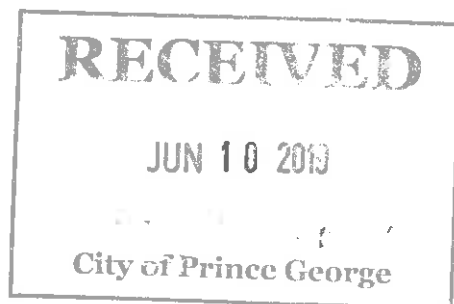


Attention: Mayor and Council

City of Prince George

RE: Rezoning Application RZ10061 – 7930 Bunce Road



Please accept this as our written submission against the proposed rezoning application on the property located at 7930 Bunce Road.

Please consider the following concerns when you make your decision.

Our home is located directly behind the subject property at 5823 Bearspaw Crescent and it appears we are the most effected by the proposed change. There is already a very large intrusive home located on 7930 Bunce Road which is situated directly behind and elevated from our lot creating a lack of privacy but acceptable because it is still a reasonable distance from our lot. To allow a second dwelling on the lot or much worse to allow a subdivision of the lot and create a second lot which could then allow an even larger 2<sup>nd</sup> home directly behind us would be horrible to us and an eyesore to our subdivision.

It would seem that this rezoning application is just a very sneaky and completely unfair way that the planning department and the applicant have come up with to accomplish the steps of allowing for a subdivision of the lot, which is exactly what could happen if the subject lot were rezoned to RS1. This would not only further invade our privacy but would devalue our home and the immediate neighbours as well. There are currently 10 AR3 lots surrounding our Bearspaw Crescent Subdivision, if rezoning and subdivision is permitted on this one what's to stop the same from happening on the remaining 9 lots.

A further concern is that as Bunce Road is already busy with more vehicles using a driveway so close to Bearspaw Crescent it could create a dangerous situation especially in the winter when the road tends to get very slippery near the corner of Bunce Road and Bearspaw Crescent.

We respectfully ask that the application for rezoning and subdivision be rejected.

Sincerely,

Bill and Krista Burlon

5823 Bearspaw Crescent

Prince George, B.C.

V2N 6P7

Redacted



**AR3**

**9.5 AR3, AR3m: Rural Residential**

**9.5.1 Purpose**

The purpose of this zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. Areas designated AR3m allow manufactured housing.

**9.5.2 Principal Uses**

- community care facility, minor
- housing, manufactured only in AR3m
- housing, single detached

**9.5.3**

Bylaw 8256  
Bylaw 8896

**Secondary Uses**

- bed & breakfast
- equestrian centre, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary dwelling
- secondary suite only in single detached housing

**9.5.4 Subdivision Regulations**

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.4 ha.

**9.5.5 Regulations for Principal Development**

Bylaw 8256

1. The maximum density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

Bylaw 8896

8. The minimum setback between the principal building and secondary dwelling is 3.0 metres (m).

**9.5.6 Regulations for Accessory Development**

Bylaw 8256

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m<sup>2</sup>.

Bylaw 8896

2. The maximum height is 6.0 metres (m), except it is 7.0 metres (m) for carriage housing and 5.0 metres (m) for cottage housing.

Bylaw 8896

3. The minimum front yard is 4.5 m.

Bylaw 8896

4. The minimum interior side yard is 1.2 metres (m).

Bylaw 8896

5. The minimum exterior side yard is 3.0 metres (m).

6. The minimum rear yard is 1.2 metres (m).

Bylaw 8947

**9.5.7 Other Regulations**

1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
2. The maximum number of horses permitted with a minor equestrian centre is:
  - a. 0 on lots less than 0.4 ha;
  - b. 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; and
  - c. On sites of 1.2 ha or more, 1 for each 0.4 ha of portion thereof, up to a maximum of 8.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

# 10 Residential Zones



## 10.1 RS1, RS1m: Suburban Residential

### 10.1.1 Purpose

The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m<sup>2</sup>. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

### 10.1.2 Principal Uses

- community care facility, minor
- housing, manufactured only in RS1m
- housing, single detached

### 10.1.3

### Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary dwellings
- secondary suite only in single detached housing

Bylaw 8258

### 10.1.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 845 m<sup>2</sup>.
3. The maximum lot area is 0.4 ha.

### 10.1.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between the principal building and secondary dwelling is 3.0 metres (m).

Bylaw 8896

### 10.1.6 Regulations for Accessory Development

1. The total maximum combined gross floor area of accessory buildings and structures on a site is 90.0 m<sup>2</sup>.
2. The maximum height is 5.0 metres (m), except it is 7.0 metres (m) for carriage housing.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 metres (m), except it is 1.5 metres (m) for carriage and cottage housing.
5. The minimum exterior side yard is 3.0 metres (m).

Bylaw 8258

Bylaw 8896

Bylaw 8896

Bylaw 8896

**Bylaw 8896**

6. The minimum rear yard is 1.2 metres (m), except it is 1.5 metres (m) for carriage and cottage housing.

**10.1.7 Other Regulations**

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.