

Date: November 18, 2024

To: **Mayor and Council**

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

Subject: Development Variance Permit Application No. VP100687

Applicant: 1168315 B.C. Ltd., Inc. No. BC1443727

Location: 4919 Chief Lake Road

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100687
Exhibit “A” to VP100687
Exhibit “B” to VP100687

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100687 to vary “City of Prince George Sign Bylaw No. 7202, 2001” for the property legally described as Lot 1, District Lot 2424, Cariboo District, Plan 10688, Except Plans 20749 and PGP39005 as follows:

- a. Vary Table 3A by increasing the maximum area of a freestanding sign from 5.0 m² to 12.0 m²;
- b. Vary Table 3A by increasing the maximum height of a freestanding sign from 1.5 m to 2.4 m;
and
- c. Vary Table 3A by increasing the total maximum number of freestanding signs per site from 1 to 2.

Purpose:

The applicant has applied to vary the permitted height, area and number of freestanding signs permitted on a site at 4919 Chief Lake Road (subject property), as shown on Exhibit “A” to VP100687, at the location shown on Exhibit “B” to VP100687.

Background:

Site Characteristics

Location	4919 Chief Lake Road
Current Use	Vacant land
Site Area	3.9 ha (9.6 acres)
Zoning	AF: Agriculture & Forestry

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Chief Lake Road; Residential
South	Vacant land
East	Chief Lake Road; Residential
West	Residential; Domagala Road

Relevant Applications

Sign Permit Application No. SP005374: On September 27, 2024, the applicant applied for a sign permit to erect a freestanding sign at 4919 Chief Lake Road. During the review process, Administration notified the applicant that the proposed sign height, area and number of signs exceeded the sign regulations. Should Council approve this application, the sign permit will consequentially be issued.

Policy / Regulatory Analysis:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AF: Agriculture & Forestry, which is intended to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The subject property is currently vacant. The sign is proposed to front Chief Lake Road, as shown on Exhibit “B” to VP100687, for visibility by vehicular traffic. Directly north of the proposed signage is a residential neighborhood with a mix of AR and RS zoned properties, which allow for taller signage.

The proposed signage is consistent with other similar freestanding construction and district identification signs that can be found throughout the City.

Sign Bylaw No. 7202, 2001

The City of Prince George Sign Bylaw No.7202, 2001 regulates the development of signs within the City of Prince George. The Sign Bylaw is intended to encourage the effective and efficient use of signs; maintain and enhance the City’s aesthetic environment, ensure pedestrian and vehicle safety; minimize possible adverse effects on nearby public transport and private property; and enable the fair and consistent enforcement of sign regulations.

The Sign Bylaw limits the number, dimension and location of freestanding signs by zone. With respect to the AF zone, Table 3A of the Sign Bylaw limits the total maximum number of freestanding signs to 1, the maximum area of a sign to 5.0 m² and limits sign height to 1.5 m. As such, the applicant has applied to vary Table 3A to increase the total number of signs from 1 to 2, to increase the maximum area of a freestanding sign from 5.0 m² to 12.0 m² and to increase the maximum height of a freestanding sign from 1.5 m to 2.4 m, as shown on Exhibit “A” to VP100687, at the location shown on Exhibit “B” to VP100687.

The proposed freestanding sign will meet all other regulatory requirements of the Sign Bylaw including provisions for setbacks from adjacent roadways, properties and other freestanding signs identified within Table 3A. The proposed signage is consistent with other similar freestanding construction and

district identification signs that can be found throughout the City. As such, Administration supports the proposed variances for the following reasons outlined above.

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. 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 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 the following comments noted.

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	BC1443727
Name of Company	1168315 B.C. Ltd.
Director Information	Norbraten, Justin William Norbraten, Vernon Wayne Skelly, Grant

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

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. VP100687 be approved.

Summary and conclusion:

Administration recommends that Council approves the applicant's request to vary Table 3A to increase the total maximum number of freestanding signs from 1 to 2, to increase the maximum area from 5.0 m² to 12.0 m² and to increase the maximum height from 1.5 m to 2.4 m, as shown on Exhibit “A” to VP100687, at the location shown on Exhibit “B” to VP100687. Administration supports this application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Approved:

Walter Babicz, City Manager

Meeting date: 2024/12/16