

## TWINBERRY DRIVE LAND LEASED MODULAR HOME COMMUNITY ZONING AMENDMENT APPLICATION LAND USE RATIONALE

prepared by

Ashley Thandi, Senior Community Planner

L&M Engineering Limited (1210 4th Avenue, Prince George, BC, V2L 3J4)



### 01 Proposed Land Use Change

The property is currently zoned a mixed of RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential and AG: Greenbelt. RZ100832 proposes to rezone 10.7 ha from RS2, RM1, RM3 and AG to RM9: Manufactured Home Park and 0.58 ha from RM1, RM3 and RS2 to AG: Greenbelt to facilitate the development of a land leased modular home community.

### 02 Public Consultation

Prior to submitting a formal Zoning Amendment Application to the City, L&M hosted a 3 week public consultation period from September 24th to October 16th, 2024 that included an Open House. We delivered approximately 40 public consultation invitations via mail by inviting residents to call, email, and/or visit the L&M office to voice concerns and ask questions. A total of 4 residents attended the in-person Open House and we received two emails of correspondence during the consultation period. The consultation period has been documented and is provided on the Council agenda.



### 03 Current Density vs. Proposed Density

Currently, just the RS2 zoned area on the property is approximately 13 ha in size and the maximum allowable density in the Neighbourhood Residential OCP designation is 22 dwelling units/ha. Right now, in the RS2 zone, 286 dwelling units can be developed on the property in the form of single family homes (includes modular homes built to the CSA A277 standard), four-plexes, townhomes, apartments and duplexes.

**Due to feedback received from residents, the property owner has volunteered a Section 219 Covenant to restrict the density to 15 dwelling units/ha. This would permit a maximum of 160 homes to be built on the site (10.7 ha mentioned above x 15 dwelling units/ha).**

### 04 Modular home community in an existing single family subdivision.

We understand Council's previous concerns that this type of development would not fit within an existing single family homes on Twinberry Drive and Meadow Rim Way. We encourage members of Council to consider Morgan Ridge Estates located in the prestigious Westgate neighbourhood. This is a well established modular home community situated amongst single family homes that are assessed at an upwards of \$700,000.



Morgan Ridge Estates located in the Westgate neighbourhood

### 05 Form and Character

We have heard residents and Council's concerns regarding the form and character of the proposed development. **The property owner has volunteered a Section 219 Covenant to restrict mobile homes as a permitted use in the RM9 zone. This will ensure that only modular homes built to the CSA A277 standard can be placed on the subject property as these are currently allowed to be placed on the property under the current RS2 zone.** The modulators have to be built to the same BC Building Code standard as your typical stick frame house and example photos have been provided.

Further, the overall built form (a planning word for the configuration of buildings and their relationship to streets and open spaces) of the modular home community would be not different than the built form of a single family subdivision, which is why a development such as Morgan Ridge Estates fits well amongst the high end homes in the Westgate area.

If the parcel was zoned to RM9 a Form and Character Development Permit would be required where the City would be required to approve the overall site plan, required landscaping, required snow storage areas, walkways, trails, etc. This would be a private development so snow storage areas for the development would be provided per snow storage calculations calculated by a Professional Engineer. Snow will not be stored on any public roadways.

### 06 Section 219 Covenant

To summarize some points above, after listening to comments previously received from residents and Council and after discussions had during and after the public consultation period, the property owner has volunteered a Section 219 Covenant to restrict the following:

- mobile homes (CAN/CSA-Z240 MH) as a permitted principal use in the RM9 zone
- the overall density from 22 dwelling units/ha to 15 dwelling units/ha





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## Why not keep the RS2 zone and build modular homes or other housing forms on single family lots?

