

DATE: May 6, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit No. VP100588
 Applicant: Lorne Ziemer
 Location: 7135 Taft Drive

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100588
 Exhibit "A" to VP100588
 Exhibit "B" to VP100588

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100588 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 61, District Lot 4047, Cariboo District, Plan 18801, as follows:

- a. Vary Section 10.1.6 2. to increase the maximum height of an accessory building from 5.0 m to 5.6 m, as shown on Exhibit "A" and Exhibit "B" to VP100588.

PURPOSE:

The applicant has applied to vary the RS1m: Suburban Residential accessory development regulations to facilitate the construction of an 82.1 m² detached garage on 7135 Taft Drive (subject property). The applicant has applied to increase the maximum height of an accessory development from 5.0 m to 5.6 m, as shown on Exhibit "A" and "B" to VP100588.

Background

Site Characteristics

Location	7135 Taft Drive
Current Use	Residential
Site Area	0.1 ha (0.25 acres)
Zoning	RS1m: Suburban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential
South	Residential
East	Taft Drive and Residential
West	Greenbelt and Residential

Relevant Applications

Building Permit No.BP041496: The applicant applied for a Building Permit to construct an 82.1 m² detached garage on the subject property. During the review of the application, it was determined that a variance permit was required to increase the height from 5.0 m to 5.6 m.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS1m: Suburban Residential. The purpose of the RS1 zone is to foster a suburban lifestyle on properties larger than 845 m² and provide for complementary residential related uses that are compatible with the residential character of the area. Areas designated as RS1m allow for manufactured housing.

The RS1m: Suburban Residential accessory development regulations allow the height of an accessory development to be a maximum of 5.0 m. The applicant has applied to vary the maximum height of an accessory building from 5.0 m to 5.6 m, as shown in Exhibits “A” and “B” to VP100588.

Administration supports the variance request for the following reasons:

- The detached garage will be located at the rear of the subject property. Adjacent properties have mature trees and vegetation that will provide a visual buffer to the proposed accessory development on the subject property.
- The proposed 82.1 m² detached garage will increase the site coverage to approximately 10%. The subject property is permitted up to 30% site coverage as per the RS1m zoning regulations.
- The proposed accessory development meets all other required setbacks and site coverage of the RS1 zone.
- Administration does not anticipate negative impacts from the proposed development to the adjacent properties and is supportive of the proposed variances as per the rationale provided.

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. VP100588 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to increase the maximum height of an accessory building from 5.0 m to 5.6 m to facilitate the construction of an 82.1 m² detached garage at 7135 Taft Drive. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Melissa Nitz, Planner

Meeting Date: 2021/05/31