

DATE OF MEETING | April 23, 2018 |

AUTHORED BY | CALEB HORN, PLANNING ASSISTANT, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP344 – 5865 TURNER ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to reduce the minimum lot frontage requirement to facilitate a subdivision of the subject property located at 5865 Turner Road.

Recommendation

That Council issue Development Variance Permit No. DVP344 at 5865 Turner Road with the following variance:

- reduce the minimum lot frontage requirement from 15m to 14.48m for proposed Lots A and B.

BACKGROUND

A development variance permit application was received from property owner Charanjit Kandola to vary the provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” to reduce the minimum lot frontage requirement to facilitate a proposed two-lot subdivision at 5865 Turner Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The property is located on the south side of Turner Road between Metral Drive and Arnhem Terrace.
<i>Total Area</i>	1454.9m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor

The subject property is located within a residential neighbourhood between the Island Highway and Metral Drive. This neighbourhood is composed primarily of single residential dwellings on a variety of lot sizes. On the opposite side of Turner Road is a 7.9ha mobile home park. The existing dwelling and structures will be removed prior to subdivision approval.

Statutory Notification has taken place prior to Council’s consideration of the variance.

DISCUSSION

Proposed Development

The applicant proposes to subdivide the existing residential property into two single dwelling residential lots. The minimum lot area in the R1 zone is 500m² and the minimum lot depth is 30m. Subdivision of the subject property will create two lots each with lot areas of 728.1m² and lot depths of 50.29m. Both of the proposed lots will have sufficient lot area to allow a single family dwelling with a secondary suite.

For more information, see the Attachments.

Proposed Variance

Minimum Lot Frontage Requirement

The minimum lot frontage requirement is 15m. The proposed lot frontages are 14.48m, a proposed variance of 0.52m.

The proposed infill lots will meet all other requirements of the Zoning Bylaw. Existing lot frontages along this block of Turner Road range from 12.3m to 30m in width, and the proposed 14.48m frontages are consistent with the more recent subdivisions in this neighbourhood.

A variance to facilitate subdivision of the subject property will allow a modest increase in density, which is supported by the Corridor designation of the property.

SUMMARY POINTS

- The proposed lot frontage variance will facilitate a two-lot infill subdivision.
- The proposed lot frontages will be compatible with surrounding existing residential lots and have sufficient area to accommodate the intended use.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Aerial Photo

Submitted by:

L. Rowett,
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development