

STAFF REPORT TO COUNCIL

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DATE: November 3, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Variance Permit Application No. VP100607

Applicant: Laura Schwing and Jason Schwing
Location: 8712 McGuire Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100607
Exhibit "A" to VP100607
Exhibit "B" to VP100607
Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100607 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot B, District Lot 2423, Cariboo District, Plan PGP39452 as follows:

- a. Vary Section 9.4.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.3 m, as shown on Exhibit "A" to VP100607.

PURPOSE:

In order to facilitate the construction of a 223 m² accessory building (i.e. a shop) at 8712 McGuire Road (subject property), the applicant has applied to vary the City of Prince George Zoning Bylaw No. 7850, 2007 by increasing the maximum height of accessory development from 6.0 m to 7.3 m.

Background

Site Characteristics

Location	8712 McGuire Road
Current Use	Rural Residential
Site Area	1.0 ha
Zoning	AR2: Rural Residential

Official Community Plan

Future Land Use	Rural D
Growth Management	Rural Areas

Surrounding Land Use Table

North	Rural Residential
South	Rural Residential
East	McGuire Road, Rural Residential
West	Regional District of Fraser Fort George, Rural Residential

Relevant Applications

Building Permit Application No. BP041845 – The applicant has submitted a building permit to construct a 223 m² accessory building (i.e. a shop) with a height of 7.3m. The proposed height exceeds the maximum allowable height for accessory structures of the AR2: Rural Residential zone; therefore, a variance to the maximum allowable height is being requested.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR2: Rural Residential. The purpose of the AR2 zone is to foster a rural lifestyle of properties larger than 2.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area.

Currently, the AR2 zone permits accessory structures with a maximum height of 6.0 m. There are no restrictions to the site coverage, or total gross floor area of accessory structures on lots larger than 0.4 ha in area.

In order to facilitate the construction of the proposed shop, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.3 m, as shown on Exhibit “A” of VP100607, at the location shown on Exhibit “B” to VP100607.

Administration supports the variance request for the following reasons:

- The proposed shop is placed at the rear of the subject property and located away from nearby residences along McGuire Road, reducing the visual impact of the development;
- The properties within the Regional District of Fraser Fort George to the west of the subject property are heavily vegetated with mature conifers, which provides natural screening;
- Letters of support have been provided by the most impacted neighbouring properties;
- The proposal is consistent with all other development regulations of the AR2 zone, including setback requirements and site coverage, which do not apply to properties over 0.4 hectares in area; and,
- The proposal is consistent with the rural character of the area.

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. VP100607 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a shop, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.3 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/11/22