



MEMO

District of Highlands
1980 Millstream Road
Victoria, BC V9B 6H1
Tel: 474-1773 / Fax: 474-3677
LBeckett@highlands.ca

Report To: C. D. Coates, Chief Administrative Officer *File: DVP-01-14*
From: Laura Beckett, Planner
Date: July 4, 2014
SUBJECT: Development Variance Permit Application DVP-01-14
(1475 White Pine Terrace)

RECOMMENDATION

THAT Council direct staff to issue notification of Council's consideration for the proposed issuance of Development Variance Permit DVP-01-14

SUMMARY

| | |
|---|---|
| Location: | 1475 White Pine Terrace |
| Legal: | LOT 1 SECTIONS 28 AND 35 HIGHLAND DISTRICT PLAN VIP76681 |
| Zone: | Rural Residential 4 (RR4) |
| Zoning Bylaw Section to Vary: | 1. 6.4.3(2): Height of an accessory building – 6.0m required 2. 6.4.3(8): Total floor area of a single accessory building – 100m ² required |
| Additional Relevant Regulations: | Property is subject to a two-party conservation covenant. Subject area is within residential use zone (RUZ) |
| Applicant Requests: | 1. 6.2m 2. 202m ² |
| Purpose: | To build a larger, single accessory building for garage use, hobby space, home business (office) space, home gym |

PROPOSAL

Please find attached:

- A letter (minus neighbours' signature page) from the previous application (2010),
- The expired development variance permit,
- The draft "new" development variance permit, which includes a site plan and proposed building elevations.

In 2010, Council approved this variance request. For a variety of reasons, the land owner had not started the work until mid-spring this year. Unfortunately, the development variance permit had expired. The land owner now re-applies for the same variance with the same building plans. Staff notes that in 2009, the land owner had received Council approval for a second driveway

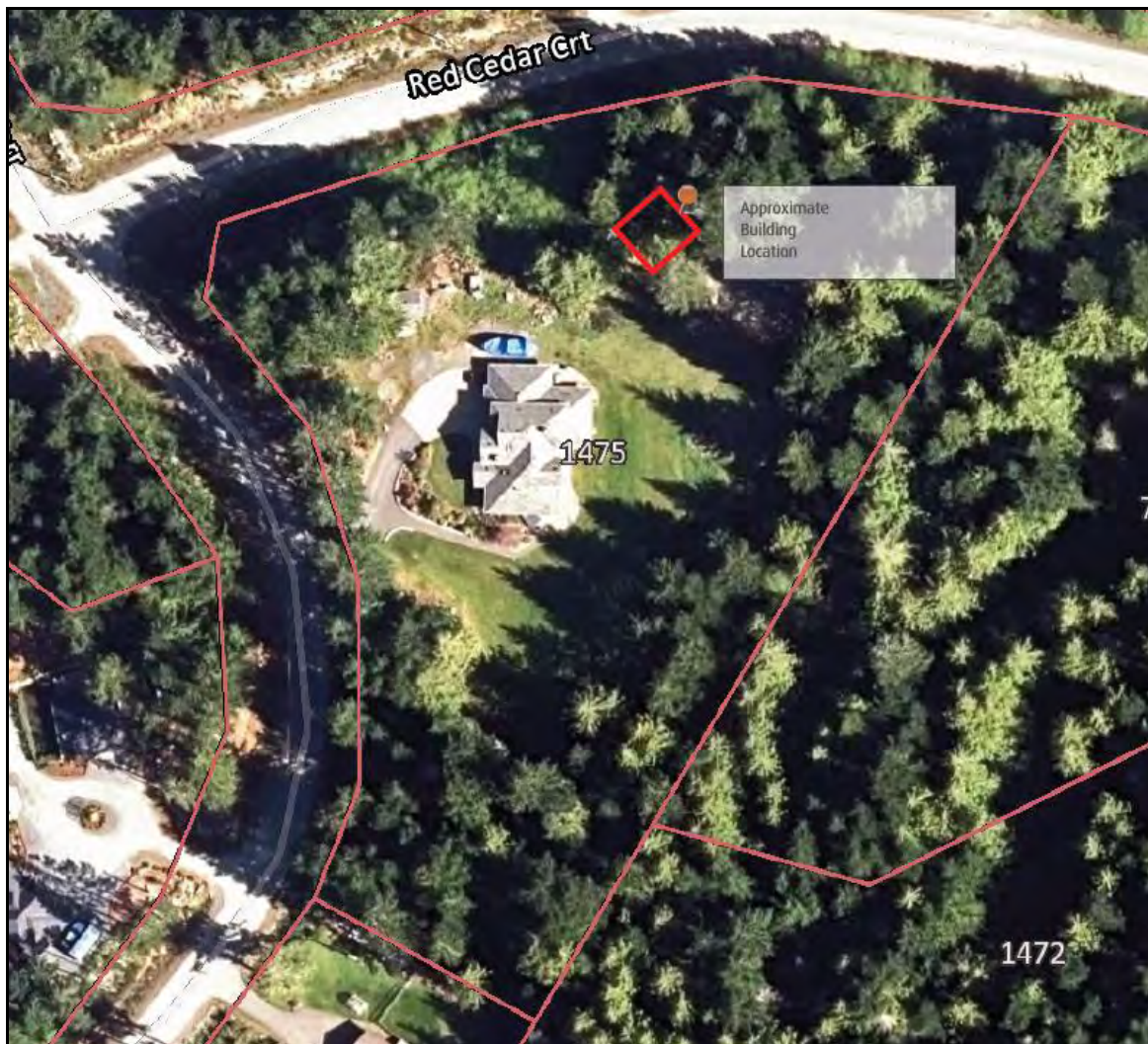
along Red Cedar Court. This driveway would serve as the entrance to this proposed accessory building. The proposed building is within the residential use zone.

