Old Cariboo Highway and is within close proximity to the Prince George Global Logistics Park industrial lands along Boundary Road, designated dangerous goods route, and the Prince George Airport. The subject property has remained vacant and undeveloped in the past apart from the storage and sorting of logs in 2006. The surrounding land uses include a mixture of light industrial, outdoor recreation and undeveloped lands. The adjacent light industrial lands at 1434 Old Cariboo Highway have been used for outdoor storage and recently as a staging area for BC Wildfire Operations. The neighbouring property at 3645 Highway 16 East is the location of the PGARA Speedway Park.

This application proposes to rezone the northern 8.8 ha subject area from C5 to M1, to create a more functional and comprehensive light industrial subdivision. Administration believes that the proposed light industrial zoning is complimentary with the surrounding land uses and would increase industrial land available in a highly accessible location at the eastern gateway into the city. Through the Development Permit process, Administration will ensure that landscaping buffers are incorporated into the proposed site design to offer adequate screening of the proposed industrial subdivision from Highway 16 East.

Administration supports the proposed zoning amendment as it is consistent with policy direction of the future land use OCP Designation and is not anticipated to create negative land use impacts.

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

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	BC1451187
Name of Company	1451187 B.C. Ltd.
Director Information	Dakus, Grant Dakus, Mark Sindia, Daniel

A review of the legal title of the subject property indicated the following encumbrances or restrictions that may affect this application.

Section 219 Covenant No. PT19910: Registered to title on June 3rd, 2002, this covenant restricts subdivision and building permit issuance until final completion of the offsite works as identified on associated Variance Permit VP100005. Through the concurrent subdivision application this covenant will be reviewed in detail.

Section 219 Covenant No. PT19911: Registered to title on June 3rd, 2002, this covenant restricts development within a no build area identified as a 16.0 m wide strip along the Northern Boundary of the parcel as identified on Reference Plan PGP48074. Should this application be approved, an Industrial Form and Character Development Permit will be required which will ensure the no build area is maintained.

Section 219 Covenant No. PT19913: Registered to title on June 3rd, 2002, this covenant limits the permitted uses on the southern 6.0 ha portion of the subject property to: (a) Recreational Vehicle Sales or Service, Car Sales or Service and Car Storage; (b) the storage of recreational vehicles, including without limitation the storage of motorhomes; and (c) the retail sale and servicing of small engine goods. The applicant has concurrently applied to discharge this covenant under Section 219 Restrictive Covenant Discharge Application No. RC000026.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Final Reading of Bylaw No. 9476, 2024 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Study

A Traffic Impact Study prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Traffic Impact Study is required to identify the impact of the proposed development on the surrounding road network and make recommendations for any improvements as a direct result of the development.

Administration recommends that Final Reading of Bylaw No. 9476, 2024 be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9476, 2024 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. 9423, 2023", 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. 9423, 2023”, 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. 9476, 2024 be approved.

Summary and conclusion:

To facilitate a 7-lot light industrial subdivision, the applicant has applied to rezone the northern 8.8 ha portion (subject area) of the subject property from C5: Visitor Commercial to M1: Light Industrial, as shown on Appendix “A” to Bylaw No. 9476. 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: 2024/09/09