

AGENDA ITEM NO: 11.4.3

MEETING DATE: February 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Craig MacQueen
Development Variance Permit / 10105 DATE: February 13, 2023
Kent Road

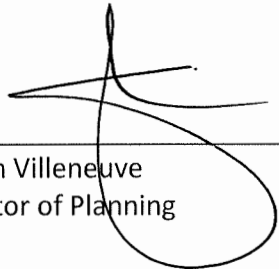
DEPARTMENT: Planning
DVP01304 PREPARED BY: Joty Rai / sw

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the rear lot line setback within the R1-A (Urban Residential) Zone from 7.5m to 5.8m to facilitate an addition to the existing single detached dwelling and to bring the existing dwelling and exterior staircase into compliance with current Zoning Bylaw regulations.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01304 with respect to property located at 10105 Kent Road, subject to the recommendations as stipulated within the draft Development Variance Permit.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01304

PREPARED BY: Joty Rai DATE: February 13, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking to reduce the rear lot line setback (RLL) within the R1-A (Urban Residential) Zone from 7.5m to 5.8m to facilitate an addition to the existing single detached dwelling and to bring the existing dwelling and exterior staircase into compliance with current Zoning Bylaw regulations.

2. PROPOSAL:

The applicant requests to reduce the RLL setback by 1.7m to facilitate construction of a 2-storey addition to the single detached dwelling within the subject property as well as formalize the current siting of the existing home. The applicant intends to demolish the existing carport to construct the addition which will be approximately 67m² and 6.4m in height and consist of a garage on the lower floor with living space above. The existing exterior staircase on the rear of the home will also be brought into compliance with Zoning Bylaw regulations by the proposed variance as staircases are permitted to project a maximum of 2m into the RLL setback.

The applicant has requested to vary the RLL setback in order to permit the proposed addition to be constructed in line with the siting of the existing home as well as to legitimize the siting of said home. As the property has a lot depth of 24.8m, a reduction to the RLL setback to accommodate the shallow lot is considered reasonable to address this constraint.

The property is subject to an easement located on the western portion of the property. The proposed addition is well outside of the protected easement area.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Residential 1 – One and Two Family Housing" as designated in the Chilliwack proper and Fairfield Island Neighbourhoods Plan.

Land Use: Single detached dwelling.

Public Engagement: The applicant has conducted independent public engagement with neighbouring properties. On January 27, 2023, the applicant mailed information letters to neighbouring homes to request the submission of any

questions or comments regarding the proposal. At the time of writing, no responses have been received in response to the engagement. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Fairfield Island. The surrounding properties contain single detached dwellings within the R1-A, R1-C (Urban Infill), and R3 (Small Lot Residential) Zones.

3.3 Technical Issues

Floodplain: The subject property is within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

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

Geotechnical: The property is not subject to any known geotechnical hazards or earthquake-related risks.

3.4 Conditions of Issuance

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

- a) that development be in accordance with the plans found within Schedule "A";
- b) that a City of Chilliwack Building Permit be issued with respect to the addition.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01304 with respect to property located at 10105 Kent Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Substantiation:

The requested variance is considered supportable in this case as the addition is relatively minor in scale and is consistent with the siting of the existing dwelling. Moreover, the existing dwelling has projected to the same extent within the required setback for a number of years without issue.

5. **SOURCES OF INFORMATION:**

- Development Variance Permit Application (DVP01304) – September 29, 2022

Site Photo



Location Map



Orthophoto

