

DATE OF MEETING | December 17, 2018 |

AUTHORED BY | CALEB HORN, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP372 – 124 TAIT ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow an over-height accessory building at 124 Tait Road. |

Recommendation

That Council issue Development Variance Permit No. DVP372 at 124 Tait Road with the following variance:

- increase the maximum building height for an accessory building with a roof pitch less than 6:12 from 4.5m to 4.64m. |

BACKGROUND

A development variance permit application, DVP372, was received from Richard Berlingette to vary provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to allow an over-height accessory building at 124 Tait Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the north side of Tait Road, between Szasz Drive and Richardson Road.
<i>Total Area</i>	1,672m ²
<i>Official Community Plan</i>	Map 1 - Future Land Use - Neighbourhood

The subject property is a sloping lot in a single-dwelling residential neighbourhood. The property contains an existing single residential dwelling.

Statutory notification has taken place prior to Council’s consideration of the proposed variance. |

DISCUSSION

Proposed Development

The accessory building is a one-storey 106m² detached garage with a roof pitch less than 6:12. The applicant was issued a building permit (BP123388) to construct the detached garage on the subject property in July 2017. As the garage was constructed, a revision was submitted to

adjust the truss design and incorporate a larger overhang above the entrance to the accessory building. The new truss design raised the peak of the accessory building 0.14m higher than the maximum permitted height. In order to pass the final building inspection, the structure must either conform to the Zoning Bylaw requirements or receive a variance.

Proposed Variance

Maximum Accessory Building Height

The maximum building height for an accessory building with a roof pitch less than 6:12 is 4.5m. The accessory building has a height of 4.64m, a proposed variance of 0.14m.

The Zoning Bylaw allows accessory buildings with an 8:12 roof pitch or greater to be up to 5.5m in height, or if the accessory building is located within the principal building setbacks, up to 7m in height regardless of roof pitch. Due to the accessory building's roof pitch of less than 6:12 and its location within the rear yard, a height variance is required.

The proposed height variance is not anticipated to negatively impact neighbours. Staff have received letters stating no objection from the adjacent property owners at 115 Ranchview Drive and 114 Tait Road.

Staff support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit Application No. DVP372 proposes a variance to increase the maximum building height for an accessory building with a roof pitch less than 6:12 from 4.5m to 4.64m.
- The requested height variance is not anticipated to negatively impact adjacent properties.
- Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Survey
ATTACHMENT D: Building Elevation
ATTACHMENT E: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

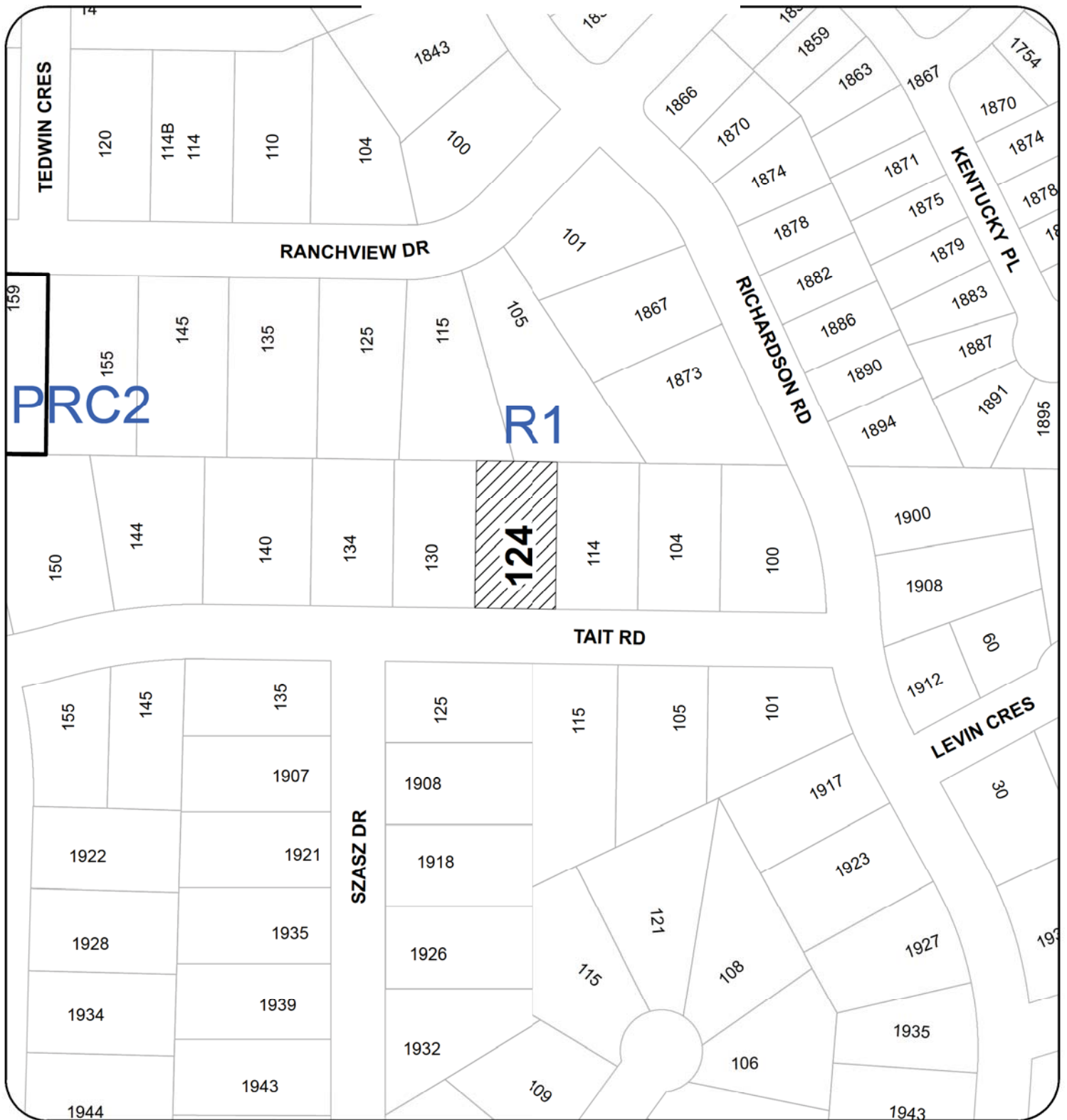
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 6.6.5 Accessory Building Height* – to increase the maximum building height for an accessory building with a roof pitch less than 6:12 from 4.5m to 4.64m.

