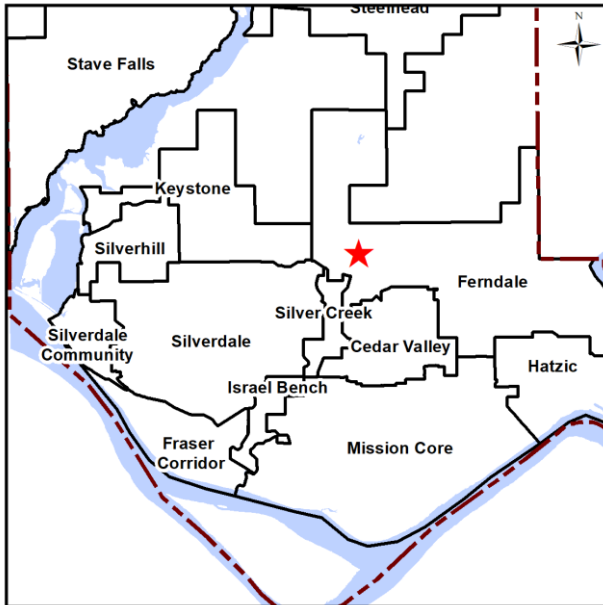


Project: P2025-010
Application Number: DVP25-1

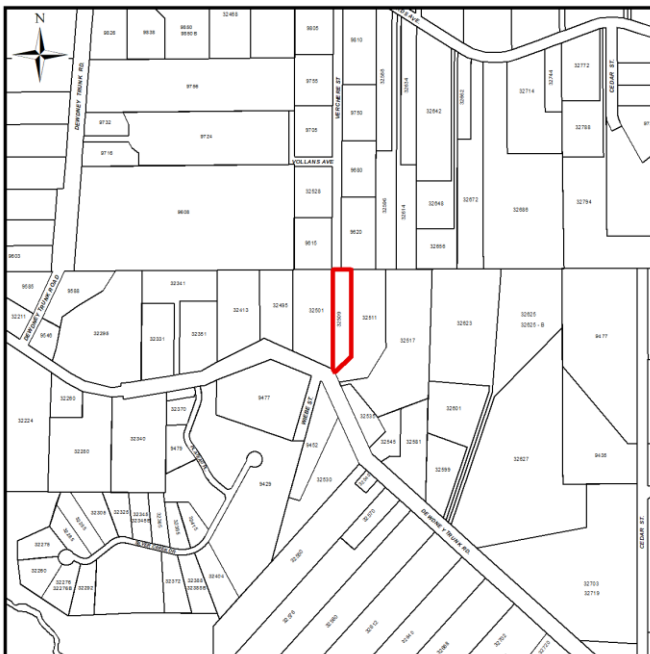
Subject: Development Variance Permit Application – 32509 Dewdney Trunk Road



DATE: April 7, 2025
BYLAW / PERMIT #: DVP25-1
PROPERTY ADDRESS: 32509 Dewdney Trunk Road
LOCATION: Ferndale Neighbourhood
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: No change
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:

A Development Variance Permit to decrease the eastern interior setback from 4.5 m to 2.5 m for an addition to the existing house.



Recommendation(s)

That Development Variance Permit DVP25-1 for 32509 Dewdney Trunk Road to decrease the eastern interior side setback from 4.5 m to 2.5 m of Zoning Bylaw 5949-2020 be approved.

Rationale of Recommendation(s)

A portion of the existing dwelling, constructed in 1978, is encroaching into the eastern interior side setback by 0.31 m. The required interior side setback as per the RU16 zone is 4.5 m, however the existing dwelling is 4.19 m from the eastern interior lot line.

As per the letter of rationale provided by the applicant (**Attachment A**), the owners intend to extend the living room of the existing dwelling. The existing living room is the portion of the dwelling encroaching into the setback. The owners have explored other options to extend the living room, which has been challenging due to the layout of the split-level house. The applicant has requested a side setback variance from 4.5 m to 2.5 m for the eastern lot line as per the site plan (**Attachment B**). Although the site plan indicates a greater distance between the proposed new addition and the eastern lot line, the applicant has requested a variance for 2.5 m to allow for a buffer.

The proposed variance is summarized below in **Table 1**.

Table 1: Variance Table

Section 1201.D.1 - Setbacks		Required	Existing	Proposed
Interior Side Setback (east lot line)	<i>Principal Building</i>	4.5 m (14.8 ft)	4.19 m (13.7 ft)	2.5 m (8.2 ft)

Purpose

To request a Development Variance Permit to decrease the eastern interior side setback from 4.5 m to 2.5 m for an addition to the existing house.

Site Characteristics and Context

Applicant

- Brian Van Roekel

Property Size

- The subject property is approximately 0.6 ha (1.5 ac) in area.

Neighbourhood Character

- The subject property is located in the Ferndale neighbourhood, and the surrounding area is designated Rural Residential and Suburban Residential.

Referrals

Engineering Department: No concerns.

Building Division: No concerns.

Bylaw and Licensing Division: No concerns.

Environmental Services: No concerns.

Mission Fire Rescue Service: No concerns.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Land Use Application Procedures and Fees Bylaw 3612-2003 and the *Local Government Act*.

- A Notice of Development Variance Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to nine mailouts. As of the writing of this report, no comments have been received.

Attachments

Attachment A: Letter of Rationale

Attachment B: Site Plan

Attachment C: Draft Development Variance Permit DVP25-1

Sign-Offs



Rob Publow, Manager of Planning

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Approved for Inclusion: Mike Younie, Chief Administrative Officer