

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “D” (D2021.047-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. D2021.047-DVP to allow for an expansion to an existing dwelling at 4705 Mimir Court, OK Falls be approved.

Folio: D-00853.180 Lot 18, Plan KAP33386, District Lot 374, SDYD

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 6.4 metres.

Proposed Development:

This application is seeking a variance to the front parcel line setback from 7.5 meters to 6.4 metres in order to undertake the construction of an addition to the existing dwelling.

In support of this request, the applicant has stated that “will allow our young, growing family to continue residing at [the] address ... addition is financially responsible improvement to family neighbourhood.”

Site Context:

The subject property is 558 m² in area and is situated on the south side of Mimir Court. The property is developed to a single detached dwelling.

The surrounding pattern of development is characterised by similar residential development.

Background:

The current boundaries of the subject property were created on July 22, 1982, while available Regional District records indicate that a building permits for a single detached dwelling (1989) and a garage (2016) have previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is designated Low Density Residential (LR).

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is zoned Low Density Residential Two (RS2) which permits a single detached dwelling and accessory structures and establishes setbacks from property lines.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property might be within the floodplain associated with Shuttleworth Creek.

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.

This variance is minor in nature and is not anticipated to adversely impact the established streetscape or neighbouring uses.

Further, the edge of Brockie Place is approximately 6.5 metres from the property line which mitigates the perception of a reduced setback. In addition, since the parcel is an L-shaped corner lot, there is adequate room along the road right of way which prevents the appearance of overcrowding.

Alternatives:

1. That the Board deny Development Variance Permit No. D2021.047-DVP.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments:

No. 1 – Aerial Photo

No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photos (Google Streetview)

