



REGULAR MEETING

For the **REGULAR MEETING** of Council to be held on Monday, February 26, 2024, at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of February 26, 2024, be adopted as presented.

4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

5. CONSENT AGENDA

a) Council minutes

- i. Minutes of the Regular Meeting of February 12, 2024;

b) Reports

- ii. Report from Director of Operations & Intergovernmental Relations Re: Street Lights Out on the Ministry Highway Corridor;

c) Correspondence

- iii. Request for Letter of Support from the Prince Rupert & District Metis Society;

Recommendation:

THAT all items on the Consent Agenda be approved as requested.

6. REPORTS

a) Report from Director of Corporate & Legislative Services Re: 201 – 2nd Avenue West: Remedial Action Order.

Recommendation:

THAT Council direct staff to proceed with a Remedial Action Order under Section 73 of the *Community Charter* whereby the City of Prince Rupert will

proceed with the building removal located at 201 – 2nd Avenue West with the costs of removal placed on the property taxes for the said property;

AND THAT Council direct staff to provide notice to the property owner in accordance with Section 77 of the *Community Charter*;

AND THAT Council agree that reconsideration of these orders may be made, in writing, within 14 days of the notice provided under Section 77 of the *Community Charter*;

AND THAT if no reconsideration notices are received within 14 days of the notice provided Staff are directed to proceed with the Remedial Action Orders immediately as requested.

b) Report from Director of Corporate & Legislative Services Re: 1913 – 7th Avenue East: Remedial Action Order.

Recommendation:

THAT Council direct staff to proceed with a Remedial Action Order under Section 73 of the *Community Charter* whereby the City of Prince Rupert will proceed with the building removal located at 1913 – 7th Avenue East with the costs of removal placed on the property taxes for the said property;

AND THAT Council direct staff to provide notice to the property owner in accordance with Section 77 of the *Community Charter*;

AND THAT Council agree that reconsideration of these orders may be made, in writing, within 14 days of the notice provided under Section 77 of the *Community Charter*;

AND THAT if no reconsideration notices are received within 14 days of the notice provided Staff are directed to proceed with the Remedial Action Orders immediately as requested.

c) Report from Chief Financial Officer Re: Speculation and Vacancy Tax NCLGA Resolution.

Recommendation:

THAT Council endorse the attached resolution and submit it for consideration at the 2024 NCLGA Annual General Meeting.

7. BYLAWS

a) City of Prince Rupert Zoning Amendment Bylaw No. 3506, 2023.

Recommendation:

THAT Council gives fourth and final reading to the City of Prince Rupert Zoning Amendment Bylaw No. 3506, 2023.

8. NOTICE OF MOTIONS

Be it resolved that:

- a) That the City of Prince Rupert invite representatives from business and industry, government, local First Nations, Northern Health and the medical community, to discuss and implement strategies that support recruitment and retention of medical professionals in Prince Rupert, with an immediate focus on physicians.
- b) That the City consult with Northern Health regarding the appropriate public use of Emergency Services, publicly available alternatives for non-emergency services, and to support Northern Health by using the City's communications to publicize the resulting information.

9. COUNCIL ROUND TABLE

10. ADJOURNMENT



MINUTES

For the **REGULAR MEETING** of Council to be held on February 12, 2024, at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor H. Pond
Councillor G. Randhawa
Councillor B. Cunningham
Councillor N. Adey
Councillor T. Forster (Remote)
Councillor W. Niesh
Councillor R. Skelton-Morven

STAFF: R. Miller, Director of Corporate & Legislative Services / Corp. Officer
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations & Intergovernmental Relations (Remote)
M. Pope, Director of Development Services
R. Paras, Planner
V. Stewart, Manager of Communications, Engagement & Social Development

1. CALL TO ORDER

The Mayor called the Regular Meeting of Council to order at 7:00 pm.

2. INTRODUCTION OF LATE ITEMS

Item 6.f) Resolution to Amend 2024 Five Year Financial Plan Bylaw No.3526, 2023.

