



September 20th, 2021

Attention: Your Worship and Members of Council

Reference: Development Variance Permit Application No. VP100594

On behalf of the property owner, J.A. Brink Investments Inc., L&M Engineering Limited would like to take this opportunity to respond to the correspondence received by Ms. Elaine Kienzle. Accordingly, L&M Engineering Limited have prepared a detailed technical response to provide City Council with clarification regarding VP100594.

1. “The decreased side and rear yard setback is greater than side yard setback required by the adjacent RS2: Single Residential zoning”

The subject property is zoned RT3: Residential Cluster and has been designed to create a 33-lot single-family strata subdivision. It is important to note that as per *The City of Prince George Zoning Bylaw No. 7850, 2007*, the RT3 zone setbacks are calculated from the parent parcel, and not from each individual strata lot. The required setbacks between each single-family home within the strata subdivision is 2.4 meters, while the required setback from the parent parcel is 6 meters. The property owner is not varying both the side and rear yard setback for each individual lot, but the lot setbacks for the parent parcel as a whole. The only setback for the individual strata lots inside of the parent parcel is 2.4 meters between each home.

Contrary to what Ms. Kienzle has stated, the majority of lots within the strata are actually located adjacent to RS2: Single Residential zoned properties within the neighbouring Nechako View subdivision on Brink Drive and Brink Court.

2. “The proposed strata development is consistent with the form and character of surrounding RS2: Single Residential neighbourhood (height, scale and form)”

The strata development is located adjacent to RS2 zoned parcels located within the Nechako View subdivision on Brink Drive and Brink Court. The Nechako Waterfront strata development has been designed with strict development design requirements of the

neighbouring Nechako View subdivision, to ensure the development provides a premiere residential opportunity for future residents.

In addition, the entire strata development will be required to go through an extensive Form and Character Development Permit process prior to construction. The City will strictly review and approve building elevations, colours and materials, as well as the site's overall landscaping and screening, open space requirements and proposed parking.

3. **"The proposed variance to Strata Lots 8-13 is from the internal AG zone boundary and does not impact adjacent parcels"**

The property owner continues to remain committed to the intent of the AG zone, which is to ensure that the environmentally sensitive features on the property are preserved and protected. As such, the Nechako Waterfront Strata subdivision has been designed in compliance with the following:

- A 10 meter "no disturb" riparian setback;
- A geotechnical setback from the steep bank;
- A "no build" and "no alteration" setback from the no development zone (AG: Greenbelt zoned portion); and
- A 45-meter setback from the natural boundary of the Nechako River.

The above are all included within the setbacks shown on the attached site plan for lots 8-13, exceeding all of the required setbacks and will not be impacted by the proposed setback variance

4. **"Strata lots 3 and 8-13 are adjacent to the southern portion of the subject property. Near the bank adjacent to the Nechako River thereby no adjacent to residential properties"**

Lot 3 is adjacent to a residential property. Mr. Bye, who's property abuts lot 3, contacted L&M Engineering Limited and provided a submission to Council, expressing that he and his wife do not have any objections regarding the proposed setback variance. A retaining wall was constructed behind lot 3 to prevent erosion of the sloped area. Trees located at the top of bank will not be impacted by the strata development.

5. **“The proposed strata development will be consistent with the Multiple Form and Character Development Permit Guidelines”**

As noted, the strata development will be required to go through an extensive Multiple Form and Character Development Permit process. Building elevations, colours and materials, overall landscaping and screening, open space requirements and proposed parking will all be strictly reviewed by the City prior to construction of homes within the Nechako Waterfront strata.

6. **“The development meets all other development regulations of the RT3 zone, including building height, setback between principal buildings, density and site coverage”**

The future strata development will meet building height, density, and site coverage requirements, as well as the minimum setback between each individual home.

We would like to thank Kali Holahan, Planner, as well as City Administration for their support and assistance of this application to date. We would also like to thank Your Worship and Council for your time and consideration of this application.

