

STAFF REPORT TO COUNCIL

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DATE: December 21, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100635

APPLICANT: Paul and Christina Neff
LOCATION: 8516 McGuire Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100635
Exhibit "A" to VP100635
Exhibit "B" to VP100635
Supporting document

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100635 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot B, District Lot 2423, Cariboo District, Plan EPP35822 as follows:

- a. Vary Section 9.6.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.5 m, as shown on Exhibit "A" to VP100635, at the location shown on Exhibit "B" to VP100635.

PURPOSE:

The applicant is proposing to construct a 446 m² detached garage (accessory building) at 8516 McGuire Road (subject property). The subject property is zoned AR4: 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 an accessory building from 6.0 m to 7.5 m, as shown on Exhibit "A" to VP100635. The location of the proposed detached garage is shown on Exhibit "B" to VP100635.

Background

Site Characteristics

| | |
|-------------|-------------------------|
| Location | 8516 McGuire Road |
| Current Use | Residential |
| Site Area | 1.0 ha (2.5 acres) |
| Zoning | AR4: Rural Residential |
| Servicing | Private onsite services |

Official Community Plan

| | |
|-------------------|---------|
| Future Land Use | Rural D |
| Growth Management | Rural |

Surrounding Land Use Table

| | |
|-------|------------------------------------|
| North | Residential |
| South | Residential |
| East | McGuire Road; Residential |
| West | City Boundary; Residential (RDFFG) |

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR4: Rural Residential. The purpose of the AR4 zone is to provide a transition between rural and suburban uses on properties larger than 1.0 ha. This zone also provides for complementary agricultural related uses that are compatible with the rural character of the area. The AR4 zone permits accessory buildings and structures with a maximum height of 6.0 m and carriage houses with a maximum height of 7.0 m. There are no restrictions to site coverage, or the maximum total gross floor area of accessory buildings and structures on lots larger than 0.4 ha in area. The subject property is 1.0 ha, as such the site coverage and gross floor area restrictions do not apply.

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 7.5 m, as shown on Exhibit “A” of VP100635, at the location shown on Exhibit “B” to VP100635. The applicant has provided a rationale letter, which is attached to this report as a supporting document.

Although this variance request is considered significant, it is not anticipated to negatively affect adjacent rural residential parcels. Administration supports this request for the following reasons:

- The proposed detached garage will be placed over 100 m from McGuire Road;
- The rear and side yards are adequately screened with mature trees to buffer the development from adjacent properties;
- The proposed development is only 0.5 m higher than the maximum allowable height for carriage housing;
- The subject property is 1.0 ha in size and the site coverage, including the proposed detached garage, is approximately 8%. The overall impact of the development is small; and
- The proposal is consistent with all other development regulations of the AR4 zone.

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.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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. VP100635 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a 446 m² detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.5 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: 2023/01/16