



MEMO

District of Highlands
1980 Millstream Road
Victoria, BC V9B 6H1
Tel: 474-1773 / Fax: 474-
3677
LBeckett@highlands.ca

To: C. D. Coates, Chief Administrative Officer *File: DVP-03-14*
From: Laura Beckett, Planner
Date: September 11, 2014
**SUBJECT: Development Variance Permit Application DVP-03-14
(623 Stewart Mountain Road)**

RECOMMENDATION

THAT Council direct staff to issue notification of Council's consideration for the proposed issuance of Development Variance Permit DVP-03-14

SUMMARY

Location:	623 Stewart Mountain Road
Legal:	LOT 18 SECTION 34 HIGHLAND DISTRICT PLAN VIP66845
Zone:	Rural Residential 5 (RR5)
Zoning Bylaw Section to Vary:	6.5.3(7): Total floor area of a dwelling unit – 322m ² maximum
Additional Relevant Regulations:	Property is subject to a three-party conservation covenant with TLC. Subject area is within residential use zone (RUZ)
Applicant Requests:	347m ²
Purpose:	To accommodate blended family of varied age range of children with additional floor space

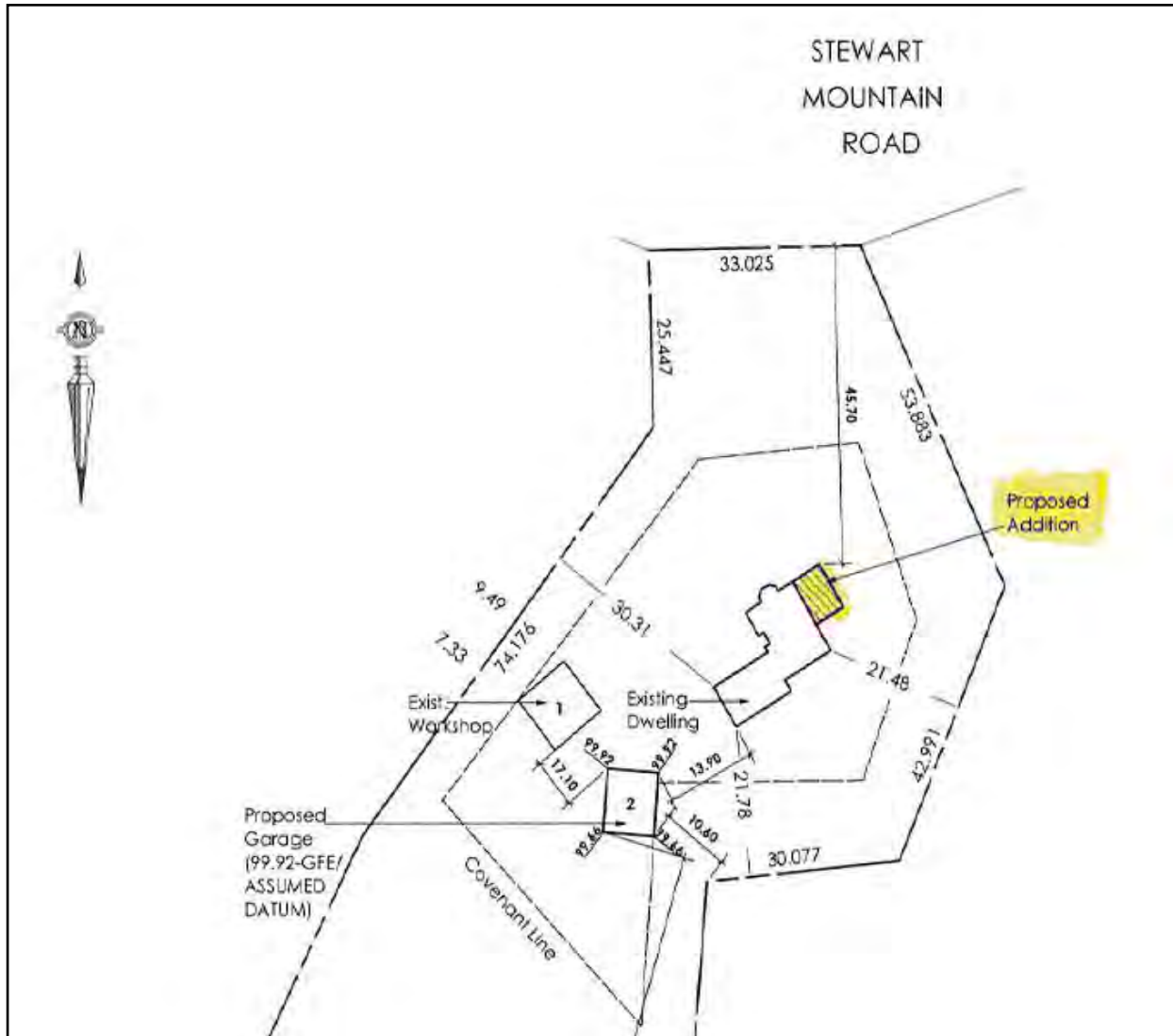
PROPOSAL

Please find attached material from the applicant's representative explaining the application, and the draft development variance permit. The landowners are a blended family who wish to continue to live in the Highlands. In order to do that, there are changes they need to make to their living space to accommodate their larger family. To accomplish this within the confines of their zone (RR5), they have elected to convert one-third of the garage to a mud room and additional bedroom, and to add on a family room. The lot is sloping in many locations, and the site where they propose to install the additions is one of the few flat spots. No tree removal is proposed. The only vegetation disturbance would be over grass.

Like most residents of Stewart Mountain Road, this property is subject to a three-party conservation covenant with The Land Conservancy (TLC). This proposal is entirely within the residential use zone (RUZ).