The definition of a single family home in the City's Zoning Bylaw includes modular homes that conform to the CSA A277 standard. A land leased modular home community is a private development than can have smaller lot sizes than what is permitted in the RS2 zone (min lot size in RS2 zone is 500 m<sup>2</sup>) allowing for a more feasible development. All infrastructure within the proposed development would be private including the roadways and the RM9 zone allows the community to be governed as a private community. If the RS2 zone remained, a single family subdivision would be developed which would have a municipal road with municipal infrastructure connecting to each lot. This would be an increased burden on tax payers as the City would now be responsible for the maintenance of this infrastructure. **From a highest and best land use analysis, a private development that fills the gap of a housing need for the greater Prince George community is the best use of this underutilized piece of land when considering it within the context of the greater public interest.**

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## Landscape buffer

We have also heard residents comments regarding having an adequate buffer between the homes along Twinberry Drive and the proposed development. The City's Zoning Bylaw requires that all parcels zoned RM9 have a 6 meter ( 20ft) landscape buffer surrounding developments.

The property owner has committed to keeping the existing vegetation and planting more coniferous trees within this 6.0 m buffer adjacent to the homes on Twinberry to ensure that there is even more adequate screening all year round. If the development proceeds to the Development Permit stage, these additional trees that have been committed too during the Council process will be enforced through the required landscape plan. The property owner will also be required to provide the City with a landscaping security in the amount of 120% to ensure that the landscaping on the landscaping plan is planted. This is a great tool to hold property owners accountable to actually plant what they have proposed.



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## Wildlife & Environmental Features

After listening to resident and Council's concerns regarding the environmental features on the site, we reached out to Triton Environmental Ltd. who conducted an extensive Riparian Assessment for the property in order to ensure that wildlife and environmental features are protected from any future development. All areas on the property (including the existing RM1 and RM3 zones) that require riparian protection have been zoned to AG: Greenbelt in accordance with the Riparian Assessment leavestrip areas to protect streams, the unnamed pond and important wildlife habitats.

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## Traffic Impact Study & Servicing Brief

Professional Engineers at L&M worked with the Ministry of Transportation and Infrastructure and City Staff on a Traffic Impact Study (TIS) for the proposed development. The TIS concluded that the worst case scenario traffic volumes based on the density restriction would not trigger additional highway improvements and as such, no offsite improvements are required as a result of the zoning amendment application.

Professional Engineers at L&M worked also with City Staff to produce a Servicing Brief for the zoning amendment application. As of right now, the site servicing is contingent on the off-site sanitary and water upgrades that are currently in progress by the City of Prince George. Once these off-site improvements have been completed by the City, the property owner will then be responsible for additional water off-site improvements to service the development. The Covenant that has been volunteered by the property owner is to ensure that Building Permits cannot be issued for the site until such time that all of the off-site improvements have been made.



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## SUMMARY

We appreciate the opportunity to present this application to Council again for consideration. The housing need in our City has drastically changed over the last few years (as outlined in the City's Interim Housing Needs Report) and we now understand that the predominately large lot single family lot subdivisions that are typical in the Hart provide a very limited selection of housing especially for those wanting to get into the housing market or those wanting to age in place (ageing in place means allowing seniors the opportunity to remain in their current neighbourhood or areas of town while residing in smaller more manageable homes). As such, in municipalities across the province, land leased modular home communities are starting to become more and more popular as they fit in with the existing built form of single family neighbourhoods while providing housing for all demographics, they are a private development which ensures that municipalities can increase their tax base while not having to maintain the internal infrastructure within the development and they provide the opportunity for residents to live in a private and safe neighbourhood.

We hope that the information provided in this land use rationale, the Public Consultation Summary Report, the letters of support and the supplementary technical reports (Traffic Impact Study, Servicing Brief and Environmental Assessment) are sufficient to support Council in making an informed decision on the proposed land use.



March 7, 2024

City of Prince George  
City Hall- 5th Floor  
1100 Patricia Boulevard  
Prince George, BC V2L 3V9

via email: [cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)

Attention: Corporate Officer

**RE: “City of Prince George Zoning Bylaw #7850, 2007, Amendment Bylaw 9519, 2024”**

Dear Mayor & City Council Members,

We are writing again to express our continued opposition to the rezoning amendment for the subject property located at 9153 Twinberry Drive.

