

DATE OF MEETING April 18, 2016

AUTHORED BY BRIAN ZUREK, SUBDIVISION PLANNER, ENGINEERING AND SUBDIVISION

**SUBJECT DEVELOPMENT VARIANCE PERMIT NO. DVP284 – 6430 PORTSMOUTH ROAD**

## OVERVIEW

### **Purpose of Report**

To present Council with a development variance permit application for a lot frontage variance in order to facilitate a two-lot residential subdivision at 6430 Portsmouth Road.

### **Recommendation**

That Council issue Development Variance Permit No. DVP284 at 6430 Portsmouth Road to reduce the minimum lot frontage requirement from 15m to 12.45m.

## BACKGROUND

J.E. Anderson & Associates (Douglas Holme), on behalf of property owners Jatinder Gill and Balvir Gill, has applied to vary the provisions of "Zoning Bylaw 2011 No. 4500."

The north side of Portsmouth Road, including the subject property, was subdivided in 1973 into 13 relatively large residential parcels. Of the original 13 lots:

- four have been subsequently developed as duplex parcels,
- one has been rezoned to support a small lot (R2) subdivision,
- four have been subdivided - each into two (R1) parcels, and
- one has been granted by Council on 2016-FEB-01, a development variance permit to facilitate a residential subdivision.

The applicant proposes to subdivide the property into two lots. In order to facilitate the subdivision, frontage variances are requested for each lot. The variances are summarized in the table below:

Lot	Proposed Lot Area (m <sup>2</sup> )	Required Lot Frontage (m)	Proposed Lot Frontage (m)	Proposed Variance (m)
1	511.2	15	12.45	2.55
2	507.9	15	12.45	2.55

Statutory Notification has taken place prior to Council's consideration of the variance.

## **DISCUSSION**

The proposed residential subdivision is consistent with the historic pattern of development along Portsmouth Road. The development permit is included as Attachment A.

In the opinion of the Approving Officer, the proposed subdivision will result in lots with feasible building envelopes. The proposal meets all other requirements of the Zoning Bylaw.

## **SUMMARY POINTS**

- The developer requests to vary the minimum lot frontage requirement from 15m to 12.45m, a proposed variance of 2.55m.
- The variance would facilitate a two-lot subdivision of the property.
- The proposed subdivision matches the pattern of residential development along Portsmouth Road.

## **ATTACHMENTS**

ATTACHMENT A: Development Variance Permit No. DVP00284

ATTACHMENT B: Aerial Photo

**Submitted by:**



B. Anderson  
Manager, Planning and Design

**Concurrence by:**



D. Lindsay  
Director, Community Development

# ATTACHMENT A



## DEVELOPMENT VARIANCE PERMIT NO. DVP00284

**BALVIR & JATINDER GILL**  
Name of Owner(s) of Land (Permittee)

**Civic Address: 6430 PORTSMOUTH ROAD**

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT B, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN VIP89376  
PID No. 028-810-031**

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

Section 7.4.1 of the City of Nanaimo "Zoning Bylaw 2011 No. 4500" requires Single Dwelling Residential – (R1) lots to have a minimum lot frontage of 15.0m. The applicant is requesting to vary the minimum lot requirement as follows (Schedule C):

- Lot 1 – to 12.45m, a variance of 2.55m; and
- Lot 2 – to 12.45m, a variance of 2.55m.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE DAY OF , .

