

Rationale Letter from Applicant

Wade and Samantha Krueger
7843 Toombs Drive
Prince George, BC V2K 4Z5

April 22, 2022

Attention: Mayor and City Councillors

Re: Variance Permit No. VP100613 Toombs Drive

The intent of this letter is to provide additional information related to this variance application which explains the unique characteristics related to the property.

- The subject lot size is 0.43 ha. The footprint of the house is 257 m², the proposed shop will be 165 m², for a total of 422 m². The lot coverage will be 422 m²/4394 m² or 9% of site coverage, which is well below the site coverage of 30%.
- The new garage will have a similar footprint to the current garage which was built in 1972 under Regional District of Fraser Fort George development regulations, as was the principal dwelling.
- There are extensive vegetation cover and trees to buffer any height or size impacts to adjacent properties on Toombs Drive
- On April 11, 2016 Council approved a housekeeping amendment to change the maximum accessory structure to 90 m², a property zoned AR3
For AR2 zoning the maximum total gFA of a building or structure can be greater than 90 m² on lots greater than 0.4 ha. Our subject property is greater than 0.4 ha, so the 90 m² regulations wouldn't apply if we were AR2.
- We are using this garage to provide security for: our camper, antique 1978 Ford F250 truck, canoe, and other recreational items
- Height of 7.0 m is similar to the regulations of a secondary dwelling (carriage house) for AR3. 1.0 m height is minor for impacts to adjacent properties.

Furthermore, there is approx. 25m between our house and the neighbour's property line and it is heavily treed. The new garage will be shorter along the property line than the current structure so there will be less structure visible to our closest neighbour. While we will have to clear some trees to build the new structure, the plan is to remove as little as possible to maintain privacy.

Thank you for your consideration in our variance application. Besides the reasons above one of the main reasons we are replacing the current garage is that it truly needs to be replaced (see attached photos) as it is becoming structurally unsound.

Sincerely,

Redacted

Samantha and Wade Krueger









