

Date: May 20, 2025

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Development Variance Permit Application No. VP100700

Applicant: L&M Engineering Ltd. for Kidd Real Estate Holdings Ltd., Inc No. BC821509

Location: 1197 Blackburn Road N and 1215 Blackburn Road N

Attachment(s): Location and Zoning Map
Development Variance Permit No. VP100700
Exhibit "A" to VP100700

Recommendation(s):

That Council:

1. APPROVES Development Variance Permit No. VP100700 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the properties legally described as Lot 4, District Lot 632, Cariboo District, Plan EPP134719, and Lot 5, District Lot 632, Cariboo District, Plan EPP134719 as follows:
 - a. Vary Section 10.2.5 7. by decreasing the minimum exterior side yard setback from 3.0 m to 1.2 m, as shown on Exhibit "A" to VP100700.

Purpose:

The applicant is proposing to construct two (2) two-unit dwellings with suites at 1197 Blackburn Road and 1215 Blackburn Road (subject properties). The applicant has applied to decrease the minimum exterior side yard setbacks that apply to corner lots from 3.0 m to 1.2 m for the subject properties as shown on Exhibit "A" to VP100700.

Background:

Site Characteristics

Location	1197 Blackburn Road 1215 Blackburn Road
Current Use	Vacant residential
Site Area(s)	642 m ² (0.16 acres) 642 m ² (0.16 acres)
Zoning	RS2m: Single Residential

Official Community Plan

Future Land Use	Neighbourhood, Residential
Growth Management	Infill

Surrounding Land Use Table

1197 Blackburn

North	Single Residential
South	Road Dedication; Lot 5
East	Blackburn Road; Single Residential
West	Agriculture & Forestry

1215 Blackburn

North	Road Dedication; Lot 4
South	Single Residential
East	Blackburn Road; Single Residential
West	Agriculture & Forestry

Relevant Applications

Building Permit No. BP043340 / Building Permit No. BP043343: In February 2025, the owner applied for a building permit to construct a duplex with two (2) secondary suites on lot 4. Review of the Building Permit Application revealed that a variance to the Zoning Bylaw is required to facilitate the development.

Building Permit No. BP043334 / Building Permit No. BP043339: In February 2025, the owner applied for a building permit to construct a duplex with two (2) secondary suites on lot 5. Review of the Building Permit Application revealed that a variance to the Zoning Bylaw is required to facilitate the development.

Strategic Priorities:

This application is consistent with Council's strategic priority for increasing housing forms within an infill area.

Policy / Regulatory Analysis:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2m: Single Residential. The purpose of the RS2m zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing. The principal development regulations of the RS2 zone requires a minimum exterior side yard setback of 3.0 m. The Zoning Bylaw defines an “exterior side yard” as a side yard that abuts a highway.

To facilitate the construction of the proposed 406 m² duplexes, the applicant has applied to vary the minimum exterior setbacks at 1197 and 1215 Blackburn Road from 3.0 m to 1.2 m (60% variance) as shown on Exhibit “A” to VP100700.

Administration supports the variance request for the following reasons:

- Decreasing the exterior side yard setback from 3.0 m to 1.2 m is not expected to cause any negative impacts to the existing and future developments;
- The proposed variance is not seen to affect site lines or intersection visibility for local traffic due to the buildings large front yard setback and site triangle;
- The variance will not affect the maintenance of the boulevard or snow storage; and
- The proposed developments meet all other development regulations of the RS2m zone, including building height, parking and site coverage.

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. 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 and before the submission deadline indicated on the public notice will be provided to Council as a handout on the day of the Council meeting.

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.

As the owner of the subject properties is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for information:

Incorporation Number	BC0821509
Name of Company	Kidd Real Estate Holdings Ltd.
Director Information	Kidd, Kathryn Teresa Kidd, Bruce Charles

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. VP100700 be approved.

Summary and conclusion:

To facilitate the construction of two (2) duplexes with suites at 1197 and 1215 Blackburn Road, the applicant has applied to vary the minimum exterior side yard setback from 3.0 m to 1.2 m. Administration supports this application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Thane Greydanus, Junior Planning Technician

Approved:

Walter Babicz, City Manager

Meeting date: 2025/06/23