

6. Development Permit with Variance Application

a) DV000054 - Lot C, Section 9, Otter District, Plan 14072 (8418 West Coast Road)

Iain Lawrence spoke to the staff report and the request for a steep slopes and sensitive ecosystems development permit with variance to reduce the requirement that 10% of the parcel fronts onto a highway for the purpose of creating a two-lot subdivision. Iain Lawrence confirmed that the recommendations outlined in the geotechnical report and the environmental report prepared by qualified professionals are included as conditions in the development permit. It was further confirmed that the reduction in frontage from 10% to 4% (59 m on proposed Lot 1 and 63 m on proposed Lot 2) is considered adequate to provide access to each parcel.

Iain Lawrence directed attention to the supplementary submission from Constance D. Isherwood, Otter Point. The submission states that the property owner does not oppose the variance, but requests that variance approval include the requirement of a 75-150 metre setback from the road for any buildings built on proposed Lot 2. Iain Lawrence reported that the geotechnical report provides an approximate location for the residence on proposed Lot 2.

The Chair confirmed that the applicant was present.

The applicant stated that:

- the property has been owned by the family since 1980
- there is an existing approved driveway with residence on proposed Lot 1
- the Ministry of Transportation and Infrastructure (MoTI) considers the distance between driveways as part of its approval process
- MoTI is satisfied with the distance between the driveways
- each lot will have 200 feet of highway frontage
- trees on proposed Lot 2 were taken down after ongoing storm damage
- the adjacent property has an expanded ocean view as a result of tree felling
- the house on proposed Lot 2 will be sited to confirm with Island Health's sewerage regulations and within the setbacks prescribed by the property's zone and outside of the steep slopes development permit area
- it is anticipated that the house on proposed Lot 2 will be a one storey rancher

Iain Lawrence responded to a question from the LUC advising that the front yard setback for an accessory structure on proposed Lot 2 is 7.5; the side yard setback for an accessory structure is less than the setback prescribed by the property's zone.

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the CRD Board:

That Development Permit with Variance DV000054 for Lot C, Section 9, Otter District, Plan 14072 for the purpose of creating a two-lot subdivision, be approved.

CARRIED