

DATE: June 22, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application VP100590
Applicant: L&M Engineering Ltd. for 1200237 B.C. LTD., INC. NO. BC1200237
Location: 0 Boundary Road

ATTACHMENT(S): Development Variance Permit No. VP100590
Location and Existing Zoning Map
Exhibit "A" to VP100590
Supporting Document – Subdivision Plan for Subdivision Application No. SD100615

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100590 to vary the City of Prince George Subdivision and Development Servicing Bylaw No 8618, 2014 for the property legally described as Lot 1, District Lot 748, Cariboo District, Plan EPP60445 Except Plan EPP99266 (PID 030-069-742) as follows:
 - a. Vary Table 1 Section 7.3 by waiving the requirements for Highway works.
 - b. Vary Table 1 Section 7.4 by waiving the requirement for Sewage Collection and Disposal system, including service laterals.
 - c. Vary Table 1 Section 7.5 by waiving the requirement for Drainage and Storm Runoff Collection system, including service laterals.
 - d. Vary Table 1 Section 7.6 by waiving the requirement for Waterworks system, including service laterals and fire hydrant collection.
 - e. The variance only applies for the area identified on Exhibit "A" to VP100590 and for Subdivision Application No. SD100615.

PURPOSE:

The applicant has submitted a subdivision application to create 3 new lots for industrial development. The subdivision has triggered Works and Services for the proposed subdivision as identified under Table 1 of the City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014 (“Subdivision and Development Servicing Bylaw”). The applicant would like to waive all Works and Services along a portion of the Backage Road and the entirety of Castle Road, as identified on Exhibit “A” to VP100590.

Background

Site Characteristics

Location	0 Boundary Road
Current Use	Vacant
Site Area	19.2 ha
Zoning	M2: General Industrial AG: Greenbelt
Servicing	Urban Standard

Official Community Plan

Future Land Use	Light Industrial Rural Resource
Growth Management	Phase 1

Surrounding Land Use Table

North	Vacant
South	Backage Road / Fraserway RV
East	Castle Road Dedication (unconstructed) / Regional District of Fraser Fort-George
West	Boundary Road Connector

Relevant Applications

Subdivision Application SD100615

The applicant has applied to subdivide the subject property to create 3 new lots for industrial development. Subdivision Application SD100615 is currently in progress. As part of the review of the Subdivision Application, Table 1 of the Subdivision and Development Servicing Bylaw is reviewed to determine what Works and Services are triggered. This has facilitated the application for varying certain offsite works for the proposed 3 lot subdivision.

POLICY / REGULATORY ANALYSIS:

Subdivision and Development Servicing Bylaw No. 8618, 2014

The Subdivision and Development Servicing Bylaw regulates the works and services required for subdivision and development of land. This Bylaw, also prescribes the standards for infrastructure works and services based on the land designation as per Table 1 and Schedule B of the Subdivision and Development Servicing Bylaw.

The subject property is designated Urban in Schedule B of the Servicing Bylaw and requires Works and Services that include, but are not limited to:

- Asphalt pavement surface;
- Portland Cement Concrete curb and gutter;
- Portland Cement Concrete sidewalk;
- City standard street lighting;
- Electric Power and Telecommunication Services (Underground Wiring); and,
- City storm runoff collection system for the road network including service laterals.

Through the Development Variance Permit application, the applicant requests that all Works and Services as prescribed in Table 1 of the Servicing Bylaw be waived for a portion of the Backage Road and the entirety of Castle Road. Administration supports the request for the following reasons:

- The extension and construction of Works and Services is not warranted and would result in increased maintenance that is not necessary.
- The Ministry of Transportation and Infrastructure (MOTI) and the Regional District of Fraser Fort-George (RDFFG) have expressed that they do not require Castle Road to be constructed with the related subdivision application (SD100615).
- Castle Road dedication is on the City boundary, leaving half within City limits, and half outside of City limits within the jurisdiction of MOTI and RDFFG. As such, the maintenance of Castle Road would be the City's responsibility, while primarily servicing the Regional District.

For the reasons outlined above, Administration supports the variance request.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the Emergency Program Act, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that the Ministerial Orders related to local government meetings and bylaw processes apply.

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", 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.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this variance.

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. VP100590 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to vary Table 1, by waiving Works and Services for a portion of the Backage Road and Castle Road, for the reasons outlined in this report and as shown on Exhibit "A" to VP100590.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Alex Childs, Engineering Assistant, Development Services

APPROVED:

Walter Babicz, Acting City Manager
Meeting Date: 2021/07/12