

## ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** October 12, 2021  
**RE:** Development Variance Permit Application — Electoral Area “D”

---

Purpose: to allow for the construction of a single detached dwelling

Civic: 136 Chadwell Place

Legal: Lot 18, Plan EPP61041, District Lot 2710, SDYD

Folio: D-06799.888

Zone: Low Density Residential Two (RS2)

Variance Reuest: 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 that applies to the subject property in order to undertake the development of a single detached dwelling and attached garage. Specifically, it is being proposed to reduce the minimum front parcel line setback from 7.5 metres to 3.9 metres to the outermost projection.

In support of this request, the applicant has stated that “we have a no build covenant line at the rear of the lot, without the variance we would have a usable rear yard depth of only 7’ at the south corner at the great wall room.”

### **Site Context:**

The subject property is approximately 1,404 m<sup>2</sup> in area and is situated on the west side of Chadwell Place. The property is currently vacant. The surrounding pattern of development is characterised by similar vacant residential lots.

### **Background:**

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 16, 2016, available Regional District records indicate that building permits have not previously been issued for this property and BC Assessment has classified the property as “Residential” (Class 01).

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

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

At its meeting of September 23, 2021, the Regional District Board resolved to defer consideration of this application and refer it to the Electoral Area “D” Advisory Planning Commission for a recommendation.

---

---

**Analysis:**

In considering this proposal, Administration notes that 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.

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.

In this instance, Administration notes that 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.

Conversely, Administration recognizes that the design of the proposed dwelling could be altered in order to limit the footprint of the structure and adhere to the front setback.

In summary, Administration notes that the property is bound by physical constraints that limit the area suitable for construction. For these reasons, Administration supports the requested variance and is recommending approval.

---

**Administrative Recommendation:**

**THAT the APC recommends to the RDOS Board that the subject development application be approved.**

---

**Options:**

1. THAT the APC recommends to the RDOS Board that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board that the subject development application be approved with the following conditions:
  - i) *TBD*
3. That the APC recommends to the RDOS Board that the proposed development application be denied.