CONDITIONS OF PERMIT

1. The proposed accessory building shall be located generally as shown on the Site Survey dated 2018-MAY-28, as shown in Attachment C.
2. The proposed accessory building shall be constructed in substantial compliance with the Building Elevation received 2018-NOV-16, as shown in Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00372

LOCATION PLAN

Civic: 124 TAIT ROAD
Legal: LOT 8, SECTION 14, RANGE 4
CRANBERRY DISTRICT, PLAN 25130



Subject Property

ATTACHMENT C SITE SURVEY

B.C. LAND SURVEYOR'S BUILDING LOCATION
LOT 8, SECTION 14, RANGE 4,
CRANBERRY DISTRICT, PLAN 25130.

P.I.D. 002-876-981

Civic Address: 124 TAIT ROAD, NANAIMO

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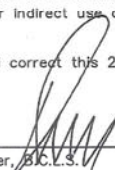
This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.

This document shall not be used to define property lines or property corners.

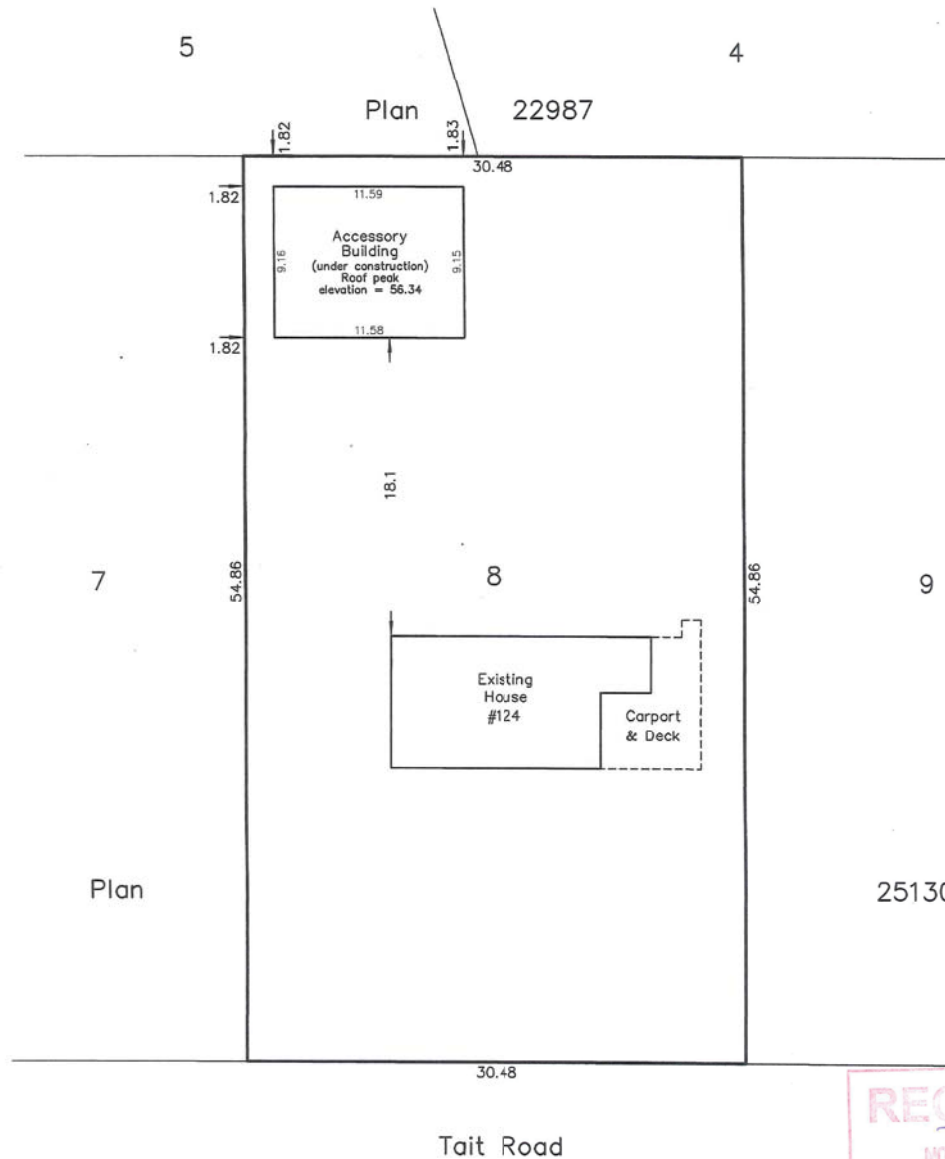
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Certified correct this 28th day of May, 2018.


R. Turner, B.C.L.S.

(This document is not valid unless originally signed and sealed.)



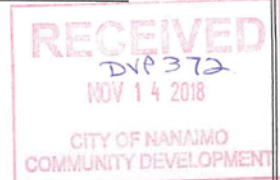
Scale 1:300
DISTANCES SHOWN ARE IN METRES.

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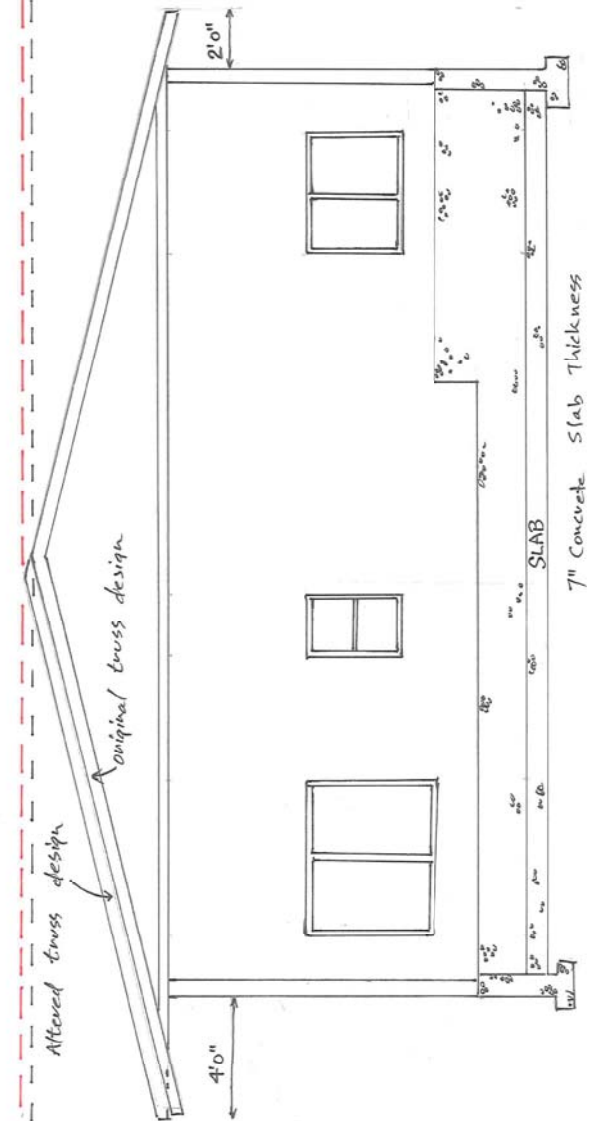
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**ATTACHMENT D
BUILDING ELEVATION**

