

DATE OF MEETING June 11, 2018

AUTHORED BY DAVE PADY, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP350 –
5536 NOYE ROAD

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to vary the minimum lot frontage requirement to facilitate a subdivision of the subject property located at 5536 Noye Road.

Recommendation

That Council issue Development Variance Permit No. DVP350 at 5536 Noye Road with the following variance:

- reduce the minimum frontage requirement from 15m to 13.71m for proposed Lots A and B.

BACKGROUND

A development variance permit application was received from J.E. Anderson and Associates to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to vary the minimum lot frontage requirement to facilitate a proposed two-lot subdivision at 5536 Noye Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located east of Brannen Lake between the Nanaimo Parkway and Metral Drive.
<i>Total Lot Area</i>	1296m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan - Neighbourhood

The subject property is within a neighbourhood primarily comprised of a range of single residential dwellings and duplexes on a variety of lots sizes. The two lots directly to the west of the subject property were subdivided from a parent lot virtually identical in size to the subject property. Further subdivision potential is possible for lots to the north and east. An existing single dwelling and any accessory buildings will be removed as a condition of subdivision. A subdivision application (SUB01300) was received to subdivide the lot in accordance with the proposed subdivision plan.

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

DISCUSSION

The applicant proposes to subdivide the subject property into two fee-simple lots with frontage on Noye Road. The property has a total depth of 47.24m and frontage of 27.43m, which will allow for the creation of two lots, each with an area of 648m² and a frontage of 13.71m and 13.72m. The R1 zone requires a minimum lot area of 500m² and minimum frontage of 15m. As such, the proposed lot area exceeds the minimum requirements and, despite the reduced frontage, each lot can accommodate single dwellings consistent with other residential development in the neighbourhood.

The proposed subdivision will create infill lots with adequate building envelopes to construct single dwellings.

Proposed Variances

The minimum frontage required in the R1 zone is 15m. The proposed frontage variance for both Lot A and B is 13.71m; a variance of 1.29m.

SUMMARY POINTS

- Development Variance Permit No. DVP350 proposes to vary the minimum frontage requirement to facilitate a two-lot subdivision.
- The proposed lot widths and areas are characteristic of other single family lots in the immediate area.
- The proposed subdivision will create infill lots with adequate building envelopes to construct single dwellings.

ATTACHMENTS

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

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development