In their letter, which the land owner explains continues to express their rationale for the project, they express that the proposal is in-keeping with the neighbourhood. They also express that this building configuration will reduce building footprint on the property, and that there is no negative visual impact to surrounding neighbours. Staff is in agreement.

All other aspects of the proposal conform to the RR4 zoning, the Home-Based Business Regulations, and the conservation covenant.

Staff supports the proposal and recommends that Council consider directing staff to issue notification of Council's future consideration of the proposed development variance permit.

LOCATION AND SITE PLAN



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 are looking for.
3. *(Recommended.)* Council may wish to direct staff to issue notification for Council's consideration of Development Variance Permit Application DVP-01-14.

Respectfully submitted

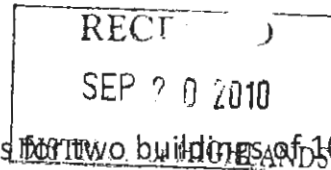


Laura Beckett, MCIP, RPP

CAO Concurrence

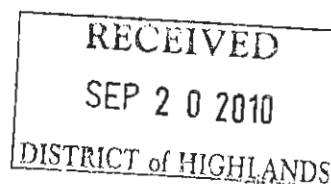
C. D. Coates, CAO

To the Highlands Council Members, I ask that you please review our application for a variance to enable us to build a detached garage on our property at 1475 White Pine Terrace.



