

STAFF REPORT TO COUNCIL

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DATE: July 9, 2025

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Official Community Plan Bylaw Amendment Application No. CP100218 (Bylaw No. 9545) and Zoning Bylaw Amendment Application No. RZ100841 (Bylaw No. 9546)

APPLICANT: McWalter Consulting Ltd. on behalf of O'Brien Developments Ltd., Inc. No. BC0787781

LOCATION: 4330 Giscome Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9545
Appendix "A" to Bylaw No. 9546
Exhibit "A" to Application No. CP100218
Rationale Letter
Conceptual Site Layout
Traffic Summary
Servicing Brief
Proposed Landscaping Plan

RECOMMENDATION(S):

That Council:

1. GIVES FIRST READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025."
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025", in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025", in conjunction with the current Regional District Solid Waste Management Plan; and confirm there are no issues.
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025".

6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Request for written comment from properties identified on Exhibit "A" to CP100218;
 - b. Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022"
7. EXPANDS, from 30 metres to the notification area shown on Exhibit "A" to CP100218, the distance, as required in the "City of Prince George Development Procedures Bylaw No. 9423, 2023", for the mailing of notice of the public hearing for the "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9545, 2025" and "City of Prince George Zoning Bylaw No. 7580, 2007, Amendment Bylaw No. 9546, 2025."
8. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9546, 2025"; and

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 is proposing to establish a Vehicle Sale, Major use at 4330 Giscome Road (subject property). To facilitate this development, the applicant has applied to amend Schedule B-6: Future Land Use of the Official Community Plan from Service Commercial and Rural Resource to Light Industrial and rezone the subject property from Z16: Blackburn Commercial to M2: General Industrial.

BACKGROUND:

Site Characteristics

Location	4330 Giscome Road
Legal Description	Lot A, District Lot 632, Cariboo District, Plan 20590, Except Plans PGP36403 and PGP40335
Current Use	Contractor Service, Major
Site Area	13.9 ha (43.3 acres)
Growth Management Class	Infill (7.8 ha); and Rural Resource (6.1 ha)
Servicing	City services available

Official Community Plan (see Appendix "A" to Bylaw No. 9545)

Current Future Land Use	Service Commercial (7.8 ha); and Rural Resource (6.1 ha)
Proposed Future Land Use	Light Industrial

Zoning (see Appendix "A" to Bylaw No. 9546)

Current Zoning	Z16: Blackburn Commercial
Proposed Zoning	M2: General Industrial

Surrounding Land Use Table

North	Residential; Undeveloped/Forested Lands; Light Industrial (Warehousing)
South	Giscome Road; Agricultural Land Reserve
East	Residential; Undeveloped/Forested Lands
West	Old Cariboo Hwy; Prince George International Airport

Relevant Applications

OCP Amendment and Rezoning Application No. CP100070 (Bylaw No. 8405) & RZ100400 (Bylaw No. 8406): On July 30, 2014, Council adopted Bylaw No. 8405 amending Schedule B-6: Future Land Use of the OCP from Rural Resource to Service Commercial, and Bylaw No. 8406 rezoning a portion of the subject property from AF: Agriculture and Forestry to Z16: Blackburn Commercial.

The Z16 zone was intended to create a comprehensive development zone that would allow a mix of commercial, industrial, and agricultural uses on the subject property. Since the creation of the Z16 zone, little to no development of the site has occurred.

Rezoning Application No. RZ100806 (Bylaw No. 9334): On July 16, 2024, Council adopted Bylaw No. 9334 rezoning a portion of the subject property from AF: Agriculture and Forestry to Z16 Blackburn Commercial and amending the existing Z16 portions to facilitate self-storage and warehousing development.

Development Permit Application No. DP100895: The property owner is currently working through a Form and Character Development Permit for façade updates to the existing buildings on site.

STRATEGIC PRIORITIES:

This report and recommendations support Council's Strategic Priority for Economic Diversity and Growth by providing additional opportunities for industrial development at an underutilized site.

POLICY / REGULATORY ANALYSIS:

Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (Intent, Application, and Interpretation): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the Official Community Plan must be consistent. An Official Community Plan, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

Official Community Plan

Future Land Use

The subject property is designated as Service Commercial and Rural Resource in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Service Commercial designation is intended to permit uses that include tourist accommodation and ancillary uses, and retailers that are accessed primarily by vehicle, such as lumber yards, service stations, smaller warehouse-style stores, and vehicle dealerships (OCP Policy 8.3.74). The Rural Resource designation is intended to provide for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy.

In order to facilitate the proposed Vehicle Sale, Major use the applicant would like to amend the designation to Light Industrial. The Light Industrial designation is intended to accommodate light industrial uses which have low noise and air emissions and is intended for locations with adequate access to public transportation, ancillary services, and local road-networks to help facilitate the movement of people and goods (OCP Policy 8.3.93).

The subject property is easily accessible, flanking the intersection of Old Cariboo Highway (arterial) and Giscome Road (major collector). It is located immediately east of the Prince George Airport site and Airport Light industrial area, and 800 m south of Highway 16 East and the light industrial areas located along Highway 16. The subject property has existing City services, and the proposed development will encourage further development of the underutilized site. Further to this, the applicant is proposing uses that will have low noise and air emissions such as Commercial Education and Vehicle Sale. These uses are complimentary to the existing uses in the neighbourhood, and are consistent with the Light Industrial designation.

Administration supports re-designating a of the subject property from Service Commercial and Rural Resource to Light Industrial, as it consistent with the policies of the light industrial designation of the OCP.

