

Date: June 5, 2025

To: **Mayor and Council**

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

Subject: Development Variance Permit Application No. VP100701

Applicant: Suzanne Field and David Field

Location: 6531 Olympia Place

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100701
Exhibit "A" to VP100701
Supporting Documents:

- Rationale Letter
- Letters of Support and Associated Map

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100701 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 11, District Lot 4028, Cariboo District, Plan 24401 as follows:

- Vary Section 9.5.6 1. by increasing the maximum total combined gross floor area of accessory buildings and structures on a site from 90.0 m² to 152.2 m², as shown on Exhibit "A" to VP100701.

Purpose:

The applicant has applied to increase the maximum total combined gross floor area (GFA) of accessory buildings and structures on a site to facilitate construction of a detached carport for boat storage at 6531 Olympia Place (subject property). The applicant has provided a rationale letter which is attached to this report for Council's consideration.

Background:

Site Characteristics

Location	6531 Olympia Place
Current Use	Residential
Site Area	0.3 ha (0.76 acres)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural

Surrounding Land Use Table

North	Residential
South	Residential
East	Olympia Place; Residential
West	Greenbelt; Vacant Residential

Policy / Regulatory Analysis:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR3: Rural Residential. The purpose of the AR3 zone is to provide for a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. The AR3 zone requires that all accessory buildings and structures to have a maximum GFA of 90.0 m².

The applicant would like to construct a 66.9 m² detached carport to provide covered parking for their boat. Please find enclosed rationale letter. Although the proposed 66.9 m² carport is within the 90.0 m² area maximum, there is an existing 85.3 m² detached garage on the subject property. Therefore, the applicant has applied for a variance to increase the maximum GFA to 152.2 m² to accommodate the proposed carport and the existing garage, as identified on Exhibit "A" to VP100701.

Administration supports the requested variance for the following reasons:

- The proposed carport is consistent with all other zoning requirements, including setbacks, height, and site coverage;
- The proposed carport has a gross floor area of less than 90.0 m²;
- The proposed carport is incidental to the existing principal development in massing and location, as shown on Exhibit "A" to VP100701;
- The existing detached garage and the proposed carport will be located on different areas of the property, which will disperse the increased GFA; and
- The visual impact of the proposed carport is not seen to be significant from the street, and is consistent with the form and character of the existing neighbourhood.

Administration supports this application for the reasons outlined in this report.

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 will be

provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Letters of Support

The applicant has received eleven (11) letters of support from ten (10) neighbouring properties. The letters and a map indicating proximity to the subject property have been attached to this report as supporting documents.

A letter of support was not received from the property immediately north of the subject property. As the proposed carport is to be located near the northernmost property line as shown on Exhibit "A" to VP100701, the property immediately to the north of the subject property is considered to be most affected by the proposed variance. However, were the existing detached garage to be removed, the proposed carport could be built as shown on Exhibit "A" to VP100701 without need of a variance.

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 area 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. VP100701 be approved.

Summary and conclusion:

Administration recommends that Council approve the applicant's request to increase the total combined gross floor area of accessory buildings and structures on a site from 90.0 m² to 152.2 m².

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/07/14