**Respectfully submitted**

*Nikita Khetarpal*

---

Nikita Khetarpal, Planner I

**Endorsed by:**



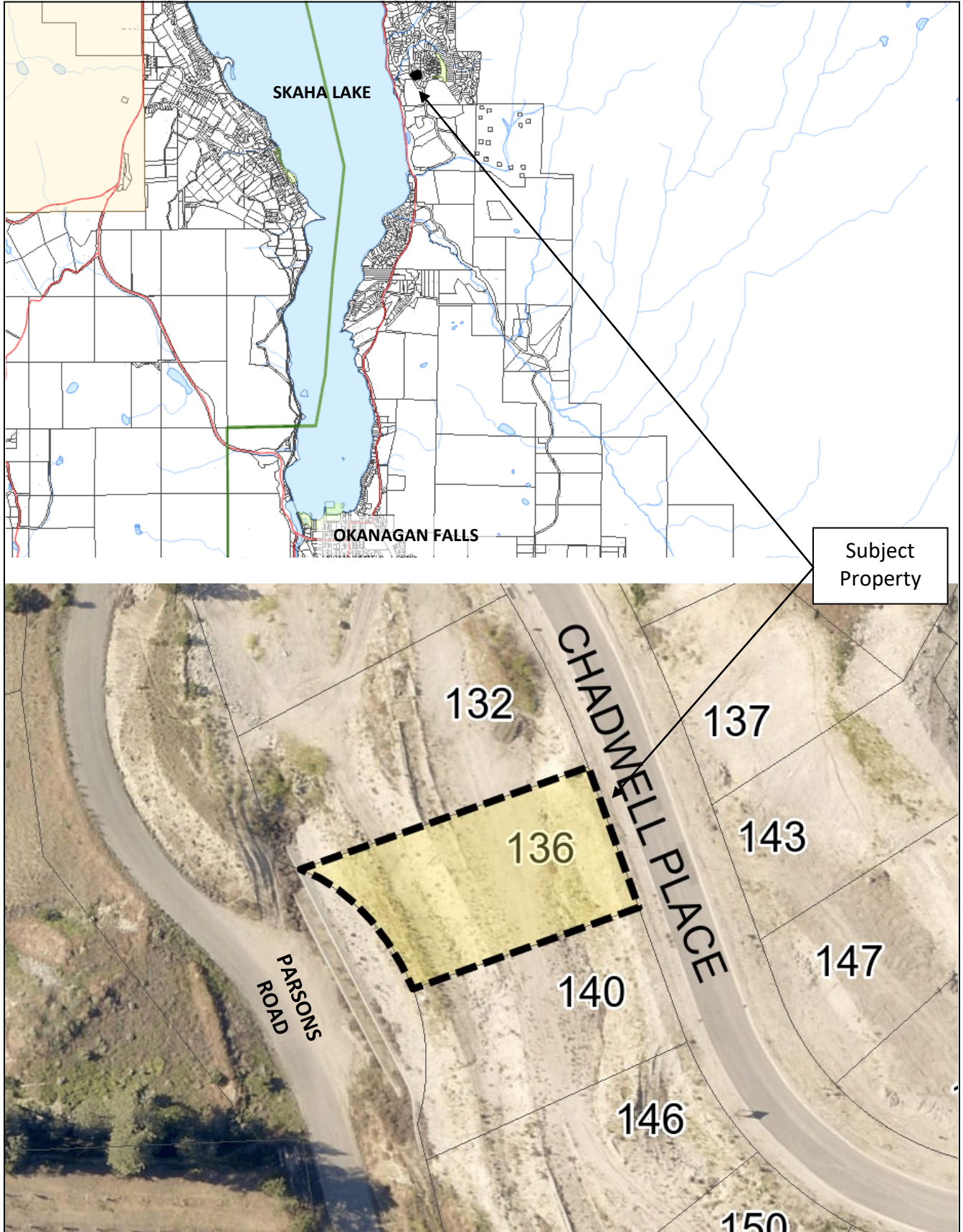
---

C. Garrish, Planning Manager

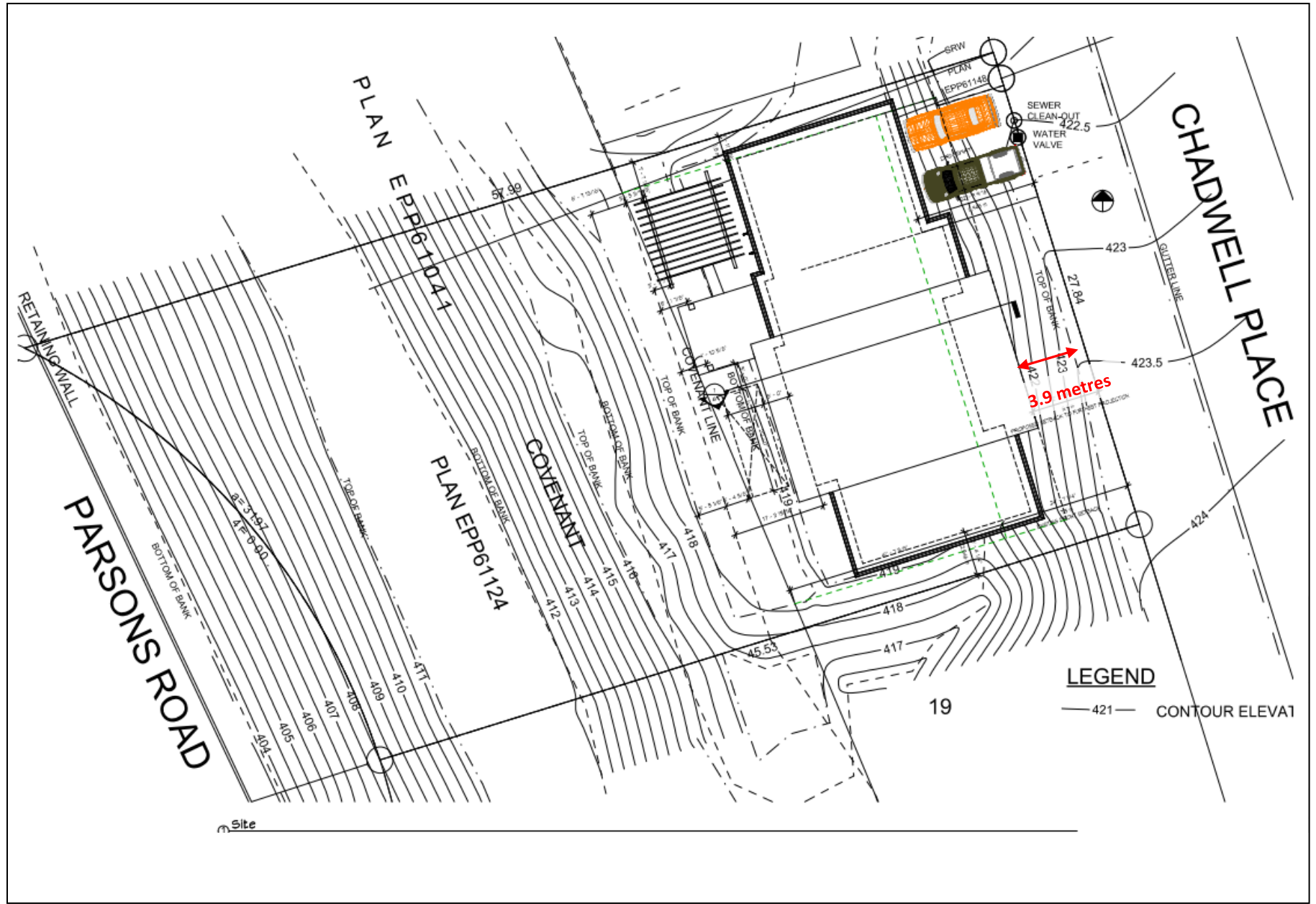
**Attachments:**

- No. 1 – Context Maps
- No. 2 – Applicant's Site Plan
- No. 3 – Applicant's Building Elevations
- No. 4 – Applicant's Floor Plan (Lower Floor)
- No. 5 – Applicant's Floor Plan (Main Floor)
- No. 6 – Site Photo

