



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, August 14, 2023

DEPARTMENT: Planning

APPLICATION NO.: DVP23-0005

SUBJECT: Application for Development Variance Permit to allow for a reduced rear lot line setback at 654 Rason Road.

PURPOSE:

Steven Smith of SC Smith Building has applied for a Development Variance Permit to reduce the rear lot line setback from the required 5.5m to 1.72m at 654 Rason Road to facilitate the retention of the existing single-family dwelling as part of a three-lot subdivision at the subject property.

BACKGROUND:

SUB22-0022 – An active application to create two Bare Land Strata lots in addition to a fee-simple lot containing the existing dwelling. A Statement of Conditions was issued, which includes a requirement that a Development Variance Permit be issued prior to Subdivision Approval to address the location of the existing house and deck in relation to a new lot line proposed.

DP23-0053 – An active application for an Interface Fire Hazard Development Permit. Currently under review.

Table 1: Site Data

<i>Applicant</i>	Steven Craig Smith
<i>Owner</i>	Same as above
<i>Civic Address</i>	654 Rason Road
<i>Legal Description</i>	LOT E, SECTION 2, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP53550, PID 017-610-788
<i>Size of Property</i>	1,629 m ²
<i>DP Areas</i>	High Fire Hazard
<i>Zoning Designation</i>	R2 (One-and Two-Family Residential)
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA:

Rason Road is a cul-de-sac west of Gourman Place. The subject property currently contains a single-family dwelling built in the 1990s. The lot is forested with mature fir and deciduous trees and slopes up to the east. The neighborhood predominantly consists of single-family dwellings on large and conventionally sized lots.

Figure 1: Aerial View of the Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One-and Two-Family Residential)	Single-family dwelling
<i>East</i>	R2 (One-and Two-Family Residential)	Single-family dwelling
<i>South</i>	R2 (One-and Two-Family Residential)	Single-family dwelling
<i>West</i>	R2 (One-and Two-Family Residential)	Single-family dwelling

COMMENTARY:

As stated above, the applicant is seeking to vary the rear lot line setback for an existing single-family dwelling from 5.5m (18ft) to 1.72m (5.6ft). The rear lot line setback is measured from the property line to the deck post of an attached rear deck. The outermost rear face of the building is sited 5.5m away from the rear property line. The northeast corner of the dwelling is 2.54m away from the rear property line. The relaxation of the setback will allow for the retention of an existing dwelling and rear yard deck as part of the creation of two new Bare Land Strata lots. Council may wish to note that the northern

