

Date: January 5, 2026

To: **Mayor and Council.**

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

Subject: Development Variance Permit Application No. VP100711

Applicant: PRD Construction for 1134195 B.C. Ltd., Inc. No. BC1134195

Location: 3833-3851 22nd Avenue

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100711
Exhibit "A" to VP100711
Supporting Documents:

- Preliminary Site Plan and Design Drawings

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100711 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot A, District Lots 936 and 8169, Cariboo District, Plan 16583 as follows:

- a. Vary the definition of "Contractor Service, Major" by increasing the maximum percentage of the gross floor area of the building used for accessory office, technical, administrative support, or retail sale operations from 25% to 69.3%, as shown on Exhibit "A" to VP100711.

Purpose:

The applicant is proposing a "Contractor Service, Major" use that includes a shop and office for TC Energy at 3833-3851 22nd Avenue (subject property). TC Energy provides operational and construction services for natural gas pipeline projects, and as such, requires an office, shop and yard for construction-related operations.

The "Contractor Service, Major" use restricts accessory office to no more than 25% of the gross floor area of the building. The proposed 1,537.9 m² development includes a 1,123.9 m² two-storey office building and a 498.7 m² shop building with mezzanine. As the office exceeds 25% of the gross floor area of the development, a development variance permit is required.

Background:

Site Characteristics

Location	3833-3851 22 nd Avenue
Legal Description	Lot A, District Lots 936 and 8169, Cariboo District, Plan 16583
Current Use	Industrial
Site Area	4.0 ha (10.1 acres)
Future Land Use	Light Industrial; Neighbourhood Centres and Corridors
Growth Management Class	Growth Priority
Servicing	City Services Available

Surrounding Land Use

North	22 nd Avenue; Industrial
South	Industrial
East	Industrial
West	Quinn Street; Industrial

Relevant Applications

Subdivision Application No. SD100819: The property owner has applied to subdivide the subject property, creating one (1) additional lot for TC Energy.

Industrial Form and Character Development Permit No. DP100936: The applicant has concurrently applied for a development permit for the proposed “Contractor Service, Major” use for a shop and office building. The development variance permit must be considered before the development permit can be issued.

Strategic Priorities:

This application is consistent with Council' s strategic priority for economic diversity and growth.

Policy/Regulatory Analysis:

Official Community Plan Bylaw No. 9525, 2025

Future Land Use

The subject property is designated as Light Industrial, and Neighbourhood Centres and Corridors in Schedule 12: Future Land Use Plan of the Official Community Plan (OCP). The Light Industrial designation comprises most of the subject property. This designation is intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines, and low land use impacts on adjacent properties (Policies 18.10.1 b. and 18.10.1 h.). This designation also supports a diverse employment base by facilitating industrial conversion areas offering a mix of business, office, and light industrial uses suited to the surrounding area, and adjacent to Neighbourhoods Centres and Corridors, to provide more flexibility for Light Industrial areas (Policies 18.10 and 18.10.1 g.).

The Neighbourhood Centers and Corridors designation is located along the north property line of the subject property. This designation aims to create diverse and well-connected neighbourhoods to contribute to the city's growth (Policy 18.2).

The proposed variance to increase the office area is consistent with the Light Industrial designation and Neighbourhood Centres and Corridors designations. The subject property is located within the Carter Light Industrial Area, which is adjacent to commercial and residential areas, and will encourage flexibility through a mix of office and related business uses. The increased office area will also intensify industrial uses in an already established and serviced industrial area, and will not significantly increase noise, air emissions or land use impacts to adjacent uses.

Administration supports this application, as it is consistent with the OCP Future Land Use policy direction of the OCP.

Growth Management

The subject property is designated as Growth Priority in Schedule 1: Growth Management of the OCP. This designation is characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, and offer a mix of residential densities and building forms (Policy 7.1). Further to this, the Growth Management policies encourage infill development to maximize municipal infrastructure, and support growth within the Urban Containment Boundary (Policies 7.1.2 b., 7.1.4 b., and 7.1.4 d.).

The application is consistent with the Growth Priority designation as it promotes infill development on a currently underutilized and serviced site to maximize servicing efficiencies and promotes growth within the Urban Containment Boundary.

Administration supports this application, as it is consistent with the Growth Management policy direction of the OCP.

Zoning Bylaw No. 7850, 2007

The subject property is zoned M1: Light Industrial. The purpose of the M1 zone is to provide for a mix of business and light industrial uses. The M1 zone permits a “Contractor Service, Major” use and is defined in the Zoning Bylaw as:

Providing heavy building, utility, and highway construction services including road, bridge, pipeline, communication, site preparation, landscaping, concrete, logging, excavation, drilling, carpentry or similar services of a construction nature which require outdoor storage. This use may include accessory retail and wholesale; display; office; technical support; manufacturing, fabricating, and assembly activities; and fleet storage for any number of vehicles. This use also includes minor contractor services that require accessory outdoor storage and/or fleet storage for more than 4 fleet vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the major contractor service use on the same site.

As identified above, the definition of “Contractor Service, Major” provides a restriction to the gross floor area of the office portion of a building to 25%. The applicant’s proposal identifies a 1,123.9 m² office building (69.3%) and a 498.7 m² shop building (30.7%), as identified on Exhibit “A” to VP100711. As the proposed office will exceed 25% of the gross floor area of the building, a development variance permit is required. Therefore, the applicant is requesting a variance to the Zoning Bylaw that will permit the gross floor area of the office to increase from 25% to 69.3%.

Administration supports the requested variance for the following reasons:

- The proposed development is consistent with all other zoning requirements, including setbacks, height, and site coverage for the purposes of the new building;
- Other uses permitted in the M1 zone, such as “Consulting, Scientific and Technical” allow office uses that are not restricted in gross floor area;
- The proposed office use is dedicated to supporting the “Contractor Service, Major” use on the site, which is a Light Industrial use; and
- This increase in office gross floor area is complimentary to the OCP designations of Light Industrial and Neighbourhood Centers and Corridors, and is an appropriate use in the Carter Light Industrial area.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

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	BC1134195
Name of Company	1134195 B.C. Ltd.
Director Information	Grewal, Harbinder Kaur Grewal, Manjeet Singh

A review of the legal title of the subject area 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. VP100711 be approved.

Summary and conclusion:

Administration recommends that Council approve the applicant's request to vary the definition of “Contractor Service, Major” by increasing the gross floor area of office from 25% to 69.3%, as shown on Exhibit “A” to VP100711.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2026/02/02