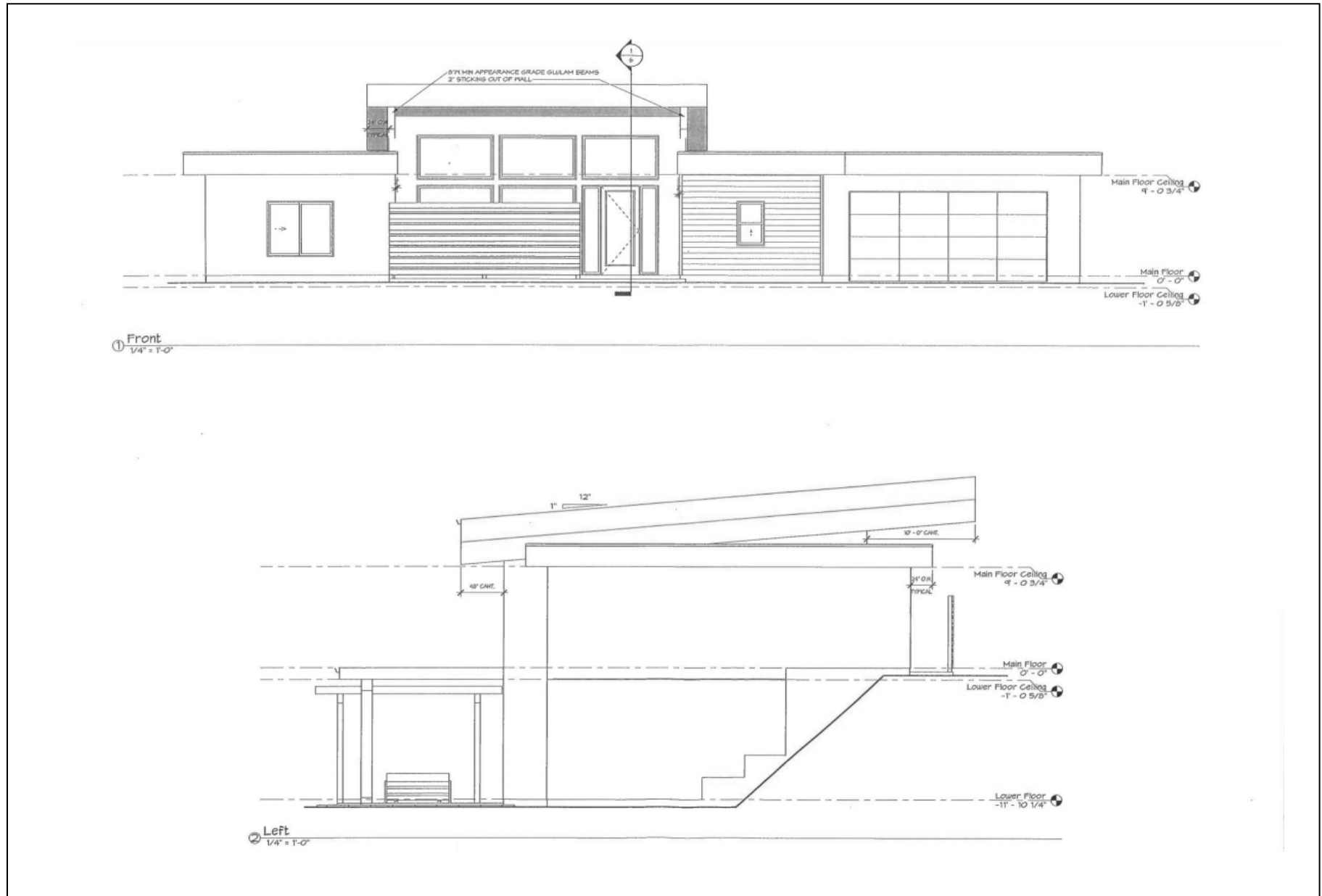
Attachment No. 1 – Context Maps



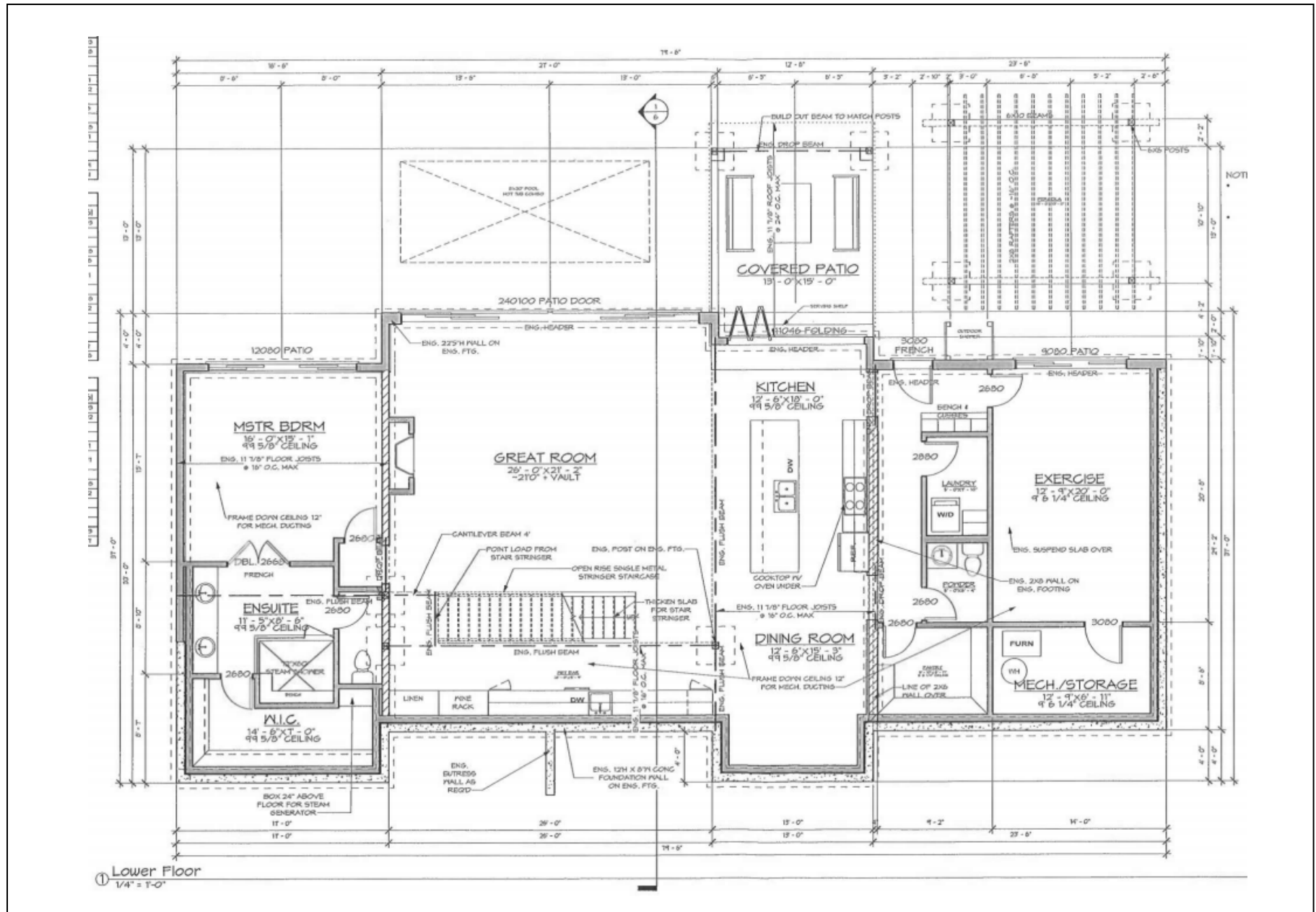
Attachment No. 2 – Applicant's Site Plan



