



Development Variance Permit

491 Sheila Cr

DVP25-0069

Purpose

- To issue a Development Variance Permit Application to vary the lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

Development Process

Mar 21, 2025 Development Application Submitted



Staff Review & Circulation



Apr 4, 2025 Public Notification Received



Jun 17, 2025 Council Consideration



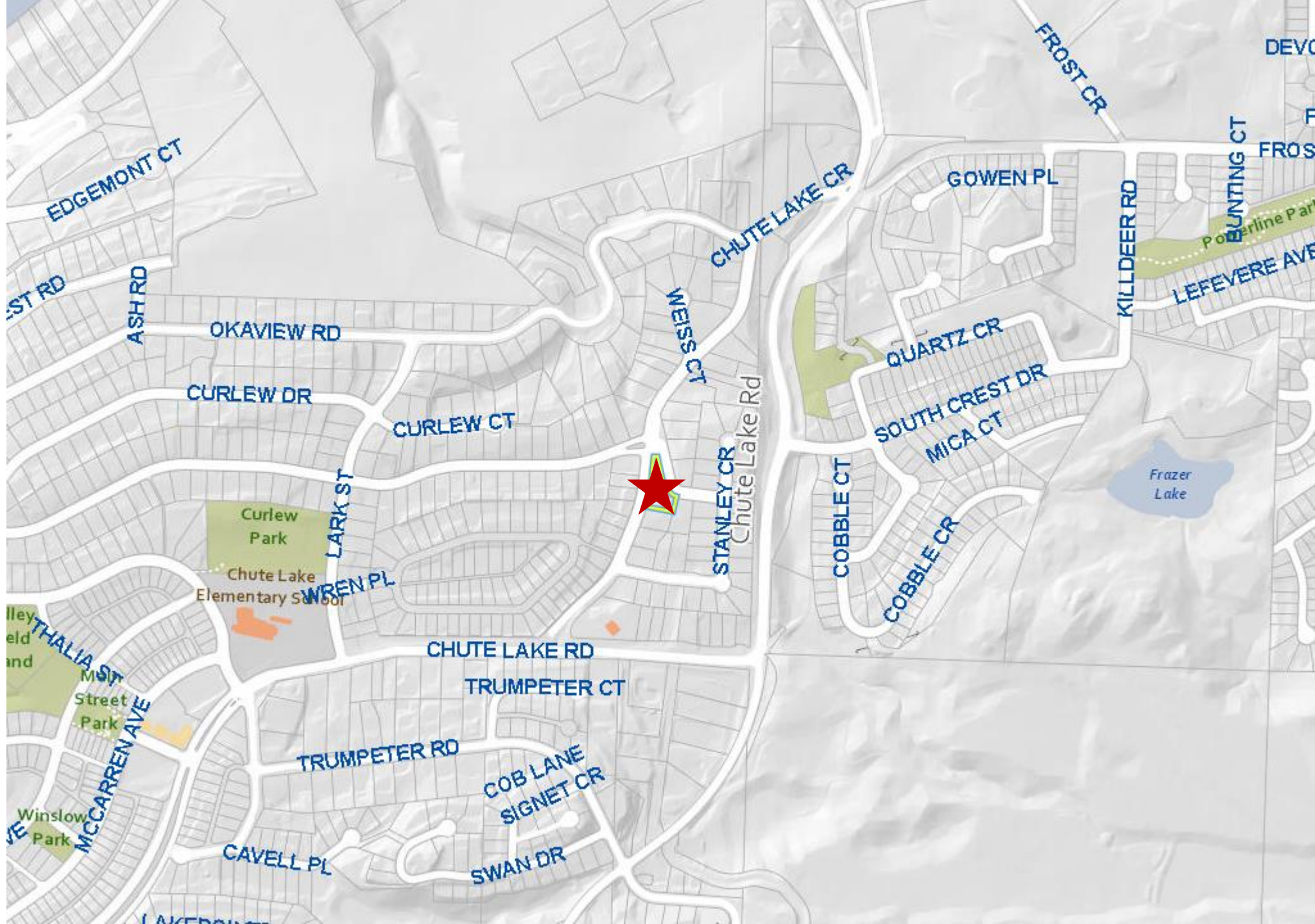
Subdivision Approval



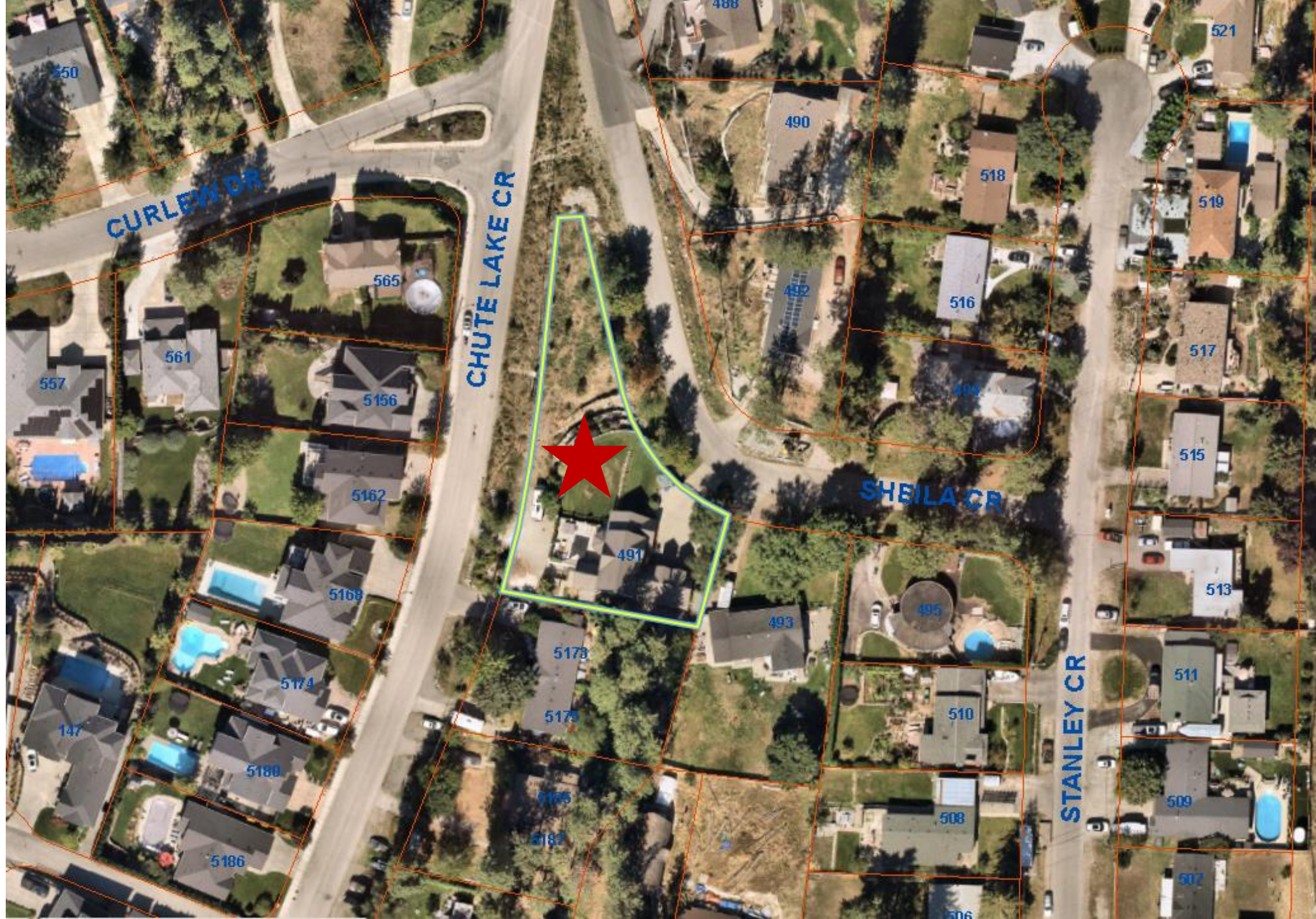
Building Permit



Context Map



Subject Property Map



Technical Details

The Development Variance Permit Application is to vary the proposed lot depth from 30.0 m required to 15.1 m proposed:

