

AGENDA ITEM NO: 11.4.2

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Lainey Van Saane
Development Variance Permit / 42505
Peters Road DATE: February 26, 2025

DEPARTMENT: Planning
DVP01476 PREPARED BY: Shamim Bahri / rk

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the minimum setback requirements within the RR (Rural Residential) Zone to facilitate the construction of an addition to the single detached dwelling and accommodate the 2.6m supplementary setback required for future road widening along Peters Road. The requested variances are as follows:

- Reduce the western interior side lot line (ISLL) setback from 3m to 2m, and;
- Reduce the front lot line (FLL) setback from 7.5m to 5.1m. As a result, the total requested setback reduction is from 10.1m (7.5m FLL setback + 2.6m supplementary setback) to 7.7m (5.1m FLL setback + 2.6m supplementary setback).

2. RECOMMENDATION:

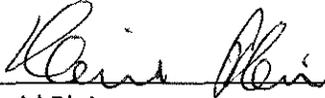
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01476 with respect to property located at 42505 Peters Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

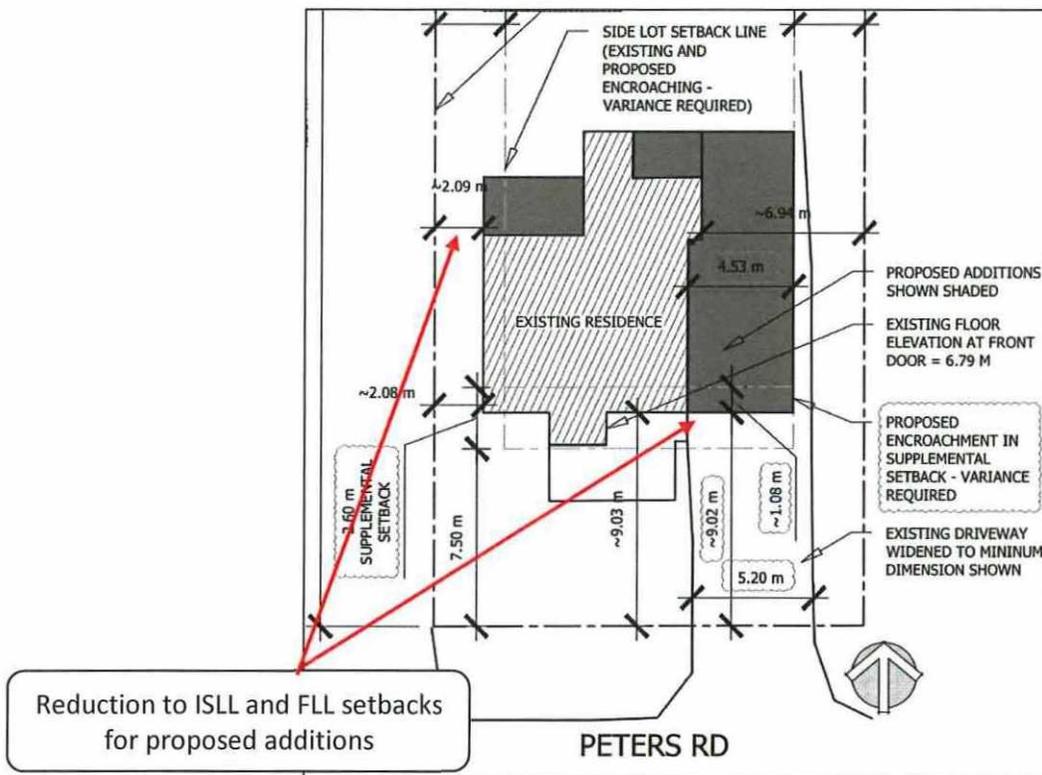
STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01476

PREPARED BY: Shamim Bahri DATE: February 26, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL:

The applicant wishes to construct additions to the existing single detached dwelling on the subject property. As shown on the site plan below, the proposed additions are in keeping with the current siting of the house along the western and front lot lines; though, a Development Variance Permit application is required to facilitate the additions as the siting of the existing single detached dwelling does not meet current setback requirements.



