

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. VP100634

Applicant: Manmohan and Sukiran Toor
Location: 2744 Merritt Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100634
Exhibit "A" to VP100634
Supporting Documents

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100634 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 16, District Lot 8182, Cariboo District, Plan 8714 as follows:

- a. Vary Section 10.2.4 1. by decreasing the minimum lot width from 15.0 m to 14.0 m, as shown on Exhibit "A" to VP100634.

PURPOSE:

The applicant is proposing to develop a 2-lot subdivision at 2744 Merritt Road (subject property). The subject property is zoned RS2: Single Residential, which restricts the minimum lot width of a subdivision to 15.0 m. As such, the applicant is has applied to vary the minimum lot width from 15.0 m to 14.0 m, as shown on Exhibit "A" to VP100634. There is currently a single detached house with an attached garage on the subject property. The applicant is proposing to demolish the attached garage a to facilitate the proposed 2-lot subdivision.

Background

Site Characteristics

Location	2744 Merritt Road
Current Use	Residential
Site Area	1,171 m ² (0.29 acres)
Zoning	RS2: Single Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighborhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential; Range Road; Peden Hill Elementary School
South	Single and Two-Unit Residential; Sanderson Road
East	Single Residential; Wiebe Rd; Costco Wholesale
West	Single Residential; Westwood Drive

Relevant Applications

Subdivision Application No. SD100769:

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m² and provide for complimentary residential related uses that are compatible with the character of the area. The RS2 zone subdivision regulations require newly created lots to have a minimum lot width of 15.0 m and a minimum lot area of 500 m² to a maximum lot area of 0.2 ha.

To facilitate the proposed 2-lot subdivision, the applicant has requested to decrease the minimum lot width for required for subdivision from 15.0 m to 14.0 m, as shown on Exhibit "A" of VP100634. This variance is only for one of the proposed 2-lots. The applicant has indicated the attached garage on the existing single detached house will be demolished to meet the subdivision regulations with the proposed variance while maintain the required 1.2 m setback from the proposed subdivision boundary. The application has provided a rationale letter which is attached as a supporting document.

Administration supports the variance request for the following reasons:

- The proposed subdivision will meet all other subdivision regulations including the minimum lot area;
- The proposed variance is minor in nature and will not have a significant impact of adjacent land uses or the character of the surrounding neighbourhood;
- The proposal is consistent with all other development regulations of the RS2 zone including interior side yard setbacks from the existing single detached house; and
- This will allow the applicant to create infill and redevelop the subject property while maintaining a similar scale of housing typical to the existing neighborhood consistent with policy direction of the Official Community Plan Bylaw No. 8383, 2011.

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

Section 220 Covenant No. C3141: Registered on title March 13, 1968, a statutory building scheme was registered to impose restrictions consistent with a general scheme of development for Lots 1-16, District Lot 8182, Cariboo District, Plan 8714. The City of Prince George is not named on the statutory building scheme noted on title. At the time of development, it is the property owner's responsibility to comply with building restrictions identified within the building scheme. This covenant does not impact the proposed rezoning or future subdivision.

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. VP100634 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the proposed 2-lot subdivision, the applicant has requested to decrease the minimum lot width required for a subdivision from 15.0 m to 14.0 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

