

# STAFF REPORT TO COUNCIL

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**DATE:** May 3, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Development Variance Permit Application No. VP100613

**APPLICANT:** Wade Krueger and Samantha Fuller  
**LOCATION:** 7843 Toombs Drive

**ATTACHMENT(S):** Location and Existing Zoning Map  
Development Variance Permit No. VP100613  
Exhibit "A" to VP100613  
Exhibit "B" to VP100613  
Rationale Letter from Applicant  
Letters of Support

## RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100613 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot 11, District Lot 2099, Cariboo District, Plan 13428 as follows:

- a. Vary Section 9.5.6 1. by increasing the maximum total combined gross floor area of accessory buildings and structures on a site from 90.0 m<sup>2</sup> to 165.0 m<sup>2</sup>, as shown on Exhibit "A" to VP100613; and
- b. Vary Section 9.5.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.0 m, as shown on Exhibit "B" to VP100613.

## PURPOSE:

The applicant has applied to vary the AR3: Rural Residential accessory development regulations to facilitate the construction of a detached shop at 7843 Toombs Drive (subject property). The AR3 accessory development regulations restrict the maximum total combined gross floor area of all accessory buildings on site to 90.0 m<sup>2</sup> and the maximum height to 6.0 m.

The applicant has proposed to demolish an existing accessory building to facilitate the proposed construction of a 165.0 m<sup>2</sup> accessory building on the subject property. As such, the applicant has applied to increase the maximum total combined gross floor area of accessory buildings and structures on a site from 90.0 m<sup>2</sup> to 165.0 m<sup>2</sup>, as shown on Exhibit "A" to VP100613. The applicant has also proposed to increase the height of the accessory building from 6.0 m to 7.0 m, as shown on Exhibit "B" to VP100613. This application will allow the

proposed accessory building to be constructed within a similar footprint of the existing accessory building proposed for demolition.

## Background

### Site Characteristics

Location	7843 Toombs Drive
Current Use	Rural Residential
Site Area	0.43 ha (1.06 acres)
Zoning	AR3: Rural Residential

### Official Community Plan

Future Land Use	Rural C
Growth Management	Rural Area

### Surrounding Land Use Table

North	Toombs Drive; Rural Residential
South	Nechako River
East	Rural Residential
West	Rural Residential

### Relevant Applications

**Riparian Protection Development Permit No. DP100814:** The subject property is entirely located within a Riparian Protection Development Permit Area of the Nechako River. The proposed 165.0 m<sup>2</sup> garage will require a Riparian Protection Development Permit prior to issuance of a 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 to foster a suburban lifestyle primarily on properties larger than 0.4 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area.

Accessory development regulations in the AR3 zone, restrict the maximum total combined gross floor area of accessory developments on a site to 90.0 m<sup>2</sup> and the height to 6.0 m. The applicant has applied to vary the maximum total combined gross floor of accessory developments on the subject property from 90.0 m<sup>2</sup> to 165.0 m<sup>2</sup>, as shown on Exhibit "A" to VP100613; and the maximum height from 6.0 m to 7.0 m, as shown on Exhibit "B" to VP100613.

This application will allow the proposed accessory building to be constructed within a similar footprint of an existing accessory building on the subject property that is to be demolished. Administration supports this variance request for the following reasons:

- The subject property is 0.43 ha (1.06 acres), which in other rural residential zones is exempted from the gross floor area of accessory development;
- The subject property is heavily vegetated with mature conifers, which provides natural screening, particularly along the adjacent property line to the west;
- The proposed shop will be placed at the center of the subject property and located away from neighbouring residences, thereby reducing the visual impact of the development;
- The most affected property owner of 7885 Toombs Drive has provided a letter of support which is enclosed for Council consideration;

- The AR3 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; and
- A total of five letters of support have been received by Administration from residents within the neighbourhood. As indicated previously, this total also includes the most affected property owner.

#### **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. VP100613 be approved.

#### **SUMMARY AND CONCLUSION:**

In order to facilitate the construction of a 165.0 m<sup>2</sup> accessory building on the subject property, the applicant has requested to vary the maximum total combined gross floor area of accessory buildings on a site and the maximum height, as shown on Exhibits “A” and “B” to VP100613. Administration supports this application for the reasons outlined in this report.

#### **RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Kali Holahan, A/Supervisor of Planning

#### **APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2022/06/13