

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** 22 September 2022

**RE:** Development Variance Permit Application — Electoral Area “H” (H2022.035-DVP)

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## **Administrative Recommendation:**

**THAT Development Variance Permit No. H2022.035-DVP, to allow for the construction of an addition to an existing single detached dwelling at 2811 Coalmont Road, be approved.**

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**Legal:** Lot 2, District Lot 104, YDYG, Plan 10756 Except Part Lying South of a Line and the Easterly and Westerly Productions Thereof Drawn Parallel to Perpendicularly Distant 118 Feet From the Northerly Boundary of Said Lot. **Folio:** H-00642.000

**OCP:** Low Density Residential (LR) **Zone:** Residential Single Family One (RS1)

**Variance Request:** to reduce the minimum front parcel line setback from 7.5 metres to 2.2 metres.

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## **Proposed Development:**

This application requires a variance to reduce the front parcel line setback from 7.5 metres to 2.2 metres to facilitate the construction of an addition to a single detached dwelling (i.e., an attached garage).

In support of this request, the applicant has stated that:

- *the reduction of the front setback would allow for a new garage built to current building standards and connected to the current residence and proposed addition;*
- *due to site grading and existing structures the proposed location best suits the connection to the existing dwelling for the addition and access to the garage for vehicle/boat storage from Coalmont Road. The proposed variance would allow less disturbance of hillside slope and move the proposed addition further away from Otter Lake.*

## **Site Context:**

The property is 1,418 m<sup>2</sup> in area and is situated on the east side of Coalmont Rd, approximately 19.5 km northwest from the boundary with Town of Princeton. The property abuts Otter Lake to the east and contains a single detached dwelling, wood shed, and detached garage. It is understood that the wood shed and detached garage are to be removed.

## **Background:**

The property was created on July 22, 1960, while available Regional District records indicate that a building permit was issued for a wood shed (1984).

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The property is designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) Area designation. The property is zoned Low Density Residential One (RS1) which permits “single detached dwelling”. BC Assessment has classified the property as “Residential” (Class 01).

On August 15, 2022, the Ministry of Transportation and Infrastructure (MoTI) issued a setback permit to the property owner to allow for the construction of the subject garage 2.2 metres from the property line to 3rd Street.

**Public Process:**

**August 3, 2022** - Adjacent residents and property owners were notified of this DVP application and provided 15 working days to submit comments electronically or in-person to the Regional District.

**August 24, 2022** - being 15 working days from the date of notification, no representations have been received electronically or by submission.

**Analysis:**

When a parcel is adjacent a roadway, front yard setbacks are employed to maintain adequate sightlines for vehicle traffic movements. In this instance, the proposal requests a 70.7% reduction in the front parcel line setback.

A front setback in particular can influence the perception of a streetscape and establish the character of the street by providing a consistent building line. In residential neighbourhoods, a front parcel line setback can also help provide privacy for the front of a house (i.e. distance is created between the house and passersby on an adjacent sidewalk) as well as space for landscaping.

A majority of the property is within a designated WDP area and the OCP Bylaw encourages the reduction of zoning setbacks on existing smaller lots to preserve a Streamside Protection and Enhancement Area (SPEA) (Section 22.3.6). SPEAs are typically calculated by a Qualified Environmental Professional as part of a Riparian Areas Protection Regulation (RAPR) assessment, which is a required component of a WDP application.

The applicant has submitted a Riparian Setback Assessment prepared by a Qualified Environmental Professional as a supporting document to the DVP application, as well as a WDP application for the proposed development. The Riparian Setback Assessment reports a 15 metre SPEA and setback horizontally from the natural boundary of Otter Lake (see Attachment 2).

The proposed garage is sited outside of the 15.0 metre SPEA and a variance to the front parcel line setback is required in order to avoid construction of the garage within the SPEA and the relocation of any existing retaining walls.

The development of garages within a front setback is not a common feature amongst parcels within the general vicinity of the subject property, but is not an overriding factor in this application.