Our concerns, previously indicated in our letter dated March 17, 2023, remain unresolved.

- **Neighbourhood Character:** The Twinberry area is a suburban neighbourhood similar to the Woodlands subdivision located on the Hart. Allowing a manufactured home park would alter the community's character, undermining the cohesive development seen in nearby areas. This also brings deep concern that this may also impact the value of our current homes when there is already zoning in place to build more single family home dwellings.
- **Traffic Safety:** The current access into the Twinberry subdivision includes two sharp corners that become hazardous during the winter months, narrowing to nearly a single lane. Increased traffic from the proposed development would increase these dangers, especially for children and families as this is the only street access out of the neighbourhood.

Additionally, there have been recent developments that have introduced some new concerns:

- **Infrastructure Strain:** A servicing brief indicates that existing water and sewer systems may be inadequate for the proposed development, necessitating significant upgrades to meet fire-fighting water flow requirements and sewer capacity especially for the amount of modular homes the developer is proposing.
- **Environmental Impact:** The area includes significant slopes and riparian zones. While a 0.6-hectare portion is proposed to be rezoned to AG (Greenbelt), the development could still disrupt local wildlife habitats for moose and bear and, specifically the habitat of the Western Toad.



Furthermore, last October, the developers invited our neighbourhood to an open house to present their vision, which we attended. While we appreciated the opportunity to hear their plans, our concerns remain unresolved. The developers showcased their proposed manufactured homes, insisting they would align with the character of our neighbourhood. However, in reality, their design closely resembles a standard manufactured home, lacking the architectural consistency and aesthetic appeal of the existing homes on Twinberry. Despite their assurances, the proposed homes do not complement the look and feel of our community. For reference, we have attached photos to this letter.

Again, we are strongly urging City Council to once again oppose this rezoning amendment.

Sincerely,

Melissa & Caleb Sargent

3661 Meadow Rim Way

Photo below is of the front of the sample manufactured home which would be facing the street. The developers had described the manufactured home would be on foundation and would have a two car paved driveway adjacent to the side of the home.





Below photos are the samples of the side view of the manufactured homes:



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**From:** cityclerk  
**Subject:** FW: Twinberry Rezoning

—Original Message—

From: Dan Smith **Redacted**  
Sent: Sunday, March 9, 2025 5:23 PM  
To: cityclerk <cityclerk@princegeorge.ca>  
Subject: Twinberry Rezoning

[You don't often get email from **Redacted** [learn why this is important at Redacted](#)]

Hi,  
Writing to state my opposition to the proposed rezoning of the Twinberry area of the hart. It will be same reasons as last time this was brought forward.  
Manufactured home park does not fit with the current design and character of the existing neighbourhood.  
Existing infrastructure is not adequate to provide services to another 160 homes.  
Existing exit to highway will be unsafe having an additional 160 vehicles turning into traffic.  
Current streets are narrow and crowded as is, adding increased density will create safety issues.  
This rezoning application was denied two years ago, this should be the same result as nothing has changed.  
Thanks  
Dan Smith  
9285 Twinberry Drive  
Sent from my iPhone  
This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

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**From:** cityclerk  
**Subject:** FW: Subject Property: 9153 Twinberry Drive rezone

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**From:** Mike Gough [Redacted]  
**Sent:** Sunday, March 9, 2025 7:29 PM  
**To:** mayorandcouncil@cityofprincegeorge.ca; cityclerk <cityclerk@princegeorge.ca>  
**Subject:** Subject Property: 9153 Twinberry Drive rezone

RE: Subject Property: 9153 Twinberry Drive, Hearing March 10, 2025

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment ylaw No. 9519, 2024

Dear Mayor Yu and City Council Members,

I want to start off by saying I am 100% opposed to the rezoning of this property from single family homes to RM9 manufactured home park. This rezoning doesn't conform to the current character of the neighbourhood.

