

Date: March 21, 2025

To: **Mayor and Council**

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

Subject: Development Variance Permit Application No. VP100695

Applicant: Regional District of Fraser-Fort George

Location: 2259 Quinn Street

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100695
Exhibit "A" to VP100695

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100695 to vary "City of Prince George Sign Bylaw No. 7202, 2001" for the property legally described as Lot 3, District Lot 2611, Cariboo District, Plan PGP42567 as follows:

- a. Vary Table 3A by decreasing the minimum required setback of a freestanding sign in the M1: Light Industrial zone to adjacent lands from 3.0 m to 0.6 m.

Purpose:

The applicant has applied to decrease the minimum setback from adjacent lands and a freestanding sign at 2259 Quinn Street (subject property), as shown on Exhibit "A" to VP100695.

Background:

Site Characteristics

Location	2259 Quinn Street
Current Use	Regional District of Fraser-Fort George - Public Safety Operations Building
Site Area	1.1 ha (2.8 acres)
Zoning	M1: Light Industrial

Official Community Plan

Future Land Use	Light Industrial
Growth Management	Infill

Surrounding Land Use Table

North	Industrial Uses
South	Opie Crescent; Industrial Uses
East	Quinn Street; Industrial Uses
West	Ospika Boulevard; Residential

Relevant Applications

Sign Permit Application No. SP005327: On February 14, 2024, the applicant applied for a sign permit to erect a freestanding sign on the subject property. The permit was issued on February 15, 2024. On November 13, 2024, the applicant requested to alter the sign permit by decreasing setbacks, for which a variance is required. Should Council approve this application, the sign permit will consequentially be amended.

Policy / Regulatory Analysis:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M1: Light Industrial. The M1 zone is intended to provide for a mix of business and light industrial uses. The M1 zone requires a 0.0 m setback from a side property line to a building or structure, however the City's Sign Bylaw No.7202, 2001, regulates the setbacks of signs.

Sign Bylaw No. 7202, 2001

The Sign Bylaw regulates the development of signs within the City and 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 M1 zone, Table 3A of the Sign Bylaw requires a minimum setback between a freestanding sign and neighbouring property of 3.0 m. As such, the applicant has applied to vary Table 3A to decrease the minimum setback required from 3.0 m to 0.6 m, as shown on Exhibit "A" to VP100695.

The proposed freestanding sign will meet all other regulatory requirements of the Sign Bylaw including setback from adjacent roadways, number of signs, and size. The proposed signage is consistent with other similar freestanding construction and district identification signs that can be found throughout the City. Furthermore, the proposed 0.6 m setback exceeds the 0.0 m setback required for buildings and structures by the City's Zoning Bylaw in the M1 zone. As such, Administration supports the proposed freestanding sign variance.

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

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. VP100695 be approved.

Summary and conclusion:

Administration recommends that Council approves the applicant's request to vary Table 3A to decrease the required setback from a freestanding sign to adjacent lands, as shown on Exhibit "A" to VP100695. Administration supports this application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2024/04/23