

Date: October 3, 2025

To: **Mayor and Council.**

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

Subject: Development Variance Permit Application No. VP100706

**Applicant:** Danie and Susanna Laurethe Van Zyl

**Location:** 7699 Lemoyne Drive

**Attachment(s):** Location and Zoning Map  
Development Variance Permit No. VP100706  
Exhibit "A" to VP100706  
Supporting Documents

- Rationale Letter
- Letters of Support from Surrounding Properties and Associated Map
- Letters of Support from Outside of the Notification Area

## Recommendation(s):

That Council:

1. APPROVES Development Variance Permit No. VP100706 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 64, District Lot 754, Cariboo District, Plan 21798 as follows:
  - a. Vary Section 5.4.1 a) to allow a Home Business 2 to be located within the existing 34 m2 accessory structure as shown on Exhibit "A";
  - b. Vary Section 5.4.1 b) to permit the storage, display or sale of materials or goods related to the home business 2 to be located entirely within the 34 m2 accessory structure as shown on Exhibit "A"; and
  - c. The variance applies only to the accessory structure at the location as shown on Exhibit "A".

## Purpose:

The applicant has applied to operate a Traditional South African Cured Meat & Sausage Production business within the detached structure at 7699 Lemoyne Drive (Subject Property). To facilitate the

proposed business, a variance to Section 5.4 of the Zoning Bylaw is required. The applicant has applied to vary Section 5.4.1 a) and Section 5.4.1 b) to allow for the operation and storage of materials related to the business within the existing accessory structure on the subject property. The applicant has provided a supplemental letter outlining the proposed activities and rationale for locating the use within the accessory structure on the subject property. This letter is attached to this report as a supporting document.

## Background:

### Site Characteristics

Location	7699 Lemoyne Drive
Legal Description	Lot 64, District Lot 754, Cariboo District, Plan 21798
Current Use	Residential
Site Area	0.07 ha (0.16 acres)

### Official Community Plan

Future Land Use	Neighbourhood, Residential
Growth Management	Infill

### Surrounding Land Use Table

North	Lemoyne Drive; Residential
South	Residential
East	Residential
West	Residential

## Policy / Regulatory Analysis:

### Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The purpose of the RS2m zone is to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The RS2 zone permits a “Home Business 2” use, which would allow the proposed Traditional South African Cured Meat and Sausage Production business on the subject property. Section 5.4 of the Zoning Bylaw outlines regulations for home businesses, including limits on the gross floor area, storage, number of employees, traffic and vehicles. The applicant has stated that the home does not have sufficient space to accommodate the business. Therefore, they have applied for a variance to operate the “Home Business 2” from an existing accessory structure on the subject property. To proceed Section 5.4 a) and Section 5.4 b) of the Zoning Bylaw must be varied.

Section 5.4.1 a) of the Zoning Bylaw indicates *“the home business shall not occupy more than 25% of the gross floor area of the principal dwelling”*. The applicant would like to vary this requirement to allow the home business to operate within the existing 34 m<sup>2</sup> accessory structure at the southwest corner of the subject property.

Section 5.4.1 b) of the Zoning Bylaw also specifies that “any storage, display, or sale of materials or goods related to the home business 2 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted”. The applicant is proposing to vary this requirement to allow for the storage, display or sale of materials or goods related to the home business 2 to be entirely located within the existing accessory structure. Outdoor storage, display or sale will not be varied as part of this application, and will continue to be a condition of the business license.

Administration supports the requested variance for the following reasons:

- As there are no outdoor activities proposed on the subject property, and the business would be permitted within the RS2 zone, the use is anticipated to align well with the neighbourhood context.
- The applicant has installed a grease intercept in the accessory structure to ensure that grease does not enter the city sanitary system.
- The applicant has indicated that they will follow the “Home Business 2” regulations (e.g. outdoor storage and hours of operation). The Home Business 2 regulations will be put on the business licence as a condition of approval.
- The proposed business is not expected to generate nuisance detectable beyond the property.

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 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.

#### **Letters of Support**

The applicant has provided ten (10) letters of support from ten (10) neighbouring properties. These letters are attached to this report along with an associated map as a supporting document. An additional 32 letters of support were provided from properties outside the notification area that are not seen to be impacted by the proposal. These letters are also included at the end of the Letters of Support attached as a supporting document.

## Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns about this application.

### 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. VP100706 be approved for the reasons outlined in this report.

### Summary and conclusion:

The applicant has applied to vary the home business regulations to allow a “Home Business 2” use to operate within an accessory structure. Administration recommends that this development variance permit be approved as a “Home Business 2” is permitted on the subject property and the proposed business operations are not expected to negatively impact the neighbourhood.

### Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Thane Greydanus, Junior Planning Technician

### Approved:

Walter Babicz, City Manager

Meeting date: 2025/11/03