

STAFF REPORT TO COUNCIL

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DATE: September 18, 2018

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning & Development

SUBJECT: Official Community Plan Amendment Application No. CP100147 (Bylaw No. 8981, 2018) and Rezoning Application No. RZ100603 (Bylaw No. 8982, 2018)

Applicant: City of Prince George
Location: 8670 and 8766 Highway 16W

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8981, 2018
- Appendix "A" to Bylaw No. 8982, 2018
- Exhibit "A" to Application No. CP100147

RECOMMENDATION(S):

THAT Council:

1. GIVE first reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8981, 2018."
2. CONSIDER "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8981, 2018", in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDER "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8981, 2018", in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues.
4. CONSIDER "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8981, 2018", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVE second reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8981, 2018";
6. APPROVE the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. One Citywide Newspaper advertisement requesting written comment; and
 - b. Request for written comment from properties identified on Exhibit "A" to CP100147.
7. GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8982, 2018".

PURPOSE

The City of Prince George is proposing to amend the Official Community Plan (OCP) and rezone the subject properties in order to facilitate a water pump station, reservoir and well to service the Western Acres neighbourhood. The City of Prince George has applied to amend the OCP from Rural Resource to Utility; and rezone the subject properties from U1: Minor Utilities and AR2: Rural Residential to U1: Minor Utilities.

Background

Site Characteristics

Location	8670 Highway 16 West	8766 Highway 16 West
Legal Description	Lot B District Lot 619 Cariboo District Plan 28304	Lot C District Lot 619 Cariboo District Plan 28304
Current Use	Vacant Land	Vacant Land
Subject Property	1.6 ha (4.03 acres)	636 m ² (0.16 acres)
Growth Management Class	Rural Resource	Rural Resource
Servicing	Servicing upgrades required	

Schedule B-6: Future Land Use - Official Community Plan (see Appendix "A" to Bylaw No. 8981, 2018)

Location	8670 Highway 16 West	8766 Highway 16 West
Current Future Land Use	Rural Resource	
Proposed Future Land Use	Utility	

Zoning (see Appendix "A" to Bylaw No. 8982, 2018)

Location	8670 Highway 16 West	8766 Highway 16 West
Current Zoning	U1: Minor Utilities and AR2: Rural Residential	U1: Minor Utilities
Proposed Zoning	U1: Minor Utilities	U1: Minor Utilities

Surrounding Land Use

North	Regional District of Fraser-Fort George – Rural Residential
South	Highway 16 West / Regional District of Fraser-Fort George
East	Vacant Land / Hartman Road
West	Regional District of Fraser-Fort George – Rural Residential

POLICY/REGULATORY ANALYSIS:

Intent of the Official Community Plan

As identified in Section 1.2: Intent, Application, and Interpretation of the OCP, the *Local Government Act* establishes that all bylaws enacted or works undertaken by Council after adoption of the OCP must be consistent. An OCP, 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 OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

Official Community Plan

Future Land Use

The subject properties are designated as Rural Resource in Schedule B-6: Future Land Use of the OCP. The Rural Resource designation is intended for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy. Water servicing required for all development, whether or not consistent with the growth management objectives and policies within the OCP shall be determined from water servicing studies prepared by a qualified professional engineer (Policy 8.8.5). The City has determined that water servicing is deficient in the Western Acres neighbourhood. Qualified professional engineers have determined this location is required to provide adequate water servicing.

Utilities

The subject properties are designated as a proposed “potable water well” location in Schedule B-14: Water Network Improvements of the OCP. The OCP specifically identifies Western Acres as requiring significant water service improvements including a new water well source (Policy 8.8.9). Where water infrastructure renewal is planned for the replacement of sub-standard or old infrastructure, new infrastructure shall be sized to accommodate new development or re-development in accordance with the growth management objectives and policies within the OCP (Policy 8.8.8).

The applicant has applied to amend the OCP from Rural Resource to Utility in order to facilitate a water pump station, reservoir and well, as shown on Appendix “A” to Bylaw No. 8981, 2018. Administration supports this application as it aligns with policy direction of the OCP.

Growth Management

The subject properties are identified as Rural Resource, as per Schedule B-4: Growth Management Class of the OCP. The Rural Resource designation encompasses natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted. The subject properties do not have any environmentally sensitive or natural hazard areas. OCP policy states that the City shall phase and guide growth within this area based on required servicing with preference to locations adjacent to existing residential areas and close to identified neighbourhood centres (Policy 8.1.13).

Administration supports this application as it will support and service existing land uses within Western Acres.

Zoning Bylaw

The subject property located at 8766 Highway 16 West is zoned U1: Minor Utilities. This property is already zoned to permit minor utilities therefore it is not part of the rezoning application.

The subject property located at 8670 Highway 16 West is split zoned U1: Minor Utilities and AR2: Rural Residential. The purpose of the U1 zone is to provide for utilities that may only have a minor impact on adjacent uses. The purpose of the AR2 zone is to foster a rural lifestyle on properties larger than 2.0 ha and provide for complementary residential related uses that are compatible with the rural character of the area.

The applicant is proposing to rezone the subject property located at 8670 Highway 16 West from U1 and AR2 to U1 in order to facilitate a water pump station, reservoir and well, intended to service the Western Acres neighbourhood. This will expand the existing U1 zoning boundary. Administration supports this application as it aligns with policy direction of the OCP to improve water servicing in the Western Acres neighbourhood.

Land Use Impacts

The subject property is located adjacent to Highway 16W. The proposed water pump station, reservoir and well are passive land uses and require little monitoring by staff. Traffic, parking, access and noise generation will be minor.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 8981 and Bylaw No. 8982 require Ministry of Transportation and Infrastructure’s approval prior to Final Reading.

Sequence of Adoption for the Official Community Plan

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

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the OCP 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.

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 Council approve Bylaw No. 8981, 2018 and Bylaw No. 8982, 2018 for the reasons outlined in this report.

SUMMARY AND CONCLUSION:

The applicant has applied to amend the OCP and rezone the subject properties to facilitate the construction of a water pump station, reservoir and well to support and service existing land uses. Administration supports this application for the reasons outlined in this report.

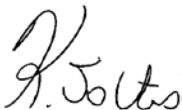
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: October 1, 2018