



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Jayden Riley, Planner II

File No: DVP 21-06

Subject: **DVP 21-06; Development Variance Permit; 2575 Eagle Ridge Drive**

RECOMMENDATION

THAT Council approve the issuance of a Development Variance Permit (DVP 21-06) to vary S.7.4.2(a) and S.7.4.2(c) of the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m², in accordance with the attached permit (*Attachment 1*).

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2020-2022)

BACKGROUND

This application is proposing to vary S.7.4.2 of the Sign Bylaw to increase the maximum combined area of two monument signs from 6.0 m² to 9.0 m². The proposal includes a total of two signs on the subject property: a 6.0 m² subdivision entry sign located south east of the property, and a 3.0 m² development entry sign located north of the property, at the entry to the Nature's Gate development at 2575 Eagle Ridge Drive. A site plan and sign details have been submitted with the application (*Attachment 2*).

PROPERTY DETAILS			
Address		2575 Eagle Ridge Drive	
PID		030-896-479	
Folio		36414115.055	
Lot Size		6,466 m ²	
Owner	Ryser Developments Ltd.	Agent	Damien Burggraeve
Current Zoning	Medium Density Multiple Residential (R4)	Proposed Zoning	N/A
Current OCP	Medium Density Multiple Family	Proposed OCP	N/A
Current Use	Townhomes	Proposed Use	N/A

Development Permit Areas	None
Hazards	None
Agricultural Land Reserve	No

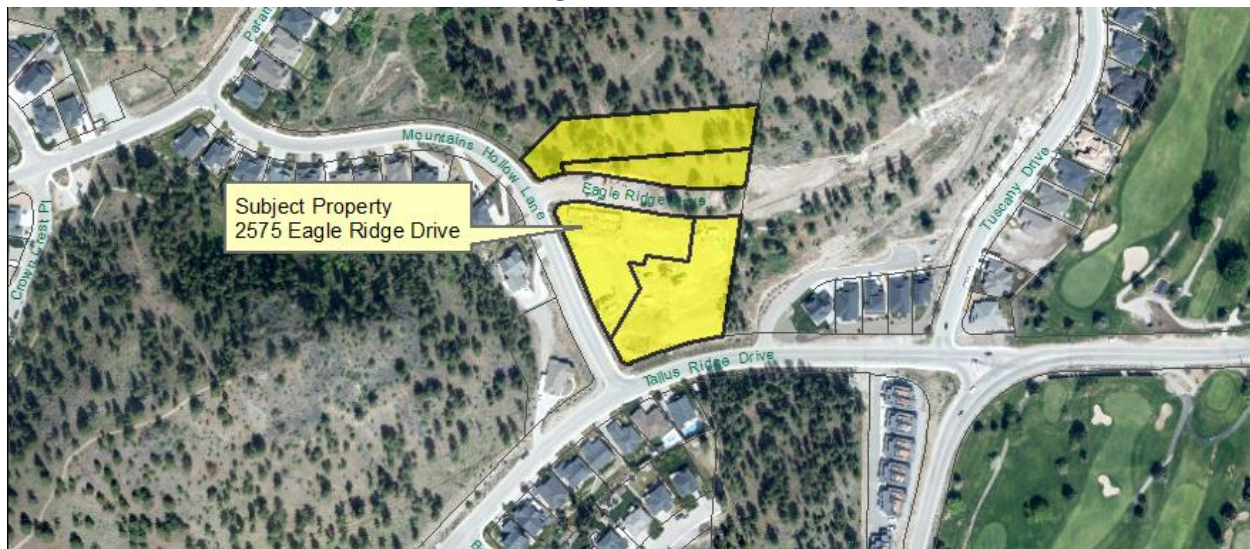
ADJACENT ZONING & LAND USES

North	^	Eagle Ridge Drive Parks and Open Space (P1)
East	>	Compact Single Detached Residential (RC3)
West	<	Mountain Hollows Lane Compact Single Detached Residential (RC3)
South	v	Tallus Ridge Drive Single Family Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Section 498 of the *Local Government Act* gives Council the authority to issue a Development Variance Permit that varies, in respect to the land covered in the permit, the provisions of a bylaw.

DISCUSSION

Background

The subject property is located in the Shannon Lake neighbourhood on the corner of Tallus Ridge Drive, Mountain Hollows Lane, and Eagle Ridge Drive. The subject property has an issued development permit (file: DP 18-16) for a phased 23-unit townhouse development that is currently under construction. The townhouse development is known as “Nature’s Gate”.

Proposal

This application is proposing a development variance permit to vary Sign Bylaw No. 0250 to increase the maximum combined monument sign area from 6.0 m² to 9.0 m². This is to accommodate two signs on the subject property: one subdivision entry sign facing Tallus Ridge Drive and a development entry sign located adjacent to Eagle Ridge Drive.

The proposed subdivision entry signage is 6.0 m² and will read “Tallus Ridge”, whereas the proposed development entry sign is 3.0 m² and will read “Nature’s Gate”. Please see site plan and sign details attached to this report (*Attachment 2, Figures 1-3*).



Figure 1: subdivision entry signage



Figure 2: development entry signage



Figure 1: site plan

Zoning Bylaw No. 0154

The subject property is zoned Medium Density Multiple Residential (R4). This zoning designation is intended to accommodate multiple residential in medium density housing form.

Sign Bylaw No. 0250

The Sign Bylaw defines a monument sign as a freestanding sign supported by a continuous structure that is placed on or anchored in the ground within a landscaped area and does not exceed 3.0 m in height.

S.7.4.2 states that monument signs are permitted on parcels zoned multiple residential, as defined by the Zoning Bylaw, provided that the maximum sign area of a monument sign is 6.0 m², and where a parcel has frontage on more than one parcel boundary, one additional monument sign is permitted, provided that the total combined sign area does not exceed 6.0 m².

Public Notification

In accordance with the *Local Government Act*, 53 notification letters were sent to property owners and their tenants within 100 m of the subject property (*Attachment 3*). A notice of application sign has also been placed on the subject property, in accordance with the City's Development Applications Procedures Bylaw No. 0260. At the time of writing this report, no submissions from the public have been received.

CONCLUSION

Staff recommend that Council support the proposed development variance permit as it is not anticipated to result in any significant negative impacts to neighbourhood character, views, or sightlines.

Alternate Motion:

1. Deny the Application

THAT Council deny the issuance of a Development Variance Permit (DVP 21-06) to vary the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m².

Should Council deny the proposed variance application, the file will be closed. As per the City's Development Applications Procedures Bylaw No. 0260, the applicant may re-apply for a similar proposal no earlier than six months after initial consideration.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. DVP 21-06
2. Site Plan and Sign Details
3. Public Notification Map