

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: February 9, 2023

Subject: Development Variance Permit # 3090-20-23-01 - Final Consideration

RECOMMENDATION:

THAT Council authorizes approval of a Development Variance Permit Application #3090-20-23-01 for Lot 4 District Lot 3765 Cariboo District Plan 33911 commonly known as 609 Babine Drive.

ALTERNATIVE OPTIONS:

1. Deny the Development Variance Permit as presented
2. Amend and issue the Development Variance Permit
3. Table consideration of the application so additional information can be provided

BACKGROUND:

At the Regular Council Meeting on January 23, 2023, Administration presented an application for a Development Variance Permit to vary height regulations in section 8.3 of Zoning Bylaw No.1368, 2017.

Administration commenced the Development Variance Permit process as outlined in the District of Mackenzie's Development Procedures. Staff conducted the following:

1. Technical and Policy Review
2. Technical Agency Referral
3. Notification of neighbouring properties within a 100-meter radius of the proposed development

Technical and Policy Review

Administration has conducted a thorough technical review as per the District of Mackenzie Development Procedures manual and included a review of:

- Applicable District of Mackenzie Bylaws

- Extent of the variance
- Possible precedents being set
- Rationale for the variance
- Safety and risk issues
- Urban design and aesthetic issues

A copy of the technical review is attached to this report.

Technical Agency Referral

Agency Name	Response
District of Mackenzie – Operations	"No concerns presently, will revisit during the building inspection."
District of Mackenzie - Fire Department	"No concerns with the proposed development."
RDFFG - Building Inspection	The Regional District of Fraser-Fort George will review this application upon receipt of building permit application.

Notification Neighbouring Properties

Properties within a 100-meter buffer of 609 Babine Drive were delivered a notice, indicating the purpose of the permit, lands subject to permit, and the time and date the permit is to be considered by Council. Administration has not received any comments or responses from neighbouring properties within a 100-meter radius of the proposed development. This report has been published prior to the deadline of February 10, 2023 at 4:30 pm and any additional feedback brought before this will be attached and brought to the regular meeting of February 13, 2023.

Recommendation

As a result of the technical agency and public reviews of this permit application, Administration is recommending its approval. A copy of the proposed Development Variance Permit has been attached for Council consideration.

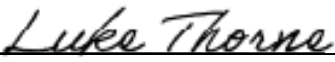
COUNCIL PRIORITIES:

Strong Governance and Finances

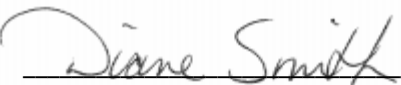
- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.



Respectfully Submitted,



Luke Thorne
Land & Environmental Coordinator



Approved for Submission to Council