Staff recommends that Council consider issuing notification of Council's future consideration of the proposed development variance permit.

SITE PLAN



OPTIONS

1. Council may wish to deny the application.
2. Council may wish to request more information from the applicant. Council should specify what information they are looking for.
3. (*Recommended.*) Council may wish to direct staff to issue notification for Council's consideration of Development Variance Permit Application DVP-03-14.

Respectfully submitted

Laura Beckett, MCIP, RPP

CAO Concurrence

C. D. Coates, CAO



VICTORIA DESIGN G R O U P

103 – 891 Attree Ave. Phone. 250.382.7374
Victoria, B.C. V9B 0A6 Fax. 250.382.7364
Website: www.victoriadesigngroup.ca
Email: info@victoriadesigngroup.ca

August 20, 2014

District of Highlands
1980 Millstream Rd.
Victoria, BC
V9B 6H1

Subject: 623 Stewart Mountain Rd. – Variance to Section 6.5.3(7)

To Whom it May Concern,

On behalf of our clients Mike Moss and Michelle Melin, we respectfully request a relaxation of floor area bylaw as follows:

6.5.3 Siting and Dimensions of Buildings & Structures – (7) Total Floor Area

- FROM 322 square metres
- TO 347 square metres

RATIONALE

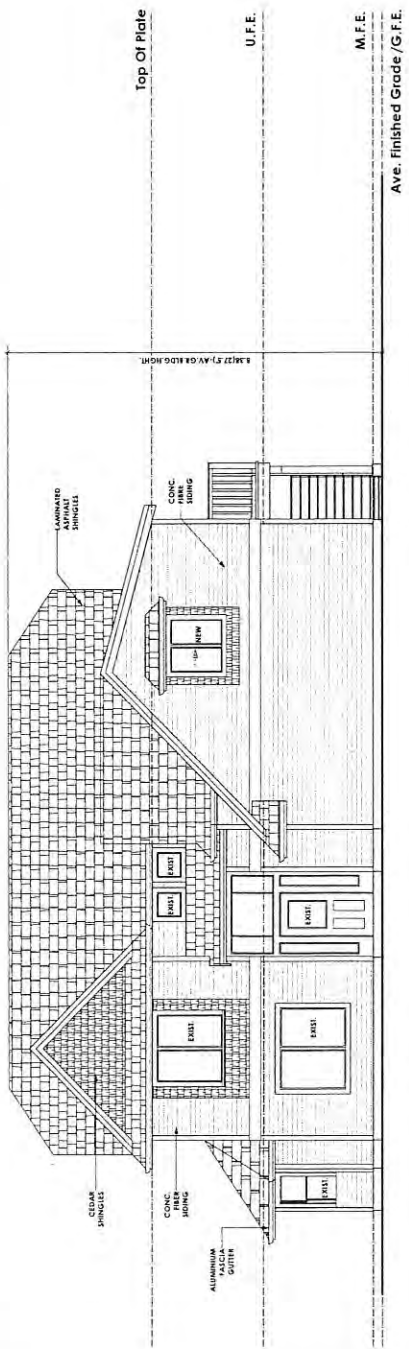
This blended family requires additional space to comfortably house four children and two adults. The existing home is cramped and offers limited freedom and movement. Given the physical and social needs of a varied age range of children, the family wishes to add living and bedroom area to the home. The proposed modest addition of a family room at the rear of the residence poses no environmental threat or disturbance since the ground is flat and free of landscape. The actual proposed 'living' area with the addition, which excludes garage for vehicle storage, is significantly less than the 322 m² cited in the bylaw. The addition will offer both parents and children much needed room for community.

