

DATE: October 18, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100604
Applicant: Brian Borden
Location: 2351 Progress Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100604
Exhibit "A" to VP100604

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100604 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 26, District Lot 808, Cariboo District, Plan 20832 as follows:

- a. Vary Section 9.5.6 1. by increasing the maximum total combined gross floor area of accessory buildings from 90.0 m² to 111.5 m², as shown on Exhibit "A" to VP100604.

PURPOSE:

The applicant has applied to vary the AR3: Rural Residential accessory development regulations to facilitate the construction of a 52.0 m² detached garage at 2351 Progress Road (subject property). The AR3 accessory development regulations restrict the maximum total combined gross floor area of all accessory buildings on site to 90.0 m².

Currently, there is an existing 59.5 m² detached garage on the subject property. The proposed 52.0 m² detached garage will increase the total combined gross floor area of all accessory buildings to 111.5 m², which exceeds the AR3 accessory development regulations. The applicant has applied to increase the maximum total gross floor area of accessory buildings on site from 90.0 m² to 111.5 m² as shown on Exhibit "A" to VP100604.

Background

Site Characteristics

Location	2351 Progress Road
Current Use	Rural Residential
Site Area	8244.8 m ² (2.03 acres)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural Areas

Surrounding Land Use Table

North	Progress Road and Rural Residential
South	Rural Residential and Estate Road
East	Rural Residential
West	Rural Residential

Relevant Applications

Building Permit No. BP041816: The applicant applied for a Building Permit to facilitate the construction of the 52.0 m² detached garage on the subject property. During the review of the application, it was determined that a variance permit would be needed to facilitate the proposed detached garage. Should Council support this variance request, Administration will approve this building permit.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR3: Rural Residential. The purpose of the AR3 zone is intended to foster a suburban lifestyle and provide for complementary residential related uses that are compatible with the rural character of the area.

The applicant has applied to increase the maximum total gross floor area of accessory buildings on site from 90.0 m² to 111.5 m², as shown Exhibit “A” to VP100604.

Administration supports the variance request for the following reasons:

- The proposed 52.0 m² detached garage will increase the site coverage to approximately 3.5%. The subject property is permitted up to 30% site coverage within the AR3 zone.
- The proposed detached garage will have a height of 3.81 m. The AR3 zone permits a maximum height of 6.0 m for accessory buildings.
- The proposed 52.0 m² detached garage is located in the northwest corner of the property and is buffered by mature trees and understory vegetation. Furthermore, there will be a 9.0 m interior side yard setback to the residential property located to the west of the subject property.
- The proposed detached garage meets all required regulations for accessory development for setbacks, height and site coverage of the Zoning Bylaw.

As the application is consistent with surrounding land uses, Administration supports this application.

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. VP100604 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to vary the maximum combined gross floor area of accessory buildings on the subject property from 90.0 m² to 111.5 m² for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/11/08