The applicant requests to maintain the western interior side lot line (ISLL) setback at 2m for the addition which is consistent with the existing house. In addition, as a 2.6m supplementary setback is required for future road widening along Peters Road, the total FLL setback is 10.1 (7.5m FLL + 2.6m supplementary). Until such as time as Peters Road is widened, the house will be sited 7.7m from the front lot line (5.1m FLL setback + 2.6m supplementary setback). Should the full 2.6m be utilized for future road widening, the dwelling will be located 5.1m from Peters Road. As both variances are requested to permit the additions to be constructed in a manner which is consistent with the siting of the existing house, the proposed setback reductions are not anticipated to have any impact on the subject property or surrounding area.

2. FACTORS:

2.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Low Density Residential” as designated in the Official Community Plan.

Land Use: Single detached dwelling and an ancillary building.

2.2 Neighbourhood Character

The subject property is located within the Greendale neighbourhood, surrounded by similarly sized properties within the RR Zone to the east, west and south and by a large parcel within AL (Agricultural Lowland) Zone located to the north.

2.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical: The subject property is mapped as having high potential for liquefaction due to loose sands under the valley floor and/or amplification of ground motion during a severe earthquake. A geotechnical review will be required at time of Building Permit application.

2.4 Conditions of Issuance

Staff support the requested variances as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following condition being met:

- That the development be in accordance with the plans found in Schedule “A”.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01476 with respect to property located at 42505 Peters Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

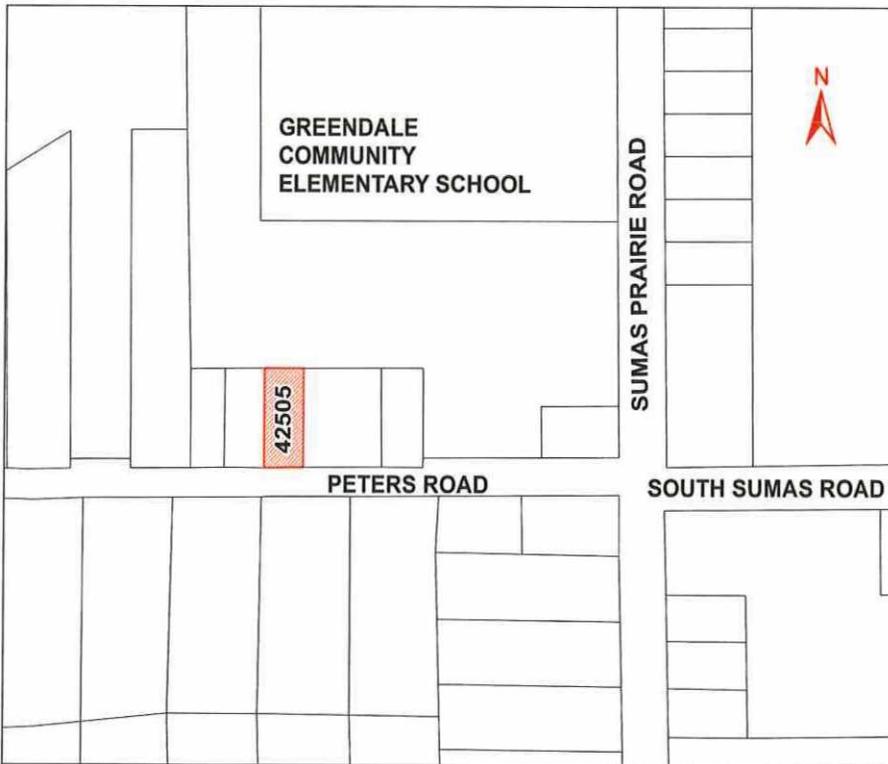
Substantiation:

The requested variances to reduce the interior side and front lot line setbacks are considered supportable as the additions are largely contained within the current footprint of the existing house and are not anticipated to have an impact on the privacy or function of the surrounding properties.

4. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01476) – November 28, 2024
- Building Permit Application (BP035490) – November 28, 2024

Location Map



Ortho Photo





**City of Chilliwack
Notice of Public Information Meeting
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4**

When: Tuesday, March 11, 2025 at 4:00 PM

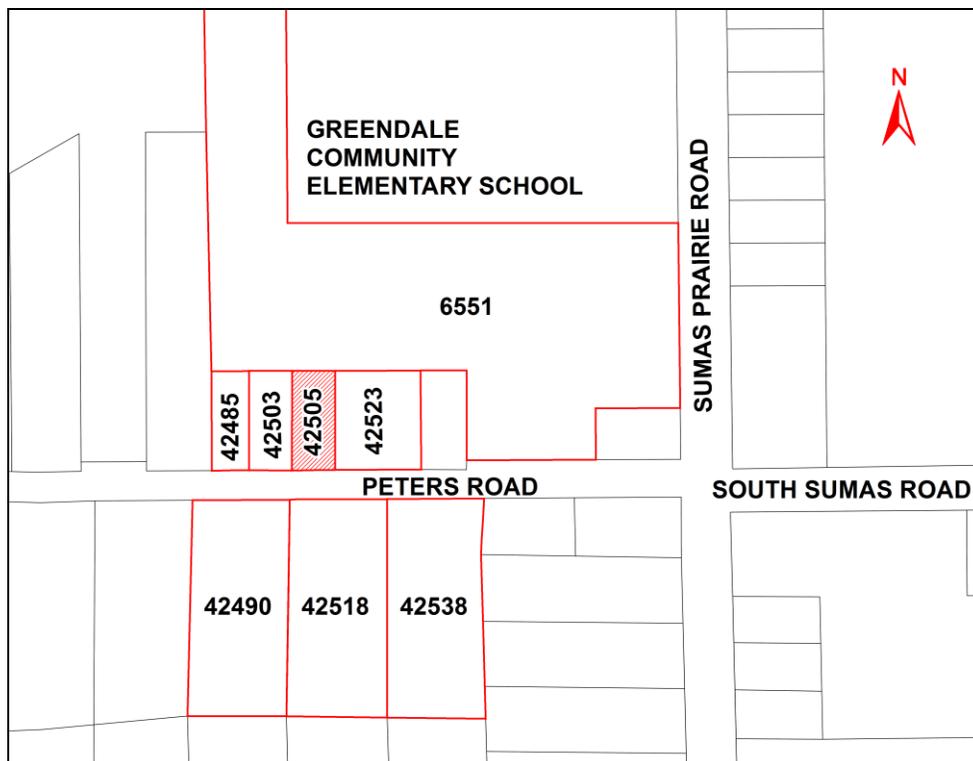
Watch: The live council meeting broadcast at chilliwack.com/live

Development Variance Permit (DVP01476)

Location: 42505 Peters Road

Applicants: Lainey Van Saane

Purpose: To reduce the minimum interior side lot line (ISLL) and minimum front lot line (FLL) setbacks, to facilitate the construction of an addition to the existing single detached dwelling within the subject property, as shown on the included map.



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on March 10, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, February 26, 2025 and Tuesday, March 11, 2025 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01476

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to facilitate the construction of an addition to the existing single detached dwelling, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 008-268-088
Legal Description: LOT 'C' DISTRICT LOT 86 GROUP 2 NEW WESTMINSTER
 DISTRICT PLAN 16003
Address: 42505 Peters Road

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 7.03(7)(f) within the RR (Rural Residential) Zone is varied by reducing the minimum interior side lot line (ISLL) setback from 3m to 2m.

Section 7.03(7)(f) within the RR (Rural Residential) Zone is varied by reducing the minimum front lot line (FLL) setback from 7.5m to 5m to accommodate the 2.6m supplementary setback required for future road widening. As a result, the total front lot line setback reduction will be from 10.1m (7.5m FLL + 2.6m supplementary) to 7.7m (5.1m FLL + 2.6m supplementary).

