

City Staff Report

Original signed by: City Manager Johnson

Report Date: September 11, 2023

Meeting Date: September 26, 2023

Application No.: DVP2023-70

To: City Manager

From: Director of Development Services

Presented by: City Planner

Subject: Variance for an accessory building at #82-313 Westland Rd Mobile Home Park.

Purpose

The applicant has applied to council to vary section 4.09(1)(ii) of the Mobile Home Parks Bylaw to allow a 223.36 cubic meter accessory building.

Summary

- The applicant has applied to vary the size requirements for an accessory building.
- The subject mobile site is a large site that can accommodate a larger accessory building.
- A 3m setback must be maintained from the rear property line to accommodate drainage.
- The purpose of the building is to be used for storage and covered parking.

Recommendation

THAT Council **APPROVE** DVP2023-70 for the construction of a 223.36 cubic meter accessory building on PARCEL A DISTRICT LOT 3947 CARIBOO DISTRICT PLAN PGP41180 as proposed on the attached plans;

SUBJECT TO the accessory building having a minimum rear setback of 3m to ensure the drainage swale is not impacted by development.

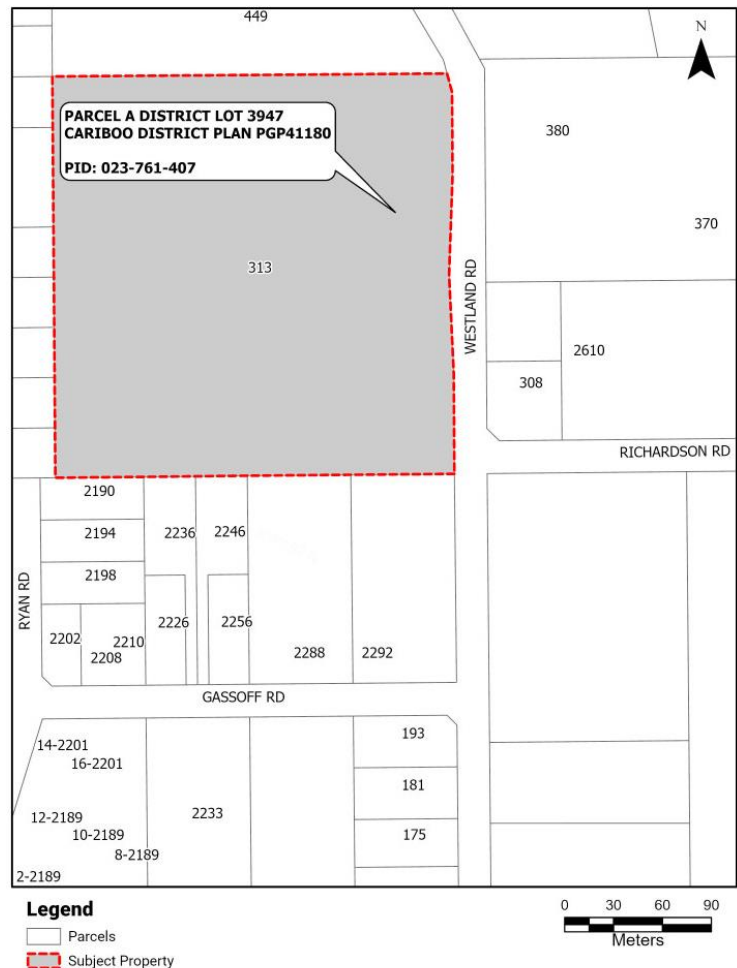
Statutory Requirements

- Local Government Act
 - Section 488 – Development Permits
 - Section 490 – Development Permits
- General Authority

Council Policy

- Mobile Home Parks Bylaw No.726, 1977

DVP2023-70 - Location Map



August 29, 2023
Development Services Department



- Zoning Bylaw No. 1880, 2019
- Development Application Procedures Bylaw 1531, 2002

Background

Proposal

The applicant wants to construct a double carport with an attached workshop on a mobile home pad. Pad #82 is located at the end of the cul-de-sac with neighbouring mobile homes to the north, east and south, see the attached Gravel Pads Overview for the exact location. The building's purpose is for covered parking and storage of personal items. The accessory building is larger than what is allowed, therefore, the size must be varied.

Site Characteristics

Location	#82-313 Westland Rd
Mobile Home Pad Area	563m ²
Current Use	Mobile Home Park
Zoning	MHP (Manufactured Home Park)
Official Community Plan Land Use Designation	MP (Manufactured Home Park)

Surrounding Land Uses

North	Single Family Residential
East	Single Family Residential/Mobile Home Park
South	Single Family Residential/Mobile Home Park
West	Single Family Residential

Mobile Home Park Bylaw Analysis

- Section 4.09(1)(ii) of the Mobile Home Parks Bylaw allows the construction of one shed between the size of 17-25 cubic meters. For perspective, the largest shed permitted under the bylaw would be a 3m x 3.4m shed with 2.4m high walls (10ft L x 11ft W x 8ft H or 110ft³).
- The applicant is proposing a 223.36 cubic meter accessory building. The carport will be 61m² (650ft²) and the workshop will be 31m² (336ft²), with a total area of 92m² (986ft²), see site plan below.
- The walls will not exceed 2.4m (8ft) in height, with an overall height of 3.7m (12ft).
- If the proposed carport and workshop were attached to the mobile home, a variance would not be required.
 - Section 4.07 (4) An addition to a mobile home, exclusive of the carport, shall not be larger in area than 80% of the floor area of the mobile home where the mobile home space is greater than 450m².
 - The workshop would only be 29% of the floor area of the mobile home. The bylaw is only restrictive on accessory buildings.

Zoning Bylaw Analysis

- Accessory buildings and structures are a permitted accessory use.
- The proposed building meets all setbacks, height requirements and lot coverage. The Zoning Bylaw does not include a minimum or maximum size for accessory buildings/structures.

Planning staff recommends approving the variance as the proposed accessory building would be permissible if attached to the mobile home, and that the pad space is quite large and can accommodate the size of the building.

Notification and public submissions

- A development notice sign was installed on September 14, 2023.



- Notices were sent out to residents within 30 meters of the mobile home park on August 31, 2023.
- One submission in support of the development was received as of the writing of this report.
- Application posted on City's website [Development Applications | City of Quesnel](#)

Referrals

Capital Works: The proponents of the variance for Meadowood Park that the infrastructure plans for the park require them to be 3m from the property line.	Fortis BC: No effect to Fortis BC gas infrastructure, and to call BC-1 call prior to digging.
Public Works: Interests are unaffected.	Telus: The proposed development will have no impact on Telus Servicing.
Fire Department: No concerns, a private hydrant is located across the internal road from pad #82.	BC Hydro: No response as of date.
Building Department: The Building Department has no objection to the DVP.	Shaw Cable: No response as of date.

The applicant was notified of the above referral responses and has amended the site plan so that the building has a rear setback of 3 meters.

Attachments

- Site Plan
- Elevation Plan
- Gravel Pads Overview
- Letter of Intent

Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.