

Report

Date August 21, 2024

File: DVP00106

Subject Development Variance Permit Application for 6320 Crestwood Drive

PURPOSE

To consider a development variance permit application to reduce the south side yard setback from 3 metres to 1.7 metres and to increase the maximum permitted accessory building height from 5.0 metres to 5.85 metres for the construction of a garage at 6320 Crestwood Drive.

BACKGROUND

The subject property, located at 6320 Crestwood Drive, is 0.22 hectares in area, within the Residential Rural (R1) Zone (Attachments 1 & 2), designated 'Rural Residential' under the Official Community Plan, and situated outside of the Urban Containment Boundary (Attachment 3). The surrounding properties are also zoned R1.

Proposal

The property owner is requesting Council's authorization to reduce the south side yard setback from 3 metres to 1.7 metres and increase the maximum permitted building height from 5.0 metres to 5.85 metres to construct a garage.

The site plan identifying the location of the proposed structure in relation to the permitted and requested setbacks is provided in Attachment 4, and building elevations are provided in Attachment 5. The applicant has advised that the side yard variance is requested due to the location of the property's septic system and the height variance to match the roof pitch of the existing home. The complete Letter of Rationale is available in Attachment 6.

DISCUSSION

The requested variances and the proposed accessory building are in scale with surrounding structures and, in the opinion of staff, do not present a detrimental land use impact for the adjacent neighbours.

The draft permit can be found in Attachment 7.

Pursuant to section 499 of the *Local Government Act*, notice has been issued to neighbouring property owners (Attachment 8).

OPTIONS

1. **(Recommended Option)** THAT Council authorizes the issuance of Development Variance Permit DVP00106 and grant variances to the following sections of Zoning Bylaw, 1997, No. 2950, to facilitate the construction of a garage at 6320 Crestwood Drive:
 - (1) Sections 56 (6) (b) to reduce the south side yard setback from 3 metres to 1.7 metres; and,
 - (2) Section 56 (7) (b) to increase the maximum permitted accessory building height from 5.0 metres to 5.85 metres.
2. THAT Council deny the Development Variance Permit application DVP00106 to reduce the maximum permitted side yard set back and increase the accessory building height at 6320 Crestwood Drive.

IMPLICATIONS

Should Council deny the application, the applicant would be required to construct the garage in accordance with the R1 (Rural Residential) zone and all other applicable provisions of Zoning Bylaw No. 2950, 1997.

RECOMMENDATION

THAT Council authorizes the issuance of Development Variance Permit DVP00106 and grant variances to the following sections of Zoning Bylaw, 1997, No. 2950, to facilitate the construction of a garage at 6320 Crestwood Drive:

- (1) Sections 56 (6) (b) to reduce the south side yard setback from 3 metres to 1.7 metres; and,
- (2) Section 56 (7) (b) to increase the maximum permitted accessory building height from 5.0 metres to 5.85 metres.

Report prepared by:

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Approved to be forwarded to Council:



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Chief Administrative Officer

Attachments:

- (1) Location Map
- (2) Orthophoto
- (3) Zoning
- (4) Site Plan
- (5) Elevations
- (6) Letter of Rationale
- (7) Draft Development Variance Permit
- (8) Notice