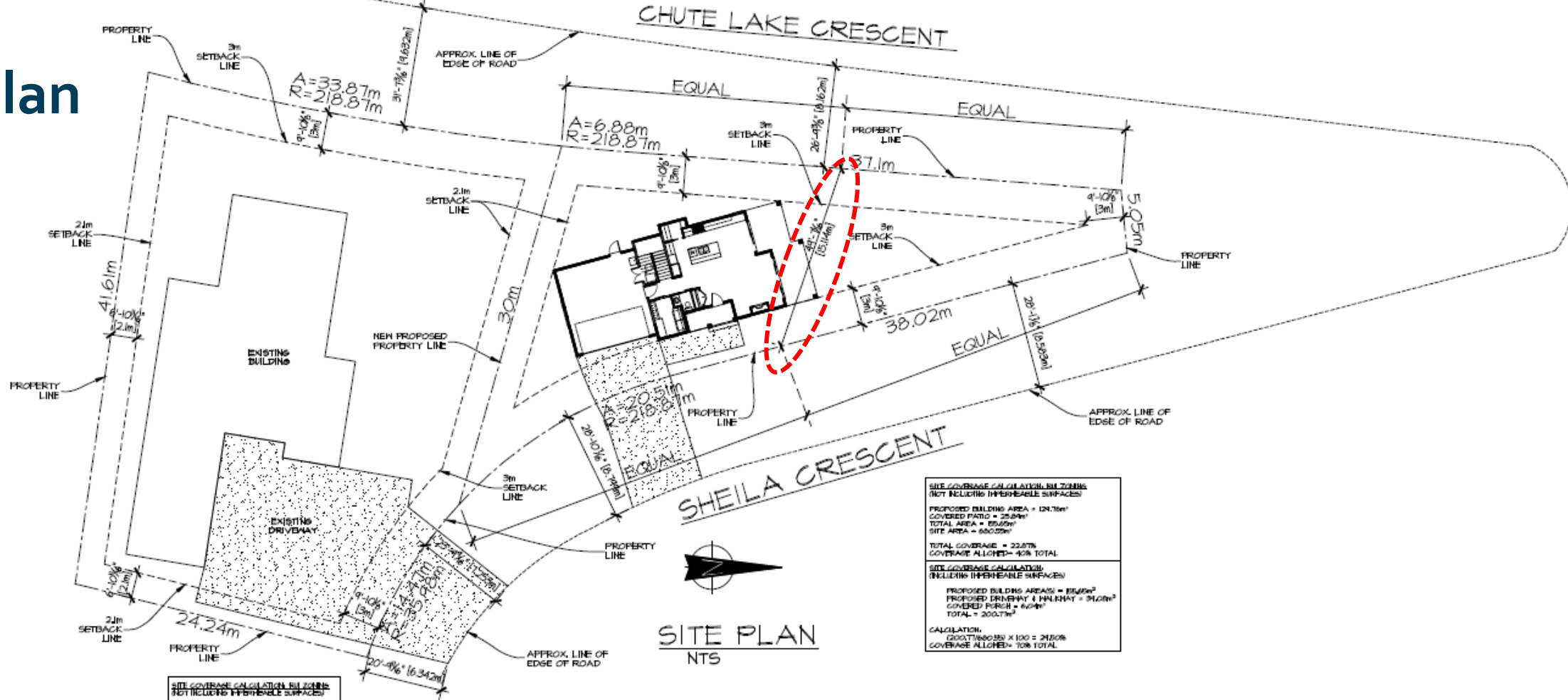
- This is to facilitate a two-lot subdivision
- The existing home remains on the remainder lot
- The proposed subdivision plan has indicated that a single detached dwelling can be built on the new lot

Variances

Section 14.11: Suburban Residential Zones – Subdivision Regulations.

- To vary the minimum lot depth from 30.0 m required to 15.1 m proposed.

