

STAFF REPORT TO COUNCIL

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DATE: September 20, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100643

APPLICANT: Eddie Green for 302163 Saskatchewan Ltd., Inc. No. A0072528

LOCATION: 1975 Robertson Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100643
Exhibit "A" to VP100643
Exhibit "B" to VP100643
Supporting Documents

- Rationale Letter and Photos
- Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100643 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for Lot B, District Lot 2508, Cariboo District, Plan PGP40603, as follows:

- a. Vary Section 12.1.6 3. to decrease the minimum front yard setback from 3.0 m to 1.8 m, as shown on Exhibits "A" and "B" to VP100643.

PURPOSE:

The applicant is proposing to vary the minimum front yard setback to bring an existing accessory building at 1975 Robertson Road (subject property) into compliance with the City of Prince George Zoning Bylaw No. 7850, 2007.

BACKGROUND:

Site Characteristics

| | |
|-------------|----------------------|
| Location | 1975 Robertson Road |
| Current Use | Building Supply |
| Site Area | 0.6 ha (1.5 acres) |
| Zoning | M1: Light Industrial |

Official Community Plan

| | |
|-------------------|-------------------------------------|
| Future Land Use | Business District, Light Industrial |
| Growth Management | Infill |

Surrounding Land Use

| | |
|-------|--|
| North | Outdoor Storage; Office Space; 18 th Avenue |
| South | Outdoor Storage; Office Space |
| East | Robertson Road; Industrial |
| West | Restaurant, Ospika Boulevard |

Relevant Applications

Building Permit Application No. BP040650: In September 2019, the applicant applied for a Building Permit to construct a 152.0 m² accessory building. Through the Building Permit referral process, Administration notified the applicant that a Development Variance Permit was required to facilitate the proposed front yard setback. The required variance application was not completed and the Building Permit application lapsed due to outstanding information.

Development Variance Application No. VP100554: In October 2019, the applicant applied for a Development Variance Permit to reduce the minimum front yard setback from 3.0 m to 1.8 m. Outstanding information required to facilitate the application was not received and the application lapsed prior to Council consideration.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M1: Light Industrial. The purpose of the M1 zone is to provide for a mix of business and light industrial uses. The M1 development regulations require a 3.0 m minimum front yard setback. To bring an existing 152.0 m² accessory building into compliance with the M1 development regulations, the applicant has applied to decrease the minimum front yard setback from 3.0 m to 1.8 m, as shown on Exhibit "A" to VP100643. The existing 152.0 m² accessory building is composed of two storage containers with a prefabricated corrugated steel roof enclosing the area between the storage containers, as shown on Exhibit "B" to VP100643.

The subject property is located within the Carter Light Industrial Area and is predominantly zoned M1. The light industrial area along Robertson Road presents several M1 zoned properties that currently store materials or have existing accessory structures within the 3.0 m front yard setback. As such, the proposed variance would not have significant impacts on the form and character of the Carter Light Industrial Area.

Administration supports this variance request for the following reasons:

- The proposed 1.8 m front yard setback is consistent with existing accessory structures and outdoor storage occurring in the Carter Light Industrial Area, specifically along Robertson Road;
- The accessory building meets all other development regulations of the M1 zone;
- The proposed variance is considered minor as no negative impact is anticipated to take place on the abutting properties; and
- Two (2) letters of support have been received, one from the directly adjacent property located at 1971 Robertson Road and one from across the street at 2098 Robertson Road. These letters are attached to this report as supporting documents.

OTHER CONSIDERATIONS:

Letters of Support

Two (2) Letters of support have been received from property owners near the subject property. The letters of support and a map showing the properties that submitted the letters of support are attached to this report as supporting documents.

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. 9423, 2023”, 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. VP100643 be approved.

SUMMARY AND CONCLUSION:

To bring an existing accessory building at 1975 Robertson Road into compliance with the City’s Zoning Bylaw No. 7850, 2007, Administration recommends that Council approve the applicant’s request to decrease the minimum front yard setback from 3.0 m to 1.8 m, as shown on Exhibits “A” and “B” to VP100643.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/10/16