

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** November 18, 2021  
**RE:** Development Variance Permit Application — Electoral Area “H” (H2021.049-DVP)

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## **Administrative Recommendation:**

**THAT Development Variance Permit No. H2021.049-DVP to formalize an existing single detached dwelling by reducing the minimum front parcel line setback at 2864 Coalmont Road be approved.**

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Folio: H-00648.010

Legal: Lot A, Plan EPP21078, District Lot 104, YDYP

OCP: Large Holdings (LH)

Zone: Large Holdings Two (LH2)

Variance Request: to reduce the minimum front parcel line setback from 9.0 metres to 7.18 metres.

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## **Proposed Development:**

This application is seeking a variance to reduce the minimum front parcel line setback from 9.0 metres to 7.18 metres.

In support of this request, the applicant has stated that “building was already there when property purchased ... foundation and building already signed off. Permit needs to be completed.”

## **Site Context:**

The subject property is approximately 3.35 ha in area and is situated on the west side of Coalmont Road. The property is currently developed to single detached dwelling.

The surrounding pattern of development is characterised by residential development to the north and east, large holdings parcels to the north and south, and vacant Resource Area zoned lands to the west.

## **Background:**

The current boundaries of the subject property were created on June 8, 2012, while available Regional District records indicate that a building permits for a single detached dwelling (2013), an accessory structure (2018) and renewal for a single detached dwelling (2021) have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Large Holdings (LH).

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently zoned Large Holdings Two (LH2) which allows for a single detached dwelling as well as accessory structures and establishes setbacks from property lines.

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Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property may be within the floodplain associated with Otter Lake.

BC Assessment has classified the property as “Residential” (Class 01).

**Public Process:**

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021. All comments received are included as a separate item on the Board’s Agenda.

**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.

Most zones within the electoral areas require a front parcel line setback of 7.5 meters. In this instance, the existing single detached dwelling is still at a considerable distance of 7.18 meters from the front parcel line and is not anticipated to impact the vehicular traffic or neighbouring landowners.

It is also noted that there exists a lot of vegetation on the front portion of property that conceals the structure from Coalmont Road, although the zoning bylaw is clear in its requirement of a 9 metres front setback in the LH2 zone.

**Alternatives:**

1. That the Board deny Development Variance Permit No. H2021.049-DVP.

**Respectfully submitted**

*Nikita Kheterpal*

Nikita Kheterpal, Planner I

**Endorsed by:**



C. Garrish, Planning Manager

Attachments:

No. 1 – Aerial & Site Photos



Attachment No. 1 – Aerial & Site Photos