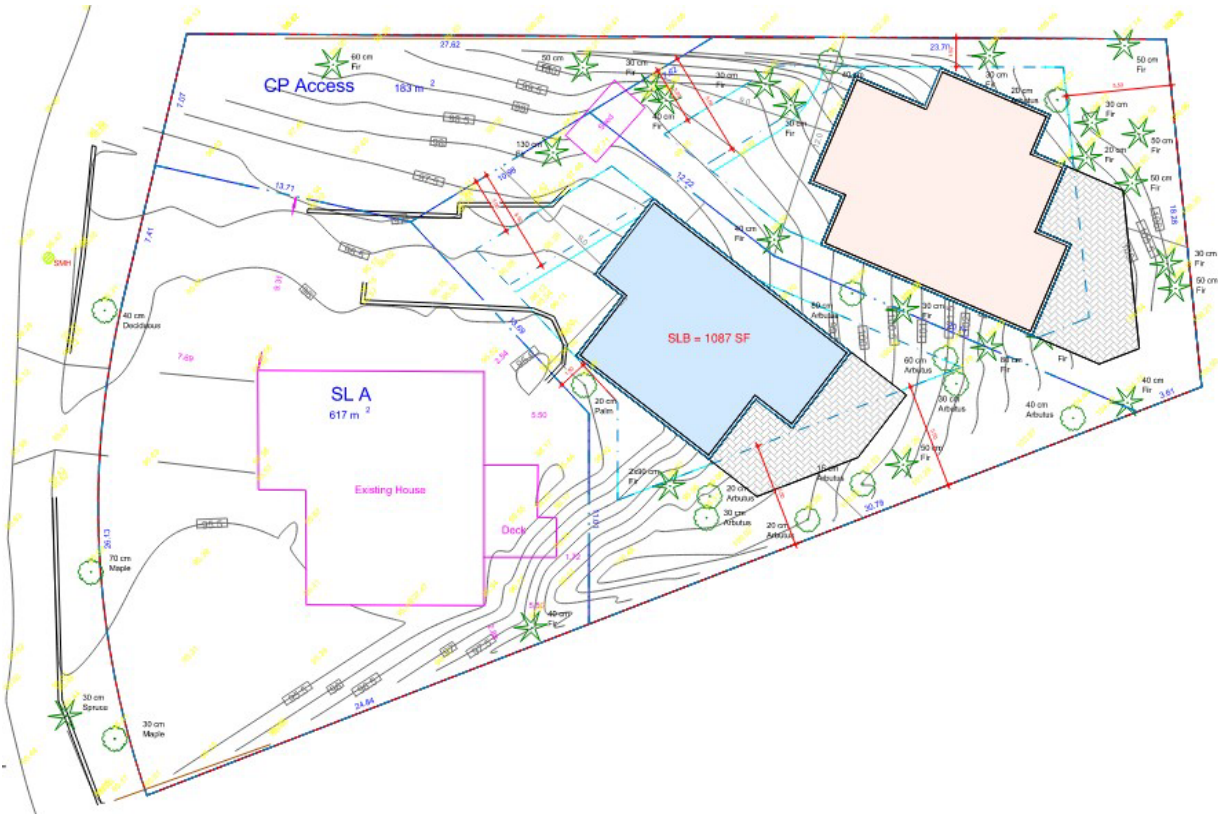
interior side lot line setback of 9.31m provides sufficient usable outdoor space for the residents of the dwelling.

The proposed subdivision plan complies with the requirements of the R2 Zone.

Table 3: Proposal Data

	Required by Zoning Bylaw 300	Proposed by DVP Application
Rear Lot Line Setback	5.5m (18ft)	1.72m (5.6ft)
Front Lot Line Setback	3.0m (9.8ft)	7.69m (25.2ft)
Interior Side Lot Line Setback (North)	1.5m (4.9ft)	9.31m (30.5ft)
Interior Side Lot Line Setback (South)	1.5 (4.9ft)	2.88m (9.4ft)

Figure 2: Proposed Site Plan



OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend:

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 654 Rason Rd with the following variance:
 - a) That Section 6.22.07(b) of Zoning Bylaw 300 be varied to reduce the rear lot line setback from 5.5m (18ft) to 1.72m (5.6ft) for the existing single-family dwelling.

Subject to the following terms and conditions:

- i) That the variance is valid for the existing home only and any new construction must comply with setback requirements outlined in Zoning Bylaw 300 or a new Development Variance Permit must be obtained.
- ii) That the site is developed in accordance with the site plan shown as Figure 2.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend:

1. That Council take no action with respect to this application for a Development Variance Permit for the property at 654 Rason Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:
 - a. _____;
 - b. _____;
 - c. _____;

