

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: October 8, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Variance Permit Application No. VP100550

Applicant: JR & Sons Enterprises Ltd. for Andrew McLennan
 Location: 6810 Dagg Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Variance Permit No. VP100550
- Exhibit "A" to VP100550

RECOMMENDATION(S):

1. THAT Council APPROVE Variance Permit No. VP100550 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 1, District Lot 4047, Cariboo District, Plan 14806 as follows:
 - a. Vary Section 10.1.6 1. by increasing the total maximum combined gross floor area of accessory buildings and structures on site from 90.0 m² to 108.0 m², as shown on Exhibit "A" to VP100550.

PURPOSE:

The applicant has applied to vary the RS1m: Suburban Residential accessory development regulations to facilitate a 37 m² addition onto an existing accessory building located at 6810 Dagg Road (subject property). The RS1m accessory development regulations allow the maximum combined gross floor area of accessory buildings and structures on a site to total 90.0 m². The applicant has applied to increase the total maximum combined gross floor area of accessory buildings and structures on site from 90.0 m² to 108.0 m².

Background

Site Characteristics

Location	6810 Dagg Road
Current Use	Residential
Site Area	1,776 m ² (0.4 acres)
Zoning	RS1m: Suburban Residential

Official Community Plan

Future Land Use	Neighbourhood Centre Corridor and Neighbourhood Residential
Growth Management	Growth Priority

Surrounding Land Use Table

North	Cpl Darren Fitzpatrick Bravery Park
South	Dagg Road; Residential
East	Residential
West	Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned RS1m: Suburban Residential. The purpose of the RS1m zone is to foster a suburban lifestyle and provide for complementary residential related uses that are compatible with the residential character of the area.

There is an existing single detached house and accessory building on the subject property. The applicant has applied to increase the total maximum combined gross floor area of accessory buildings and structures on site from 90.0 m² to 108.0 m², as shown on Exhibit "A" to VP100550. This application will facilitate a 37 m² addition to the rear of the existing accessory building.

Administration supports this variance request for the following reasons:

- The proposed 37 m² addition to the rear of the existing accessory building will be buffered by mature trees to the north, acting as a buffer from Cpl Darren Fitzpatrick Bravery Park located north of the subject property.
- The proposed addition will be adjacent to the east property line. The neighbouring property to the east has an accessory building adjacent to the proposed addition that may act as a visual buffer from their residence.
- The proposed 108 m² accessory building will increase the site coverage to approximately 15%. The subject property is permitted up to 30% site coverage within the RS1m zone; therefore, the proposed addition meets the site coverage regulations.
- The proposed addition to the accessory building meets the required front, side and rear yard setbacks of the Zoning Bylaw.

As the application is consistent with surrounding land uses, Administration supports this application.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail notice to adjacent property owners whose interests may be affected by this variance.

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 Variance Permit No. VP100550 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to increase the total maximum combined gross floor area of accessory buildings and structures on site for the reasons outlined in this report.

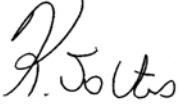
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: November 4, 2019