**Alternative:**

1. That the Board deny Development Variance Permit No. H2022.035-DVP.

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**Respectfully submitted**



Shannon Duong, Planner II

**Endorsed by:**

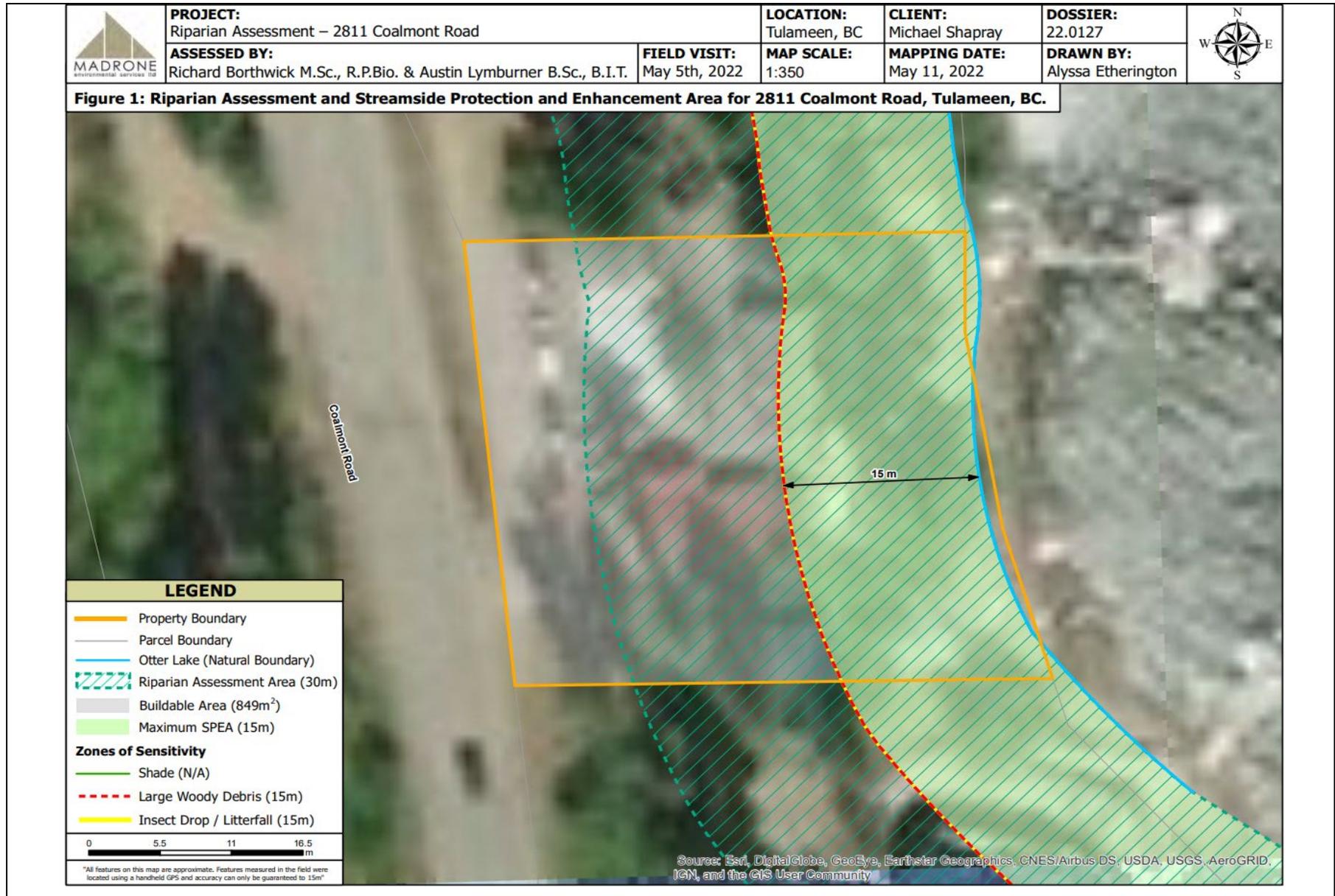


C. Garrish, Planning Manager

Attachments: No. 1 – Streamside Protection and Enhancement Area (SPEA)

No. 2 – Site Photo

## Attachment No. 1 – Streamside Protection and Enhancement Area (SPEA)



Attachment No. 2 – Site Photo (Google Streetview – 2012)