We chose to build our house 16 years ago in this neighbourhood, we did so knowing that the future development of the subject property would eventually be single family homes (RS2) built, with similar lot size and house size to the existing phase 1, I am still not opposed to that, just opposed to a development that is essentially a trailer park, really doesn't matter how the developer wants to word it, it would go against everything that we and our entire neighbourhood were led to believe for the last 16 years.

If we knew 16 years ago there would be a future mobile home park proposed for the subject property, there is not a chance we would have built our house where it is now.

To allow this zoning change to developer that only inspires to build mobile home parks would be unfair to all the current homeowners in our neighbourhood. It's going to bring down the appeal of our neighbourhood, destroy the character of our neighbourhood, create animosity, as well as decrease the value of our properties, so we are the ones who suffer when we sell.

The Hart Highway is already filled with a mixture of mobile homes and houses in the same neighbourhoods and streets and frankly, I think it looks terrible and it is city council that makes these zoning decisions. Keep houses with houses and mobile homes on a property that is zoned for mobile homes

Why should my family have to move from the neighbourhood we love after 16 years, to appease a developer and an engineering firm. This developer could simply sell the land to a developer that wants to build single family houses, and move on to a property already zoned for mobile homes. There is a large area on Grant Road that is zoned for mobile homes and it's sitting empty currently and has been for many years. This tells me there is no demand for more mobile home lots.

The letters in support of this rezoning from the developer's other trailer park residents etc., should not be considered since they aren't directly affected like we are in the neighbourhood. I don't know of one home owner in our neighbourhood that is in support of this rezone application.

This very frustrating to again have to go through this process, when city council denied this re-zoning 2 years ago.



City Council, please put a stop to this rezoning!

Thank you

Mike Gough

3693 Meadow Rim Way

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**From:** cityclerk  
**Subject:** FW: Subject property 9153 Twinberry Drive, hearing March 10, 2025- zoning Bylaw no. 7850, 2007, amendment bylaw no. 9519, 2024

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**From:** Tracy Gough [Redacted]  
**Sent:** Sunday, March 9, 2025 6:47 PM  
**To:** cityclerk <cityclerk@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>  
**Subject:** Subject property 9153 Twinberry Drive, hearing March 10, 2025- zoning Bylaw no. 7850, 2007, amendment bylaw no. 9519, 2024

You don't often get email from [Redacted]

Dear Mayor Yu and City Council members,

I am writing to express my strong opposition to the proposed rezoning amendment application on March 10, 2025 of the Subject Property 9153 Twinberry Drive.

My main concern of this rezoning is that the look and character of mobile homes will be much different than the current houses in the neighbourhood and it will negatively affect the appeal of the neighbourhood and potentially the price of our homes if/when we choose to sell.

We bought our house on Meadow Rim Way knowing the plan for the neighbourhood would be Single Residential homes to be developed in stages. It's really not fair to the neighbourhood to now change the zoning.

The only people directly affected by this rezoning are the current residents and tax payers of this neighbourhood and the Applicant. If 100% of the neighbourhood is strongly opposed to the rezoning application, then it should not be approved. The Applicant has collected letters of support but those should not be considered since those people aren't directly affected by this rezoning.

To my knowledge, the Applicant purchased the property AFTER the first phase of the neighbourhood was done. The applicant knew the zoning for the property at that time and should have to stick to it if the immediate neighbourhood is not in agreement of the rezoning.

To be clear, the subject property is on the outskirts of town (15 minutes to Spruceland Mall). There is plenty of infill that could/should be done much closer to town first (Grant Road is one example and is zoned for mobile homes) as there are limited services near this proposed development. Access to public transportation being one that is very important, especially if attracting families that require affordable housing. Those families may require public transportation and the closest city bus stop is approximately 1 km away from our neighbourhood, and to get there you must walk across a 90 kph highway, with ditches on both sides and no sidewalks - Not safe! The city would definitely need to spend money to improve access to public transportation, and possibly highway improvements, which in turn is collected from tax payers.

I'M REQUESTING CITY COUNCIL TO PLEASE DENY THIS REZONING APPLICATION. THANK YOU.

