

STAFF REPORT TO COUNCIL

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DATE: November 29, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Deanna Wasnik, Acting General Manager of Planning and Development

SUBJECT: Variance Permit Application No. VP100549

Applicant: Wilhelmina Sherwin and Anthony Sherwin
Location: 3859 Riverview Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Variance Permit No. VP100549
- Exhibit "A" to VP100549

RECOMMENDATION(S):

1. THAT Council APPROVES Variance Permit No. VP100549 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 20, District Lot 2101, Cariboo District, Plan 17185 as follows:
 - a. Vary Section 9.5.4 2. by decreasing the minimum lot area from 0.4 ha to 0.3 ha, as shown on Exhibit "A" to VP100549.

PURPOSE:

The applicant has applied to vary the AR3: Rural Residential subdivision regulations to facilitate a two lot subdivision of 3859 Riverview Road (subject property). The AR3 subdivision regulations require a minimum lot area of 0.4 ha. The applicant has applied to vary the minimum lot area regulation from 0.4 ha to 0.3 ha, for proposed Lot B, as shown on Exhibit "A" to VP100549.

Background

Site Characteristics

Location	3859 Riverview Road
Current Use	Rural Residential
Site Area	0.8 ha (2.0 acres)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural Areas

Surrounding Land Use Table

North	North Nechako Road; and Rural Residential
South	Rural Residential
East	Riverview Road; Riverdale Crescent; and Rural Residential
West	Rural Residential

Relevant Applications

Subdivision Application No. SD100611: The applicant has applied to subdivide the subject property into two lots (proposed Lot A and B). The proposed variance will facilitate the subdivision of the subject property.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned AR3: Rural Residential which is intended to foster a suburban lifestyle primarily on properties larger than 0.4 ha, and to provide complementary residential uses that are compatible with the rural character of the area.

The subject property is currently 0.8 ha and could meet the minimum lot area required (0.4 ha) by the AR3 zone if subdivided into two 0.4 ha parcels. However, due to the location of an existing residence and accessory building on the subject property, the proposed two lot subdivision is comprised of one lot being 0.5 ha and the second lot being 0.3 ha. The applicant has proposed that Lot A encompass the existing residence and accessory building. Proposed Lot A will total 0.5 ha and meets the AR3 subdivision regulations. The remaining 0.3 ha is proposed as Lot B and requires a variance to decrease the minimum lot area. The applicant has applied to decrease the minimum lot area subdivision regulations from 0.4 ha to 0.3 ha for proposed Lot B, as shown on Exhibit "A" to VP100549.

Administration supports the variance request for the following reasons:

- The proposed lot sizes are consistent with the surrounding neighbourhood. The Riverview Road and Riverdale Crescent neighbourhoods consist of parcels that range in size from 0.2 ha to 0.9 ha. The proposed variance is of similar scale and would allow for housing type consistent with the existing neighbourhood (i.e. single family dwelling).
- The proposed variance will allow for limited development of low-intensity rural residential land use (OCP Policy 8.3.111).
- Proposed Lot A will exceed the required subdivision regulations for lot width and lot area in order to encompass the existing buildings and meet the required setbacks.
- Administration has received a sealed letter from a Registered Onsite Wastewater Practitioner indicating the proposed subdivision may accommodate an onsite sewerage system. This high level assessment is considered satisfactory to proceed to Council with this application.
- The proposed subdivision of the subject property meets the required minimum lot width of the Zoning Bylaw.

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. VP100549 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to decrease the minimum lot area for the reasons outlined in this report.


RESPECTFULLY SUBMITTED:



Deanna Wasnik, Acting General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: December 16, 2019