

STAFF REPORT TO COUNCIL

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DATE: November 1, 2018

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100522.

Applicant: Martin and Gertruda Langthorne
Location: 9644 Birchill Cres.

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100522
- Exhibit "A" to VP100522
- Exhibit "B" to VP100522
- Letters of Support

RECOMMENDATION(S):

1. THAT Council APPROVE Development Variance Permit No. VP100522 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Parcel A (Being a Consolidation of Lots 15 and 16, see CA7019370), District Lot 1593, Cariboo District, Plan 15680 as follows:
 - a. Vary Section 9.5.6 1. to increase the maximum total combined gross floor area of accessory buildings and structures on a site from 90 m² to 207 m², as shown on Exhibit "A" to VP100522; and
 - b. Vary Section 9.5.6 2. to increase the maximum height from 6.0 m to 6.7 m for a 96.6 m² building, as shown on Exhibit "A" and "B" to VP100522.

PURPOSE:

The applicant has applied to vary the AR3: Rural Residential regulations to facilitate the construction of a 96.6 m² pole barn and 22.3 m² greenhouse at 9644 Birchill Crescent. These structures would be in addition to an already existing 88 m² accessory structure located on the north portion of the property. The applicant has applied to increase the total maximum combined gross floor area of accessory buildings and structures on a site from 90 m² to 207 m², as shown on Exhibit "A" to VP100522. Furthermore, the applicant would like to increase the maximum height of the pole barn from 6.0 m to 6.7 m, as shown on Exhibit "B" to VP100522.

Background

Site Characteristics

Location	9644 Birchill Crescent
Current Use	Rural Residential
Site Area	8152 m ² (2.0 acres)
Zoning	AR3: Rural Residential

Official Community Plan

Future Land Use	Rural, Rural B
Growth Management	Rural Areas

Surrounding Land Use Table

North	Rural Residential; Birchill Crescent
South	Rural Residential
East	Rural Residential
West	Birchill Crescent, Rural Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR3: Rural Residential. The purpose of the zone is to foster a suburban lifestyle and provide for complementary residential related uses that are compatible with the rural character of the area. The AR3: Rural Residential regulations allow the total maximum combined gross floor area of accessory buildings and structures on a site to be 90 m² and a maximum height of 6.0 m.

The applicant has applied to increase the total maximum combined gross floor area of accessory buildings and structures from 90 m² to 207 m² to accommodate an existing 88 m² detached garage and facilitate the construction of a 96.6 m² pole barn and 22.3 m² greenhouse, as shown on Exhibit "A" to VP100522. The applicant has also applied to increase the maximum height of the proposed pole barn from 6.0 m to 6.7 m, as shown on Exhibit "B" to VP100522.

Administration supports the variance requests for the following reasons:

- The subject property consists of two (2) consolidated AR3: Rural Residential parcels and is nearly twice the size of neighbouring properties. The 8152 m² (2.0 acre) parcel can adequately accommodate the proposed accessory developments without impacting adjacent properties or the rural form and character of the neighbourhood;
- Existing trees on the subject property will screen the proposed pole barn and greenhouse from Birchill Crescent and adjacent uses;
- The setbacks of the proposed developments far exceed the minimum required setbacks;
- The applicant has obtained support from the three (3) adjacent landowners supporting this application (Please see attached correspondence); and
- The development meets all other AR3 development regulations.

OTHER CONSIDERATIONS:

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 provide a delivery of notice to adjacent property owners whose interests may be affected by this variance.

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. VP100522 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the AR3: Rural Residential regulations to facilitate the construction of a 96.6 m² pole barn and 22.3 m² greenhouse, and increase the maximum height of the pole barn from 6.0 m to 6.7 m at 9644 Birchill Crescent. Administration is in support of this application for the reasons outlined in this report.

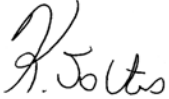
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: December 10, 2018