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
 - a) that the development be in accordance with the plans found in Schedule "A".
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

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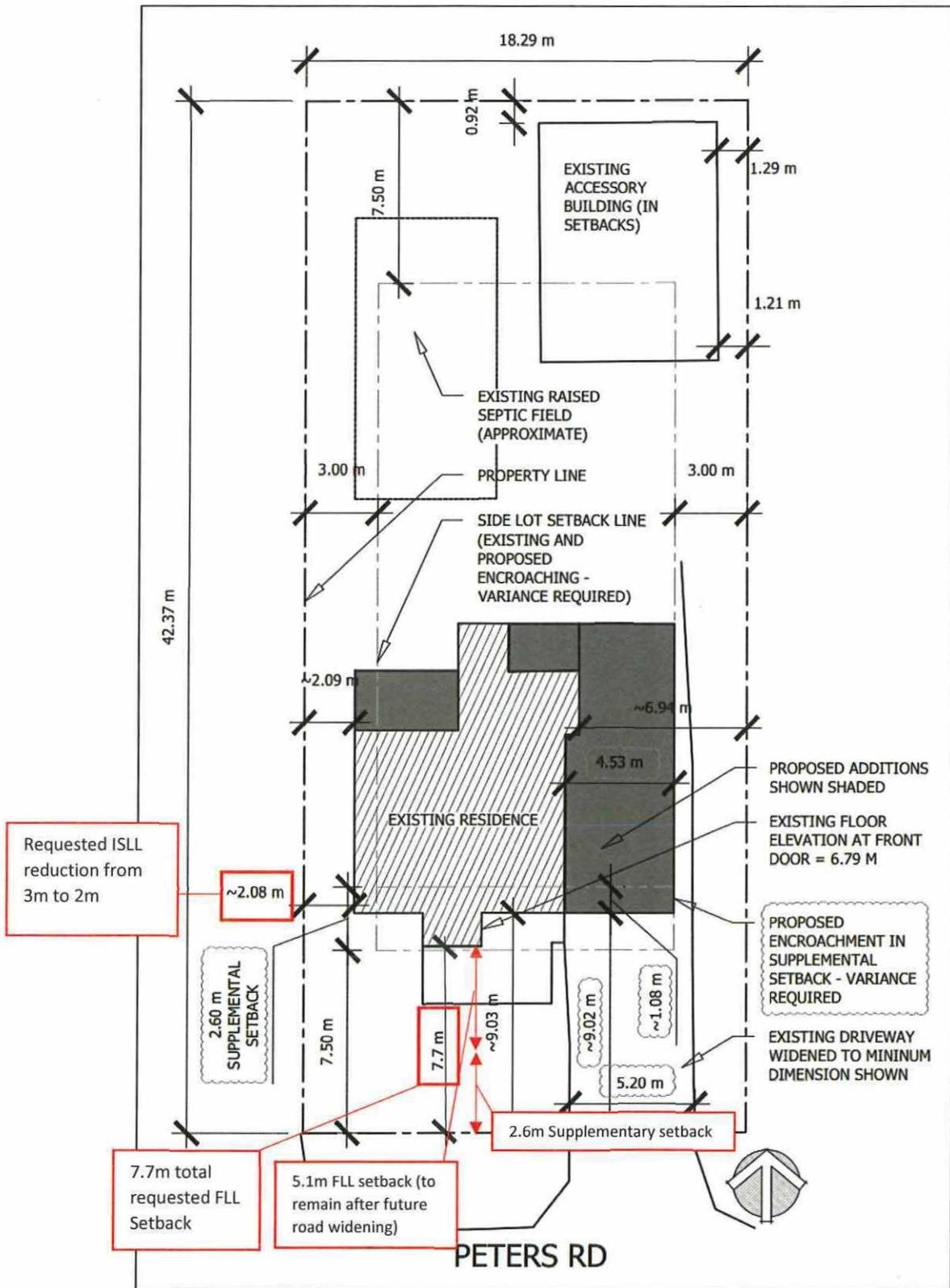
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025.

CORPORATE OFFICER

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Site Plan (as provided by the applicant)



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