

Date: October 21, 2024

To: **Mayor and Council.**

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

Subject: Zoning Bylaw Amendment Application No. RZ100828 (Bylaw No. 9501, 2024)

Applicant: McWalter Consulting Ltd. for 1279841 B.C. Ltd., Inc. No. BC1279841

Location: 2262 Knell Road and 2294 Knell Road/4636 Hart Highway

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9501
Rationale Letter

Recommendation(s):

That Council:

1. GIVES FIRST THREE READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9501, 2024"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9501, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of confirmation that Lots 16 & 17, District Lot 4039, Cariboo District Plan 27675 have been consolidated.

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 rezone 2262 Knell Road and 2294 Knell Road/4636 Hart Highway (subject properties) to facilitate the expansion of Lakewood Electric Ltd. In order to facilitate the proposed use, the applicant has applied to rezone the subject properties from M3: Business Industrial to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9501.

Site Characteristics

Location	2262 Knell Road and 2294 Knell Road/4636 Hart Highway
Legal Description	Lots 16 & 17, District Lot 4039 Cariboo District, Plan 27675
Current Use	Vacant
Site Area	2262 Knell Rd: 1557 m ² (0.4 acres) 2294 Knell Rd/4636 Hart Highway: 2437 m ² (0.6 acres)
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9416, 2023)

Current Zoning	M3: Business Industrial
Proposed Zoning	M2: General Industrial

Surrounding Land Use Table

North	M3: Business Industrial (Storage Yard)
South	Knell Road E; M2: General Industrial
East	M3: Business Industrial
West	Hart Highway; City Utility Property

Strategic Priorities:

This application is consistent with Council’s strategic priority for economic growth and development by increasing development opportunities within targeted growth areas.

Police / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject properties are designated as Light Industrial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Light Industrial designation is intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines and includes the area known as the Hartway Light Industrial Area. OCP Policy encourages intensification of all light industrial lands with existing services, adjacent to arterial roads to help facilitate the movement of people and goods (OCP Policy 8.3.92 and 8.3.93). This application will encourage growth and intensification in an area with City services available.

Administration supports the proposed rezoning application, as it is consistent with the Future Land Use policy direction identified by the OCP.

Growth Management

The subject properties are designated as Infill in Schedule B-4: Growth Management of the OCP. Areas within an Infill designation have been prioritized for development and utilization of vacant sites and redevelopment of existing serviced lands is encouraged (OCP Policy 8.1.11). The proposed rezoning will help to facilitate utilization of 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

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. Once a development permit area has been designated, a development permit must be obtained prior to development. An Industrial Form and Character Development Permit Area has been designated over any industrially zoned lands within 50 m of a major road identified on Schedule B-10: 15-year Road Network. The subject properties are within an Industrial Form and Character Development Permit Area.

Zoning Bylaw

The subject properties totaling approximately 0.4 ha (1 acre) are currently zoned as M3: Business Industrial. The M3: Business Industrial zone is intended to provide for a mix of business and light industrial uses, generally without outdoor storage. The applicant has applied to rezone the subject area from M3 to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9501. The M2: General Industrial zone is intended to provide for a mix of business and light industrial uses, and includes outdoor storage as a principal use. The applicant has proposed a zoning amendment to facilitate an additional location for the operation of Lakewood Electric Ltd., a local electrical contracting company with an existing location in the Carter Light Industrial Area.

The subject properties are located within the Hartway Light Industrial Area. The Hartway Light Industrial Area is predominately zoned M3 and M2. The M3 and M2 zones are virtually identical in regard to development regulations (i.e., setbacks, height and site coverage). However, each zone offers a different variety of business and light industrial uses. Uses permitted within the proposed M2 zone that are different from the existing M3 zone include: Animal Shelter; Auction, Major; Brewery & Distillery, Minor; Contractor Service; Major; Emergency Service; Fleet Service; Railway; Recycling Centre, Major; Truck or Rail terminal, Major and Minor; Utility, Major; Veterinary Service, Major; and Wrecking Yard. The additional uses permitted by the proposed M2 zone are typical of the Hartway Industrial Area and are not anticipated to create any negative impacts for the surrounding area.

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

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	1279841 B.C. Ltd.
Director Information	Bourassa, Nicholas Kenneth Zemlak, Trevor Richard

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. 9501, 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 Three Readings 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. 9501, 2024 be approved.

Summary and conclusion:

The applicant is proposing to rezone approximately 0.4 ha (1 acre) of land at 2262 Knell Road and 2294 Knell Road/4636 Hart Highway from M3: Business Industrial to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9501. Administration is supportive of this application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Bryce Deveau, Planner I

Approved:

Walter Babicz, City Manager

Meeting date: 2024/11/18