We are grateful for your time and, on behalf of the Moss/Melin family, thank you for considering this important request.

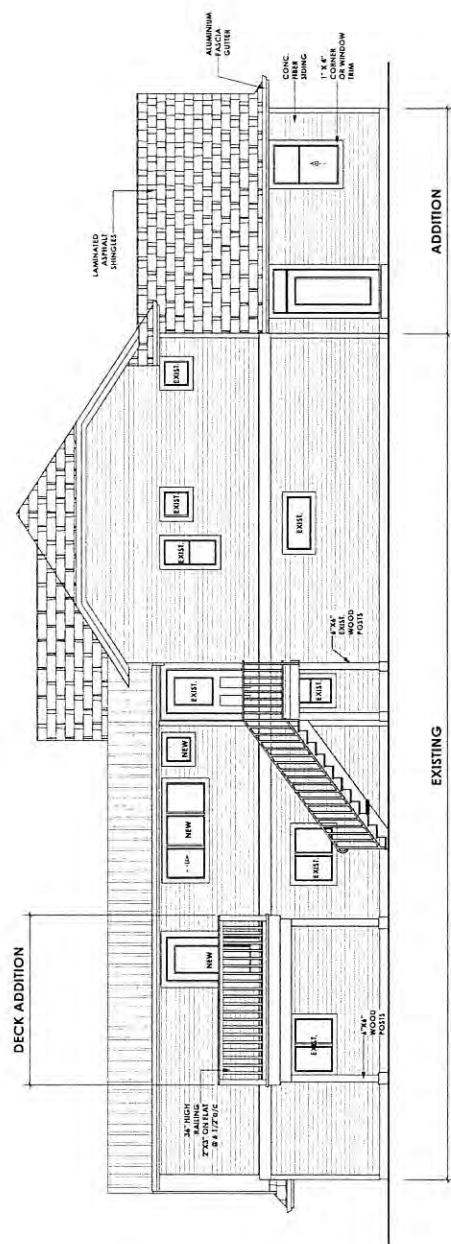
Please do not hesitate to contact us should you have any questions.

Best regards,


William Peereboom (A.Sc.T.)
Victoria Design Group Ltd.



1
A1
Front Elevation
Scale: 1/4" = 1'-0"



2
A1
Right Side Elevation
Scale: 1/4" = 1'-0"

LIST OF DRAWINGS

NO.	DESCRIPTION	DATE
A1	Foundations	
A2	Elevations	
A3	Foundation	
A4	Main Floor Plan	
A5	Upper Floor Plan	
A6	Section	
A7	Structural Application Details	

REVISIONS

NO.	DESCRIPTION	DATE
01	05/05/14	95% Complete

General Contractor and Owner to verify all dimensions and materials are correct. All dimensions and materials are to be verified by the contractor. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor is responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

VICTORIA DESIGN
 7479
 A1 OF A6
 May 5, 2014
 As Shown
 C.B.
 W.S.P.

Proposed Residence
 For Draycor Corp.
 623 Stewart /Mtn. Rd.
 Highlands, B. C.

Date: 12-5-14
 Time: 3:52:41 PM



DISTRICT OF HIGHLANDS
DEVELOPMENT VARIANCE PERMIT
NO. DVP-03-14

ISSUED TO: Michelle Melin & Mike Moss (“Permittee”)
MAILING ADDRESS: 623 Stewart Mountain Road
Victoria BC V9B 6J8

1. The “Lands” are:

LOT 18 SECTION 34 HIGHLAND DISTRICT PLAN VIP66845
PID: 024-092-142 (“623 STEWART MOUNTAIN ROAD”)

2. Highlands Zoning Bylaw No. 100, 1998 is varied as follows:

6.5.3 (7)

FROM: The total floor area of a dwelling unit shall not exceed **322 square metres.**

TO: The total floor area of a dwelling unit shall not exceed **347 square metres.**

3. The Lands described herein shall be developed strictly in accordance with the terms, conditions, and provisions of this permit, and any plans and specifications attached to this Permit which shall form a part hereof.
4. This Permit is issued subject to compliance with all the Bylaws of the District applicable thereto, except as specifically supplemented by this Permit.
5. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of this Permit the Permit will lapse. The owner may request in writing for an extension.

RESOLUTION PASSED BY THE COUNCIL OF THE DISTRICT OF HIGHLANDS
THE XX DAY OF XXX, 2014.

AUTHORIZED THIS XX DAY OF XXX, 2014

Christopher D. Coates
Chief Administrative Officer