3. APPROVAL OF AGENDA

Recommendation:

MOVED by Councillor Cunningham and seconded by Councillor Adey THAT the Agenda for the Regular Council Meeting of February 12, 2024, be adopted as presented and amended.

CARRIED

4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

5. CONSENT AGENDA

a) Council minutes

- i. Minutes of the Regular Meeting of Jan 22, 2024;
- ii. Minutes of the Committee of the Whole Meeting of Jan 22, 2024;
- iii. Minutes of the Committee of the Whole Meeting of Nov 27, 2023
- iv. Minutes of the Committee of the Whole Meeting of Oct 23, 2023;

b) Reports

- v. Development Activity Report for January 2024;
- vi. Community Planning Activity Report for January 2024;
- vii. Monthly Fire / Rescue Report for January 2024;

- viii. Report from Director of Operations & Intergovernmental Relations Re: Prince Rupert Major Project Update;

c) Correspondence

- ix. Request for Letter of Support from the Museum of Northern BC;
- x. Request for Letter of Support from the North Coast Health Improvement Society;
- xi. North Coast Regional District Re: Board Highlights January 2024;
- xii. Minutes of the Accessibility Committee of November 28, 2023.

MOVED by Councillor Randhawa and seconded by Councillor Niesh THAT all items on the Consent Agenda be accepted as noted and filed.

CARRIED

6. REPORTS

a) Report from the Manager of Communications, Engagement and Social Development Re: Application to UBCM Community Emergency Preparedness Fund for Emergency Support Services Capacity Funding.

MOVED by Councillor Cunningham and seconded by Councillor Forster THAT Council support the City's Application for funding to the UBCM Community Emergency Preparedness Fund for Emergency Support Services Capacity Funding.

CARRIED

b) Report from the Manager of Communications, Engagement and Social Development Re: Council Support for NDIIT Recreation Infrastructure Fund Application.

MOVED by Councillor Niesh and seconded by Councillor Adey THAT Council support an application from the City to the NDIIT Recreation Infrastructure Program for \$50,800 to support the development of accessible washroom facilities on the 2nd floor of the Recreation Complex.

CARRIED

c) Report from Planning Re: DVP-23-08 for 1946 – 11th Avenue East.

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven THAT Council approves the Development Permit (DVP) 23-08 for the proposed garage for 11th Avenue East.

CARRIED

d) Report from Planning Re: DVP-23-18 for 800 – 2nd Avenue West. Recommendation:

MOVED by Councillor Niesh and seconded by Councillor Randhawa THAT Council approves the Development Permit (DVP) 23-18 for setback and parking variance for 800 – 2nd Avenue West.

CARRIED

e) Report from Planning Re: DVP-23-26 for 334 – 6th Avenue East.

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT Council approves the Development Permit (DVP) 23-26 for setback variance to replace an existing deck at 334 – 6th Avenue East.

CARRIED

f) Resolution to Amend 2024 Five Year Financial Plan Bylaw No. 3526, 2023.

MOVED by Councillor Forster and seconded by Councillor Adey THAT Council approve the additions to the financial plan in this report;

AND THAT the 2024 Five Year Financial Plan be amended accordingly.

CARRIED

7. COUNCIL ROUND TABLE

8. ADJOURNMENT

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham THAT the meeting be adjourned at 7:50 p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

DIRECTOR OF CORPORATE
& LEGISLATIVE SERVICES/ CORP. OFFICER



MEMORANDUM

DATE: February 26th, 2024
TO: Dr. Robert Buchan, City Manager
FROM: Richard Pucci, Director of Operations & Intergovernmental Relations

SUBJECT: **Street Lights Out on the Ministry Highway Corridor**

Through the City Manager:

The Operations Department has received several complaints over several months regarding streetlights that are out on the Ministry of Highways corridor (McBride Street & 2nd Avenue).

The Operations Department has relayed these complaints and concerns to the Ministry of Transportation and Infrastructure; however, we have not seen any movement toward repairs on their part.

