



Report To: C. D. Coates, Chief Administrative Officer
From: Laura Beckett, Planner
Date: January 4, 2012
**SUBJECT: Development Variance Permit Application DVP-04-11
(207 Ross Durrance Road)**
File: DVP-04-11

RECOMMENDATION

THAT notification be issued for the proposed issuance of Development Variance Permit DVP-01-11 pertaining to:

Lot 1, District Lot 62, Highland District, Plan VIP60926
("207 Ross Durrance Road")

That would vary Section 7.2.3 (7) of Zoning Bylaw 100

FROM:

- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed **100 square metres in floor area.**

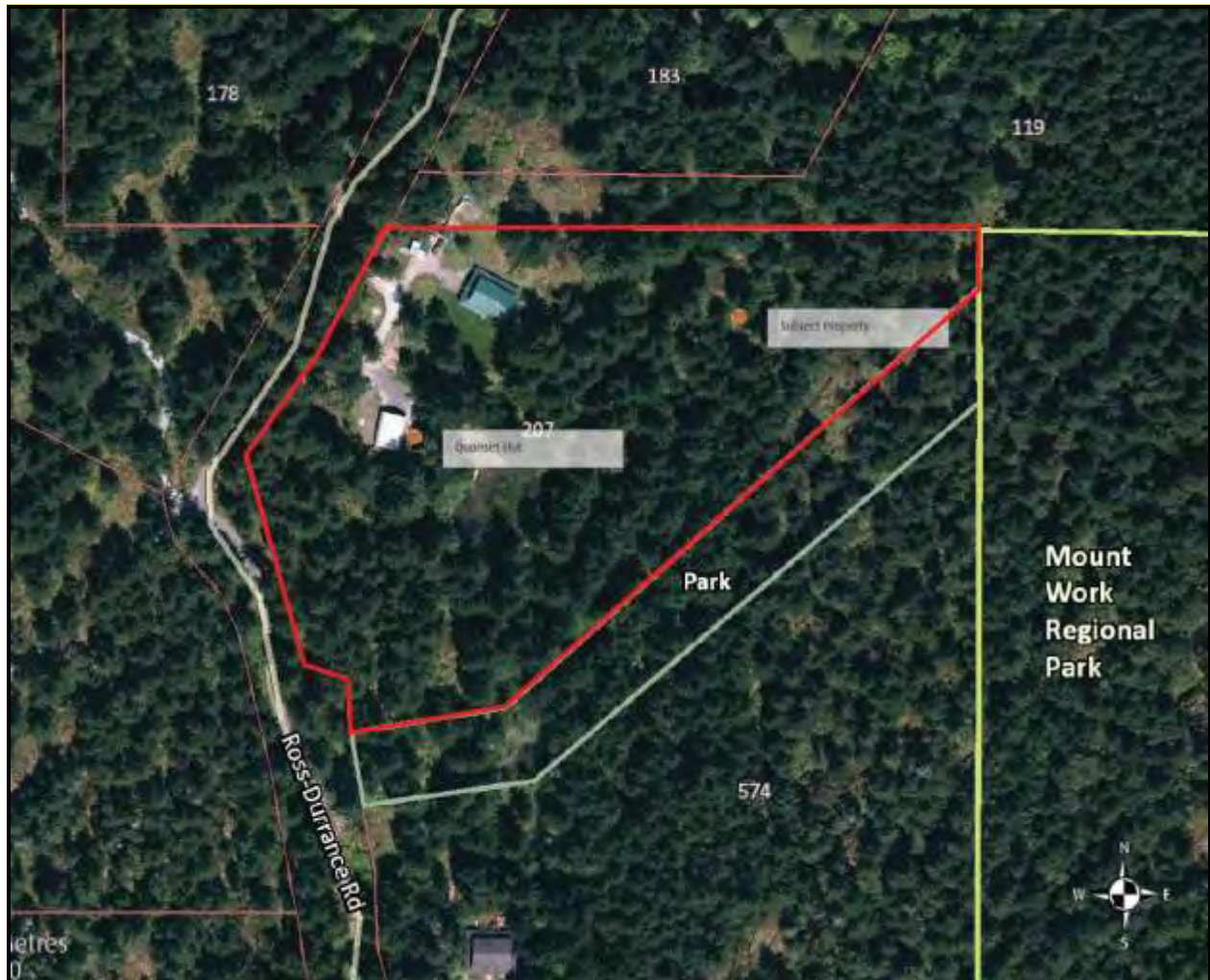
TO:

- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed **148.64 square metres in floor area.**

SUMMARY

Applicant/Owner:	Craig Preston
Location:	207 Ross Durrance Road
Legal:	Lot 1, District Lot 62, Highland District, Plan VIP60926
Zone:	Rural 2 (R2)
Zoning Bylaw Section to Vary:	7.2.3 (7)
Bylaw Requires:	100 square metres maximum floor area for a single accessory building
Applicant Requests:	146.64 square metres maximum floor area for a single accessory building
Purpose:	Replace existing Quonset Hut with barn-style building that would be more effective for intended uses of equipment storage, woodworking shop and hobby/studio room.

LOCATION MAP



BACKGROUND

Please find attached Development Variance Permit application DVP-04-11 and draft Development Variance Permit DVP-04-11. The owners request Council to vary sections of the Highlands Zoning Bylaw in order to construct a single accessory building that has about 48% more floor area than that allowed by the zoning regulations. Under the proposal, the total floor area for all accessory buildings would still be less than the maximum permitted by the zone.

Similar to many properties on Ross Durrance Road, the site cannot be seen from neighbouring properties due to the forest and topography. Thus, staff anticipates that no neighbours would be affected by the proposal, and expects that the proposed building would be aesthetically more attractive. It would be taller than the existing Quonset Hut, but still within the maximum permitted for the R2 zone.

There is a wetland no closer than 25m from the Quonset Hut. The proposal is using the exact existing foundation and no ground will be disturbed, thus, the Riparian Areas Regulation and Highlands Development Permit Area regulations do not apply.

Staff can support the proposal, and recommend that Council direct staff to issue notification to surrounding residences.

OPTIONS

1. Council may wish to deny the application.
2. Council may wish to request more information from the applicant. Council should specify what information they require.
3. *(Recommended.)* Council may wish to direct staff to issue notification for Development Variance Permit Application DVP-04-11. This option could take the form of the following motion:

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Respectfully submitted by Laura Beckett, MCIP

CAO Concurrence



C. D. Coates, CAO



DISTRICT OF HIGHLANDS

DVP# 04-11

Fee: \$250.00

Date Paid: 11/16/11 Receipt #: 12413

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT

APPLICANT / CONTACT INFORMATION

302 1520 3100

Name Cory Prostyn

Phone (Day): 250 474 9993 Cell: _____ Fax: _____

Email CProstyn@shaw.ca

Mailing Address 207 Rossburn Rd Highland BC V9E 2A2

I, the undersigned, declare that all the information in this application and in any attached materials is accurate and true to the best of my knowledge except where I have noted.

Signature: _____ Date: 11/16/11

OWNER'S CONSENT

This section is only to be completed if the applicant above is not the owner of the property. Alternately, a signed letter may be attached providing the owner's authorization.

Name _____ Date: _____

I/We, the undersigned, authorize the applicant to represent this application.

Signature _____ Date: _____

PROPERTY DESCRIPTION

Legal Description: Lot(s) 1 Section(s) District lot 6a Plan VIP 60925

Parcel Identifier (PID) 023 - 034 - 726 (from Certificate of Title: eg. 001-234-567)

Street Address or General Location 207 Rossburn Rd V9E 2A2

Other Description _____

NOV 15 2011
DISTRICT OF HIGHLANDS

P A I D
\$250 CASH NOV 15 2011

Personal information on this application form is collected under the provisions of the ~~Local Government Act~~ for the purposes of responding to this application or for purposes directly related to this application. Certain information on this application form will be available to the public, including by request under provisions of the ~~Freedom of Information and Protection of Privacy Act~~.

FORM B - NATURE OF VARIANCE(S) REQUESTED

COMPLETE THE FOLLOWING SECTIONS

- Is one or more variance being sought to the Zoning Bylaw?
- Is one or more variance being sought to the Subdivision and Development Bylaw?
- For what sections of the Bylaws is a variance requested, and by how much? Please attach a separate sheet of paper if necessary, showing each variance in the format below.

