DATE: January 23 2015

TO: MAYOR AND COUNCIL

FROM: IAN WELLS, DIRECTOR OF PLANNING AND DEVELOPMENT

SUBJECT: Official Community Plan Amendment Application No. CP100094, Rezoning Application No. RZ100461, and Restrictive Covenant Discharge Application No. RC000011, to facilitate the Re-Development of the Yellowhead Golf Course and Adjacent Lands.

Applicant: Radloff Engineering for 1656851 Alberta Ltd., Inc. No. A0093905

Location: 7931, 8091 Bunce Road and 5093, 5162, 5230 Highway 16

ATTACHMENT(S):
- Location and Zoning Map
- Appendix “A” to Bylaw No. 8641
- Appendix “A” to Bylaw No. 8642
- Appendix “A” to Bylaw No. 8643
- Official Community Plan Amendment Consultation Checklist
- Restrictive Covenant registered as Land Titles Office Document No. S10476
- Supporting Documents
RECOMMENDATIONS:

1. THAT Council RECEIVE Application No. CP100094 to amend City of Prince George Official Community Plan Bylaw No. 8383, 2011.


3. THAT Council CONSIDER the City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8641, 2015, in conjunction with the current Financial Plan and confirm there are no issues.

4. THAT Council CONSIDER the City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8641, 2015, in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues.

5. THAT Council CONSIDER the City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 8641, 2015, in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.


7. THAT Council APPROVE the public consultation process to fulfill the requirements of Section 879 of the Local Government Act as outlined in the attached Official Community Plan Amendment Consultation Checklist, including:
   a) One Citywide Newspaper advertisements requesting written comment; and,
   b) Request for written comment from adjacent neighbours within 30 metres of subject properties.


10. THAT Council RECEIVE Application No. RC000011 to discharge the Restrictive Covenant registered as Land Titles Office Document No. S10476 from Lot 1, District Lots 1571 and 1592, Cariboo District, Plan 30782, as shown on Appendix “A” to Bylaw No. 8643, 2015.

11. Should these applications be supported, the Public Hearing and Third Reading of Bylaws No. 8641, 8642, and 8643 BE WITHHELD until the following requirements have been met to the satisfaction of the Director of Planning and Development:
    a) Receipt of Traffic Impact Study with all recommendations addressed;
    b) Receipt of Servicing Brief with all recommendations addressed;
    c) Receipt of a Conceptual Site Plan.

12. Should these applications be supporting, the Final Reading of Bylaws No. 8641, 8642, and 8643 BE WITHHELD until the following requirements have been met to the satisfaction of the Director of Planning and Development:
    a) Registration of a Section 219 Covenant to restrict the allowable uses of the subject properties to “vehicle sales, minor” and “vehicle repair, minor” only.
PURPOSE:
The purpose of the applications in this report is to facilitate the re-development of the Yellowhead Golf Course and adjacent rural residential land into a Recreational Vehicle (RV) sales business. The applications involve amendments to the City of Prince George Official Community Plan and the Zoning Bylaw, and the discharge of a covenant restricting land uses on one of the subject properties. The four (4) subject properties include 7931 Bunce Road, and 5093, 5162 and 5230 Highway 16 (see Subject Area Map).

The complete application is as follows:

- The Official Community Plan amendment application proposes to re-designate the subject area from Business District – Commercial Recreation to Business District - Service Commercial (see Appendix “A” to Bylaw No. 8641).
- The Zoning Bylaw amendment application proposes to rezone the subject area from C9: Outdoor Recreation and AR3m: Rural Residential to C6: Highway Commercial (see Appendix “A” to Bylaw 8642).
- There is also an application to discharge the Restrictive Covenant registered to 5093 Highway 16 to bring the property under current the land use regulations of the City’s Zoning Bylaw (Appendix “A” to Bylaw No. 8643).

BACKGROUND:

Site Characteristics

<table>
<thead>
<tr>
<th>Location</th>
<th>7931, 8091 Bunce Road and 5093, 5162, 5230 Highway 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Uses</td>
<td>Yellowhead Grove Golf Course</td>
</tr>
<tr>
<td>Subject Area</td>
<td>Four (4) parcels totaling 4.7 ha</td>
</tr>
</tbody>
</table>

Official Community Plan (see Appendix “A” to Bylaw No. 8641)

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Business District – Commercial Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Future Land Use</td>
<td>Business District – Service Commercial</td>
</tr>
</tbody>
</table>

Zoning Bylaw (see Appendix “A” to Bylaw No. 8642)