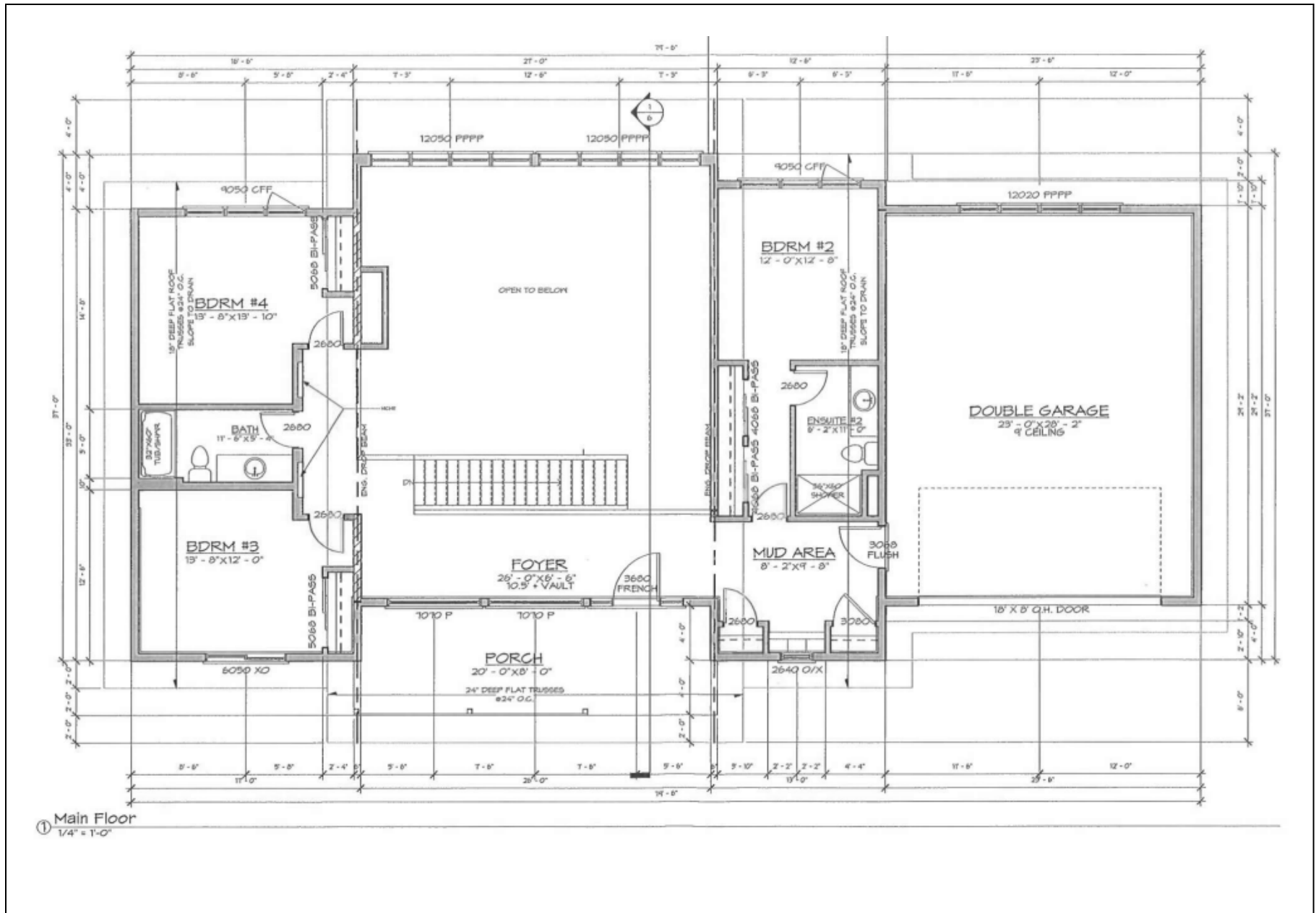
Attachment No. 3 – Applicant's Building Elevations



Attachment No. 4 – Applicant's Floor Plan (Lower Floor)



Attachment No. 5 – Applicant’s Floor Plan (Main Floor)



Attachment No. 6 – Site Photo (September 2021)

