

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: February 19, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit Application No. VP100581

Applicant: Robin Woollacott on behalf of Stephanie and Mark Trumphour
Location: 6980 Bench Drive

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100581
Exhibit "A" to VP100581
Exhibit "B" to VP100581

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100581 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 24, District Lot 2101, Cariboo District, Plan 11985 as follows:
 - a. Vary Section 9.5.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.0 m as shown on Exhibit "A" to VP100581.

PURPOSE:

The applicant has applied to vary the AR3: Rural Residential accessory development regulations to facilitate the construction of a 90.0 m² detached garage on 6980 Bench Drive (subject property). The applicant has applied to increase the maximum height of an accessory development from 6.0 m to 7.0 m as shown on Exhibit "A" and Exhibit "B" to VP100581.

Background

Site Characteristics

Location	6980 Bench Drive
Current Use	Rural Residential
Site Area	5281.6 m ² (0.52 ha)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural

Surrounding Land Use Table

North	Rural residential
South	Bench Drive and Rural Residential
East	Rural residential
West	Rural residential

Background Information:

The applicant had originally applied for a Secondary Dwelling Development Permit and Building Permit to construct a carriage house (i.e. dwelling above the detached garage) on the subject property. During the application review process, the scope of the project changed. The applicant wishes to construct the detached garage this spring and construct the secondary dwelling in the future. As the intent is to one day establish a carriage house in the structure, the applicant has applied for the Development Variance Permit to increase the height of the detached garage from 6.0 m to 7.0 m (7.0 m is the permitted maximum height for carriage houses in the AR3: Rural Residential zone). The applicant is aware they would need to apply for the necessary permits (i.e. development permit and building permits) for the future construction of the secondary dwelling on the subject property.

Relevant Applications

Building Permit No. BP041327: The applicant applied for a Building Permit to facilitate the construction of the detached garage, during the review of the application a development variance permit was required for the increase in height from 6.0 m to 7.0 m.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR3: Rural Residential. The purpose of the AR3 zone is to foster 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 accessory development regulations permit a maximum total combined gross floor area of accessory buildings on site to be 90.0 m² and a maximum height of 6.0 m. In order to facilitate the construction of the 90.0 m² detached shop, the applicant has applied to increase the maximum height from 6.0 m to 7.0 m as shown on Exhibit "A" to VP100581.

The proposed siting of the detached garage will be more than 80 metres from the front property line and located near the rear of the subject property, as shown on "Exhibit B" to VP100581. In addition, the garage will be screened by a vegetated buffer that will provide a visual buffer for the increase in height of the garage to the adjacent residential uses. The increased setback from the front property line and vegetated buffer would mitigate the potential impacts of the increase in height of the detached garage to the adjacent residential uses.

The proposed detached garage will meet all other zoning regulations including size, setbacks and site coverage on the subject property.

Administration supports the request to increase the maximum height of accessory development from 6.0 m to 7.0 m to facilitate the construction of a 90.0 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.

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 application. Members of the public may provide representations to Council by written submission. 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.

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the Emergency Program Act, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued 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 the Ministerial Orders related to local government meetings and bylaw processes apply.

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. VP100581 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to increase the maximum height of an accessory structure from 6.0 m to 7.0 m to facilitate the construction of a 90.0 m² detached garage at 6980 Bench Drive. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development
Acting Deputy City Manager

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/03/22