

Memo

File: 3090-20/DV 3A 20

DATE: December 22, 2020

TO: Advisory Planning Commission
Baynes Sound – Denman/Hornby Islands (Electoral Area A)

FROM: Planning and Development Services

RE: Development Variance Permit – 609 Lund Road (Roberts)
Lot 2, District Lot 6, Newcastle District, Plan 23151, PID 003-049-761

Application Description

An application has been received to consider a Development Variance Permit to reduce the front yard setback to allow for the construction of a two-storey accessory building. The variance sought is to reduce the front yard setback from 7.5 metres to 4.5 metres. The subject property is approximately 0.17 hectares in size, is zoned Country Residential One (CR-1), and is designated as being within a Rural Settlement Area. It is bounded by Lund Road to the north and similar residential properties to the east, west, and south (Figures 1 and 2). The development proposal includes the construction of a two-storey accessory building, which will feature a garage on the ground floor and accessory space on the top floor (Figures 3 and 4). The main purposes for instituting minimum setbacks are to ensure sightlines to increase pedestrian and vehicular safety, and to ensure privacy for and from adjacent properties.

Official Community Plan and Regional Growth Strategy Analysis

Bylaws No. 120 and 337, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010” and the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014” respectively, designate this property as being within a Rural Settlement Area. This proposal does not conflict with any of the residential policies, goals, or objectives contained therein.

Zoning Bylaw Analysis

The subject property is zoned CR-1 within Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” which allows for accessory structures of this type but stipulates a minimum front lot line setback of 7.5 metres when the accessory structure is over 4.5 metres in height. The applicant avoids the need to involve the Ministry of Transportation and Infrastructure by keeping the setback at a minimum of 4.5 metres. There are no other Zoning Bylaw implications.

Sincerely,

T. Trieu

Ton Trieu, RPP, MCIP
Manager of Planning Services
Planning and Development Services

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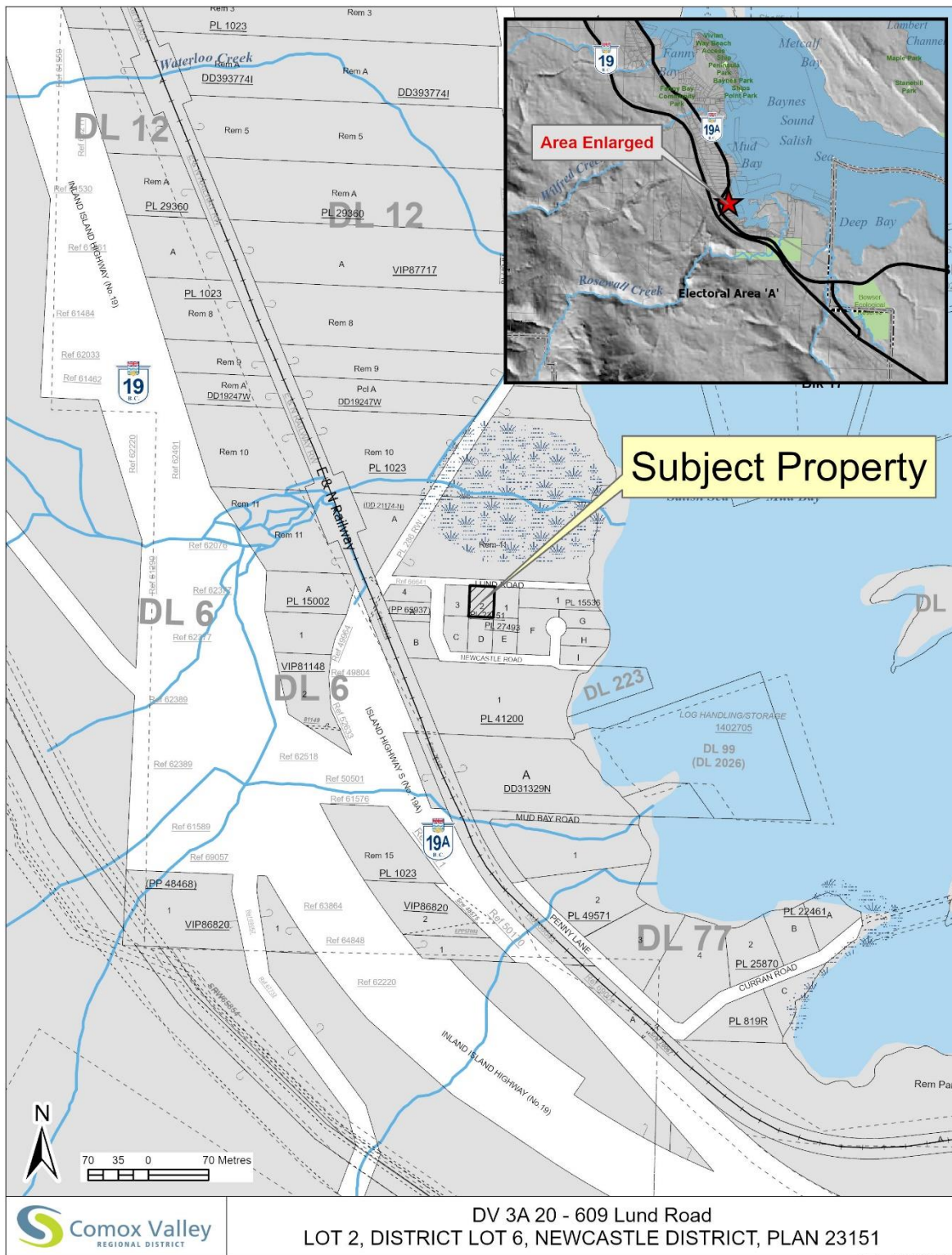


