

DATE OF MEETING | April 23, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP345 – 6142 DENNIE LANE |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to allow an accessory building to be located within the flanking side yard setback at 6142 Dennie Lane. |

Recommendation

That Council issue Development Variance Permit No. DVP345 at 6142 Dennie Lane with the following variance:

- reduce the minimum flanking side yard setback from 4m to 2m. |

BACKGROUND

A development variance permit application, DVP345, was received from Blake Camp on behalf of Rochelle and Alexander Marsman to vary the provisions of the City of Nanaimo "Zoning Bylaw 2011 No. 4500" to allow an accessory building to be located within the flanking side yard setback at 6142 Dennie Lane.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located at the corner of Dennie Lane and Doumont Road.
<i>Total Lot Area</i>	789m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - Neighbourhood

The subject property is located in an existing bare land strata subdivision in a residential neighbourhood. The E&N railway is adjacent to the rear of the property and the nearest property across Doumont Road is approximately 60m to the northwest.

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

DISCUSSION

Proposed Development

The applicant proposes to build a one-storey, 84m² accessory building within the flanking side yard setback adjacent to Doumont Road. The property owners intend to use the building as a workshop. The proposed location is intended to maximize the rear yard area behind the

existing dwelling in order to not negatively impact the function of the lot for its intended residential use.

The subject property is well separated from the street edge by a 10m-wide boulevard planted with clusters of trees. An existing fence and cedar hedge will further screen the accessory building from view from the street. Staff received a letter of support for the variance from ten adjacent property owners on Dennie Lane and Doumont Road.

For more information, see the attachments.

Proposed Variances

Minimum Flanking Side Yard Setback

The minimum flanking side yard setback is 4m. The proposed flanking side yard setback is 2m, a proposed variance of 2m.

The 10m-wide boulevard separating the flanking property line from Doumont Road and the existing fence, cedar hedge, and clusters of trees adequately screen the accessory building from the road. The proposed siting of the accessory building also maximizes separation from the nearest neighbours at 6148 Dennie Lane and 6141 Dennie Lane. Additionally, there are no adjacent dwellings on the flanking side of this property and the nearest dwelling is approximately 60m to the northwest, so the proposed variance is not anticipated to impact surrounding properties.

SUMMARY POINTS

- Development Variance Permit No. DVP345 proposes a variance to the flanking side yard setback to allow an accessory building.
- Visibility of the accessory building will be mitigated by a 10m-wide treed boulevard, cedar hedge, and a fence.
- The applicant has provided letters of support from the adjacent property owners. |

ATTACHMENTS

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

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development