

STAFF REPORT TO COUNCIL

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DATE: April 29, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100617

APPLICANT: Dennis Pruden
LOCATION: 8145 Bilnor Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100617
 Exhibit "A" to VP100617
 Exhibit "B" to VP100617
 Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100617 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 1, Block 8, District Lot 1592, Cariboo District, Plan 1385 as follows:

- a. Vary Section 9.4.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.0 m, as shown on Exhibit "A" to VP100617.

PURPOSE:

The applicant is proposing to construct a 223 m² detached garage at 8145 Bilnor Road (subject property). The subject property is zoned AR2: Rural Residential, which restricts the maximum height of an accessory development to 6.0 m. As such, the applicant has applied to vary the maximum height of the detached garage from 6.0 m to 7.0 m.

Background

Site Characteristics

Location	8145 Bilnor Road
Current Use	Rural Residential
Site Area	2.6 ha
Zoning	AR2: Rural Residential
Servicing	No City Services

Official Community Plan

Future Land Use	Rural Resource
Growth Management	Rural Resource

Surrounding Land Use Table

North	Rural Residential
South	Rural Residential; Agricultural Land
East	Bilnor Road; Rural Residential
West	Vacant Agricultural Land

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. The subject property is 2.6 ha, as such site coverage restrictions do not apply.

In order to facilitate the construction of the proposed detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.0 m, as shown on Exhibit “A” of VP100617, at the location shown on Exhibit “B” to VP100617.

Administration supports this variance request for the following reasons:

- The proposed detached garage will be placed at the center of the subject property and located away from Bilnor Road, thereby reducing the visual impact of the development;
- The AR2 zone currently permits carriage housing 7.0 m in height. If the proposed accessory building included a dwelling unit, a variance would not be required to facilitate this development;
- The subject property is 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 setbacks and site coverage; and,
- The proposal is consistent with the rural character of the area.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. 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. VP100617 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a 223 m² detached garage, the applicant has requested to vary the maximum height of an accessory development from 6.0 m to 7.0 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/05/30