

STAFF REPORT TO COUNCIL

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DATE: September 15, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Variance Permit Application No. VP100593
Applicant: David Taylor for Sarah Taylor and Robert Taylor
Location: 9464 Haldi Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100593
Exhibit "A" to VP100593
Supporting Documents

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100593 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 8, District Lot 1597, Cariboo District, Plan 14967 as follows:

- a. Vary Section 9.4.6 2. by increasing the maximum height of cottage housing from 5.0 m to 8.5 m, as shown on Exhibit "A" to VP100593.

PURPOSE:

The applicant would like to construct a secondary dwelling (i.e. cottage house) on 9464 Haldi Road (subject property). The subject property is zoned AR2: Rural residential, which limits the height of cottage housing to 5.0 m. Due to the A-Frame design of the proposed development, the applicant proposes a height of 8.5 m. To facilitate the proposed development, the applicant has requested to vary the height of cottage housing from 5.0 m to 8.5 m.

Background

Site Characteristics

Location	9464 Haldi Road
Current Use	Rural Residential
Site Area	4 ha
Zoning	AR2: Rural Residential
Servicing	No City Services

Official Community Plan

Future Land Use	Rural B
Growth Management	Rural

Surrounding Land Use Table

North	Rural Residential
South	Rural Residential
East	Vacant
West	Haldi Road, Rural Residential

Relevant Applications

Intensive Residential and Wildfire Hazard Development Permit Application No. DP100783: All secondary dwellings are subject to an Intensive Residential Development permit to guide the form and character of infill development, and portions of the subject property are within the Wildfire Hazard Development Permit area. The application is being reviewed by Administration, pending approval of VP100593 by Council.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR2: Rural Residential, which is intended to foster a rural lifestyle on properties larger than 2.0 ha. The AR2 zone limits the height of cottage housing to 5.0 m, and the applicant has applied to vary the maximum height of a cottage house to 8.5 m. The AR2 zone does not restrict site coverage or the gross floor area of accessory development on properties larger than 0.4 ha.

Administration supports the variance request for the following reasons:

- The subject property is 4 ha in size and the site coverage, including the proposed cottage house, is approximately 2%. The overall impact of the development is small;
- The proposed development is approximately 15 m to the closest property line and the subject property is heavily vegetated with mature conifers, providing natural screening;
- The applicant has provided letters of support from the most impacted property owners to the north, south and west (see attached);
- The A-Frame design is compatible with the rural character of the area; and,
- The development meets all other regulations, including setbacks, and is limited to 40% of the floor area of the principal dwelling.

OTHER CONSIDERATIONS:

Notification to Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application, may submit written correspondence.

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.

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. VP100593 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of an A-Frame cottage house, the applicant has requested that the maximum height of a cottage house be increased from 5.0 m to 8.5 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/04