

STAFF REPORT TO COUNCIL

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DATE: June 1, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100620

APPLICANT: Glen Schofield & Deborah Schofield

LOCATION: 7925 Sabyam

ATTACHMENT(S): Location and Zoning Map
Development Variance Permit No. VP100620
Exhibit "A" to VP100620
Supporting Documents

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100620 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot A, District Lot 2424, Cariboo District, Plan 22183, Except Plans 24360 and 28929 as follows:

- a. Vary Section 10.2.6 5. by decreasing the minimum exterior side yard setback from 3.0 m to 1.4 m, as shown on Exhibit "A" to VP100620.

PURPOSE:

The applicant is proposing to construct a 20 m² accessory building within the exterior side yard at 7925 Sabyam Road (subject property). The RS2 accessory development regulations restrict the minimum exterior side yard setbacks to 3.0 m. The applicant has applied to decrease the minimum exterior side yard setback from 3.0 m to 1.4 m, as shown on Exhibit "A" to VP100620.

Background

Site Characteristics

Location	7925 Sabyam Road
Current Use	Residential
Site Area	797 m ² (0.2 acres)
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighborhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Hillu Road, Single Residential
South	Single Residential
East	Sabyam Road, Rural Residential
West	Single Residential, Undeveloped Land

Relevant Applications

Building Permit No. BP042083: In March 2022, the applicant applied for a Building Permit to construct of a 20 m² accessory building. Review of the Building Permit Application found that a variance was required to the Zoning Bylaw to facilitate the proposed setbacks.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is to foster an urban lifestyle primarily on properties larger than 500 m². This zone also provides for complementary residential related uses that are compatible with the residential character of the area.

Accessory development regulations in the RS2 zone, restrict the minimum exterior setbacks of accessory developments on a site to 3.0 m. The applicant has applied to vary the minimum exterior setback of an accessory development on the subject property from 3.0 m to 1.4 m. The proposed variance will facilitate the construction of a 20 m² accessory building on the subject property, as shown on Exhibit “A” to VP100620.

Administration supports this variance request for the following reasons:

- The proposed 1.4 m setback is not anticipated to impact the sightlines for vehicles or pedestrians at the intersection of Hillu Road and Sabyam Road;
- The subject property is fully fenced along the front, side and rear property lines, which will provide screening from Hillu Road;
- The proposed development is consistent with the form and character of surrounding development regarding scale and form for accessory buildings;
- The development meets all other development regulations of the RS2 zone, including building height and site coverage; and
- A total of seven letters of support have been received by Administration which are attached as supporting documents for Council’s consideration, including from the most affected property owners to the north (7006 and 7020 Hillu Road).

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. VP100620 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of an accessory building on the subject property, the applicant has applied to vary the minimum exterior side yard setback from 3.0 m to 1.4 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/06/27