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>C9: Outdoor Recreation and AR3m: Rural Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>C6: Highway Commercial</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>North</th>
<th>Highway 16 and Gauthier Road Intersection</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Rural Residential and portion of Yellowhead Grove Golf Course</td>
</tr>
<tr>
<td>East</td>
<td>Rural Residential, Bunce Road</td>
</tr>
<tr>
<td>West</td>
<td>Highway 16</td>
</tr>
</tbody>
</table>

POLICY ANALYSIS:

OFFICIAL COMMUNITY PLAN NO. 8383, 2011

The subject area consists of four parcels fronting Highway 16 West that include the northern portion of the Yellowhead Golf Course and two abutting rural residential lots directly south. The four properties could be consolidated to form the site for the proposed RV sales and service development.

The subject area is located at the south quadrant Highway 16/Gauthier Road/Bunce Road intersection. The subject area is designated as Commercial Recreation under Schedule B-6: Future Land Use of the Official Community Plan (see Appendix “A” to Bylaw No. 8641). The golf course use is consistent with the intent of the Commercial Recreation designation, which is to “accommodate large outdoor recreational uses that support community and tourist use.”
The applicant has indicated that the operation of the Yellowhead Grove Golf Course is not considered to be a sustainable business. The present land owners are proposing to re-designate the subject area from Commercial Recreation to Service Commercial to facilitate the development of RV sales and service business. The Service Commercial designation is primarily meant for “traveling public-oriented commercial uses in highly accessible locations, including tourist-oriented uses and retailers that are accessed primarily by vehicle.”

There are smaller pockets of Service Commercial... that include “several sites along the Highway 16 West such as Gauthier Road/Park Drive intersection, and at Bear Road.” Other nearby commercial uses accessed from the Highway 16/Gauthier Road/Bunce Road intersection include Cycle North, Jolley Market Foods mini strip mall, and a Shell Service Station with a Mr. G convenience store. The proposed RV sales and service use complements this commercial node by developing prime land fronting the intersection. The subject area shares the same positive characteristics as the other commercial sites in the area:

- The subject area is strategically located at the corner of a major Highway 16 West intersection, which offers convenient access and high-visibility for the proposed RV sales and service development. A Traffic Impact Study is recommended as a condition prior to scheduling Public Hearing and Third Reading to identify and address the impacts of the proposed development on the road network and on the nearby neighbourhood.
- The subject area is at the edge of the Parkridge residential subdivision. Patrons may visit the subject area from Highway 16 West, via Bunce Road, without fragmenting or disturbing the residential neighbourhood further east.
- The proposed RV sales and service business, which is not a significant traffic generator, is expected to keep standard hours of business. The impact of the commercial use on adjacent residential should be minimal.
- The subject area has access from urban City services that include municipal water and sanitary sewer. A Servicing Study is recommended as a condition prior to scheduling Public Hearing and Third Reading to ensure the proposed development can be adequately serviced. If water flows are limited, covenants may be required to restrict the size of the building or to require buildings to be fully sprinklered.
- If this application is successful, the proposed development must obtain a Commercial Form and Character Development Permit. The development permit process helps to achieve a high quality urban design and on-site beautification through landscaping.

Subject to sufficient urban City services (i.e. water, sanitary, storm sewer), the proposed development meets the intent of the Service Commercial designation in the Official Community Plan. Re-developing the underutilized golf course into a RV sales and service development offers a positive addition to the established service commercial node at the Highway 16 West/Gauthier Road/Bunce Road intersection.

**REGULATORY ANALYSIS**

**ZONING BYLAW NO. 7850, 2007**

The subject area is intersected by two zones on Schedule A of the City’s Zoning Bylaw: C9: Outdoor Recreation and AR3m: Rural Residential (see Appendix “A” to Bylaw No. 8642). The C9 zone covers the two golf course properties and has the purpose to “provide primarily for land extensive outdoor recreation uses.” The AR3 zone covers the two rural residential subject properties and has the purpose to “foster a suburban lifestyle primarily on properties larger than 0.4 ha.” All four (4) properties share the same land owner.

