

**LAND USE CHANGE APPLICATION**  
**(REZONING AND OCP AMENDMENT)**

for

**NUMBER 270 HOLDINGS Ltd.**

**4330 GISCOME RAOD**

**PRINCE GEORGE, BC**

**Number 270 Holdings Ltd**  
**Rezoning and OCP Amendment for 4330 Giscome Road**

**Applicant:** McWalter Consulting Limited

**Owner:** Number 270 Holdings Ltd. (Dan O'Brien)

**PID:** 009-887-288

**Legal Description:** Lot "A", Plan PGP20590, District Lot 632, Cariboo Land

District, Except Plans PGP36403 and PGP40335

**Street Address:** 4330 Giscome Road

**BACKGROUND INFORMATION** – The initial rezoning of the subject property was recently approved in 2024 by the present City Council. The 2024 rezoning application retained the original Z16 zoning designation which included a mix of both industrial and commercial land uses. Since that time, Mr. Dan O'Brien, and his Company (Number 270 Holdings Ltd.), have spent in excess of four million dollars upgrading the former Ruffs Greenhouse operation into a modern warehousing facility.

The transformation of the subject property site has been spectacularly successful. The entire property has been cleaned up, all onsite debris has been removed, and the abandoned tree storage structures have been repurposed into functional warehouse buildings. The property has now been fenced, the buildings are now secure, exterior lighting has been installed, and some landscaping has already occurred. Paving of the property and additional landscaping will continue in 2025.

The renovated buildings now house multiple tenancies including a healthy mix of Commercial and Industrial activities. In the short time since the finalization of the 2024 rezoning, the property has attracted more industrial tenants than Commercial tenants. The most recent

potential tenant to express an interest in relocating to the property is SMP RV Sales. Unfortunately, the existing Z16 zoning designation does not support all of the sales, rental and repair activities proposed by SMP Sales. There fore a rezoning to M2 (General Industrial) is required.

If the rezoning to M2 (General Industrial) is approved by City Council, SMP RV Sales would like to relocate to the Giscome Road property where they will have new buildings for RV sales, and for parts, and service operations. SMP RV Sales will also create an aesthetically planned outdoor display area which will have highway exposure and direct access to the Old Cariboo Highway. This outdoor display area will be fenced and will include paved parking for staff, visitors and customers. In addition, the direct access from the Old Cariboo Highway to the outdoor display area will be paved and landscaped. This new access to the Old Cariboo Highway has already been approved by City Staff and will be constructed in the Spring of 2025. All of the repair and servicing of RV's, including the sale of parts and accessories will be housed within one of the renovated warehouse buildings.

**CONCEPTUAL SITE PLAN** – This plan illustrates the evolution of the property from Z16 to the proposed M2 (General Industrial). The Conceptual Site Plan illustrates the area that is proposed to be occupied by SMP RV Sales. The new access from the Old Cariboo Highway and the future property enhancements are also illustrated.

Existing tenants currently occupying the renovated storage and warehouse buildings include the following: -

- Metercor (Contractor for Fortis Gas),
- Gary Young Agencies (Imperial Oil),
- Northern Metallic Lube,
- Bid Right Contracting Ltd,
- Taylor Professional Driving School,
- O'Brien Training,
- SMP RV Sales (Subject to Rezoning of the Property.

In total, approximately 48,000 square feet of building space will be occupied by local businesses.

**OFFICIAL COMMUNITY PLAN AMMENDMENT-** The proposed rezoning of the property from Z16 (Commercial/Industrial) to M2 (General Industrial) will also require an amendment to the Official Community Plan. In essence, it will be necessary to change the OCP land use designation from “Service Commercial” to “Light Industrial”.

The applicant has worked closely with the City of Prince George professional planning staff to determine the best zoning designation and the best land use description for the property. The existing tenants will not be impacted by the changes, and the proposed zoning change will permit SMP RV Sales to relocate to the subject property.

**NEIGHBOURHOOD APPRECIATION-** Since purchasing the former Ruff’s Greenhouses, Number 270 Holdings (Dan O’Brien) the clean up and the visual building improvements impacting the immediate neighbourhood have been dramatic. The façade improvements have made the buildings both aesthetically appealing and attractive. The immediate neighbours abutting the property are very happy with the new fencing surrounding their properties. The entire property is now fully illuminated at night and is secure. Many positive comments have been provided by both neighbours and members of the Blackburn community when travelling on Giscome Road and the Old Cariboo Highway. The planned 2025 site access, paving and landscaping improvements will further enhance the visual appearance of the overall property.

The entire development has minimal noise impact. There is no noise whatsoever, from the existing storage and warehouse buildings. Any future commercial and industrial activities, such as the servicing of Recreational Vehicles, will be fully contained within the onsite buildings.

**EXISTING MUNICIPAL SERVICES-** This Rezoning and OCP Amendment Application includes an aerial photograph and a base map which illustrates how well the existing airport property is serviced with existing municipal properties.

The adjacent Giscome Road contains a trunk 250mm diameter sanitary sewermain and a trunk 400mm diameter watermain, complete with fire hydrants.

The adjacent Old Cariboo Highway contains a trunk 250 mm diameter sanitary sewermain and a trunk 400mm diameter watermain, complete with fire hydrants.

The subject property has an onsite drainage system and an onsite storm pond which are fully protected by appropriate ROW's in favour of the City of Prince George.

As part of the property refurbishment, all of the existing onsite buildings have experienced major improvements with upgrading piping and an onsite sanitary sewer system, designed by L&M Engineering and approved by Northern Health. All onsite buildings are now connected to the trunk water and sanitary sewer mains located on Giscome Road.

Fortunately, the water and sanitary sewer demands for the warehouse and storage buildings located on the property are minimal. The City water supply is metered.

**TRAFFIC CONSIDERATIONS-** L&M Engineering prepared a Trip Generation Letter on January 30<sup>th</sup>, 2024, in conjunction with the original rezoning proposal. An updated Trip Generation Letter will be prepared for the current Rezoning and OCP Amendment applications. The initial response from L&M Engineering is that the overall trips generated by the property will be reduced.

**SUMMARY-** The proposed Rezoning and OCP Amendment are required to facilitate the relocation of SMP RV Sales from First Avenue to the Airport Industrial Park. In addition, and given the evolution of the property from a commercial/industrial development to include an increasing number of industrial tenants, the OCP amendment will more accurately reflect the utilization of the property.

Respectfully submitted,

David McWalter

McWalter Consulting Ltd. (On behalf of Number 270 Holdings Ltd.)