Figure 1: Subject Property Map

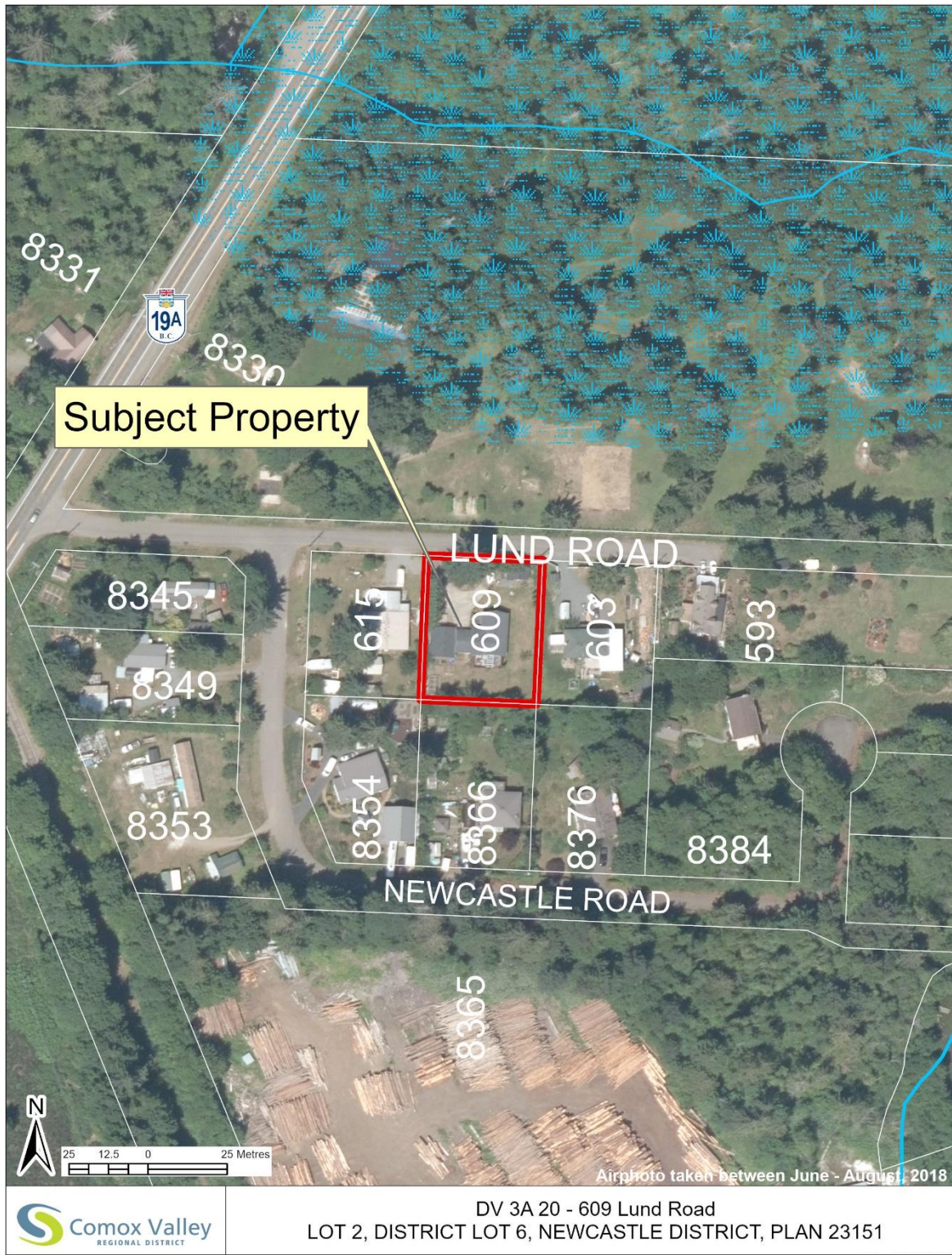


Figure 2: Air Photo

