

STAFF REPORT TO COUNCIL

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

DATE: December 21, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100635

APPLICANT: Paul and Christina Neff

LOCATION: 8516 McGuire Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100635
Exhibit "A" to VP100635
Exhibit "B" to VP100635
Supporting document

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100635 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot B, District Lot 2423, Cariboo District, Plan EPP35822 as follows:

- a. Vary Section 9.6.6 2. by increasing the maximum height of an accessory building from 6.0 m to 7.5 m, as shown on Exhibit "A" to VP100635, at the location shown on Exhibit "B" to VP100635.

PURPOSE:

The applicant is proposing to construct a 446 m² detached garage (accessory building) at 8516 McGuire Road (subject property). The subject property is zoned AR4: Rural Residential, which restricts the maximum height of an accessory development to 6.0 m. As such, the applicant has applied to vary the maximum height of an accessory building from 6.0 m to 7.5 m, as shown on Exhibit "A" to VP100635. The location of the proposed detached garage is shown on Exhibit "B" to VP100635.

Background

Site Characteristics

Location	8516 McGuire Road
Current Use	Residential
Site Area	1.0 ha (2.5 acres)
Zoning	AR4: Rural Residential
Servicing	Private onsite services

Official Community Plan

Future Land Use	Rural D
Growth Management	Rural

Surrounding Land Use Table

North	Residential
South	Residential
East	McGuire Road; Residential
West	City Boundary; Residential (RDFFG)

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR4: Rural Residential. The purpose of the AR4 zone is to provide a transition between rural and suburban uses on properties larger than 1.0 ha. This zone also provides for complementary agricultural related uses that are compatible with the rural character of the area. The AR4 zone permits accessory buildings and structures with a maximum height of 6.0 m and carriage houses with a maximum height of 7.0 m. There are no restrictions to site coverage, or the maximum total gross floor area of accessory buildings and structures on lots larger than 0.4 ha in area. The subject property is 1.0 ha, as such the site coverage and gross floor area restrictions do not apply.

To facilitate the construction of the proposed detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.5 m, as shown on Exhibit "A" of VP100635, at the location shown on Exhibit "B" to VP100635. The applicant has provided a rationale letter, which is attached to this report as a supporting document.

Although this variance request is considered significant, it is not anticipated to negatively affect adjacent rural residential parcels. Administration supports this request for the following reasons:

- The proposed detached garage will be placed over 100 m from McGuire Road;
- The rear and side yards are adequately screened with mature trees to buffer the development from adjacent properties;
- The proposed development is only 0.5 m higher than the maximum allowable height for carriage housing;
- The subject property is 1.0 ha in size and the site coverage, including the proposed detached garage, is approximately 8%. The overall impact of the development is small; and
- The proposal is consistent with all other development regulations of the AR4 zone.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. 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.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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. VP100635 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a 446 m² detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 7.5 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

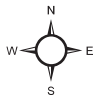
Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/01/16



Pilot Mountain Rd

Inglewood Rd

Chief Lake Rd

McGuire Rd

AF

AF

AR2

AR4

AR3

AR2

AF

AG

AR2





AR2

AR2

AR4

AR2

AF

-  Subject Parcel
-  City Boundary
-  Bylaw 7850
-  Parcel

0 50 100 150 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:7,500

Location and Zoning Map



CITY OF PRINCE GEORGE



DEVELOPMENT VARIANCE PERMIT NO. VP100635

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

1) This Development Variance Permit is issued to:

Name: Paul and Christina Neff
Address: 8516 McGuire Road
Prince George, BC V2K 5H9

2) This Development Variance Permit applies to:

Address: 8516 McGuire Road

Legal Description: Lot B, District Lot 2423, Cariboo District, Plan EPP35822

3) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied by this permit.

4) This permit varies **Section 9.6.6 2. of City of Prince George Zoning Bylaw No. 7850, 2007** as follows:

a. Increase the maximum height of an accessory building from 6.0 m to 7.5 m

The variance is only granted for the construction of a 446 m² detached garage as shown on Exhibit "A" to VP100635, at the location shown on Exhibit "B" to VP100635.

5) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within **two years** after the date of this permit's issuance, this permit shall lapse.

6) **This Development Variance Permit is not a Building Permit.**

7) **This Development Variance Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

Authorizing resolution passed by Mayor and Council on ____ day of _____, 2022.

