
Regional District's Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on September 16, 2021. All comments received are included as a separate item on the Board's Agenda.

At its meeting of October 12, 2021, the Electoral Area "D" Advisory Planning Commission (APC) recommended that the subject application be approved.

Analysis:

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

The subject parcel is subject to steep slopes in the rear portion as well as restrictive covenants that limit the area that is available for construction. Even with the reduced setback, the property is able to accommodate parking spaces in the front of the lot. Hence, the variance is not expected to impact vehicle movement from the property or the traffic on Chadwell Place.

The design of the proposed dwelling could be altered in order to limit the footprint of the structure and adhere to the front setback, but the property is bound by physical constraints that limit the area suitable for construction.

Alternatives:

1. That Development Variance Permit No. D2021.034-DVP be denied.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (September 2021)
No. 2 – Aerial Photo

Attachment No. 1 – Site Photo (September 2021)



Attachment No. 2 – Aerial Photo

