

STAFF REPORT TO COUNCIL

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DATE: July 6, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100571
Applicant: Deanna Shaw and Terry Wintemute
Location: 1288 PG Pulpmill Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100571
Exhibit "A" to VP100571
Exhibit "B" to VP100571

RECOMMENDATION(S):

That Council:

1. **APPROVES** Development Variance Permit No. VP100571 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 1, District Lot 823, Cariboo District, Plan EPP97320 as follows:
 - a. Vary Section 9.4.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.5 m, as shown on Exhibit "A" to VP100571.

PURPOSE:

The applicant has applied to vary the AR2: Rural Residential accessory development regulations to facilitate the construction of 139.3 m² detached garage at 1288 PG Pulpmill Road (subject property). The applicant has applied to increase the maximum height of an accessory development (i.e. detached garage) from 6.0 m to 7.5 m.

Background

Site Characteristics

Location	1288 PG Pulpmill Road
Current Use	Rural Residential
Site Area	4.1 ha (10.1 acres)
Zoning	AR2: Rural Residential

Official Community Plan

Future Land Use	Rural Resource
Growth Management	Rural Resource

Surrounding Land Use Table

North	Nechako Cutbanks (AG: Greenbelt zoned property)
South	PG Pulpmill Road and Canfor Water Treatment Plant (U2: Major Utilities)
East	Rural Residential (AR1: Rural Residential)
West	Rural Residential (AR1: Rural Residential)

Relevant Applications

Building Permit No. BP040966: The applicant applied for a building permit to facilitate the construction of a 362.3 m² single detached house and attached garage on the subject property. The Building Permit was issued on June 1, 2020.

Building Permit No. BP041034: The applicant applied for a building permit to facilitate the construction of the 139.3 m² detached garage. During the review of the application, it was determined that a development variance permit was required to increase the height of the structure from 6.0 m to 7.5m.

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 accessory development regulations of the AR2 zone, as per Zoning Bylaw No. 7850, 2007, restrict the maximum height of accessory buildings to 6.0 m, and does not restrict maximum total combined gross floor area of accessory developments.

The applicant has applied to increase the maximum height of an accessory development from 6.0 m to 7.5 m to facilitate the construction of a 139.3 m² detached garage on the subject property, as shown on Exhibit "A" to VP100571.

The proposed increase in height for the detached garage is not anticipated to negatively affect adjacent rural residential parcels, as the proposed detached garage is located near the rear of the lot and backs onto the Nechako Cutbanks as shown on the Exhibit "B" to VP100571. The increased setback from PG Pulpmill Road (i.e. front lot line) of approximately 182 m and the rear yard setback of approximately 36.5 m far exceeds the setbacks for an accessory building under AR2 zoning regulations.

The subject property is surrounded by a mix of large rural residential lots (i.e. AR1: Rural Residential and AR2: Rural Residential) and there is a vegetated buffer along the east property line that will screen the proposed detached garage.

Administration recommends that the variance permit to increase the height of the detached garage be approved based on the rationale outlined in the report.

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 or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this temporary use.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

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 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.

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. VP100571 be approved.

SUMMARY AND CONCLUSION:

Administration recommend that Council approve the applicant's request to increase the maximum height of an accessory building on the subject property for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/07/27