



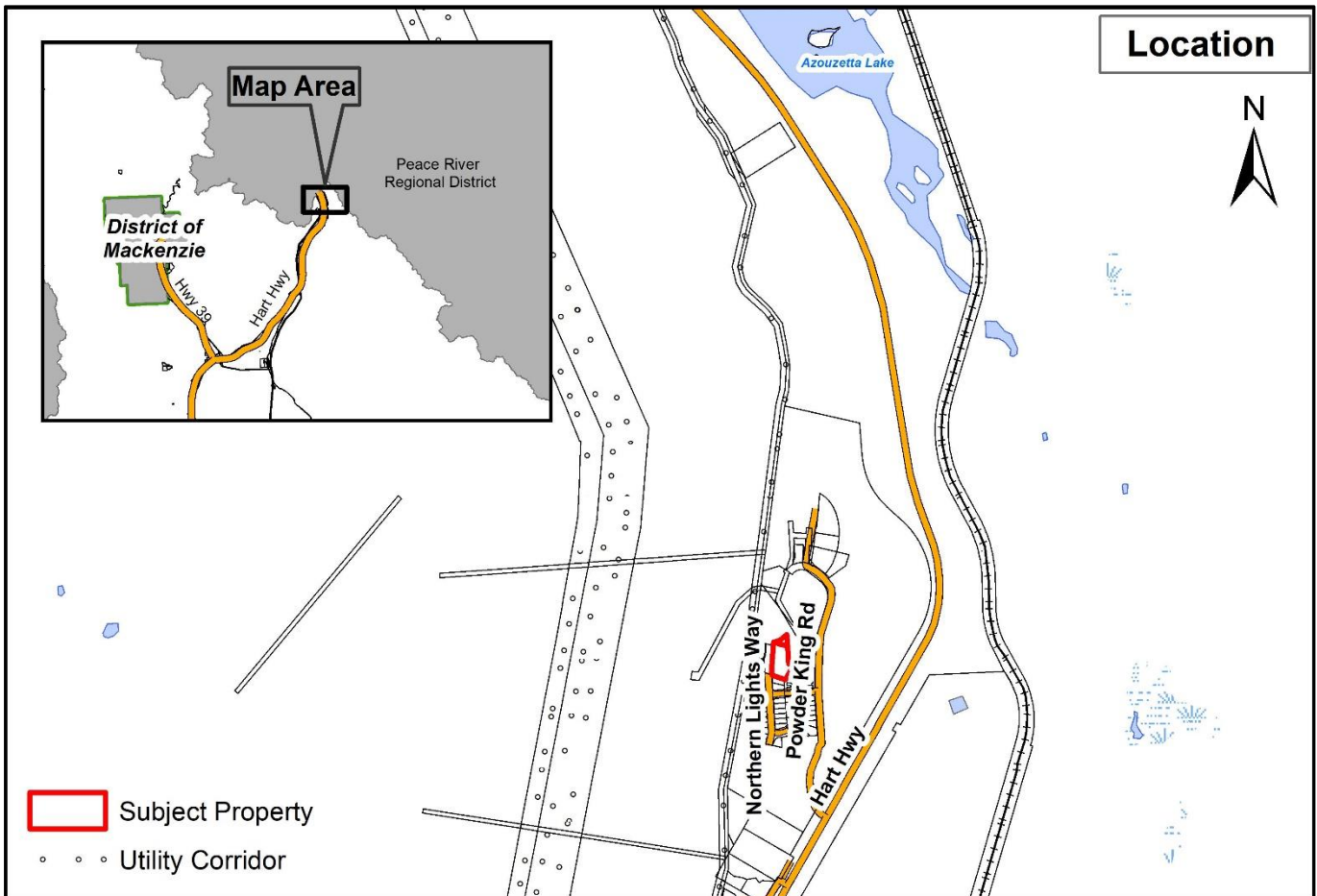
DEVELOPMENT SERVICES REFERRAL REPORT

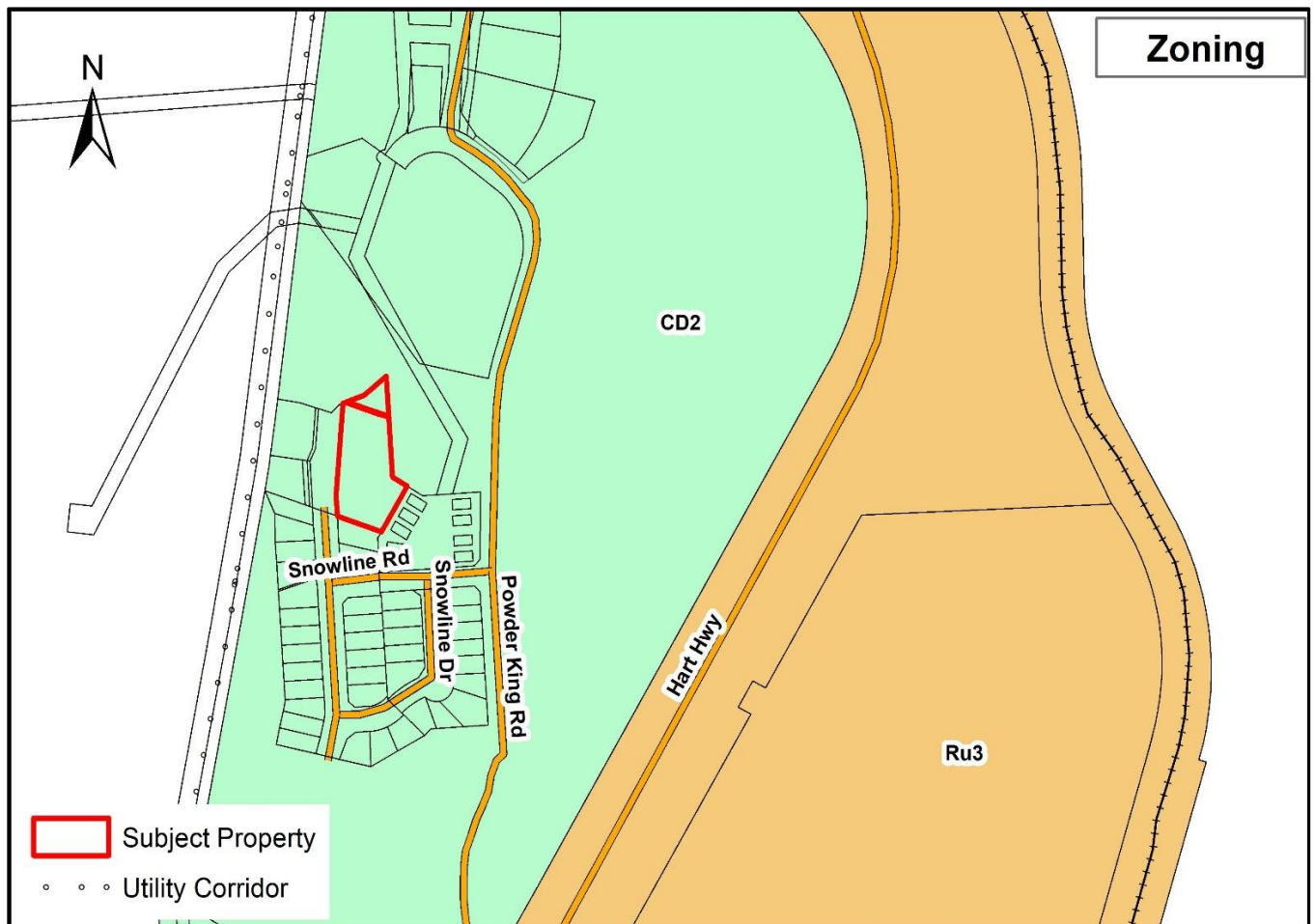
FROM: Justin Kim, Planner I
DATE: October 2, 2024
SUBJECT: **Development Variance Permit No. 1485**

SUMMARY OF APPLICATION:

Location:	Northern Lights Way – Electoral Area G
Legal Description and PID:	Lot 1 District Lot 5717 Cariboo District Plan EPP91486 – 030819385 – 0.72 Hectares
Applicant(s):	Clarke and Young Developments Ltd.
Existing Land Use:	Vacant Lot
Application Type:	Development Variance Permit
Proposal / Reason for Application:	The applicants are proposing to vary the parking requirements of Section 83.0 of Zoning Bylaw No. 2892. Development Variance Permit No. 1485 proposes to reduce the off-street parking requirements of a Residential-Multiple Family use from 1.5 spaces per dwelling unit plus 1 space per 100.0m ² of floor area to 1.5 spaces per dwelling unit. The applicant believes that 1.5 spaces per dwelling unit would be sufficient given that the location is relatively remote, and the use will primarily be seasonal. The applicants are proposing to construct two 15-dwelling-unit buildings on the subject property.

PARCEL MAPS:





LAND USE PLANNING INFORMATION

ALR: The subject land is not within the Agricultural Land Reserve (ALR).

Zoning: The applicants are proposing to develop two-15 unit Residential-Multiple Family buildings on the property. The subject land is zoned Comprehensive Development 2 (CD2) by Zoning Bylaw No. 2892, 2014 and allows Residential-Multiple Family use.

Zoning Bylaw No. 2892 regulates the number of off-street parking spaces to establish a use:

Zoning Bylaw 2892: Section 83.0:

(1) The minimum dimensions of an off-street parking space is 6.0 m x 2.8 m.

(2) Where a use listed below is permitted within a zone, such use is not to be established except where the number of off-street parking spaces required below are provided:

Permitted Use	Minimum Number of Spaces Required:
Residential-Multiple Family	1.5 per dwelling unit plus 1 per 100.0m ² of floor area

The applicant is proposing to vary the requirements for parking spaces for a Residential-Multiple Family use to 1.5 spaces per dwelling unit. The proposed variance would reduce the off-street parking spaces requirement from 90 to 46 spaces based on their current proposed development.

Additionally, as of September 2024, the applicants completed a rezoning of the subject property to allow for Recreation Accommodation use to be established within the proposed buildings. Recreation Accommodation use requires 1 off-street parking space per unit; as the use will be established within the Residential-Multiple Family dwelling, the higher of the parking requirements will apply.

A copy of the draft Development Variance Permit No. 1485 is attached to this report.

Other: The property is accessed from Northern Lights Way.

The land is within the following Regional District service areas:

- Azu Water System
- Azu Electrical Power Specified Area

Future RDIFFG Applications: No further Regional District land use applications will be required if the variance amendment is approved. All structures over 10m² will require an RDIFFG building permit.

APPLICATION PROCESS INFORMATION

Application Process Overview: Generally, the application process for a Development Variance Permit is as follows:



Referral comments would be appreciated.