The application is requesting to rezone the subject properties from C9 and AR3 to C6: Highway Commercial. The purpose of the C6 zone is to “provide for uses appropriate for some highway locations.” The applicant has voluntarily agreed to restrict the allowable uses in the C6 zone to “vehicle sales, minor” and “vehicle repair, minor” only through the registration of a covenant prior to the scheduling of Fourth Reading. These uses allow the sale and servicing of RVs with a weight of 10,885 kg or less. The restriction on the weight of the vehicles sold on-site prevents the more significant impacts of heavy vehicles on-site.
Administration recommends that a conceptual site plan be prepared as a condition prior to scheduling Public Hearing and Third Reading to demonstrate that the development regulations and the parking and landscaping requirements of the C6 zone can be met. In part, the site plan must be consistent with the following regulations:

<table>
<thead>
<tr>
<th>Development Regulations</th>
<th>Proposed C6 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Site Coverage</td>
<td>50%</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>12 m</td>
</tr>
<tr>
<td>Min Property Setback</td>
<td>0 m or 3 m from adjacent rural residential</td>
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<tr>
<td>Parking Requirement</td>
<td>2.2 stalls per 100 m² of building floor area</td>
</tr>
<tr>
<td>Landscaping Requirements</td>
<td>Requirements for highway screening (i.e. 2 m wide buffer along all road frontages), landscaping within parking area, and open space</td>
</tr>
</tbody>
</table>

The proposed commercial development complements the Highway 16 West/Gauthier Road/Bunce Road intersection, where three (3) other properties fronting the intersection share the C6 zone. Therefore, Administration supports the proposal to rezoning of the subject properties from C9: Outdoor Recreation and AR3: Rural Residential to C6: Highway Commercial, subject to the receipt of a satisfactory Traffic Impact Study, Servicing Study, and conceptual Site Plan.

COVENANT
A covenant registered to one of the subject properties (5093 Highway 16) restricts the allowable land uses to “Golf Course” only, restricts the business hours of operation, and restricts direct vehicle access from Highway 16. Covenant restrictions supersede and thus limit the City’s zoning regulations. The covenant must be discharged to allow for the proposed commercial development. Further, the applicant has no intent to pursue a direct access from Highway 16 West.

Administration recommends discharging the restrictive covenant to bring the property under the land use regulations of the current Zoning Bylaw.

OTHER CONSIDERATIONS:

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
The Ministry of Transportation and Infrastructure requires the applicant to prepare a Traffic Impact Study for their review and approval. In the interim, the Ministry provided the following comments regarding the application:
- Current corridor studies for Highway 16 West identify the portion of highway adjacent to the subject property as a future four-laning location; and,
- The Ministry has begun preliminary work on a four lane design adjacent to the subject rezoning land.

The Ministry is providing further information on the proposed four-laning of Highway 16 West prior to the 3rd Reading of this application. Any implications of the proposed four-laning of Highway 16 West will be considered as part of the Traffic Impact Study, Servicing Study, and conceptual Site plan as a condition prior to scheduling Public Hearing and Third Reading.

Sequence of Adoption for the Official Community Plan
Pursuant to the Local Government Act, the 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 882 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:

a. 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

g) Public Hearing

b. Third Reading of the bylaws

c. 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 882 of the Local Government Act are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

**Statutory Consultation**

Administration recommends that Council approve the consultation plan as outlined in the Official Community Plan Amendment Consultation Checklist, including:

- One Citywide Newspaper advertisement requesting written comments;
- Request for comment from all residents within 30 metres of the subject property; and,
- This consultation would occur after first and second reading of the application’s corresponding bylaws and prior to the Public Hearing.

**ALTERNATIVES:**

1. Approve the application
2. Approve the application as amended
3. Reject or refuse the application
4. Defer or otherwise deal with the application

The Planning and Development Department recommends that Council approve the proposed Official Community Plan and Zoning Bylaw amendment applications, and the Covenant discharge application. Administration further recommends that Council support the following conditions to be met to the satisfaction of the Director of Planning and Development, prior to scheduling Public Hearing and Third Reading:

- Receipt of Traffic Impact Study with recommendations addressed;
- Receipt of Servicing Brief with recommendations addressed; and,
- Receipt of conceptual Site Plan.

Administration also recommends that Council support the following conditions to be met to the satisfaction of the Director of Planning and Development, prior to scheduling Final Reading:

- Registration of a Section 219 Covenant to restrict the allowable uses of the subject properties to “vehicle sales, minor” and “vehicle repair, minor” only.

**SUMMARY AND CONCLUSION:**

The Planning and Development Department recommends that Council approve the proposed Official Community Plan and Zoning Bylaw amendment applications, and the covenant discharge application. The proposal to re-develop the subject area as RV sales and service use is consistent with the commercial focus of the Highway 16/Gauthier Road/Park Avenue intersection and should not adversely impact the surrounding residential neighborhood.
Respectfully submitted:

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Ian Wells, Director of Planning and Development

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Report Prepared by Jesse Dill, Planner II
Community Planning Division
Planning and Development Department

To: Mayor and Council

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