

Report

Date November 15, 2023

File: 3080-20 22.12

Subject Development Variance Permit Application No. DVP00089 for 6032 Crestmount Place

PURPOSE

To consider granting a variance to Zoning Bylaw No. 2950 to increase the permitted lot coverage for 6032 Crestmount Place from 30% to 32.8% to accommodate a building addition.

BACKGROUND

Site Context

The subject property is located at 6032 Crestmount Place, is 903m² in area and contains a single-family dwelling (Attachments 1, 2 & 3). The property is zoned Residential Townhouse Zone (R6) Zone, which includes single-family dwelling as a permitted use (see Attachment 4), designated Residential Neighbourhood within the Official Community Plan, and is inside the Urban Containment Boundary (UCB).

Surrounding properties share the R6 zoning and support residential use in the form of single- and two-family dwellings.

Proposal

The applicant is requesting a relaxation to Section 61(5) of Zoning Bylaw No. 2950 to increase the lot coverage from 30% to 32.8% to accommodate an addition which would link a deck on the west elevation of the building to a deck on the south building elevation, see Attachments 5, 6 & 7. The applicant wishes to provide an additional emergency exit route from the master bedroom by connecting the deck on the west of the home (accessed from the bedroom) to ground level via the deck on the south of the home, which has an external staircase.

DISCUSSION

The proposal will allow for the construction of an alternate emergency exit route from the building. The request is considered minor in nature and will not result in a significant impact on the form and character of the existing home.

Variances are intended to allow for some flexibility in applying development regulations to address site constraints and unusual circumstances. We believe there is a valid justification for the increase in lot coverage and that granting the variance would not undermine the intent and purpose of the Zoning Bylaw. Approval of the application is recommended.

COMMUNICATION AND ENGAGEMENT

Pursuant to the *Local Government Act* Section 499, notification letters have been sent to all owners and occupants within a 60-metre radius of the subject property. Any responses will be presented to the Council at the November 15, 2023, Regular Meeting. The notice includes the subject matter of the application, the date and time when the application will be heard, and applicable North Cowichan staff contact information. The application is available for public inspection by contacting municipal staff during regular business hours.

OPTIONS

1. **(Recommended Option)** THAT Council authorize the issuance of Development Variance Permit DVP00089 and vary Section 61(5) of Zoning Bylaw 1997, No. 2950 to increase permitted lot coverage from 30% to 32.8%, to accommodate an addition at 6032 Crestmount Place.
2. THAT Council deny Development Variance Permit Application DVP00089 to vary Section 61(5) of Zoning Bylaw 1997, No. 2950 to increase permitted lot coverage from 30% to 32.8%, to accommodate an addition at 6032 Crestmount Place.

IMPLICATIONS

If Council authorize the issuance of Development Variance Permit DVP00089, the property owners of 6032 Crestmount Place will be permitted to increase the lot coverage from 30% to 32.8% and construct the proposed deck addition.

If Council does not authorize the issuance of Development Variance Permit DVP00089 the property owners of 6032 Crestmount Place will be unable to increase lot coverage above 30%.

RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit DVP00089 and vary Section 61(5) of Zoning Bylaw 1997, No. 2950 to increase permitted lot coverage from 30% to 32.8% to accommodate an addition at 6032 Crestmount Place.

Report prepared by:

Sarah Foulkes-Watson

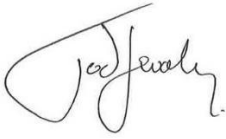
Sarah Foulkes-Watson
Development Planner

Report reviewed by:



Rob Conway
Director, Planning and Building

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

1. Location Map
2. Orthophoto
3. Zoning Map
4. Section 61 Zoning Bylaw (R6 Zone)
5. Subject Property Plan
6. Proposed Deck Siting
7. Letter of Rationale
8. Draft Development Variance Permit DVP00089