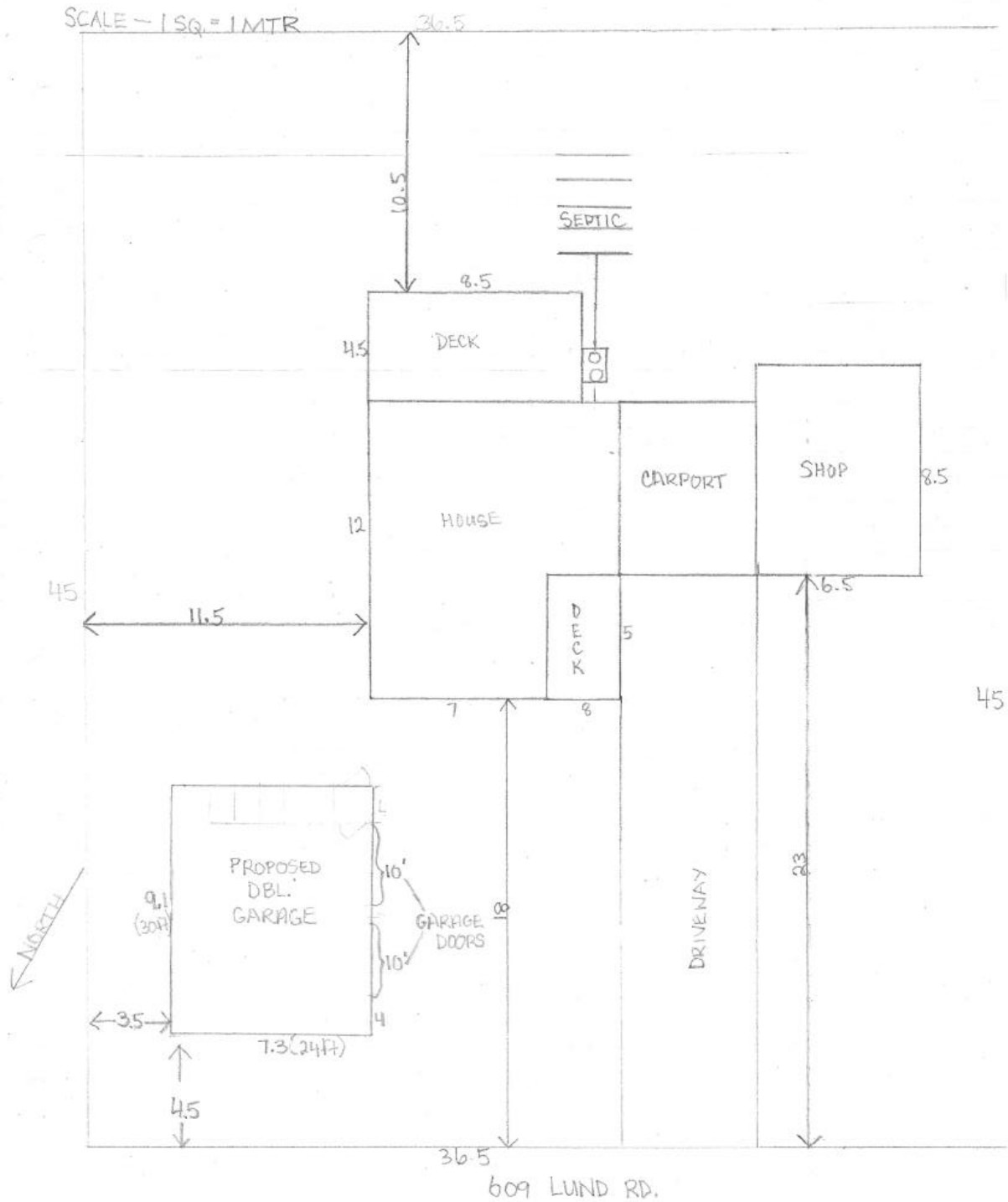


Figure 3: Site Plan



Figure 4: Elevation Profile