- Zoning for 1475 white pine is RR4, which allows for two buildings of 100 sq/m floor space each & a total of 275 sq/m combined floor space of all accessory buildings, with a maximum height of ~~6~~^{6.2}m, we currently have only one accessory building & it is a well house of approx 10 sq/m in size.
- Our variance request is to basically build one, two story building, 200⁰sq/m total, with the height of ~~9.5~~^{6.2}m, (~~1.2~~^{0.2}m higher than current zoning permits) this will require a smaller footprint & allow us to preserve more green space on our property for a future Garden & a small Orchard that we are hoping to plant once construction is completed.
- The purpose of this building is to enable my husband to have a hobby shop & set up his tools to tinker with his vintage trucks, it will also allow us to clean up our yard & park all our vehicles inside, the upstairs will be an office for my husband's consulting business, as well as a home gym/rec room.
- The design & location of this building complements the existing house & is in keeping with other homes in our neighbourhood. The same exterior siding, styling cues & colours will be used. The buildings location on the property all but prevents any visual impact from the street (i.e.: hidden by existing house & tree's) & is completely inside our RUZ. We are also planning to install a rainwater re-capture drainage system to help facilitate irrigation of our garden & orchard.
- We have canvassed our Neighbours to show them our proposal & they support the project. All the home owners surrounding us have signed on in support. Their name, address & phone # are attached.
- Our request is not setting precedent, as a number of buildings in our neighbourhood as well as other recent developments in the Highlands have been approved with a similar concept.

Allan Woods



Thank You in advance for your consideration
Allan & Helen Woods



DISTRICT OF HIGHLANDS
DEVELOPMENT VARIANCE PERMIT NO. DVP-04-10

ISSUED TO: Allan Woods ("Permittee")

ADDRESS: 1475 White Pine Terrace
Victoria, BC V9B 6J3

1. The "Lands" are:

**Lot 1, Section 28 and 35, Highland District, Plan VIP 76681
(1475 White Pine Terrace)
PID 025-889-320**

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

- 6.4.3 (2) The height of an accessory building or structure shall not exceed 6.2 metres; and
- 6.4.3 (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single accessory building shall exceed 202 square metres.

The site of the accessory building shall conform to the attached legal survey plan of the residential use zone (RUZ) defined by covenant EW 34375 registered on title of the subject parcel.

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.
The following are attached: site plan dated 30 Aug. 2010, JE Anderson survey plan VIP 76682 EW 34375, Hartmann's building plans sheets 1 – 3 dated 30 Aug. 2010.
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 4th DAY OF October 2010.**

SIGNED this 18th DAY OF October 2010.

Christopher D. Coates, CAO 19



DISTRICT OF HIGHLANDS
DEVELOPMENT VARIANCE PERMIT
NO. DVP-01-14

ISSUED TO: Allan Woods (“Permittee”)
MAILING ADDRESS: 1475 White Pine Terrace
Victoria BC V9B 6J3

1. The “Lands” are:

LOT 1, SECTION 28 & 35, HIGHLAND DISTRICT, PLAN VIP76681
PID: 025-889-320 (“1475 WHITE PINE TERRACE”)

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

6.4.3 (2) The height of an accessory building or structure shall not exceed 6.2 metres; and

6.4.3 (8) The total combined floor area of all accessory buildings on a lot shall not exceed 275 square metres and no single accessory building shall exceed 202 square metres.

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. Specifically:

- **Attachment 1:** Site Plan – DVP-01-14, 1475 White Pine Terrace, dated July 2014
- **Attachment 2:** “Proposed Accessory Building for Mr. and Mrs. Woods,” by Hartmann’s Drafting and Design, dated April 2014, Sheet 1

4. This Permit is issued subject to compliance with all the Bylaws of the District applicable thereto, except as specifically supplemented by this Permit. Specifically:

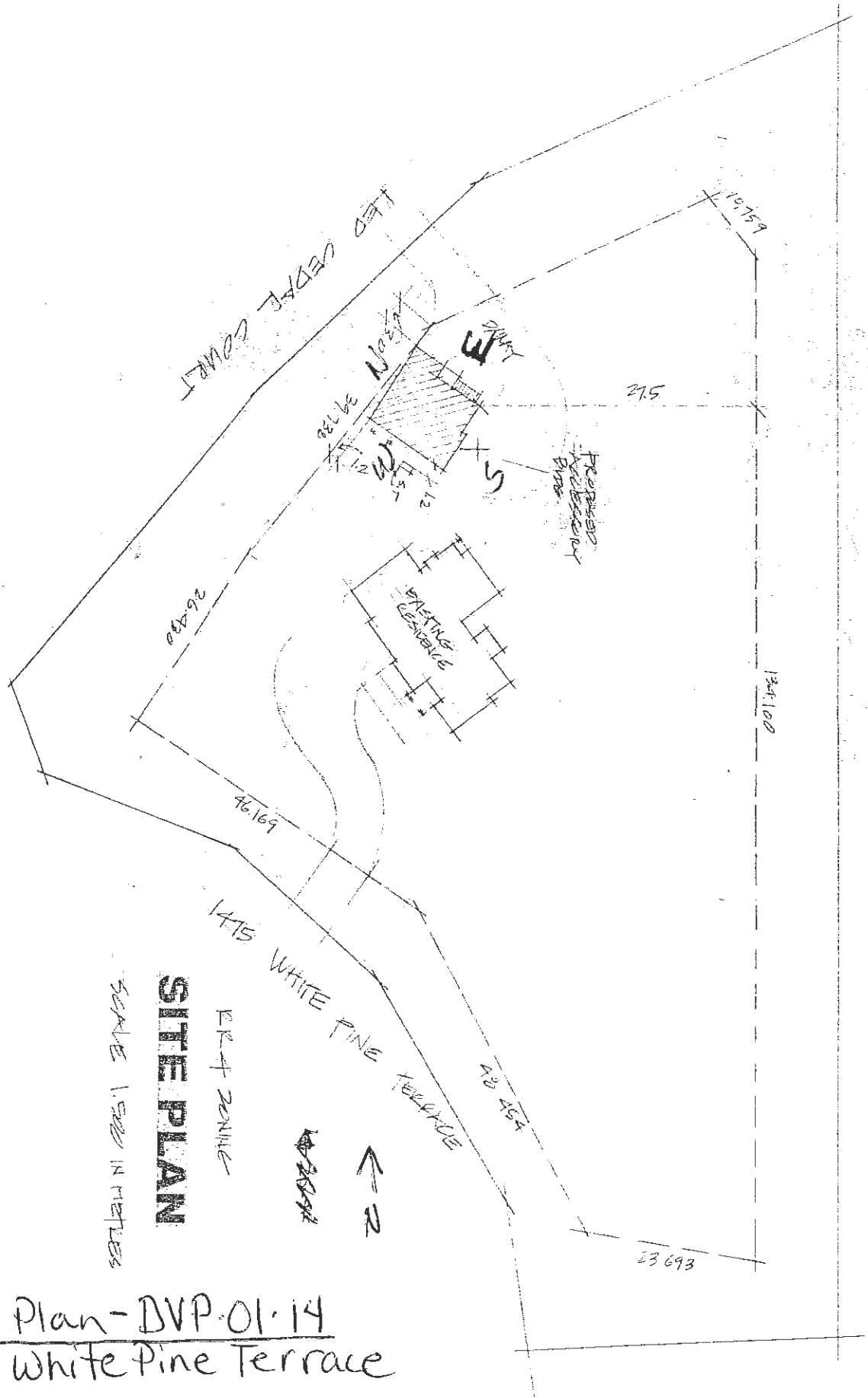
- **The site of the accessory building shall conform to Plan VIP76682, which is the registered survey plan showing the residential use zone (RUZ) defined by covenant EW 34375 registered on title of the subject parcel.**

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.

