

STAFF REPORT TO COUNCIL

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DATE: May 12, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit Application No. VP100589
 Applicant: Lawrence Cook
 Location: 8619 North Nechako Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100589
 Exhibit "A" to VP100589

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100589 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 10, District Lot 2098, Cariboo District, Plan 27069 as follows:

- a. Vary Section 9.5.6 1. by increasing the maximum total combined gross floor area of accessory buildings and structures on a site from 90 m² to 124 m², as shown on Exhibit "A" to VP100589.

PURPOSE:

The applicant would like to construct a 48 m² accessory building (workshop) at 8619 North Nechako Road (subject property). In order to facilitate this proposed workshop, the applicant has requested to vary the maximum total combined gross floor area of all accessory buildings and structures on-site from 90 m² to 124 m².

Background

Site Characteristics

Location	8619 North Nechako Road
Current Use	Residential
Site Area	0.41 ha (1.02 acres)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural Areas

Surrounding Land Use Table

North	North Nechako Road and residential
South	Nechako River
East	Residential
West	Residential

POLICY / REGULATORY ANALYSIS:

Related Applications

Riparian Protection Development Permit No. DP100776: The subject property is located within the Riparian Protection Development Permit area of the Nechako River. The proposed 48 m² workshop will require a RPDP and is a condition of the proposed Variance Permit.

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR3: Rural Residential, which has an intent to foster a suburban lifestyle primarily on properties larger than 0.4 ha. This zone also provides complementary residential related uses that are compatible with the rural character for the area. The AR3 zone provides regulations on accessory development, and indicates the maximum total combined gross floor area of accessory buildings and structures on a site to be 90 m².

As indicated previously, the applicant has a 0.41 ha (1.02 acre) rural residential lot along the Nechako River. The inclusion of the proposed 48 m² workshop on the subject property will bring the site coverage of all existing buildings and structures to 11%. This site coverage permitted on the subject property is 30%, and as such, the applicant's proposal is significantly under the site coverage regulations of the AR3 zone.

In addition to this, the proposed workshop will be approximately 6.4 m from the nearest interior property line (east), and 26.5 m from the front property line (north). The proposed building setbacks are significantly greater than the AR3 zone front yard (4.5 m) and interior side yard (1.2 m) setbacks. Within the proposed setbacks are a screen of mature trees, which will buffer the proposed workshop from residential views north and east of the subject property.

Furthermore, the proposed workshop will also conform to all other accessory development regulations for height and rear setbacks. Specially, the height of the proposed workshop, from peak to finished grade will be 4.8 m in height. The AR3 zone allows for a height of 6.0 m for any accessory development on the subject property.

Due to the proposed setbacks, buffering and size of lot, the proposed variance application will provide minimal impact to adjacent residential uses. Therefore, Administration is supportive of this application.

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 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. VP100589 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to increase the maximum total combined gross floor area of accessory buildings and structures on a site from 90 m² to 124 m² at 8619 North Nechako Road. This application will facilitate the construction of a 48 m² workshop. Administration supports the application for the reasons outline in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Mandy Stanker, Supervisor of Land Use Planning

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/05/31