

STAFF REPORT TO COUNCIL

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DATE: February 1, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100636

APPLICANT: Kenneth Watson and Deanna Watson

LOCATION: 2626 Marleau Road

ATTACHMENT(S): Location and Zoning Map
Development Variance Permit No. VP100636
Exhibit "A" to VP100636
Exhibit "B" to VP100636
Supporting Documents

- Rationale Letter
- Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100636 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot A, District Lot 754, Cariboo District, Plan PGP42304 as follows:

- Vary Section 10.2.6 1. by increasing the maximum total combined gross floor area of accessory buildings and structures from 90.0 m² to 112.0 m², as shown on Exhibit "A" to VP100636; and
- Vary Section 10.2.6 2. by increasing the maximum height of an accessory building from 5.0 m to 6.9 m, as shown on Exhibit "B" to VP100636.

PURPOSE:

The applicant is proposing to construct a 112 m² detached garage (accessory building) at 2626 Marleau Road (subject property). The subject property is zoned RS2: Single Residential, which restricts the maximum total combined gross floor area of all accessory buildings on site to 90.0 m² and the maximum height of an accessory development to 5.0 m. As such, the applicant has applied to vary the maximum total combined gross floor area of accessory buildings from 90.0 m² to 112.0 m² and the maximum height of an accessory building from 5.0 m to 6.9 m, as shown on Exhibits "A" and "B" to VP100636.

Background

Site Characteristics

Location	2626 Marleau Road
Current Use	Residential
Site Area	0.17 ha (0.42 acres)
Zoning	RS2: Single Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	U1: Minor Utilities (Transmission Line); College Heights Residential Park
South	Marleau Road; Residential
East	Residential
West	Residential

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 on properties larger than 500 m² and provide for complementary residential related uses that are compatible with the residential character of the area. The RS2 zoning regulations allow for the maximum total combined gross floor area of accessory buildings and structures on a site to be 90.0 m² and the maximum height of an accessory development to 5.0 m, except carriage houses which permits a maximum height of 7.0 m.

To facilitate the proposed accessory building, the applicant has applied to increase the maximum total combined gross floor area of accessory development from 90.0 m² to 112.0 m², as shown on Exhibit "A" to VP100636. The applicant has further applied to increase the maximum height of accessory development from 5.0 m to 6.9 m, as shown on Exhibit "B" to VP100636.

Administration supports this variance request for the following reasons:

- The subject property approximately 0.17 ha (0.42 acres) in size and the site coverage, including the proposed accessory building is approximately 18%. The subject property is permitted up to 40% site coverage. The overall impact of the accessory building is minor;
- The maximum height permitted for a carriage house in the RS2 zone is 7.0 m. Therefore, the impacts of the increased height would be no different than that of a carriage house built within the regulations;
- The proposed accessory building will be placed along the rear property line approximately 60 m from Marleau Road and adjacent to an electrical transmission line (Plan A2219). It is not anticipated to be substantially visible from Marleau Road due to the size and location of the existing single-family home;
- Letters of support have been given from the two directly adjacent property owners which are attached to this report as supporting documents; and
- The proposal is consistent with all other development regulations (i.e., setbacks, height and site coverage) of the RS2 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. VP100636 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of a 112.0 m² detached garage, the applicant has requested to increase the maximum total combined gross floor area of accessory buildings and structures from 90.0 m² to 112.0 m² and to increase the maximum height from and 5.0 m to 6.9 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:

Adam Davey, Acting City Manager

Meeting Date: 2023/02/27