



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 7, 2020

REPORT: 20-065

FROM: Resort Experience

FILE: DVP01192

SUBJECT: DVP01192 – 8988 HWY 99 – GAS METER CUPBOARD SETBACK VARIANCE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP01192 for the development located at 8988 Hwy 99 to vary the front setback from 7.6 metres to 5.6 metres for an existing gas meter cupboard all as shown on the Site Plan dated February 25, 2020 prepared by Brigitte Loranger Architecture & Planning Ltd. attached as Appendix “B” to Administrative Report to Council No. 20-065.

REFERENCES

Location: 8988 Highway 99
Legal: Plan VAP17842 Block 1 Lot C District Lot 3861 New Westminster District Group 1
Owner: Terry, Paul B; Turner, Louise S
Zoning: RS-E1 (Residential Single Estate One)
Appendices: A - Location Map
B - Site Plan
C - Correspondence received

PURPOSE OF REPORT

This Report seeks Council's consideration for a proposed setback variance to “Zoning and Parking Bylaw No. 303, 2015” to permit an existing gas meter cupboard located 5.6 metres from the front property line at 8988 Highway 99. The subject property contains a detached dwelling.

Council has the authority to vary “Zoning and Parking Bylaw No. 303, 2015” through Section 498 of the *Local Government Act*.

DISCUSSION

The owner has submitted an application to permit an existing gas meter cupboard located in the front setback area of a detached dwelling property bounding Highway 99 in the Trudy's Landing subdivision. A location map is attached as Appendix “A”. This small structure was constructed to house the incoming gas meter, and is sited at the edge of the driveway from the highway. Currently, a building permit is in progress for the dwelling and completing this variance application is necessary to obtain an occupancy certificate.

| Variance Request | Zoning and Parking Bylaw No. 303, 2015 Regulation |
|--|--|
| Vary the front setback from 7.6 m to 5.6 metres. | 34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523) <u>Setbacks</u> (11) The minimum permitted front setback is 7.6 metres. |

The requested variance is identified on the Site Plan attached as Appendix “B”.

OTHER POLICY CONSIDERATIONS

Development Variance Permit Criteria

Staff have established criteria for consideration of development variance permits. The proposed variance is considered to be consistent with these criteria as described in the table below.

| Potential Positive Impacts | Comment |
|---|--|
| Complements a particular streetscape or neighbourhood. | The gas meter cupboard’s architectural style, materials, and colours are the same as used on the dwelling. It is a small structure with an approximately 1.7 m ² footprint. |
| Works with the topography on the site, reducing the need for major site preparation or earthwork. | Not applicable. |
| Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops. | Not applicable. |
| Results in superior siting with respect to light access resulting in decreased energy requirements. | Not applicable. |
| Results in superior siting with respect to privacy. | Not applicable. |
| Enhances views from neighbouring buildings and sites. | Not applicable. |

| Potential Negative Impacts | Comments |
|--|---|
| Is inconsistent with neighbourhood character. | This cupboard blends well with the existing dwelling and the neighbouring properties. |
| Increases the appearance of building bulk from the street or surrounding neighbourhood. | Not applicable. |
| Requires extensive site preparation. | Not applicable. |
| Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views). | Not applicable. |
| Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac. | Not applicable. |
| Requires a height variance to facilitate gross floor area exclusion. | Not applicable. |
| Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations). | Not applicable. |

Zoning and Parking Bylaw No. 303, 2015

The property is zoned RS-E1 (Residential Single Estate One). The requested variance to “Zoning and Parking Bylaw No. 303, 2015” is described in the Discussion section of this report.

The proposal meets all other regulations of “Zoning and Parking Bylaw No. 303, 2015”.

Official Community Plan Bylaw 2199, 2018

The recommended resolution included within this report is consistent with the goals, objectives and policies included within “OCP Bylaw 2199, 2018”.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Development Variance Permit application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP01192 is posted on the property.

Notices were sent to surrounding property owners in June, 2020. At the time of writing this report, two letters have been received from neighbours, attached as Appendix “C”. Both of these letters show support for the variance requested for the existing gas meter cupboard.

SUMMARY

Development Variance Permit DVP01192 proposes a variance to “Zoning and Parking Bylaw No. 303, 2015” to permit an existing gas meter cupboard located 5.6 metres from the front property line for a dwelling at 8988 Highway 99 for Council’s consideration.

Respectfully submitted,

Brook McCrady
PLANNING ANALYST

for

Toni Metcalf
GENERAL MANAGER OF RESORT EXPERIENCE

LOCATION MAP

