

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 23, 2021

RE: Development Variance Permit Application — Electoral Area “D” 136 Chadwell Place

Administrative Recommendation:

THAT Development Variance Permit No. D2021.034-DVP to permit the development of a single detached dwelling at 136 Chadwell Place, be approved.

Legal: Lot 18, Plan EPP61041, District Lot 2710, SDYD Folio: D-06799.888

OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Variance Request: to reduce the minimum front parcel line setback from 7.5 metres to 3.9 metres.

Proposed Development:

This application is seeking a variance to the front parcel line setback from 7.5 metres to 3.9 metres to undertake the development of a single detached dwelling and attached garage. The applicant has a no build covenant line at the rear of the lot.

Site Context:

The subject property is 1,404 m² in area and is situated on the west side of Chadwell Place. The property is currently vacant while the surrounding pattern of development is characterised by similar vacant residential lots.

Background:

The property was created on May 16, 2016, while available Regional District records indicate that building permits have not previously been issued for this property.

The Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013 designates the property as Low Density Residential (LR) and the Zoning is Low Density Residential Two (RS2), which allows for single detached dwellings, accessory structures, and establishes setbacks from property lines. 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 until 4:30 p.m. on September 16, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

Setback regulations 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.

This 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 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.
2. That the Board defer consideration of the application and it be referred to the Electoral Area "D" Advisory Planning Commission.

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)



