

DATE: September 29, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100603
 Applicant: Bargy Homes Inc., Inc. No. BC562288
 Location: 5571 Venta Drive W.

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100603
 Exhibit "A" to VP100603

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100603 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 16, District Lot 2425, Cariboo District, Plan EPP107750, as follows:

- a. Vary Section 10.2.5 6. by decreasing the minimum exterior side yard setback from 3.0 m to 2.1 m, as shown on Exhibit "A" to VP100603.

PURPOSE:

The applicant has applied to vary the RS2: Single Residential development regulations to facilitate construction of a 285 m² single-family dwelling on the subject property located at 5571 Venta Drive W. Through a concurrent Building Permit application, the applicant provided a certificate of location survey depicting the foundation had been placed within the exterior side yard. As such, the applicant has applied for a variance to decrease the exterior side yard setback from 3.0 m to 2.1 m, as shown on Exhibit "A" to VP100603.

Background

Site Characteristics

Location	5571 Venta Drive W.
Current Use	Single Family Dwelling under construction
Site Area	832 m ² (0.2 acres)
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Single Residential
South	Woodvalley Gate; Foothills Boulevard
East	Venta Drive W; Single Residential
West	Vacant Land

Relevant Applications

Building Permit Application No. BP100683: This building permit was issued for a single-family dwelling on the subject property. Through the Building Permit process, the applicant provided a certificate of location survey depicting the foundation had been placed within the exterior side yard. As such, the applicant has applied for a Development Variance Permit.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is to foster an urban lifestyle on properties larger than 500 m², while allowing uses complementary to the residential character of the area.

The applicant has applied to vary the minimum exterior side yard setback to allow the 285 m² single-family dwelling, as shown on Exhibit "A" to VP100603. The Zoning Bylaw indicates that the exterior side yard is a side yard that is adjacent to a road. The subject property is adjacent to Woodvalley Gate, which provides access to the Woodlands subdivision.

Administration supports the variance request for the following reasons:

- The decrease from 3.0 m to 2.1 m (0.9 m) to the exterior side yard setback is considered minor as no negative impacts are anticipated to surrounding residences or future development;
- The proposed single-family dwelling is consistent with the form and character of surrounding residences in regards to height, scale and form; and
- The development meets all other development regulations of the RS2 zone, including building height and site coverage.

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. VP100603 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the minimum exterior side yard setback from 3.0 m to 2.1 m to facilitate construction of a 285 m² single-family dwelling at 5571 Venta Drive W. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/18