

**DATE:** April 1, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Ian Wells, Acting Deputy City Manager

**SUBJECT:** Development Variance Permit No. VP100585  
Applicant: Karin Gerlach  
Location: 3093 Charella Drive

**ATTACHMENT(S):** Location and Existing Zoning Map  
Development Variance Permit No. VP100585  
Exhibit "A" to VP100585  
Exhibit "B" to VP100585

**RECOMMENDATION(S):**

That Council APPROVES Development Variance Permit No. VP100585 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 1, District Lot 9261, Cariboo District, Plan 15467 as follows:

- a. Vary Section 10.1.4 1. by reducing the minimum lot width from 20.0 m to 15.24 m for proposed Lot A and Lot B as shown on Exhibit "A" to VP100585; and
- b. Vary Section 10.1.4 3. by increasing the maximum lot area from 0.4 ha to 1.42 ha for proposed Lot A, as shown on Exhibit "B" to VP100585.

**PURPOSE:**

The applicant has applied to vary the RS1: Suburban Residential subdivision regulations to facilitate a two (2) lot subdivision on 3093 Charella Drive (subject property). The RS1 subdivision regulations restrict the minimum lot width to 20.0 m and maximum lot area to 0.4 ha. The applicant has applied to reduce the minimum lot width from 20.0 m to 15.24 m for proposed Lot A and Lot B as shown on Exhibit "A" to VP100585, and increase the maximum lot area of proposed Lot A from 0.4 ha to 1.42 ha as shown on Exhibit "B" to VP100585.

**Background Information:**

Properties in the area along Charella Drive were subdivided in the late 1960's under Regional District of Fraser Fort George zoning regulations prior to incorporation into the City of Prince George in 1975. Therefore, present lot sizes and widths may not conform to the City's zoning regulations.

### Site Characteristics

Location	3093 Charella Drive
Current Use	Residential
Site Area	1.75 ha (4.3 acres)
Zoning	RS1: Suburban Residential

### Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

### Surrounding Land Use Table

North	Undeveloped RS1: Suburban Residential and AG: Greenbelt zoned property
South	Undeveloped AG: Greenbelt zoned property
East	Single family
West	Charella Drive and single family

### Relevant Applications

**Subdivision Application No. SD100628:** The applicant applied for a two (2) lot subdivision for the subject property. During the review of the subdivision, it was determined a Development Variance Permit was needed to facilitate the proposal.

### **POLICY / REGULATORY ANALYSIS:**

#### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned RS1: Suburban Residential. The purpose of the zone is to foster a suburban lifestyle on lots larger than 845 m<sup>2</sup> and provide for complementary related uses that are compatible with the character of the area.

The applicant has applied to reduce the minimum lot width from 20.0 m to 15.24 m for proposed Lot A and Lot B as shown on Exhibit "A" to VP100585 and increase the maximum lot area from 0.4 ha to 1.42 ha for proposed Lot A as shown on Exhibit "B" to VP100585. Proposed Lot B is able to meet the subdivision regulations of maximum lot size.

The subject property is currently 1.75 ha in size and has a road frontage of 30.48 m in width, which exceeds the current subdivision regulations. As indicated previously, the subject property and surrounding area was created in the late 1960's prior to incorporation into the City of Prince George in 1975.

The applicant has applied to reduce the minimum lot width from 20.0 m to 15.24 m for both proposed lots as shown on Exhibit "A" to VP100585. Administration is aware that the reduced frontage is significant, however the applicant is not able to obtain additional frontage along Charella Drive to meet the subdivision requirements. The applicant does not own the adjacent parcel and is not able to obtain additional road dedication to meet the subdivision requirements.

In addition, the applicant has applied to increase the lot area from 0.4 ha to 1.42 ha for proposed Lot A as shown on Exhibit "B" to VP100585. A large portion of the subject property is identified as significant slopes, which are slopes over 20% in grade and may be subject to landslide hazards under *Schedule B-3: Significant Slopes* of the Official Community Plan No.8383, 2011. The topographic constraints on the property impacts the developable area on site and reduces the buildable area of a new single family dwelling. The buildable area would be near the front of the subject property in a similar location to the existing single detached house on proposed Lot B.

Administration is supportive of the increased lot size for proposed Lot A due to the topographic constraints that reduce the buildable area on the subject property.

Administration is supportive of the variances as the subject property as per the rationale provided above.

#### **OTHER CONSIDERATIONS:**

##### **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.

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.

##### **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.

#### **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. VP100585 be approved.

#### **SUMMARY AND CONCLUSION:**

The applicant has applied to reduce the minimum lot width from 20.0 m to 15.24 m for proposed Lot A and Lot B as shown on Exhibit “A” to VP100585, and increase the maximum lot area of proposed Lot A from 0.4 ha to 1.42 ha as shown on Exhibit “B” to VP100585 to facilitate a two (2) lot subdivision. Administration is supportive of the variances as per the rationale provided in the 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: 2021/04/26