

Date: April 28, 2025

To: **Mayor and Council.**

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

Subject: Development Variance Permit Application No. VP100699

Applicant: Seko Construction Ltd. for Metso Canada Inc., Inc. No. A0129418

Location: 1055 Legacy Road

Attachment(s): Location and Zoning Map
Development Variance Permit No. VP100699
Exhibit "A" to VP100699

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100699 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 2, District Lot 748, Cariboo District, Plan EPP133748 (PID 032-201-338) as follows:

- a. Vary Section 12.2.5 2. by increasing the maximum height from 12.0 m to 13.4 m, as shown on Exhibit "A" to VP100699.

Purpose:

The applicant is proposing to construct a 1,100.0 m² industrial building at 1055 Legacy Road (subject property). The subject property is zoned M2: General Industrial, which restricts the maximum height of development to 12.0 m. The applicant has applied to vary the maximum height from 12.0 m to 13.4 m, as shown on Exhibit "A" to VP100629.

Background:

Site Characteristics

Location	1055 Legacy Road
Current Use	Vacant
Site Area	3.0 ha (7.4 acres)
Zoning	M2: General Industrial (2.3 ha) AG: Greenbelt (0.7 ha)
Servicing	City services available

Official Community Plan

Future Land Use	Light Industrial (1.7 ha) Rural Resource (1.3 ha)
Growth Management	Phase 1 (1.7 ha) Rural Resource (1.3 ha)

Surrounding Land Use Table

North	Legacy Rd; Vacant
South	Vacant
East	Vacant; City Boundary
West	Boundary Rd; Vacant

Relevant Applications

Development Permit No. DP100905: The applicant has concurrently applied for an Industrial Form and Character Development Permit for the proposed industrial development. The Development Permit application has been placed on hold pending consideration of the proposed variance. Should this application be approved, the Development Permit review process will proceed.

Policy / Regulatory Analysis:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M2: General Industrial. The purpose of the M2 zone is to provide for a mix of business and light industrial uses. The M2 development regulations restrict the height of development to a maximum of 12.0 m. The applicant has applied to increase the maximum height from 12.0 m to 13.4 m, as shown on Exhibit "A" to VP100699. The proposed variance will accommodate open warehousing within the proposed 1,100.0 m² industrial building.

Administration supports this variance request for the following reasons:

- The proposed height is appropriate with the character of existing development in the area;
- Adjacent properties along Boundary Road have received approval for similar height variances;
- The proposed building is setback approximately 30 m from Boundary Road and will include a landscaping buffer consequently decreasing the impacts of the building height by reducing the overall bulk of the building at the property line; and
- The proposed building meets all other development regulations of the M2 zone (i.e., site coverage and setbacks).

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 no outstanding concerns.

Property Title

A review of the legal title of the subject property indicated a number of encumbrances or restrictions that the applicant must consider and incorporate into the future stages of the development. Although none of these encumbrances impact the development variance permit stage.

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	A0129418
Name of Company	Metso Canada Inc.
Director Information	Sweta Randhawa Jonathan Lowe Eeva Sipila

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. VP100699 be approved.

Summary and conclusion:

The applicant has applied to vary the maximum height of the proposed industrial building from 12.0 m to 13.4 m to facilitate the construction of a 1100 m² industrial building at 1055 Legacy Road. Administration is supportive of the 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: 2025/05/26