Understanding the health and safety concerns around this issue, the Director approved Public Works replacing one of the burnt-out lights in the 300 block of McBride Street. The Operations Department will be invoicing the Ministry and prioritizing this topic at our next regional meeting.

As the Council knows, many other street lights are out around town due to either wiring issues or vehicle hit-and-runs. This Department is doing its best with its finite budget and time to repair them and get them back operational.

Thank you, and please let me know if you have any questions or concerns.

Regards,

Richard Pucci,
Director of Operations &
Intergovernmental Relations

Rosamaria Miller

From: Ashley Daigle
Sent: February 14, 2024 2:43 PM
To: Prince Rupert & District Metis Society
Cc: Rosamaria Miller
Subject: RE: Request for support letter - Métis

Hi Joy,

These types of requests are handled through Admin, I've cc'd Rosa on this request.

Thank you,



Ashley Daigle

Recreation & Community Services Manager, Recreation

Phone: (250) 627 2817

Email: ashley.daigle@princerupert.ca



princerupert.ca

[Access Our Active Living Guide here](#)

From: Prince Rupert & District Metis Society <PrinceRupertCC@mnbc.ca>
Sent: Wednesday, February 14, 2024 1:40 PM
To: Ashley Daigle <Ashley.Daigle@princerupert.ca>
Subject: Request for support letter - Métis

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ashley

Our Society is applying for an ISPARC equipment grant specifically for yoga equipment.

Would you kindly write a support letter for our application to purchase the equipment?

A benefit for the PR community as a whole, as we have a certified yoga instructor that would be willing to run classes at the Recreation Complex. And she'll have her own specialized equipment!

The application is being sent in tonight. I hope that you have a few minutes to write up a short support letter. Sorry for the last minute, but this yoga opportunity came to our attention last night and we're going for it and requesting the max \$3000!

<https://isparc.ca/grants-recognition/equipment-grant-program/>

Thank you so much!

Kind Regards,

Joy

Prince Rupert & District Métis Society

Joy Sundin, President | Rob Basso, Vice-President

250.627.1885 #3-716 Fraser St., Prince Rupert, BC V8J 1P9
Facebook @princerupertmetis
Charter Community of Métis Nation British Columbia www.mnbc.ca



REPORT TO COUNCIL

DATE: February 26, 2024
TO: Mayor & Council
FROM: Rosa Miller, Director of Corporate & Legislative Services/Corporate Officer
SUBJECT: 201 – 2nd Avenue West: Remedial Action Order

RECOMMENDATION:

THAT Council direct staff to proceed with a Remedial Action Order under Section 73 of the *Community Charter* whereby the City of Prince Rupert will proceed with the building removal located at 201 – 2nd Avenue West with the costs of removal placed on the property taxes for the said property;

AND THAT Council direct staff to provide notice to the property owner in accordance with Section 77 of the *Community Charter*;

AND THAT Council agree that reconsideration of these orders may be made, in writing, within 14 days of the notice provided under Section 77 of the *Community Charter*;

AND THAT if no reconsideration notices are received within 14 days of the notice provided Staff are directed to proceed with the Remedial Action Orders immediately as requested.

REASON FOR REPORT:

On February 2, 2024, a letter was issued to the owner(s) of 201 – 2nd Avenue West. The letter was sent by registered mail and delivered and signed for on February 5, 2024.

The letter advised that due to the condition of the property, contact with the Bylaw Department by February 12, 2024, to discuss a clean-up plan for the property, including timelines. As of Wednesday, February 21, 2024, no contact has been made or attempted. The property has remained unoccupied for well over five (5) with many promises to clean-up with nothing coming to fruition.

COST:

The cost for removal of debris and garbage will be borne by the property owner and placed on the property owner's property taxes should payment remain outstanding at year-end.