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

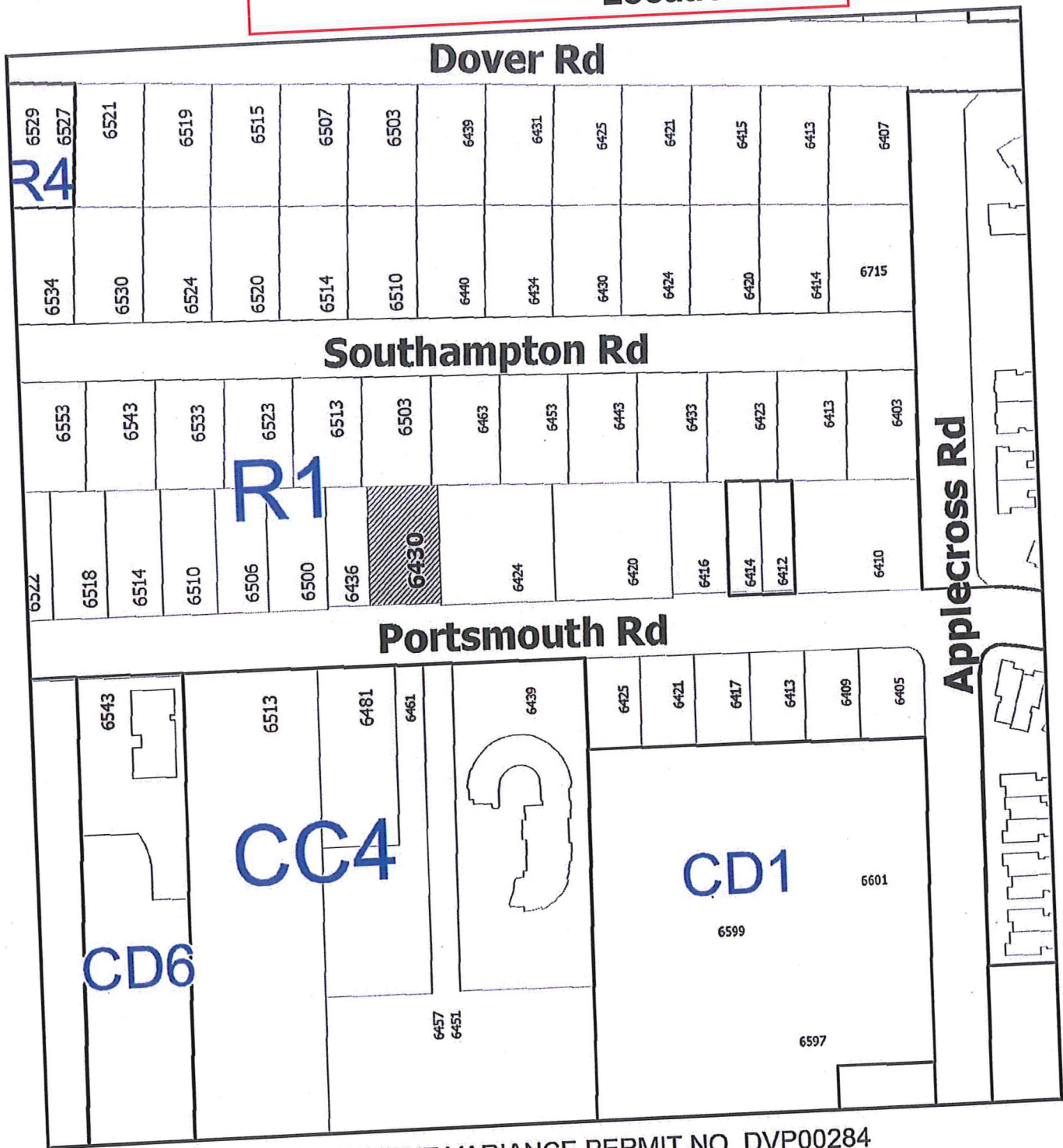
*BZ/sm/lh*

*Prospero attachment: DVP00284*

Development Variance Permit DVP00284  
 6430 Portsmouth Road

Schedule A

**Location Plan**



DEVELOPMENT VARIANCE PERMIT NO. DVP00284



**LOCATION PLAN**

Civic: 6430 Portsmouth Road  
 Lot B, District Lot 28, Wellington District,  
 Plan VIP89376

**Subject Property**

Development Variance Permit DVP00284  
6430 Portsmouth Road

Schedule B

# Site Plan

**JEA** J.E. ANDERSON  
& ASSOCIATES  
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660  
NANAIMO - VICTORIA - PARKSVILLE

File: 88433

Civic: 6430 Portsmouth Road, Nanaimo, B.C.

Legal: Lot B, District Lot 28, Wellington District, Plan VP89376.

This sketch plan has been prepared in accordance with the Professional Reference Manual this 26th day of February, 2016.

