



# DVP20-0074 185 Bach Rd.

Development Variance Permit Application



# Proposal

- ▶ To vary the minimum lot width for the RU2 – Medium Lot Housing zone from 13m required to 12.65m for two proposed lots.

# Development Process

Feb. 24, 2020

Development Application Submitted



Staff Review & Circulation



May 20, 2020

Public Notification Received



July 13, 2020

Initial Consideration



Aug. 10, 2020

Public Hearing (waived)  
Second & Third Readings



Council  
Approvals



March 16, 2021

Final Reading  
Variances



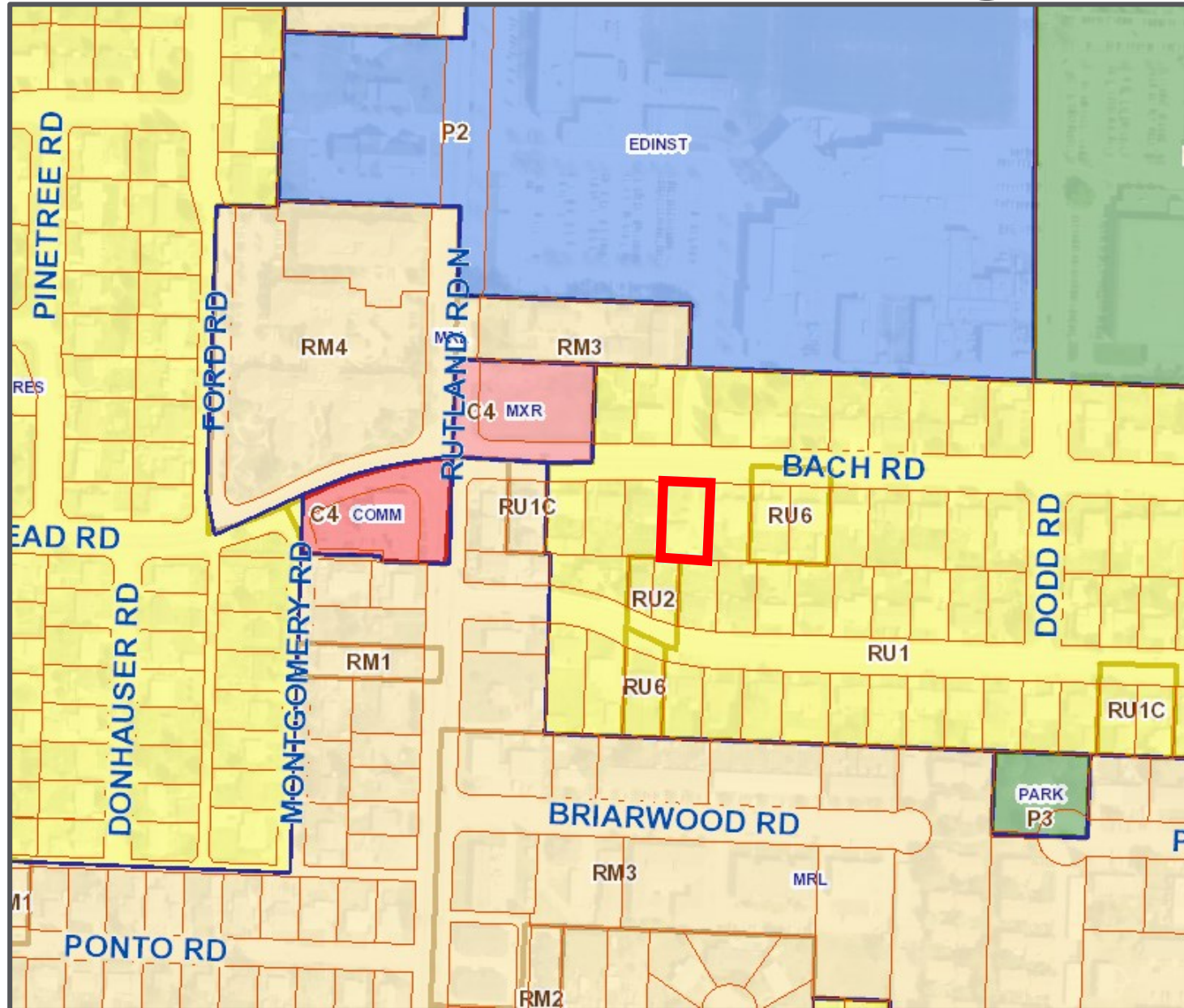
Building Permit

# Context Map





# OCP Future Land Use / Zoning



# Subject Property Map

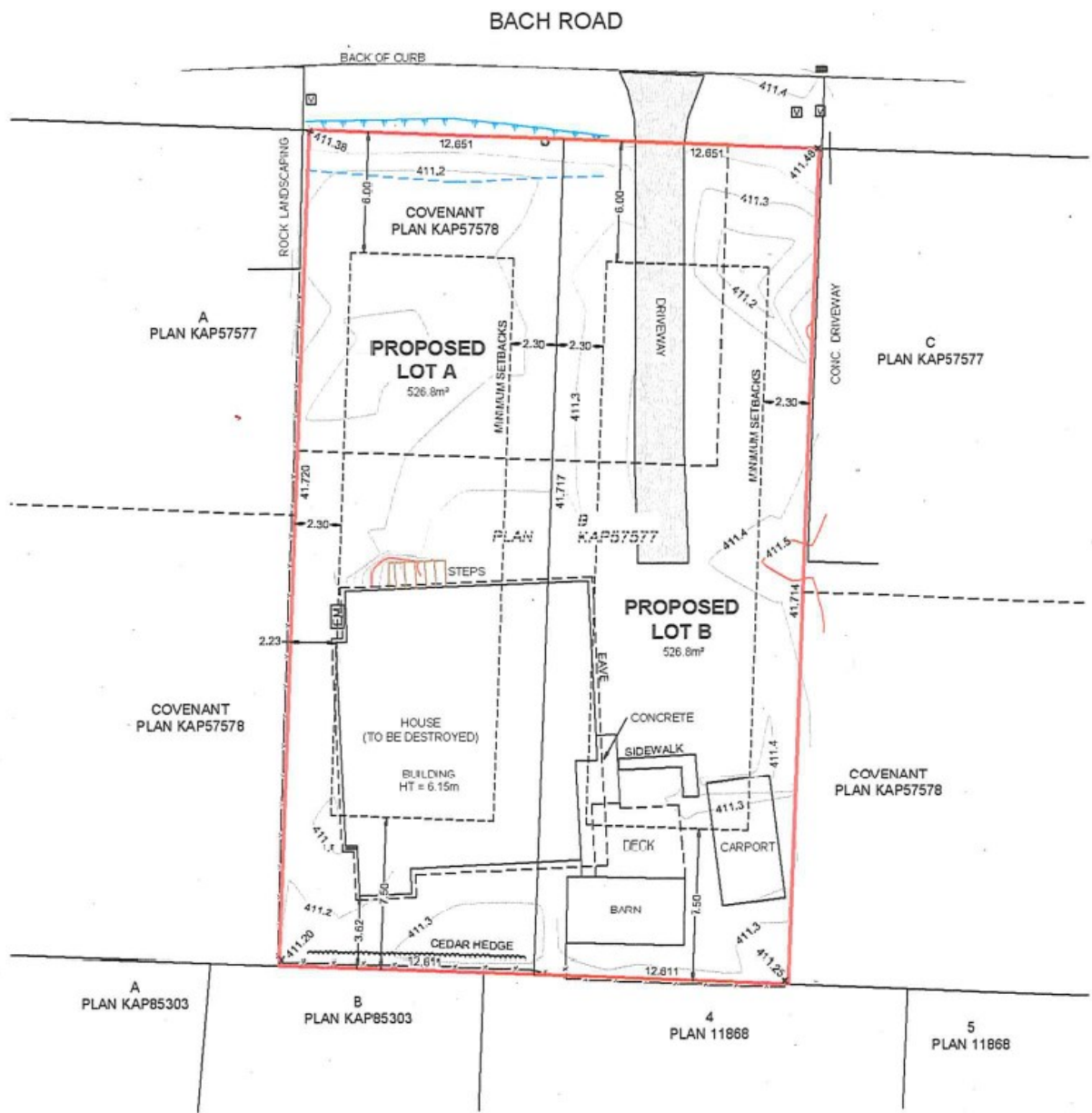


# Project/technical details

- ▶ Vary the minimum lot width for the RU2 zone to allow for a 2-lot subdivision of the subject parcel.
- ▶ Vary minimum lot width from 13m required to 12.65m proposed.
- ▶ The proposed lots meet all other minimum lot dimensions for the RU2 zone:

	RU2 Min.	Proposed Lots	% of RU2 Min.
Width (m)	13	12.65	97%
Depth (m)	30	41.7	139%
Area (m <sup>2</sup> )	400	526.8	132%

# Site Plan





# Development Policy

- ▶ OCP Objective 5.22: Ensure context sensitive housing development.
  - ▶ Proposed lots are in keeping with the context in the area.
    - ▶ Reduction in lot width for the RU2 zone is negligible in size

# Staff Recommendation

- ▶ Staff support the proposal to vary the minimum lot width for the RU2 zone from 13m required to 12.65m proposed to allow the 2-lot subdivision.



## *Conclusion of Staff Remarks*