

# Peter & Henny de Fauw

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February 10, 2024

Re.: Variances application for 4205 West Austin Road

Dear City Planners and Members of Council,

This letter is intended to provide the rationale for our variances application and ultimately for our application to subdivide our property at 4205 West Austin Road in Prince George, BC.

We purchased this property in November 2021 with the intention to build our retirement home there so we would be able to live closer to our children and grandchildren, who all live in this area.

The property has an existing mobile home with addition and originally we intended to replace that with a newer home and develop the property a bit more (have a yard and a garage). As initially we would not be able to start this project yet, we decided to rent out the mobile home.

Our current tenants are an elderly couple who moved back to Prince George from Vanderhoof (they were originally from Prince George) and they like it there so much that they approached us several times to see if it wasn't possible to stay in the mobile home for the foreseeing future.

We then thought that if we would be able to subdivide the property, that the mobile home could remain and if the property for it would be of a more regular size it would allow the future building of a regular sized home, as an option.



We want to use the remaining property to build a home for ourselves with a garage and a small shop and yard. There are not many (if any) mature trees on the lot, it looks to have previously been logged and currently there are mostly some young spruce and birch on it but lots of underbrush. We do not expect to have to remove much beyond some underbrush and possibly some of the younger smaller trees in the front of the treed portion.

The lot is largely undeveloped and a bit rough looking, we expect that our work will help improve the visual appeal of the neighbourhood.

The other reason why we decided to go down this road is that as we get older and our retirement funds dwindle we could decide to sell one of the properties.

The lot size is about 1 acre and is therefore by itself currently not compliant with the current zoning for the property (current size about 0.4 ha) as it originally was a lot in the regional district. Now that we are attempting to subdivide, we would immediately not be compliant with the current zoning for this lot.

This is why we are applying to the City of Prince George to vary Section 10.2.4-1 and 3 of the City of Prince George Zoning Bylaw No. 7850, 2007 by decreasing the "minimum lot width" from 15 meters to 10 meters and the "maximum lot area" from 0.2 ha to 0.32 ha.

Respectfully Submitted;

**\*Redacted\***

Peter de Fauw

Henny de Fauw-Bloemendal

Prince George, BC, February 10, 2024