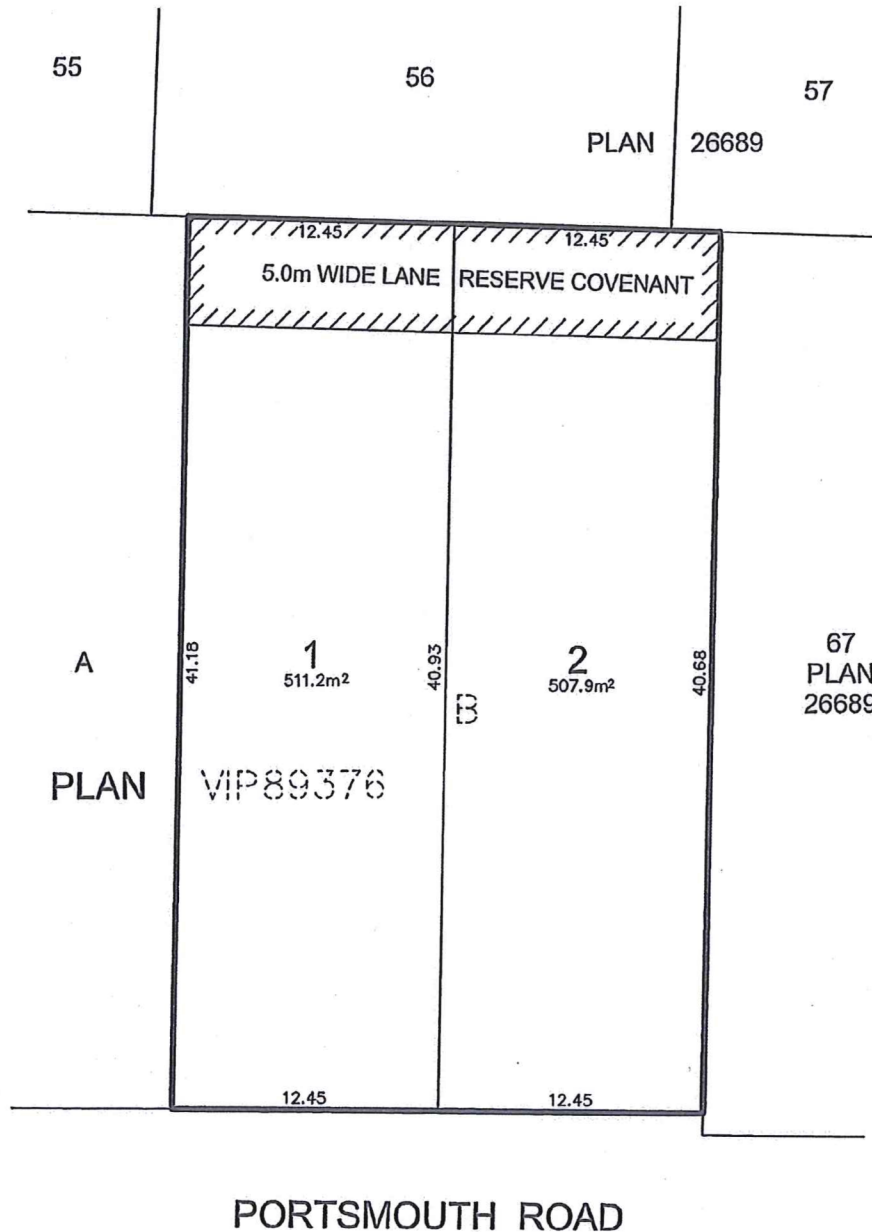
Dimensions are in metres and are derived from Plan VP89376.

Subject to charges, legal notations, and interests shown on: Title No. FB453534 (P.I.D. 028-810-031)

Scale 1:250



RECEIVED  
DVP 084  
MAR 01 2016  
OFFICE OF THE CLERK OF THE DISTRICT OF NANAIMO  
ENGINEERING & SUBDIVISION



# ATTACHMENT B

Aerial Photo



DEVELOPMENT VARIANCE PERMIT NO. DVP00284