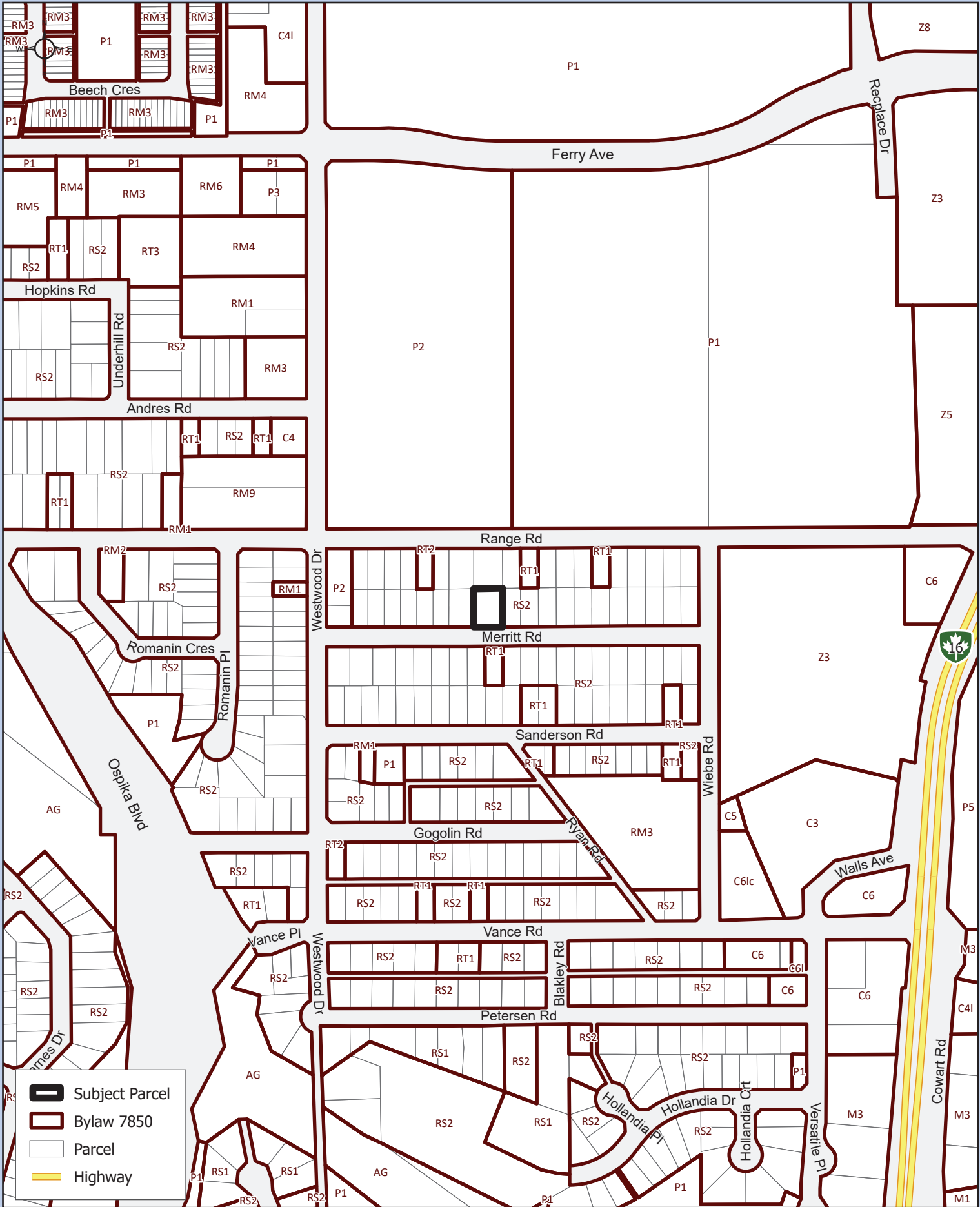
Deanna Wasnik, Director of Planning and Development





PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/01/16



-  Subject Parcel
-  Bylaw 7850
-  Parcel
-  Highway

0 50 100 150 Meters

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

1:5,000

Location and Zoning Map





DEVELOPMENT VARIANCE PERMIT NO. VP100634

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

- 1) This Development Variance Permit is issued to:

Name: Manmohan Toor
Sukiran Toor

Address: 2769 Range Road
Prince George, BC V2N 1M1

- 2) This Development Variance Permit applies to:

Address: 2744 Merritt Road

Legal Description: Lot 16, District Lot 8182, Cariboo District, Plan 8714

- 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 10.2.4 1. of City of Prince George Zoning Bylaw No. 7850, 2007** as follows:

a. **Decrease the minimum lot width from 15.0 m to 14.0 m.**

The variance only applies for the proposed 2-lot subdivision, as identified on Exhibit "A" to VP100634.

- 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.