1. Section 7.2.3 (8) of the Zoning Bylaw is variance
from: 100 Sq Metres
to: 148.67 Sq Metres

2. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____

3. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____

4. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____

- For each variance sought, please provide a rationale for the request in the space below (i.e. why is the variance being sought and why can't the bylaw standard be addressed?):

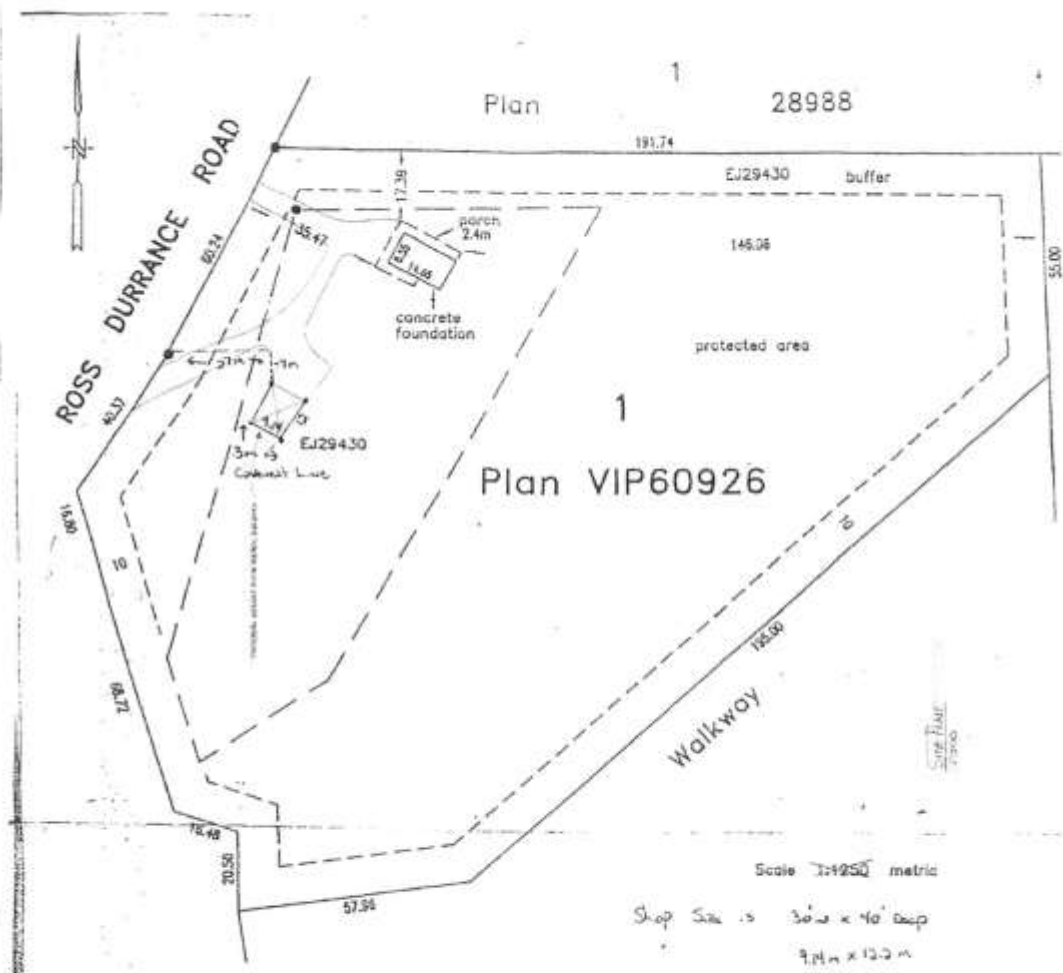
To replace the existing building (Quonset Hut) with one that is more -
desirable to look at and better suited to my needs for its intended uses.
Addressing the bylaw would probably require retaining which would seem
unlucrative and unfeasible. (See attached picture)

- A written description of the proposal, outlining the impact the proposed variance (if granted) would have on adjacent properties, and what would be done by the Applicant to reduce the impact.

A new barn-like building is being proposed. This building would be
constructed on the existing footprint of the existing building thus -
eliminating the need for another building site. There will be no impact
on the ~~adjacent~~ properties as the existing building and the proposed
New Building cannot be seen due to the screening from trees and the
surrounding terrain. Intended uses of the proposed building are for
Equipment Storage, Wood-working Shop, Hobby/Studio Room.