Report Prepared By:

Rosa Miller,
Director of Corporate & Legislative Services /
Corporate Officer

Report Reviewed By:

Dr. Robert Buchan,
City Manager

Originally signed available on request









REPORT TO COUNCIL

DATE: February 26, 2024
TO: Mayor & Council
FROM: Rosa Miller, Director of Corporate & Legislative Services/Corporate Officer
SUBJECT: 1913 – 7th Avenue East: Remedial Action Order

RECOMMENDATION:

THAT Council direct staff to proceed with a Remedial Action Order under Section 73 of the *Community Charter* whereby the City of Prince Rupert will proceed with the building removal located at 1913 – 7th Avenue East with the costs of removal placed on the property taxes for the said property;

AND THAT Council direct staff to provide notice to the property owner in accordance with Section 77 of the *Community Charter*;

AND THAT Council agree that reconsideration of these orders may be made, in writing, within 14 days of the notice provided under Section 77 of the *Community Charter*;

AND THAT if no reconsideration notices are received within 14 days of the notice provided Staff are directed to proceed with the Remedial Action Orders immediately as requested.

REASON FOR REPORT:

On February 2, 2024, a letter was issued to the owner of 1913 – 7th Avenue East. The letter was sent by registered mail and delivered and signed for on February 5, 2024.

The letter advised that due to the condition of the property, contact with the Bylaw Department by February 12, 2024, to discuss a clean-up plan for the property, including timelines. As of Wednesday, February 21, 2024, no contact has been made or attempted. The property is a significant risk to adjacent properties and causes concern for public safety.

COST:

The cost for removal of debris and garbage will be borne by the property owner and placed on the property owner's property taxes should payment remain outstanding at year-end.

Report Prepared By:

Rosa Miller,
Director of Corporate & Legislative Services /
Corporate Officer

Report Reviewed By:

Dr. Robert Buchan,
City Manager

Originally signed available on request











REPORT TO COUNCIL

Regular Meeting of Council

DATE: February 26, 2024
TO: Robert Buchan, City Manager
FROM: Corinne Bomben, Chief Financial Officer

SUBJECT: SPECULATION AND VACANCY TAX NCLGA RESOLUTION

RECOMMENDATION:

THAT Council endorse the attached resolution and submit it for consideration at the 2024 NCLGA Annual General Meeting.

REASON FOR REPORT:

Housing shortages in Prince Rupert adversely affects the health, social and economic well-being of the community. This report identifies one method utilized in other areas of the province that could help support housing initiatives in the City.

BACKGROUND:

In 2018, the Province implemented the Speculation and Vacancy Tax (SVT) to support its 10 year housing plan. The SVT is levied on vacant homes in the hopes of converting empty homes into active housing or helping to create affordable housing through the use of the revenues collected. The SVT currently applies in select areas of BC, primarily in the Interior, Lower Mainland and Vancouver Island, with new areas added in 2022 and 2023. Provincial data released in 2022¹ indicates this component of the housing plan is working. More than \$81 Million was raised in 2022 alone that went back into affordable housing in areas where the tax applied. Also, more than 30,000 homes were converted to long-term housing suggesting a change in homeowner behaviour from vacant to occupied.

¹ "Speculation and vacancy tax continues to support homes for people". *Government of BC Press Release*. Accessed via: <https://news.gov.bc.ca/29988>

ANALYSIS:

Prince Rupert is suffering the adverse impacts of a housing shortage just as other fellow municipalities are. However, the increased need for housing in the next 5 years is unparalleled compared to many BC municipalities. Given the estimated trade growth and related population increase, the projected economic potential is at risk should increased housing not be available. Although this future hangs in the balance, our present has been negatively impacted as identified through the recent Housing Needs Assessment report. Notable items in the report include house purchase prices increased 54% between 2017 and 2021² and rent increased 50+%³. 75% of housing stock is pre-1980⁴ and in need of repair/approaching end of useful life. With aging housing stock, limited new construction, and high demand, affordability and livability have become deterrents for moderate income families living in (or considering moving to) the city⁵. This has presented new pressures on recruitment for various employers, with some losing staff due to affordability and some now having to manage house hunting and even renting houses as a stop gap measure⁶.