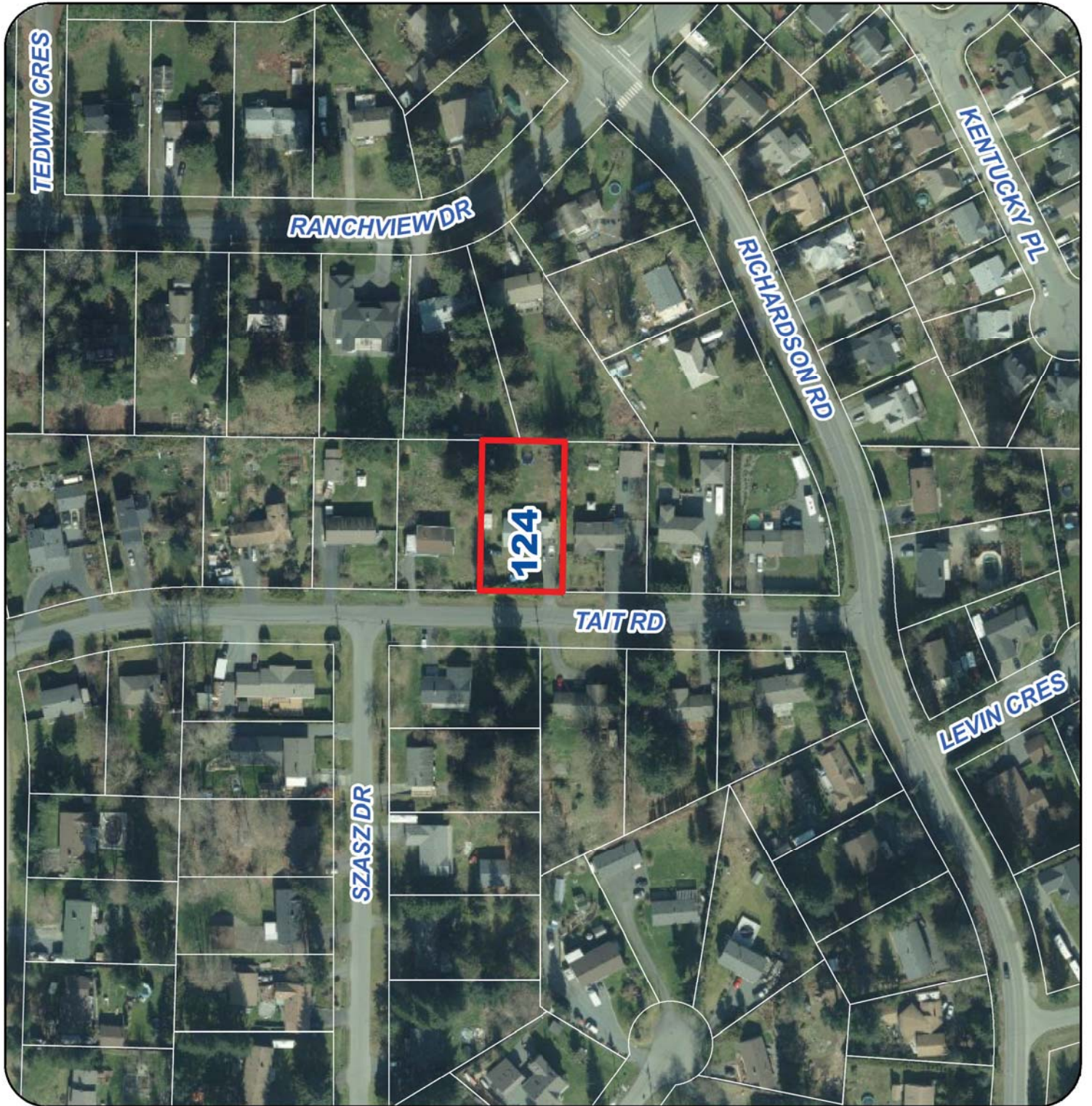
(56.34 meters)
ALTERED TRUSS DESIGN HEIGHT
ORIGINAL TRUSS DESIGN HEIGHT
(56.20 meters)



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NOV 16 2010
CITY OF HAWAII
COMMUNITY DEVELOPMENT

VARIANCE APPLICATION
124 TAIT ROAD MAUNAKU

ATTACHMENT E
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00372