Tracy Gough  
3693 Meadow Rim Way

Sent from my iPhone

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**From:** cityclerk  
**Subject:** Opposition letter of rezoning 9153 Twinberry

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**From:** Duperron, Chris [Redacted]  
**Sent:** Monday, March 10, 2025 8:15 AM  
**To:** cityclerk <cityclerk@princegeorge.ca>; Mayor Yu, Simon <Simon.Yu@princegeorge.ca>; Councillor Bennett, Tim <Tim.Bennett@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Klassen, Trudy <Trudy.Klassen@princegeorge.ca>; Councillor Polillo, Ron <Ron.Polillo@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>  
**Subject:** Opposition letter of rezoning 9153 Twinberry

To whom it may concern:

We are opposed to the Rezoning Proposal Bylaw from Multi Residential to a Manufactured Home Park, opposed of the changes of RS2, RM1 and RM3 to RM9 a manufactured home park. My name is Chris Duperron and myself and my Wife Megan Duperron along with our 2 children reside at 9297 Twinberry Dr.

We understand growth is needed in the Hart along with many areas of town, as well as affordable living opportunities. We disagree with the placement of the mobile home park due to being so far from amenities. Our current neighborhood is 16km from Pine Center Mall, the Petro Canada west in Beverly is 16km from Pine Center, Pineview General Store is 16km from Pine Center Mall. What I'm getting at is, this area is not close to amenities and the wrong place for proposed affordable living. As simple as insurance to and from work will have to be above 15km for most.

Almost 2 years ago 5 houses on the street basements flooded due to a pump station failing and the basements filling with almost 9 inches of category 3 water/sewage. The current sewer system would not be able to handle all the extra dwellings proposed.

We are in a snow belt with no place to put snow, a mobile home park will be even more compact with less places to put the snow. The street currently still has 2 plus feet of snow in our yards, as well as very high snowbanks on corners and driveways which causes driving to already be dangerous on our skinny road. Adding 160+ modular homes will bring so much more traffic.

-The access to the proposed area is not able to handle 200 plus extra vehicles

-The schools in the area are already over capacity. There is currently up to 3 classrooms being moved from Springwood to Nukko Lake elementary.

-A couple years ago there was an attempt of rezoning for low income being built by Kidd group just off of Chief Lake road. That was turned down due to lack of infrastructure, no public transit and accessibility. The same complications pertain to the proposed modular home park. I'm hoping the council members stay on our side again and vote no to rezoning.



I invite any one of you to come up and visit the current neighborhood, have a beer and talk with the residents of Twinberry. There is not one person on our street opposed to development, but I can assure you there is also not one person in our neighborhood that was aware of a modular home park being a possibility when purchasing a home. We all purchased in this neighborhood with full knowledge of more phases coming. Vote NO to rezoning!

Thanks, Chris and Megan Duperron

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**This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.**

To: Prince George City Council

March 10, 2025

I am Casey Bockus, a Prince George resident living at 9189 Twinberry Drive. We had recently been notified that the city is proposing to amend the city of Prince George zoning bylaw No. 7850, 2007 to rezone an 11-hectare portion of the property in question to an RM9: Manufactured home park

Myself and my wife Brittney Bockus are opposed to this decision. We have lived on Twinberry Drive since Oct of 2015. Our family enjoys this quiet community and often spends most evening and weekends outdoors with our neighbours. These homes are nice and in a secluded neighbourhood where we all take pride in our properties. When we bought our home in 2016, we were made well aware of the potential to development single family homes in the area of question. Neither my wife nor I were opposed to the possibility of a nice community with nice homes being built in that area as it would increase the value of our homes now. By rezoning this to a manufactured home park we are more likely to see a decrease in property value as well a potential of increased crime and safety factors for our young families.

Following a major power outage on April 24<sup>th</sup> 2023, the pump station fault caused major damage on Twinberry. Resulting in hundreds of thousands of dollars of damage to 5 houses on the street. Not to mention, what the cost was to the city to tear up the road, driveway and lawn in front of my house at 9189 Twinberry Road. This pump station on more than one occasion has proven to be insufficient for the number of residence that it serves and we want to place another 160 residence on to it?