Issuance date: _____

Authorizing Signature: _____

Vary Section 9.6.6 2. of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
a) Increase the maximum height of accessory development from 6.0 m to 7.5 m

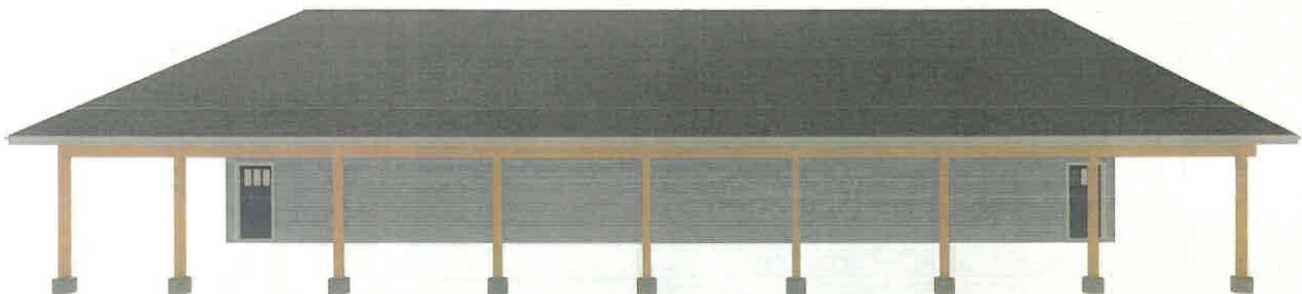
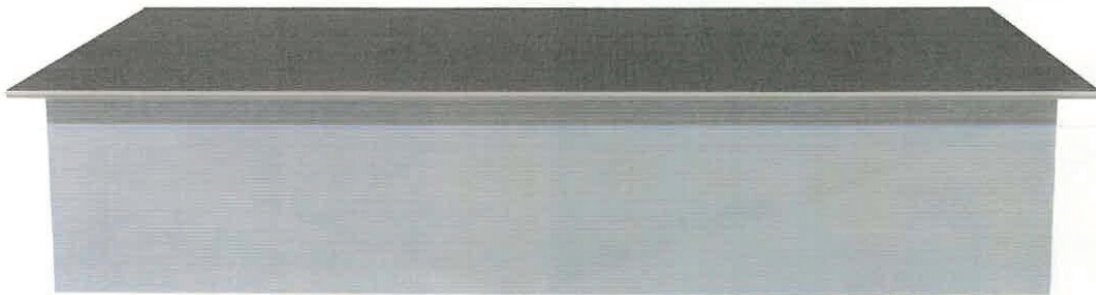
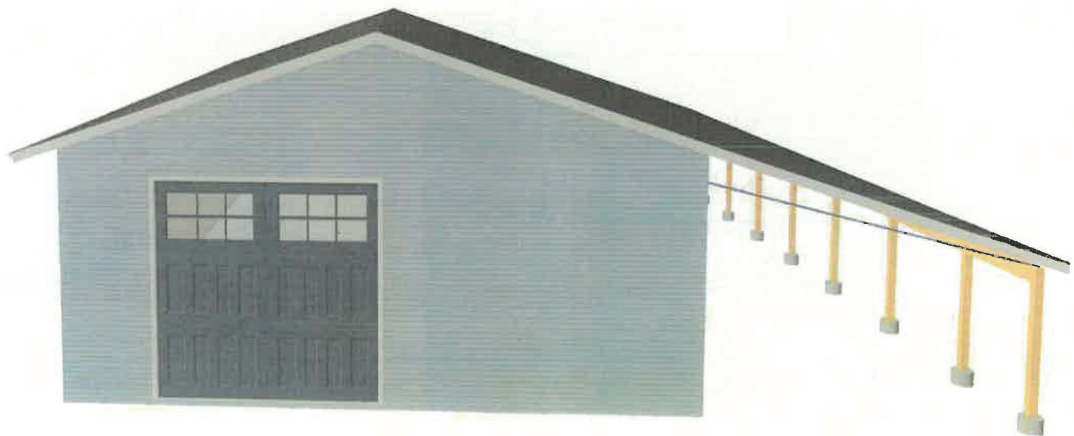


Exhibit "A" to VP100635

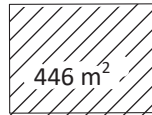
Lot B, DL 2423, CD, Plan EPP35822









A

B



McGuire Rd

7

-  Subject Parcel
-  Existing Residence
-  Proposed Accessory Building
-  Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:1,250

Exhibit "B" to VP100635

Lot B, DL 2423, CD, Plan EPP35822



CITY OF PRINCE GEORGE

Paul and Christina Neff
8516 McGuire Rd
Prince George, BC
V2K 5H9

Dec 12, 2022

Planning and Development Department
Development Services
1100 Patricia Blvd.
Prince George, BC
V2L 3 V9

VIA EMAIL ONLY: imogene.broberg-hull@princegeorge.ca

ATTENTION: Imogene

RE: City of Prince George Development Variance Application No. VP100635 Response to letter

Thank you for your letter dated December 5, 2022.

In response for Council Consideration, we intend the proposed use of the 40' x 80' detached shop at 8516 McGuire Rd. The shop will be used for storage such as our boat, cars, pick-up trucks etc. and with my calculations on the right size of building and keeping with a 41/2" pitch on the roof system, I will require an approval for extra height variance.

Should you have any questions, please do not hesitate to contact us directly.

Thank you,

Paul and Christina Neff

Email: [REDACTED]

PH: [REDACTED]