

STAFF REPORT TO COUNCIL

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DATE: June 24, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Variance Permit Application No. VP100587
Applicant: Marco Giroux and Carla Wainwright
Location: 9233 North Nechako Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100587
Exhibit "A" to VP100587
Exhibit "B" to VP100587
Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100587 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 20, District Lot 2097, Cariboo District, PGP36539 as follows:

- a. Vary Section 9.5.6 1. by Increasing the maximum total combined gross floor area of accessory buildings and structures from 90.0 m² to 136 m², as shown on Exhibit "A" to VP100587; and,
- b. Vary Section 9.5.6 2. by Increasing the maximum height of accessory development from 6.0 m to 7.3 m, as shown on Exhibit "B" to VP100587.

PURPOSE:

The applicant would like to build a 111 m² accessory building (shop) at 9233 North Nechako Road (subject property). In order to facilitate this proposed shop, the applicant has requested to vary the maximum total combined gross floor area of all accessory buildings and structure on-site from 90 m² to 136 m², and vary the height of the shop from 6.0m to 7.3 m

Background

Site Characteristics

Location	9233 North Nechako Road
Current Use	Rural Residential
Site Area	0.4 ha
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural

Surrounding Land Use Table

North	North Nechako Road, Rural Residential
South	Rural Residential, Sunset Place
East	Rural Residential
West	Rural Residential

POLICY / REGULATORY ANALYSIS:

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. Further to this, the maximum height of an accessory building shall be 6.0 m.

Administration supports the variance request for the following reasons:

- Existing vegetation on the property screens the proposed development, reducing the visual impact;
- The applicant has letters of support from the two most impacted neighbours. (Please see attached.);
- The proposed shop is not out of character for the area, as adjacent properties have shops of comparable size;
- The applicant is increasing the interior side yard from 1.2 m to 4.5 m, reducing the potential impact of the neighbouring property; and,
- The development meets all other regulations of the AR3 zone, including setbacks and site coverage

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. VP100587 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 136 m², and the height from 6.0 m to 7.3 m on the subject property. This application will facilitate the construction of a 111 m² workshop. Administration supports the application for the reasons outline in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/08/16