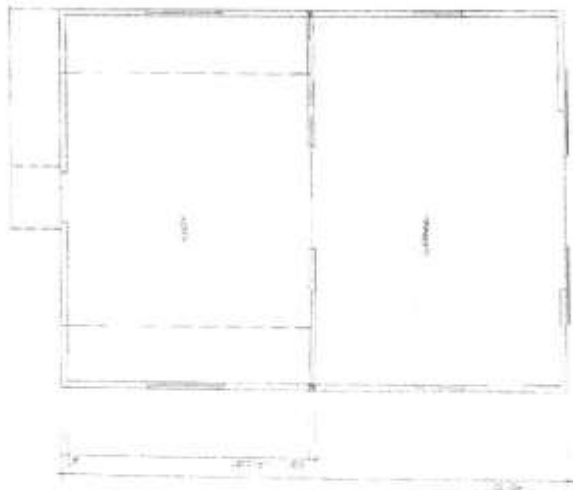
Existing Building



- LINE IDENTIFICATION**
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Second Floor Plan



First Floor Plan

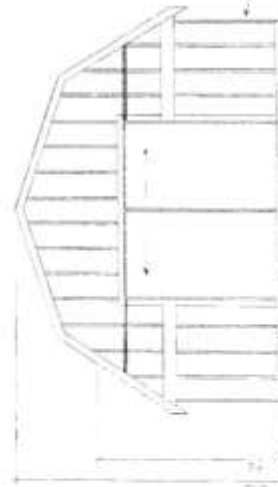
PROJECT INFORMATION PROJECT NO. 10000000000000000000 PROJECT NAME PROJECT ADDRESS PROJECT CITY PROJECT STATE PROJECT ZIP PROJECT PHONE PROJECT FAX PROJECT EMAIL PROJECT DATE			DRAWING NO. 10000000000000000000
CLIENT INFORMATION CLIENT NAME CLIENT ADDRESS CLIENT CITY CLIENT STATE CLIENT ZIP CLIENT PHONE CLIENT FAX CLIENT EMAIL			



House Exterior Elevation

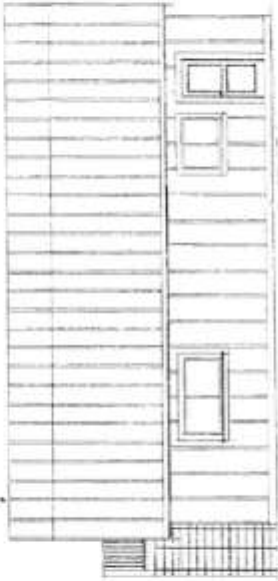


House Exterior Elevation

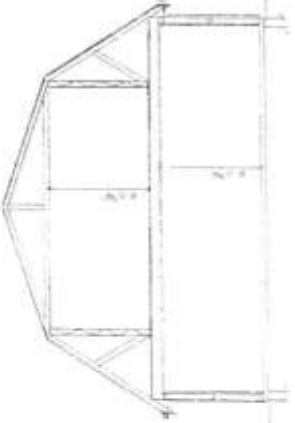


House Exterior Elevation

Architectural drawing



House Exterior Elevation



<p>MEASUREMENTS</p> <p>DATE: 10/10/2010</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 101010</p> <p>DESIGNER: J. J. J.</p>	
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MESSA Architectural Services, Inc.

101010



DISTRICT OF HIGHLANDS

DEVELOPMENT VARIANCE PERMIT NO. DVP-04-11

ISSUED TO: Craig Preston (“Permittee”)

ADDRESS: 207 Ross Durrance Road
Victoria BC V9B 2A3

1. The “Lands” are:

**Lot 1, District Lot 62, Highlands District, Plan VIP60926
PID 023-034-726 (“207 Ross Durrance Road”)**

2. Highlands Zoning Bylaw No. 100, 1998 is varied as follows:

Section 7.2.3 (7):

FROM:

The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

TO:

The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 148.64 square metres in *floor area*.

3. The Lands described herein shall be developed strictly in accordance with the terms, conditions, and provisions of this permit, and any plans and specifications attached to this Permit which shall form a part hereof.
4. This Permit is issued subject to compliance with all the Bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of this Permit the Permit will lapse. The owner may request in writing for an extension.

**RESOLUTION PASSED BY THE COUNCIL OF THE DISTRICT OF HIGHLANDS
THE XX DAY OF XXX, 2012.**

AUTHORIZED THIS XX DAY OF XXX, 2012

Christopher D. Coates, CAO