



Request for Decision Development Variance Permit Application

File No: P 719 552
Reference: DVP 41-19
Date: December 23, 2019

Subject: DVP No. 41-19 (Holland Creek / 1047217 Alb Ltd.)
Applicant: James and Elizabeth Stinson
Agent: James Stinson
Location: 4815 Holland Creek Ridge Rd in the Windermere North area
Legal: Lot 24, District Lot 7551, KD, Plan NEP68166

Proposal: To increase the maximum permitted parcel coverage from 30% to 33% to permit a deck addition for the existing dwelling.

Options:

1. THAT Development Variance Permit No. 41-19 (Holland Creek / 1047217 Alb Ltd.) be granted.
2. THAT Development Variance Permit No. 41-19 (Holland Creek / 1047217 Alb Ltd. be refused.

Recommendation: **Option #1**
No issues have been identified. The proposed deck is a minor addition at the rear of the property where impacts to other lots will be minimized.

Property Information: **OCP Designation:** R-SF, Residential Low Density, which supports single family residential subdivisions, duplexes and manufactured home parks.

OCP Policy:

- To support a range of housing types and densities within the plan area reflective of the diverse needs of both resident and non-resident homeowners that make up the plan area.

Zone Designation: R-1, Single Family Residential Zone

Parcel Area: 0.08 ha (0.2 ac)

Density: One single family dwelling is permitted per lot

ALR Status: Not within the ALR

BC Assessment: Residential (SFD)

Flood Hazard Rating: Not identified as being within a floodplain or a special policy area for flood hazard.

Water / Sewer Services: East Side Lake Windermere Water, Holland Creek Community Sewage

Property Information - cont'd:	Interface Fire Hazard Rating: Moderate; within the Lake Windermere fire protection area.
Additional Information:	The existing dwelling with existing decks calculates to approximately 31.9% coverage. The additional proposed portion of deck increases the coverage calculation by approximately 6.93 m ² (1.1 % of coverage).
Consultation:	Advisory Commissions: APC Area F & G: Support recommended Response(s) to Notice: Notices were mailed on November 20, 2019 to all property owners within 100 m of the subject property. Two notices were returned as undeliverable and one letter was received indicating 'no objection' (letter attached).
Documents Attached:	<ul style="list-style-type: none">▪ Permit▪ Location Map▪ Land Use Map▪ Zone Regulations▪ Proposal & Photo
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