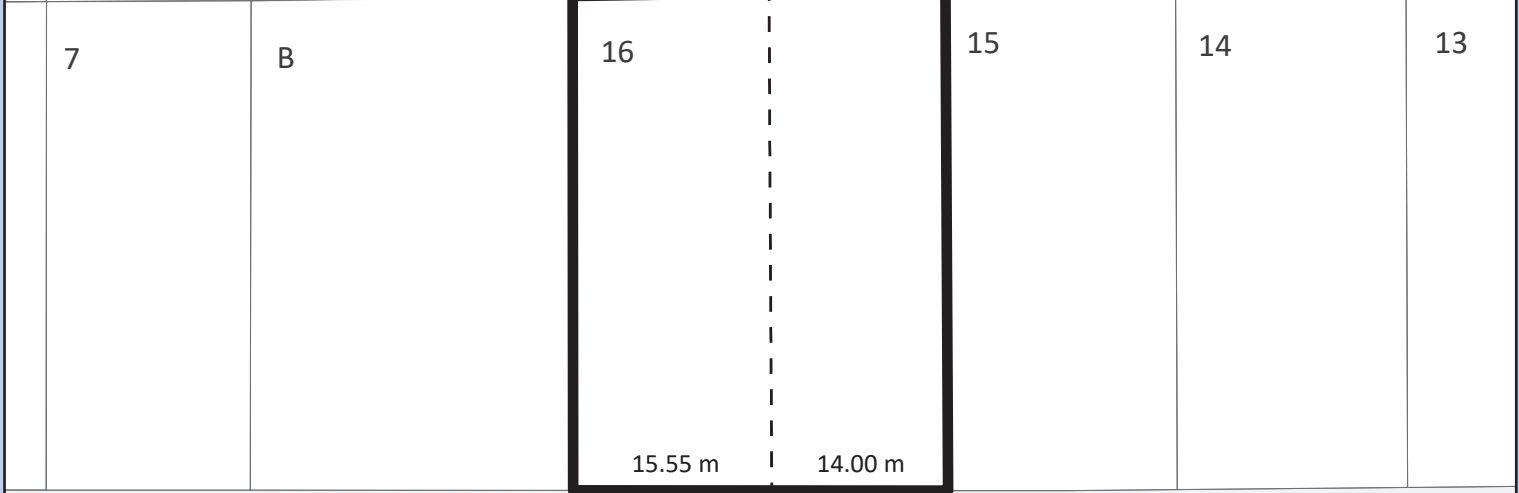
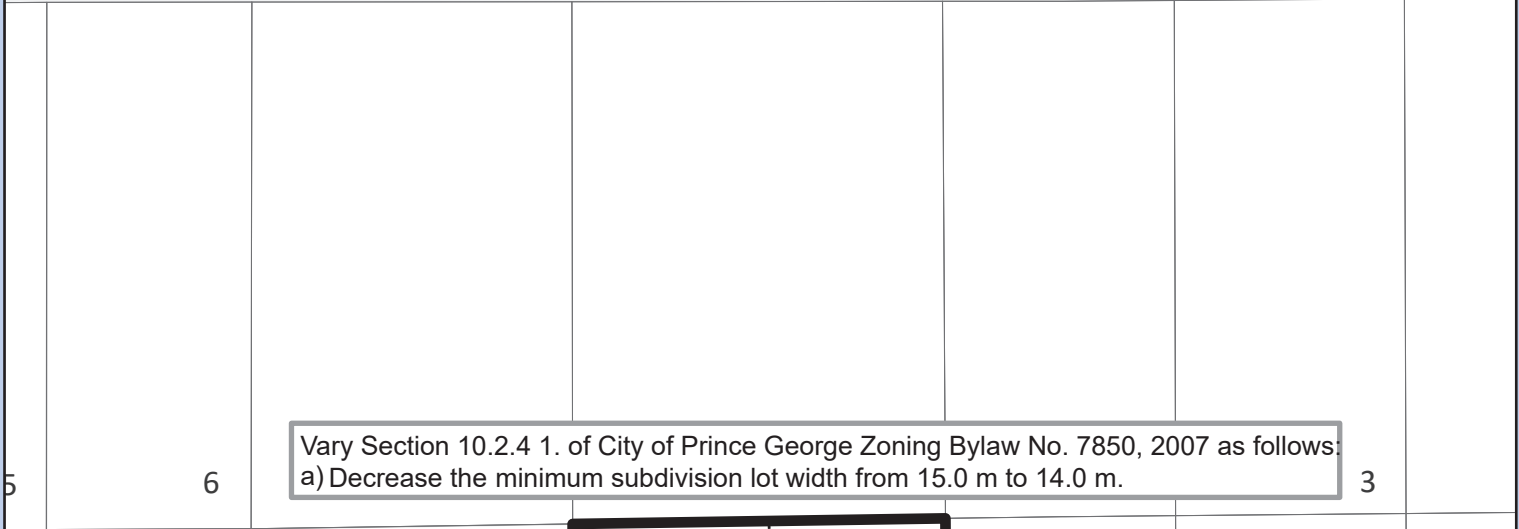
Authorizing resolution passed by Mayor and Council on ____ day of _____, 2022.

Issuance date: _____

Authorizing Signature: _____



Range Rd



Merritt Rd

Subject Parcel
 Proposed Subdivision
 Parcel

0 5 10 15 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983

1:600

Exhibit "A" to VP100634

Lot 16, DL 8182, CD, Plan 8714



Manmohan Toor
2769 Range Rd.
Prince George, BC V2N1M1

[REDACTED]
[REDACTED]

December 6, 2022

1100 Patricia Blvd.
Prince George, BC V2L 3V9

To Whom It May Concern,

We are seeking a variance for the 2744 Merritt Rd property to allow us to build two houses on the property. Currently, the lot has one house with an attached garage. The size of the lot is 29.69 m wide by 40.23 m deep.

Our plan for this lot is to maintain the existing house and to fill in with an additional house. We plan to remove the garage to provide space for this additional house.

We will build this additional house on a subdivided lot with the dimensions of 14 m wide by 40.23 m deep. The area of this lot is approximately 560 m². As such, we meet all criteria for the additional lot, except for the width. While the width will be 1 m shorter than required, the area of the lot exceeds outlined by the criteria. Thus, we are requesting approval for this variance, which will allow us to build on a lot that is 14 m by 40.23 m.

Thank you for your consideration.

Sincerely,

Manmohan Toor