

## **Request for Decision Development Variance Permit Application**

File No: P 719 430  
Reference: DVP 48-19  
Date: February 6, 2020

**Subject:** DVP No. 48-19 (Meadowbrook / Gyurkovits)  
**Applicant:** Jessica Gyurkovits  
**Agent:** Matthew Glanfield  
**Location:** 8743 Highway 95A  
**Legal:** That part of Lot D, District Lot 11597, KD, Plan 1715 Lying West of a line parallel to and 81 ½ feet distant from the westerly boundary of the said Lot

**Proposal:** Vary Section 4.10 (3)(b) of Electoral Area E Zoning Bylaw to reduce the minimum side yard setback for an accessory building from 5.0 m to 2.0 m to permit a sea can shop and roof eave overhang.

**Options:**

1. THAT Development Variance Permit No. 48-19 (Meadowbrook / Gyurkovits) be granted.
2. THAT Development Variance Permit No. 48-19 (Meadowbrook / Gyurkovits) be refused.

**Recommendation:** **Option #1**  
The property is uniquely long and narrow. A side yard setback of 2 m is permitted on properties zoned RS-4 which is a zone customarily used for smaller lots which have widths comparable to the subject property. The requested reduced setback will allow for more usable yard area in front of the shop and the requested 2 m setback is to the nearest part of the building from the property line (which is the roof eave overhang).

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**Property Information:** **OCP Designation:** LH, Large Holdings

**OCP Objectives:**

- Maintain the rural and agricultural nature of the plan area by only considering new residential proposals if they are appropriately located and compatible with adjacent land uses so as not to compromise environmental and agricultural values.

**Zone Designation:** RR-4, Rural Residential (Hobby Farm) Zone; minimum parcel area requirement is 4 ha.

**Parcel Area:** 1.2 ha (3.05 acres)

**Density:** One single family dwelling or duplex is permitted per parcel.

**ALR Status:** Not within the ALR

**BC Assessment:** Residential with a SFD

**Water / Sewer Services:** Onsite

**Property  
Information –  
cont'd:**

**Interface Fire Hazard Rating:** Ranging from moderate to high, not within a fire protection area

**Flood Hazard Rating:** An un-named creek or drainage flows through the subject property therefore floodplain management provisions apply to development. The property is not identified as being within a special policy area for flood hazard.is not within a flood hazard rating area.

**Additional  
Information:**

The applicant states that she'd like to have space to pull a vehicle around in front of the shop building and the reduced setback is required for this.

**Consultation:**

**Advisory Commissions:**

**APC Area E:** Refusal recommended

**Response(s) to Notice:** 16 notices were mailed on December 23, 2019 to all property owners within 100 m. No notices were returned and no responses have been received.

**Documents  
Attached:**

- Permit
- Location Map
- Land Use Map
- Proposal

**RDEK  
Contact:**

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