



DVP 20-0142

4341 Hazell Road

Development Variance Permit Application



Proposal

- ▶ To vary the required minimum front yard from 4.5 m permitted to 2.5 m proposed on the subject property.

Development Process



July 7, 2020

Development Application Submitted



Staff Review & Circulation



July 29, 2020

Public Notification Received



DVP Consideration



Building Permit

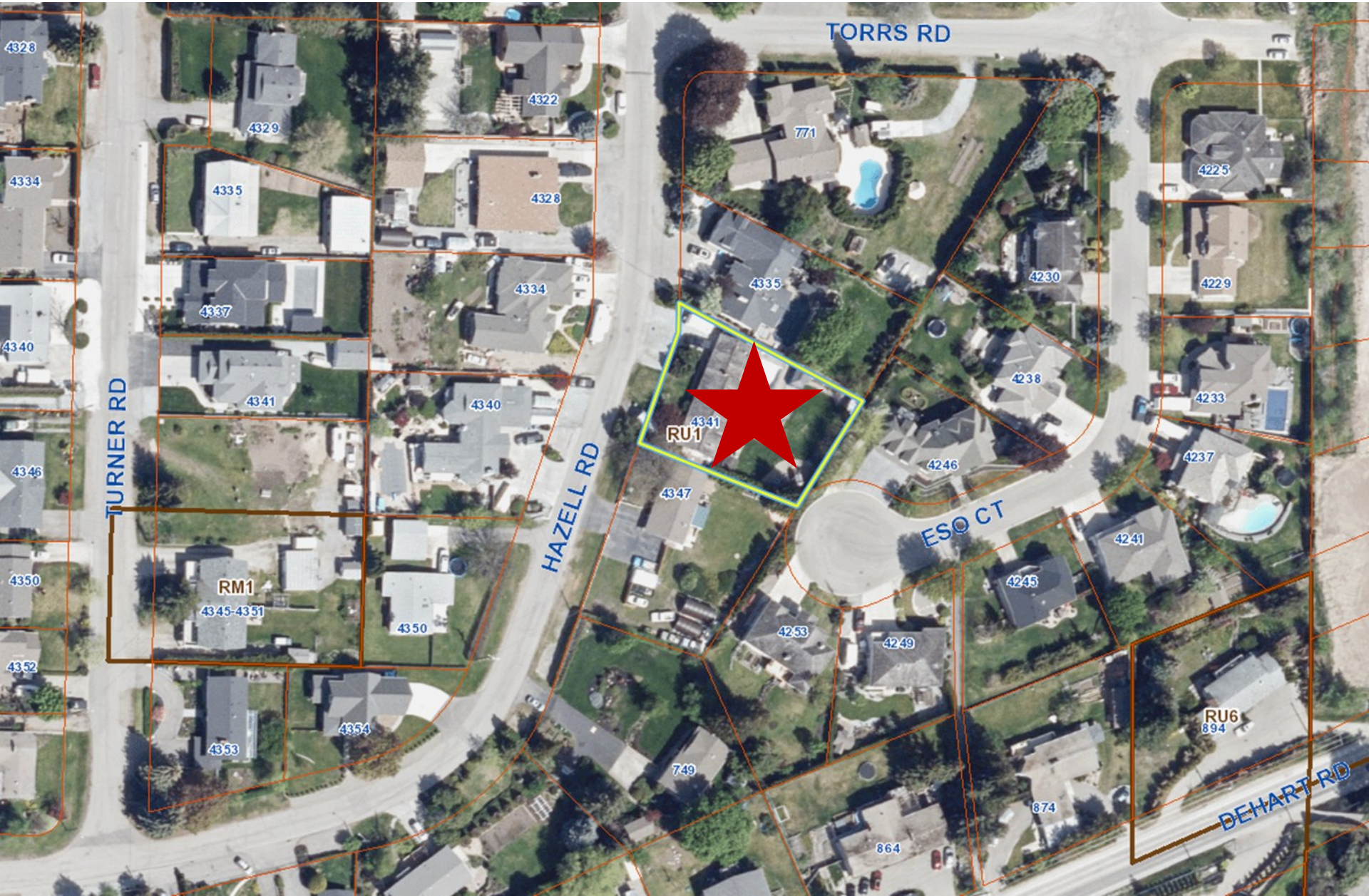


Oct 6, 2020



Council Approvals

Subject Property Map



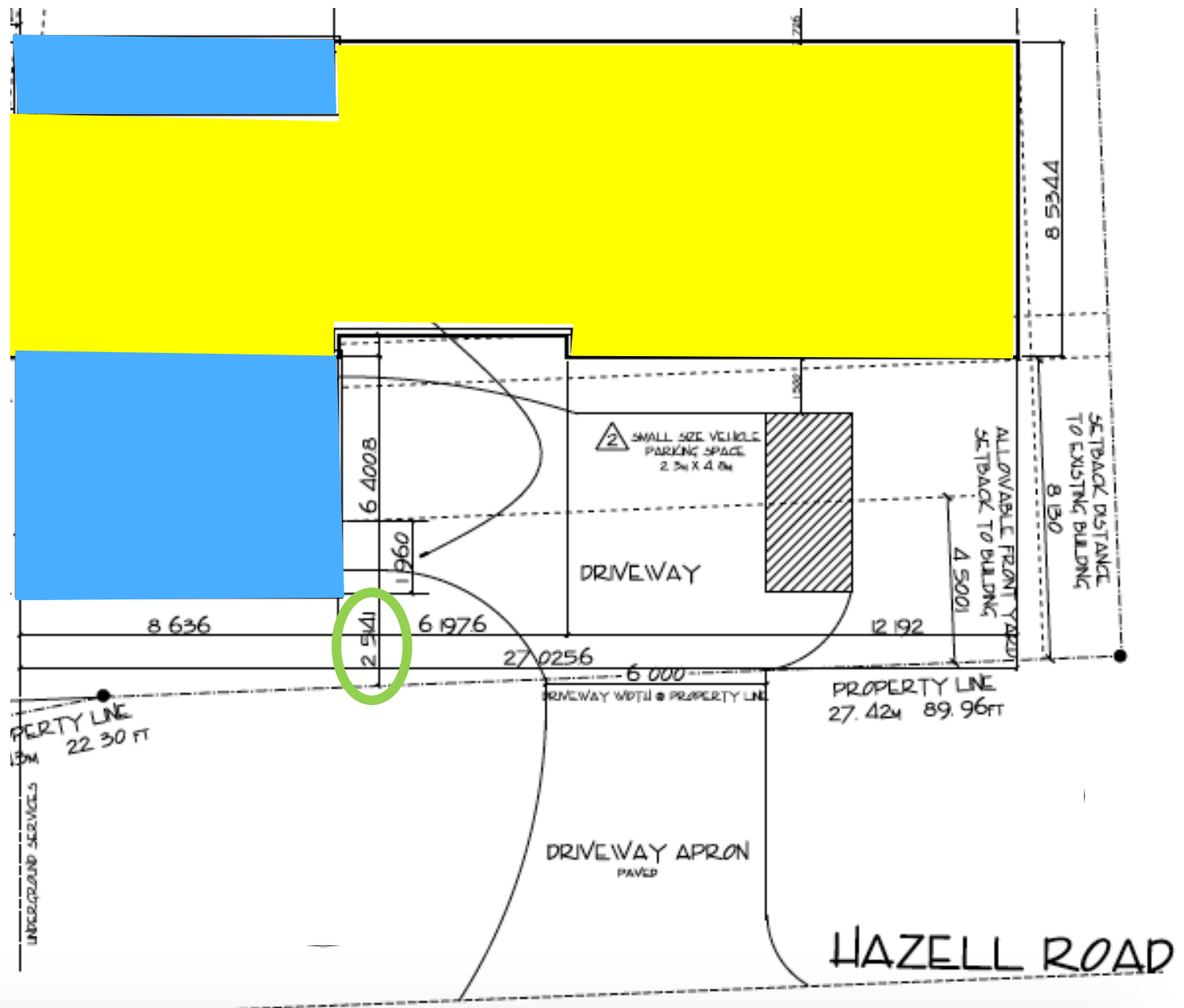
Subject Property Photo



Project Details / Variance

- ▶ Proposal for a two-storey addition on the north side of the property
- ▶ New garage and addition to the rear of the existing house with new second floor living space above
- ▶ Would extend approximately 2 m into the required front yard
- ▶ Site restricted by large Fortis Right of Way in rear yard

Site Plan



Development Policy

- ▶ Proposal generally aligns with OCP future land use designation of S2RES – Single / Two Unit Residential

Staff Recommendation

- ▶ Development Planning supports the variance request to reduce the minimum front yard to facilitate an addition to an existing single-family dwelling.
 - ▶ Site restricted by right of way
 - ▶ Large boulevard
 - ▶ No adverse effects expected



Conclusion of Staff Remarks

Right of Way

