

DATE: June 22, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Development Variance Permit No. VP100568
Applicant: Don and Sharon Engelsjord
Location: 9116 Lattman Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100568
Exhibit "A" to VP100568
Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100568 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot B, District Lot 1598, Cariboo District, Plan PGP43749 as follows:

- a. Vary Section 9.4.6 2. by increasing the maximum height of an accessory building from 6.0 m to 6.5 m, as shown on Exhibit "A" to VP100568.

PURPOSE:

The applicant has applied to vary the AR2: Rural Residential accessory development regulations to facilitate the construction of a 164 m² detached garage with a height of 6.5 m. The AR2 accessory development regulations allow a maximum height of 6.0 m. The applicant has applied to increase the height of accessory buildings on site from 6.0 m to 6.5 m, as shown on Exhibit "A" to VP100568.

Background

Site Characteristics

Location	9116 Lattman Road
Current Use	Rural Residential
Site Area	2.3 ha
Zoning	AR2: Rural Residential

Surrounding Land Use Table

North	Rural Residential
South	Rural Residential
East	Rural Residential
West	Lattman Road; Rural Residential

Relevant Applications

Building Permit No. BP040989: The applicant applied for a Building Permit to facilitate the construction of the detached garage. Approval of the Development Variance Permit is required prior to Building Permit issuance.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR2: Rural Residential. The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.

The AR2: Rural Residential accessory development regulations allow a maximum height of 6.0 m for accessory developments and do not limit the maximum gross floor area of accessory developments for lots greater than 0.4 ha. As the subject property is greater than 0.4 ha (2.3 ha), there is no maximum gross floor area for accessory buildings. The applicant is requesting to increase the maximum height of accessory development from 6.0 m to 6.5 m to facilitate the construction of a 164 m² detached garage on the subject property.

Properties located within the Lattman Road area are typically large rural properties (i.e. 1.3 ha to 4.8 ha) that are zoned AR2: Rural Residential. The proposed garage will be setback 60 m from the front property line and 2.0 m from the nearest residential property (9152 Lattman Road). The applicant is exceeding the minimum front, rear and side yard setbacks and the property.

In addition to the setbacks above, there is mature vegetation on the subject property that buffers adjacent residential properties (9084, 9152 and 9153 Lattman Road) from the proposed garage. Furthermore, the applicant has received letters of support from the properties directly adjacent to the subject property (9084, 9152 and 9153 Lattman Road).

Due to the rationale identified above, Administration supports the request to increase the maximum height of accessory development from 6.0 m to 6.5 m to facilitate the construction of a 164 m² detached garage on the subject property.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Public Hearing

As a result of the COVID-19 pandemic and Ministerial Order No. M083 issued under the *Emergency Program Act*, City Council, at its meeting held April 6, 2020, passed a resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that Ministerial Order No. M083 applies.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this development variance permit. Written submissions received in response to the public notice for this application will be provided to Council for 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.

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. VP100568 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant’s request to increase the height of an accessory development on site from 6.0 m to 6.5 m for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/07/13