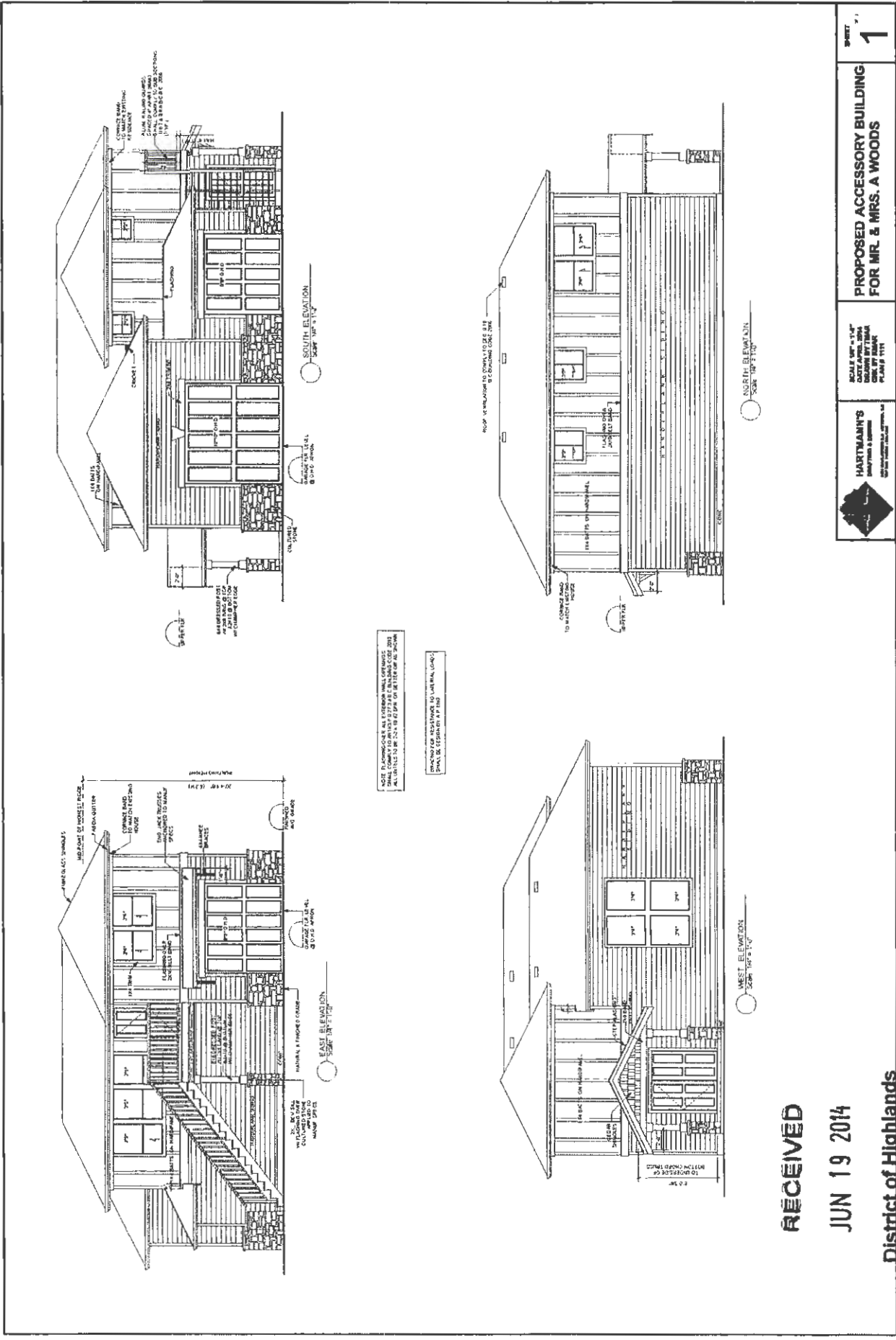
RESOLUTION PASSED BY THE COUNCIL OF THE DISTRICT OF HIGHLANDS
THE XX DAY OF XXXX, 2014.

AUTHORIZED THIS XX DAY OF XXXX, 2014

Christopher.D. Coates
Chief Administrative Officer



Site Plan - DVP-01-14
 1475 White Pine Terrace
 July 2014



HARTMANN'S
ARCHITECTURE & INTERIOR DESIGN

PROPOSED ACCESSORY BUILDING FOR MR. & MRS. A WOODS

SCALE 1/8" = 1'-0"
DATE: 05/14/14
DRAWN BY: JMM
CHECKED BY: JMM
PROJECT NO.: 1111

SHEET 1

RECEIVED
JUN 19 2014
District of Highlands