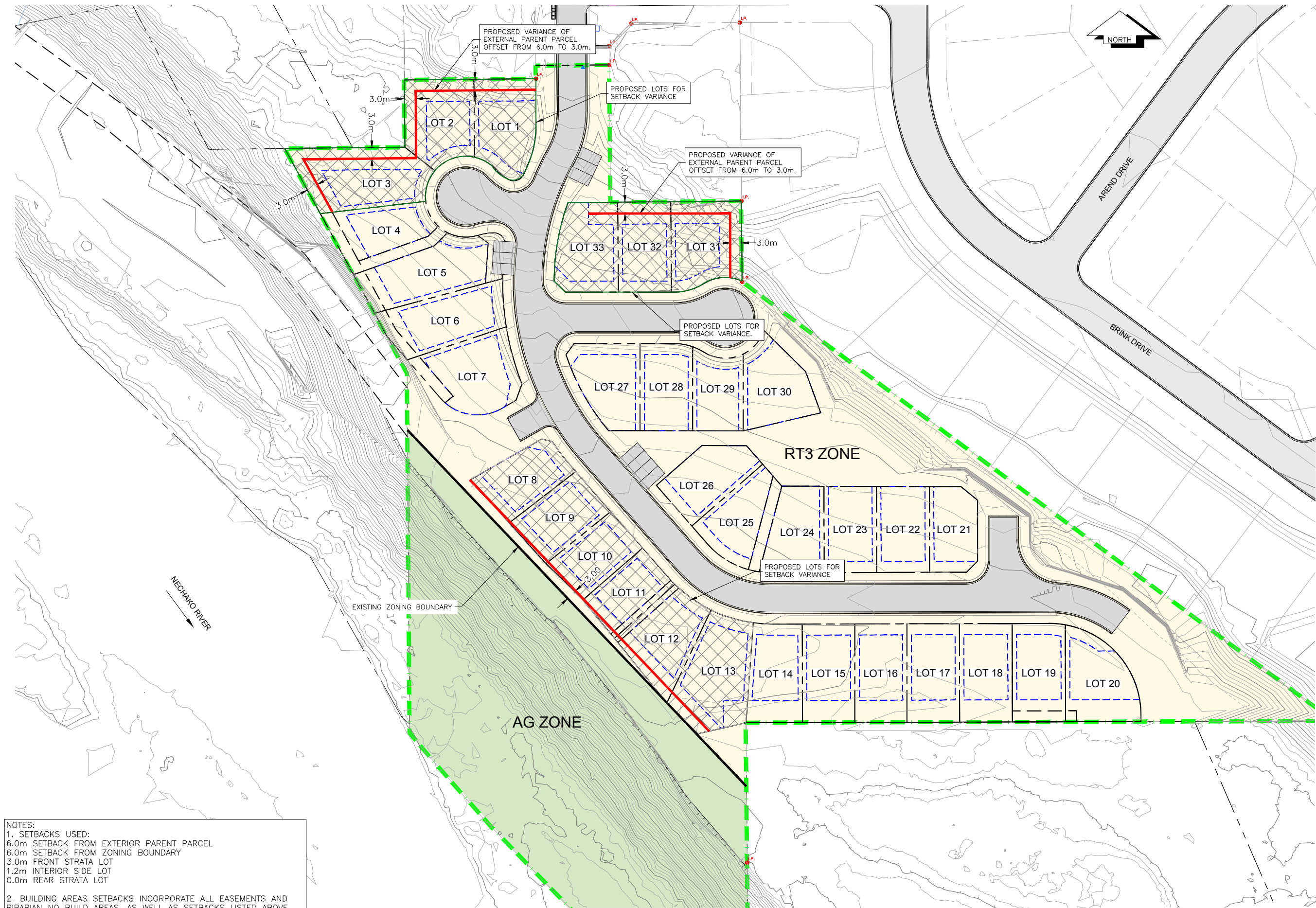
Sincerely,

L&M ENGINEERING LIMITED



Megan Hickey, BPI
Planner

G:\Jobs Files\1100\1145 - Brink Forest Products\1145-18 Brink Place Bare Land Strata (Nechako Waterfront)\02 - Design\Design\1145-21 Planning 2020 Base.dwg



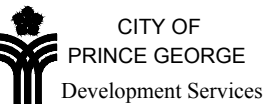
NOTES:
1. SETBACKS USED:
6.0m SETBACK FROM EXTERIOR PARENT PARCEL
6.0m SETBACK FROM ZONING BOUNDARY
3.0m FRONT STRATA LOT
1.2m INTERIOR SIDE LOT
0.0m REAR STRATA LOT
2. BUILDING AREAS SETBACKS INCORPORATE ALL EASEMENTS AND RIPARIAN NO BUILD AREAS, AS WELL AS SETBACKS LISTED ABOVE.

LEGEND

- PROPERTY BOUNDARY
- TOP OF ESCARPMENT
- ZONING BOUNDARY

NO.	DATE (D/M/Y)	REVISION	BY

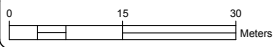
NOT FOR CONSTRUCTION



CONSULTANTS PROJECT No.:	1145-21
DRAWN:	KP
CHECKED:	MH
ENGINEER:	JRB
DATE:	JUNE 2021
SCALES:	1:75
SCALES:	

THE BRINK GROUP
NECHAKO WATERFRONT
PROPOSED SETBACK VARIANCE
SITE PLAN

DRAWING No.
VAR:01



Amending Bylaws	10.8	RT3: Residential Cluster			RT3
	10.8.1 Purpose	The purpose is to provide a zone for comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services.			
	10.8.2 Principal Uses	<ul style="list-style-type: none"> community care facility, minor housing, single detached housing, two-unit 		10.8.3 Secondary Uses	<ul style="list-style-type: none"> home business 1 home business 2
Bylaw 8256 Bylaw 8256	10.8.4 Subdivision Regulations	<ol style="list-style-type: none"> The minimum lot width is 35.0 m. The minimum lot area is 0.2 ha. 			
	10.8.5 Regulations for Principal Development	<ol style="list-style-type: none"> The maximum residential density is 25 units/ha. The maximum site coverage is 45%. The maximum height is 10.0 m. The maximum number of storeys is 2.5. The minimum front, side and rear is 6.0 m. The minimum setback between principal buildings is 2.4 m (except not required for a common wall for attached side-by-side units of two-unit housing). 			
	10.8.6 Regulations for Accessory Development*	<i>*Buildings located on common property are not accessory buildings for the purpose of development regulations and need to comply with the provisions for principal buildings.</i> <ol style="list-style-type: none"> The maximum height is 5.0 m. The minimum front yard is 6.0 m. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. The minimum rear yard is 1.2 m. 			
	10.8.7 Other Regulations	<ol style="list-style-type: none"> Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			