SUBMITTED BY: Anastasiya Mysak, Planning Technician

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

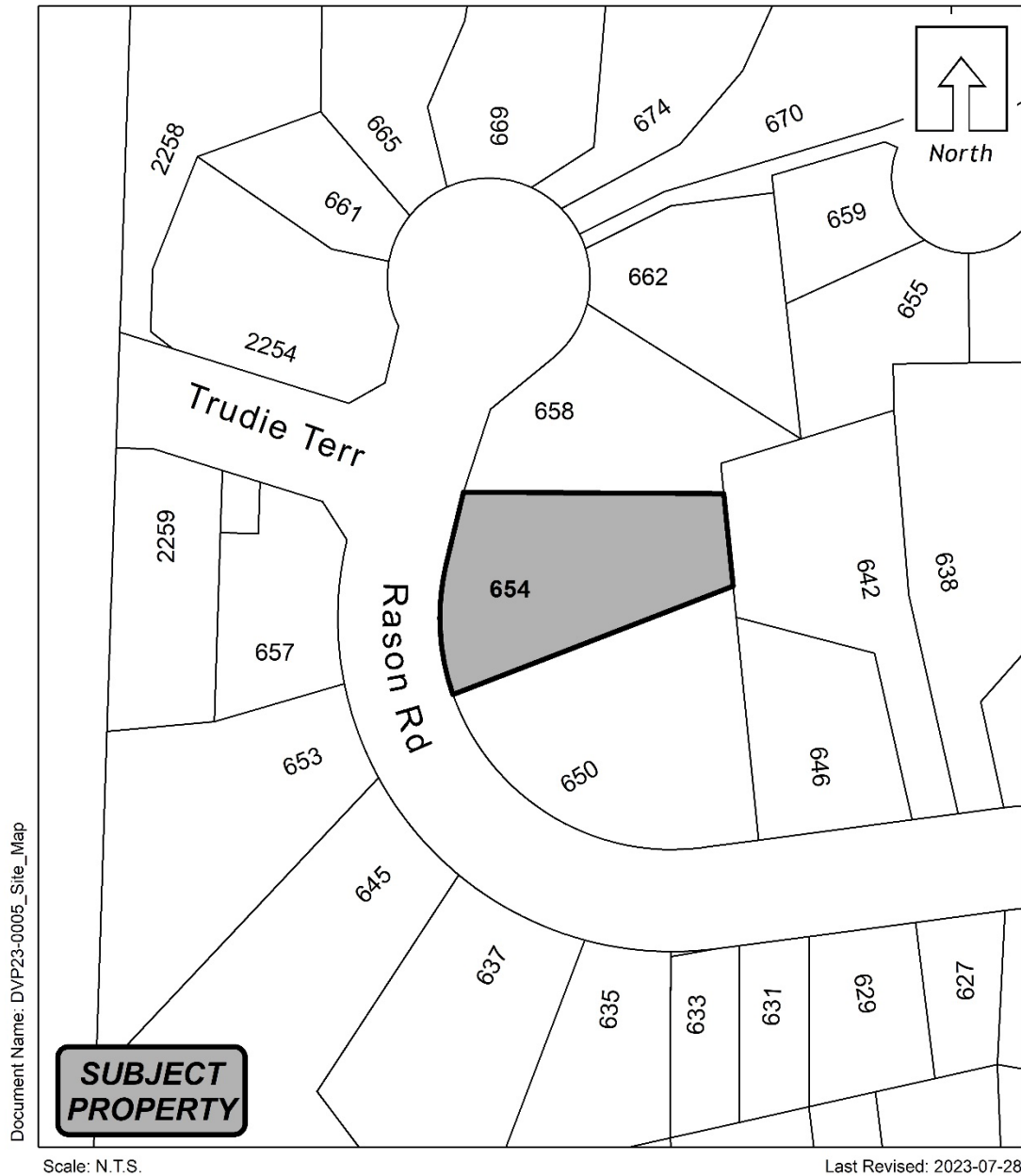
Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