Site Plan

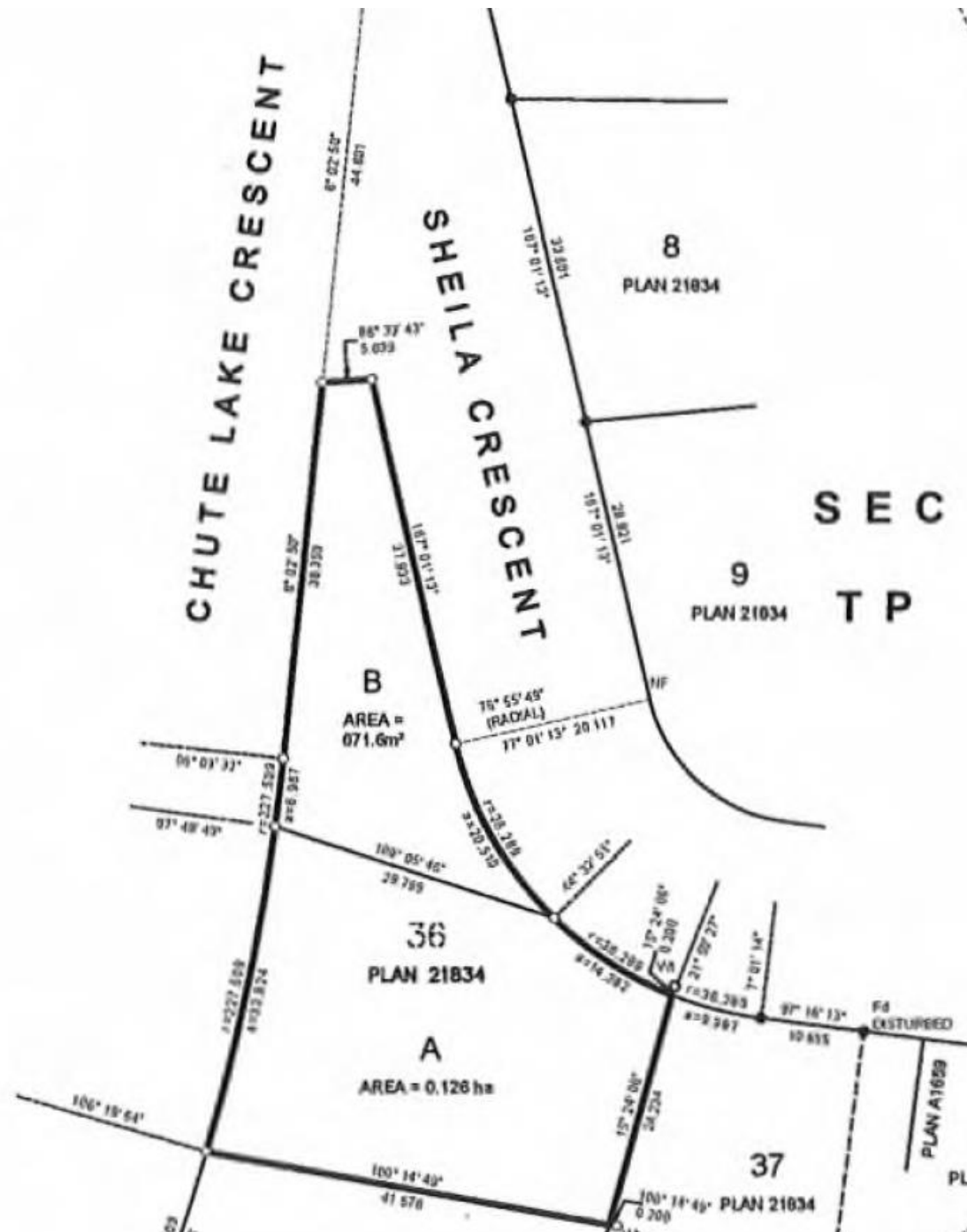


SITE PLAN
NTS

SITE COVERAGE CALCULATION, BY ZONING (NOT INCLUDING IMPERMEABLE SURFACES)	
EXISTING BUILDING AREA = 394.08m ²	
PROPOSED SITE AREA = 1266.55m ²	
TOTAL COVERAGE = 31.1%	
COVERAGE ALLOWED = 40% TOTAL	
SITE COVERAGE CALCULATION (INCLUDING IMPERMEABLE SURFACES)	
EXISTING BUILDING AREAS = 394.08m ²	
EXISTING DRIVEWAY = 216m ²	
TOTAL = 610.08m ²	
CALCULATION $(610.08 / 1266.55) \times 100 = 48.2\%$	
COVERAGE ALLOWED = 10% TOTAL	

SITE COVERAGE CALCULATION, BY ZONING (NOT INCLUDING IMPERMEABLE SURFACES)	
PROPOSED BUILDING AREA = 121.75m ²	
COVERED PATIO = 25.84m ²	
TOTAL AREA = 147.59m ²	
SITE AREA = 600.22m ²	
TOTAL COVERAGE = 24.6%	
COVERAGE ALLOWED = 40% TOTAL	
SITE COVERAGE CALCULATION (INCLUDING IMPERMEABLE SURFACES)	
PROPOSED BUILDING AREAS = 147.59m ²	
PROPOSED DRIVEWAY & PATIO = 216m ²	
COVERED PORCH = 60m ²	
TOTAL = 323.59m ²	
CALCULATION $(323.59 / 600.22) \times 100 = 53.9\%$	
COVERAGE ALLOWED = 10% TOTAL	

SITE PLAN
OPTION 'C'



Staff Recommendation

- Staff recommend support for the proposed development variance permit as:
 - The required 450 m² lot area is being met
 - The applicant has indicated all development regulations can be met for a new single detached dwelling
 - The addition of a new dwelling into an established neighbourhood is facilitated