



COUNCIL REPORT
Development Services
For the August 27, 2019 Council Meeting

DATE: August 15, 2019
TO: Paul Gipps, CAO
FROM: Levan King Cranston, Planner I
RE: Application: Development Variance Permit DVP 19-08
Legal: Lot 1, DL 2189, ODYD, Plan EPP26358
Address: 2445 Harmon Rd
Owner: Richard and Maxine Robertson

RECOMMENDED MOTION:

THAT Council authorize a frontage exemption (DVP 19-08) for Lot 1, DL 2189, ODYD, Plan EPP26358 (2445 Harmon Road) to reduce the minimum required frontage regulation in Section 10.4.5 (c) of Zoning Bylaw No. 0154 for a proposed Lot "A" from 16 m to 12 m.

RATIONALE:

The recommended motion is based on the following:

- The proposed subsequent subdivision will not negatively impact adjacent properties;
- The proposed frontage exemption, if supported, in conjunction with a future subdivision application will lead to more effective land use through the creation of a new parcel adding housing stock in an already established neighbourhood.

LEGISLATIVE REQUIREMENTS:

Section 512 of the *Local Government Act* identifies that a local government may exempt a parcel from the bylaw minimum requirements for parcel frontage.

BACKGROUND:

Proposal

The owner has applied to reduce the required frontage of a proposed new lot "A" from 16 m to 12 m in anticipation to subdivide the subject property. If the frontage exemption is approved by Council, the applicant will apply to subdivide the subject property into two parcels. Lot "A" will have reduced frontage along Harmon Road as seen in Figure 1: Site Plan with Frontage Exemption; Lot "B" will remain with 16.84 m of frontage. The owner has stated that the existing shed located on proposed lot "A", and deck attached to the existing home on lot "B" will either be removed or relocated prior to subdivision approval.



Figure 1: Site Plan with Frontage Exemption

Location and Surrounding Uses

The 1950.1 m² (0.4818 acre) property is located in the Lakeview Heights neighbourhood (Attachment 2). It is zoned Single Detached Residential (R1) and is surrounded by similarly zoned R1 parcels and is adjacent to one parcel zoned Large Parcel Single Detached Residential (R1). In addition, a large Agricultural-zoned (A1) parcel is located adjacent to the rear parcel boundary. The subject property is designated Single Family Residential in the Official Community Plan (OCP). The design of Harmon Road is constructed as a cul-de-sac, however at this location the property lines of the subject property are rectangular and in result do not fit the criteria of a cul-de-sac.



Applicant Rationale

As part of the application, the applicant submitted a rationale letter (Attachment 5). To summarize, the applicant has noted that the construction of a new dwelling on the proposed Lot "A" will be consistent in size and appearance to the homes that exist at 2449 and 2451 Harmon Road.

POLICY, LEGISLATION AND BYLAW REVIEW:

Official Community Plan (OCP) Bylaw No. 0100

The proposed frontage exemption in addition to the approval of a future subdivision application aligns with the intent of the Official Community Plan. The application will lead to providing traditional single family housing opportunities and encourage infill housing.

Zoning Bylaw No. 0154

Aside from the requested frontage exemption, the proposal is consistent with Zoning Bylaw No. 0154. The proposed new parcel size (Lot "A" 851.5 m²; Lot "B" 1098.6 m²) meets the minimum parcel size requirements (550 m²) of the R1 zone.

Works & Services Bylaw No. 0249

The driveway and services fit within the proposed 12 m of frontage. A BC Hydro utility pole is located near the front of the property and can be relocated if required at the owner's expense. If the applicant reaches the subdivision stage, road frontage improvements may be required.

REFERRAL COMMENTS:

The application was considered by internal and external agencies. There were no major concerns regarding the proposed frontage exemption, however, comments were made regarding the proposed future subdivision that will occur if the frontage exemption is supported by Council. Fortis BC identified that it is likely that the existing gas service will trespass onto the newly proposed Lot "A" if a subdivision were to occur. The developer should verify this and have the services relocated to be entirely within Lot "B" as part of the subdivision process.

PUBLIC NOTIFICATION:

In accordance with the *Local Government Act*, 29 notification letters were sent to all property owners and their tenants within 100 metres of the subject property (Attachment 3) and a notice of application sign has been placed on the subject property in accordance with the Development Applications Procedures Bylaw No. 0260. At the time of writing this report, no correspondence from the public has been received.

ALTERNATE MOTION(S):

1 – Deny Frontage Exemption Application

THAT Council deny the issuance of frontage exemption (DVP 19-08) for 2445 Harmon Road to vary Section 10.4.5 (c) of Zoning Bylaw No. 0154 to reduce the required frontage from 16 m required to 12 m proposed.

REVIEWED AND APPROVED BY:

Dallas Clowes, Senior Planner
Tracey Batten, Deputy CAO
Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

- 1) Draft Permit (DVP 19-08)
- 2) Context Map
- 3) Subject Property Map
- 4) Site Plan
- 5) Applicant Rationale