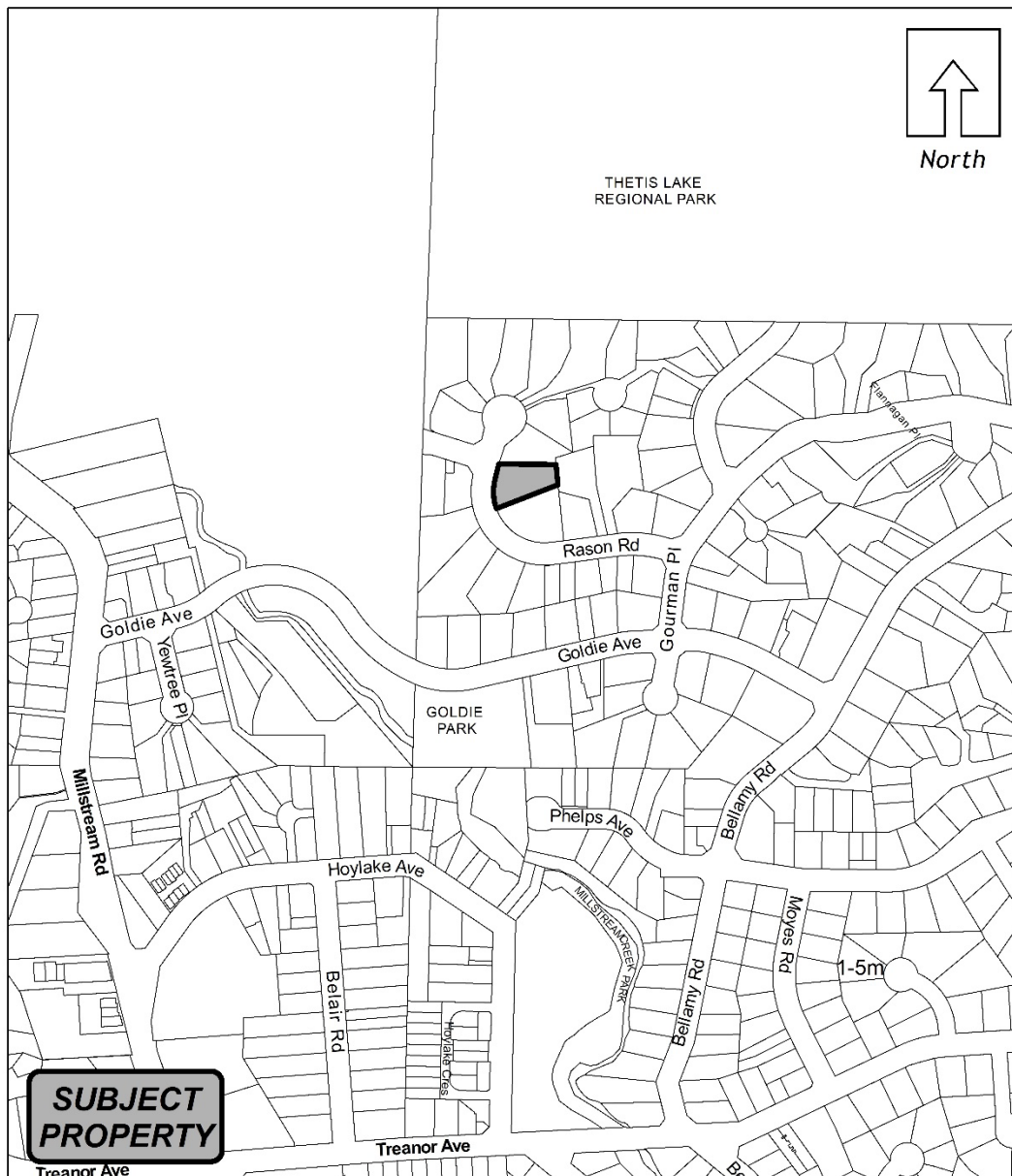
Appendix A- Site Map

**DEVELOPMENT VARIANCE PERMIT
(DVP23-0005)
654 Rason Rd**



Appendix B- Location Map

**DEVELOPMENT VARIANCE PERMIT
(DVP23-0005)
654 Rason Rd**



Document Name: DVP23-0005_Location_Map

Scale: N.T.S.

Last Revised: 2023-07-28