Our other concerns are the load this will place on our current school system. The catchment for Meadow Rim and Twinberry Drive is to Heather Park and Shas Ti/Kelly Road Senior Secondary both to which as at maximum capacity. For the first 4 months of the school year we were without school bus services due to the lack of drivers.

Rezoning this secluded area into a mobile home park is exactly what we moved here to avoid, and exactly what we were told, upon purchase was not allowed. We specifically chose a home that was not beside a mobile home park because of the decreased value of homes in the vicinity to them, as well as the increase in rental properties, crime and transient traffic. We are a very tight knit little community and we are all feeling quite concerned about the status of our investments here. Allowing this rezoning will significantly decrease the value of all our homes.

Our opposition is based on the following probable/potential negative impacts to our neighbourhood:

- Loss of neighbourhood appeal
- decrease to property value
- increase in congestion and traffic
- increase in rental properties

- school busses already at max capacity
- lack of amenities
- overloaded schools
- Increase in wildlife being pushed onto a already horrible part of the highway 97 for wildlife

Again, we understand that community development was always the plan, but never imagined it would be in the presence of a mobile home park.

Thank you for reading and understanding our concerns,

The Bockus family at 9189 Twinberry Drive.

**Redacted**

Casey Bockus

Brittney Bockus

March 10, 2025

Date

March 10, 2025

Date



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**From:** cityclerk  
**Subject:** FW: Amendment Bylaw 9519,2024 opposition letter

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**From:** lauren sheedy **Redacted**  
**Sent:** Sunday, March 9, 2025 8:52 AM  
**To:** cityclerk <cityclerk@princegeorge.ca>  
**Cc:** Mayor and Council <mayorandcouncil@princegeorge.ca>  
**Subject:** Amendment Bylaw 9519,2024 opposition letter  
**Re: "City of Prince George Zoning Bylaw #7850, 2007, Amendment Bylaw 9519, 2024"**

Dear City Council Members,

We are once again writing to formally express our opposition to the proposed rezoning of a 10.6-hectare portion of the subject property from the current RS2, RM1, RM3, and AG zoning to RM9: Manufactured Home Park.

The concerns we raised with the council two years ago have yet to be addressed.

**Neighborhood Character:** The Twinberry area is a suburban neighborhood similar to the Woodlands subdivision in the Hart. Introducing a manufactured home park would alter the character of our community, disrupting the cohesive development seen in neighboring areas. Additionally, there are serious concerns that this rezoning could negatively impact the value of our homes, especially considering there is already zoning in place for the construction of more single-family homes. While we recognize the need for varied housing options in our community, we believe that this particular rezoning proposal does not align with the aesthetic, social, and long-term goals of our neighborhood.

**Traffic Safety:** The current access to the Twinberry subdivision includes two sharp turns that become hazardous during the winter months, narrowing to a single lane. Increased traffic from the proposed development would only exacerbate these risks, particularly for children and families, as this is the sole access point to the neighborhood.

In addition, some recent developments have raised further concerns:

**Infrastructure Strain:** A servicing brief indicates that the existing water and sewer systems may not be sufficient for the proposed development. Significant upgrades would be required to meet the necessary sewer capacity and water flow demands.

Moreover, last October, the developers invited our neighborhood to an open house to present their vision. While we appreciated the opportunity to hear their plans, the concerns outlined above remain unresolved. During the presentation, the developers showcased their proposed manufactured homes, assuring us they would fit the character of our neighborhood. However, the design of these homes closely resembles mobile homes and lacks the architectural consistency and aesthetic appeal of the existing homes in Twinberry. Despite their assurances, these proposed homes do not complement the style and feel of our current community.

Thank you for your consideration and it is our sincerest hope that you once again oppose this rezoning amendment.

Sincerely,

Lauren Sheedy and Tyson Russell

9177 Twinberry Dr

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