There are certainly more complexities associated with housing in Prince Rupert which are likely universal amongst other BC municipalities. One area the Province has targeted to relieve some of the availability pressures is the focus on converting vacant homes to long-term housing. Through the implementation of the SVT, recent data supports the program's success. Although exact numbers are not known in Prince Rupert, there is a notional understanding that vacant homes do exist in the city. The inclusion of Prince Rupert as a taxable area for the purposes of the SVT could achieve adding long-term housing or provide funds to be allocated to affordable housing initiatives in the area.

How the tax works

Foreign owners and untaxed worldwide owners are taxed 2% and Canadian citizens or permanent residents of Canada who are not untaxed worldwide earners are taxed 0.5% based on the assessed value of the property. There is a tax credit of \$2,000 subject to certain qualifications for one or more properties for BC residents. At a tax rate of 0.5%, this results in homes valued at \$400,000 or less with zero SVT payable. For other owners there is a credit with other eligibility conditions.

² Pg 29 "Housing Needs Report", *City of Prince Rupert*, December 2022 – City Spaces

³ *ibid* Pg 24

⁴ *ibid* Pg 19

⁵ *ibid* Pg 45

⁶ *ibid* Pg 24

The tax is collected by the Province and placed in the provincial Housing Priority Initiatives Special Account. Revenues are allocated to the regional districts from where the tax originated from. Although some municipalities have advocated to administer the tax themselves, the use of the Province is helpful in that there are currently more audit and compliance tools available. From this perspective, staff do not believe there is an advantage to advocating to administer it locally.

Inclusion of all BC Municipalities

The Province has been expanding the number of municipalities where the tax applies adding 19 municipalities since 2022 to the list requiring declarations from property owners. This puts the number of municipalities where the SVT applies at 59 of 161. The steady increase of municipalities may suggest a willingness from the Province to begin including all municipalities. To date, there has not been a resolution advanced from NCLGA member communities indicating a desire to be included although there are recent resolutions requesting the Province increase affordable housing in the member communities through whatever means possible. The endorsement of a resolution by NCLGA to move all municipalities into SVT applicable areas would support the regions efforts to increase affordable housing through a program already established by the Province.

It is also worth noting that the extension of this policy instrument would also complement similar initiatives that the Province is undertaking under their Homes for People Plan. This includes regulation of short-term rentals and requirements for municipalities to allow additional density in residential neighbourhoods. The City is currently in the process of amending our local legislation to reflect these legislative changes.

LINK TO STRATEGIC PLAN:

This report aligns with Council's strategic goal to support and encourage new and renewed housing.

CONCLUSION:

The City has identified through the Housing Needs Report released in December 2022 that housing is a critical issue fundamental for our quality of life and enabling our impending growth. The Province has implemented the SVT program to target vacant homes which has resulted in success based on its 2022 data. The progressive addition of municipalities to the SVT taxable areas indicates an openness to consider the addition of more municipalities. NCLGA member communities have indicated there is a need for affordable housing in their communities. Having these members, which includes the City of Prince Rupert, endorse the applicability of the SVT in all BC municipalities may help further supply and affordability in their respective communities.

The resolution attached has been prepared to gain support amongst NCLGA member communities as a first step and more broadly through the Union of BC Municipalities to advocate at the upcoming UBCM convention the inclusion of all 161 municipalities within the SVT program.

Report Prepared By:

Report Reviewed By:

Corinne Bomben
Chief Financial Officer

Robert Buchan,
City Manager

Originally signed available on request

Attachment: North Coast Local Government Association Resolution – Speculation and Vacancy Tax

North Coast Local Government Association Resolution – Speculation and Vacancy Tax

WHEREAS housing availability and affordability challenges all municipalities in British Columbia AND

WHEREAS these housing challenges impact the health, social and economic well-being of all British Columbia communities;

THEREFORE BE IT RESOLVED

THAT NCLGA and UBCM petition the Province to amend the Speculation and Vacancy Tax to have all British Columbia municipalities included in the applicable areas where the tax applies.



CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3506, 2023

A BYLAW TO AMEND CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2021

WHEREAS the Council of the City of Prince Rupert has enacted Zoning Bylaw No. 3462, 2021 for the City of Prince Rupert; AND,

WHEREAS the Council of the City of Prince Rupert has adopted Official Community Plan, Section 7.1 that directs inclusion of Child Care Facilities as a permitted use in Commercial and Public Facilities Zones; AND,

WHEREAS Council adopted the 2019 Child Care Assessment and Action Plan that directs the same;

NOW THEREFORE the Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

1. That City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as indicated in Schedule 1 of this Bylaw to allow the following:
 - a. Inclusion of Child Care Facility in Section 8.1.0 P1 Public Facilities Zone, list of permitted uses.
 - b. Addition of Child Care Facility in Section 5: RM1-5 Zones as an accessory use, not including home occupations and limited to the first floor with ground level access.
2. This Bylaw may be cited as Prince Rupert Zoning Bylaw Amendment No. 3506, 2023

READ A FIRST TIME this 12th day of June, 2023.

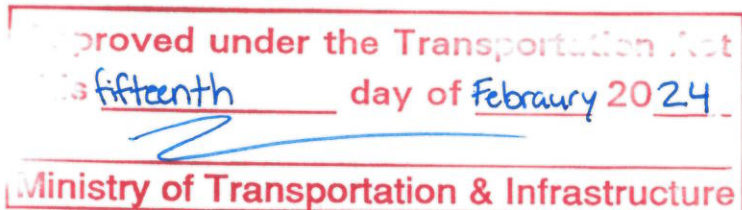
READ A SECOND TIME this 12th day of June, 2023.

READ A THIRD TIME this 14th day of November, 2023.

READ A FOURTH & FINAL TIME this ____ day of _____, _____.

MAYOR

CORPORATE ADMINISTRATOR



Schedule 1

Section 5 – RM1-5 Zones

Section	Existing Regulation	Proposed Amendment
<p>5.3.0: RM1: Multiple Family Residential Zone</p>	<p>Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.</p>	<p>Add (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access</p>
<p>5.4.0: RM2 Multiple Family Residential Zone</p>	<p>Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.</p>	<p>Add (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access</p>
<p>5.5.0: RM3 Multiple Family Residential Zone</p>	<p>Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.</p>	<p>Add (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access</p>
<p>5.6.0: RM4: Mixed Use Zone</p>	<p>Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Retail use as part of a multiple family dwelling building. (c) Offices as part of a multiple family dwelling building. (d) Accessory buildings and structures. (e) Retail and office use shall be limited to the first floor with ground level access.</p>	<p>Add (f) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access</p>
<p>5.7.0: RM5: Multiple Family Residential Zone</p>	<p>Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.</p>	<p>Add (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access</p>

Section 8 – Zoning Regulations & Requirements: Public Facilities Zone

Section	Existing Regulation	Proposed Amendment
<p>8.1.0 P1: Public Facilities Zone</p>	<p>Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted: (a) Park and recreation facilities. (b) Public institutional facilities. (c) Public utility building. (d) Education centre. (e) Unenclosed Storage. (f) Cemeteries. (g) Resource lands and activities. (h) Wind power project.</p> <p>The following accessory uses and no others are permitted: (a) Accessory building and structures.</p> <p>Minimum Dimensions Required for Yards 3.0 metres from any property zoned Residential.</p> <p>Building Height Accessory building 3.6 metres.</p>	<p>Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted: (a) Park and recreation facilities. (b) Public institutional facilities. (c) Public utility building. (d) Education centre. (e) Child Care Facility (f) Unenclosed Storage. (g) Cemeteries. (h) Resource lands and activities. (i) Wind power project.</p> <p>The following accessory uses and no others are permitted: (a) Accessory building and structures.</p> <p>Minimum Dimensions Required for Yards 3.0 metres from any property zoned Residential.</p> <p>Building Height Accessory building 3.6 metres.</p>