Growth Management

The subject property is designated as Infill and Rural Resource in Schedule B-4: Growth Management of the OCP. Growth Management designations allow the City to make decisions about how the community should grow based on existing infrastructure. The intent of the infill designation is to prioritize infill development and encourage redevelopment of underutilized sites (OCP Policy 8.1.1). The Rural Resource designation advocates for agriculture, forestry, and resource extraction activities.

The proposed zoning amendment will allow the site to be further redeveloped. Administration supports this application, as it is consistent with the 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. Should this application be approved, an industrial development permit will be required to facilitate future development.

Zoning Bylaw

The subject property is zoned as Z16: Blackburn Commercial which has an intent to serve residents of the Blackburn area with retail and service uses that are accessed primarily by vehicles. The property owner would like to rezone the subject property to M2: General Industrial to permit the proposed Vehicle Sale, Major Use. The M2 zone is intended to provide for a mix of business and light industrial uses. A conceptual site plan has been provided by the applicant to provide context as to the proposed layout of the site.

The subject property is located at the intersection of Giscome Road and Old Cariboo Highway and is within close proximity to the Prince George Global Logistics Park industrial lands along Boundary Road, designated dangerous goods route, and the Prince George Airport. Current uses of the site include Contractor Services as well as Commercial Education. The surrounding land uses include a mixture of agricultural land, rural residential, airport, light industrial, and undeveloped lands.

The current Z16 zone allows for a mix of commercial and light industrial uses while the M2 zone allows for a wide variety of light industrial and business uses. These uses are similar to the uses occurring on the developed areas on Boundary Road, along Highway 16 East, and on the Airport Lands. The current zone on the subject property is already comprised of approximately 60% industrial type uses, and administration has not received any complaints related to the currently permitted industrial uses of the site. Given the change in permitted land uses and development regulations the applicant has provided an updated Servicing Brief and Traffic Summary to support the application which has been attached to this report.

Administration believes that the proposed general industrial zoning is complimentary with the surrounding land uses and would increase industrial land available in a highly accessible location at the eastern gateway into the

city. The residential uses to the east are separated by a change in slope which will reduce the risk of any anticipated conflicting land uses. Through the Development Permit process, Administration will ensure that landscaping buffers are incorporated into the proposed site design to offer adequate screening of the proposed development from the adjacent residential uses to the north. The applicant has provided a landscaping plan to support this application.

Administration supports the proposed zoning amendment as it is consistent with policy direction of the future land use OCP Designation and is not anticipated to create negative land use impacts.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following information summarizes comments 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	BC0787781
Name of Company	O'Brien Developments Ltd.
Director Information	O'Brien, Danny

A review of the legal title of the subject property indicates the following encumbrances or restrictions that may affect this application.

Zoning Regulation and Plan Under the *Aeronautics Act* (Canada): The property title contains a legal notation confirming that the subject property is restricted by zoning regulations under the *Aeronautics Act*. The property owner must ensure that any future development complies with the *Aeronautics Act*.

Statutory Right of Ways: The property title contains five (5) separate Statutory Right of Way documents. The property owner will need to ensure that any future development remains in compliance with the terms and conditions of these documents. The terms and conditions of the Statutory Right of Way documents will be reviewed at the time a Building Permit application is submitted.

Section 219 Covenant CA3742303: Registered to title on May 14, 2014, this covenant requires that the owner provide a calculation of the Traffic Generation Volume during the PM Peak Hour at the time of development permit application. Should the Traffic Generation Volume exceed 400 vehicles during the PM Peak Hour, the owner must construct a right turn lane to the satisfaction of the City's Administration.

Landscape Plan

As a Development Permit has been triggered by the recent façade improvements, a Landscape Plan and security in the amount of 120% of the cost of the landscaping works identified on the Landscape Plan is required prior to approval of the development permit. The applicant has provided the proposed landscaping plan for context in the review of this rezoning application.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia has been provided to the satisfaction of administration in support of this application. The Servicing brief addresses technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Traffic Summary

A Traffic Summary prepared and sealed by a Professional Engineer registered in the Province of British Columbia has been provided to the satisfaction of administration in support of this application. The Traffic Summary includes a traffic count and recommendations for any impacts on current and future road configurations.

Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, Bylaw No. 9546 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

As set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 9423, 2023", in advance of Council's consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City's website and Facebook page in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022."

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. Additional information on methods to provide comments to Council can be found on the [City's website](#).

Administration is recommending that the Notice of Public Hearing and OCP consultation mail out area that is required as per the "City of Prince George Development Procedures Bylaw No. 9423, 2023" is increased from 30 meters to the area shown on Exhibit "A" to CP100218. This notification area reflects the people that are located within approximately 350 m of the subject property, and includes properties sharing the intersection that may be affected by the proposal.

Sequence of Adoption for the Official Community Plan

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
 - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
 - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
 - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
 - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
 - e) Second Reading;
 - f) Public notice of the Public Hearing; and
 - g) Public Hearing.
2. Third Reading of the bylaw

3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

Statutory Consultation of Proposed OCP Amendments

The Department recommends that Council approve the consultation method outlined in the recommendation section of this staff report to provide:

- a. Request for written comment from properties identified on Exhibit “A” to CP100218;
- b. Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”

This consultation would occur after First and Second Reading to Bylaw No. 9545 and prior to the Public Hearing.

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 Nos. 9545, 2025, and 9546, 2025 be approved.

SUMMARY AND CONCLUSION:

To facilitate a mix of light industrial and business uses such as the proposed Vehicle Sale, Major on the subject property, the applicant is proposing to rezone from Z16: Blackburn Commercial to M2: General Industrial. To facilitate the rezoning, an OCP amendment from Service Commercial and Rural Resource to Light Industrial is required, as shown on Appendix “A” to Bylaw No. 9545. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Supervisor of Land Use Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2025/07/28