

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: August 21, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Variance Permit Application No. VP100548

Applicant: Craig Landon for Sonya Landon
Location: 6529 Burkitt Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Variance Permit No. VP100548
- Exhibit "A" to VP100548
- Supporting Document(s)

RECOMMENDATION(S):

1. THAT Council APPROVE Variance Permit No. VP100548 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 5, District Lot 4048, Cariboo District, Plan PGP40498 as follows:
 - a. Vary Section 10.2.5 6. by decreasing the minimum interior side yard setback from 1.2 m to 0.45 m, as shown on Exhibit "A" to VP100548.

PURPOSE:

The applicant has applied to vary the RS2: Single Residential principal development regulations to facilitate the addition of a garage onto the existing single detached house on the subject property located at 6529 Burkitt Road. The RS2 principal development regulations require a minimum interior side yard setback of 1.2 m. The applicant has applied to decrease the minimum interior side yard setback from 1.2 m to 0.45 m to facilitate the proposed addition.

Background

Site Characteristics

Location	6529 Burkitt Road
Current Use	Residential
Site Area	658 m ² (0.16 acres)
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential
South	Residential
East	Burkitt Road; Residential
West	Residential; Delisle Court

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is intended to foster an urban lifestyle and provide for complementary residential related uses that are compatible with the residential character of the area.

Currently there is an existing single detached house with an attached double car garage on the subject property. The existing attached double car garage runs parallel with the south property line. The applicant has applied to decrease the minimum interior side yard setback along the south property line from 1.2 m to 0.45 m, as shown on Exhibit "A" to VP100548, to facilitate the addition of a garage. The proposed garage will replace an existing fabric car tent on the subject property.

BC Building Code

As per Section 9 of the BC Building Code, a 0.45 m setback is supportable should roof soffits not project into the 0.45 m setback between the structure and property line. The applicant is aware of this restriction and will construct the proposed garage addition in accordance with the BC Building Code.

Administration supports this variance request for the following reasons:

- The proposed 0.45 m interior side yard setback is supported by the BC Building Code (with limitations to roof soffits and building materials).
- The proposed garage will replace an existing fabric car tent thereby providing a permanent structure that is consistent with the character of the existing house and neighbourhood.
- The proposed garage meets the required front and rear yard setbacks, and site coverage regulations of the RS2 zone.
- The applicant has provided a form letter from property owners surrounding the subject property (north, south, east and west) indicating support for this application, attached to this report in Supporting Documents.

As the application is consistent with surrounding land uses and is not anticipated to negatively impact adjacent properties, Administration supports this application.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Letters of Support

The applicant has provided a form letter with support from eight (8) adjacent land owners, including the owner of the property that shares the property line of which the variance is being requested along.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail notice to adjacent property owners whose interests may be affected by this variance.

ALTERNATIVES:

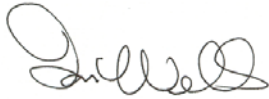
1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Variance Permit No. VP100548 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to reduce the interior side yard setback along the south property line to facilitate the construction of an addition to the existing garage for the reasons outlined in this report.

APPROVED:

A handwritten signature in black ink, appearing to read 'Ian Wells', written over a horizontal line.

Ian Wells, General Manager of Planning and Development/
Acting City Manager

PREPARED BY: Kali Holahan, Planner

Meeting date: September 9, 2019