



MEMO

District of Highlands
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Victoria, BC V9B 6H1
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LBeckett@highlands.ca

Report To: C. D. Coates, Chief Administrative Officer
From: Laura Beckett, Planner
Date: December 12, 2013
SUBJECT: **Development Variance Permit Application DVP-05-13**
(Varying of a Road Standard Adjacent to Section 74)

File: DVP-05-13

RECOMMENDATION

THAT Council direct staff to issue notification of Council's consideration for the proposed issuance of Development Variance Permit DVP-05-13

SUMMARY

Location:	End of Rowntree Road
Legal:	District Road Right of Way
Zone:	N/A
Development Permit Area:	None
<u>Subdivision Bylaw</u> Section to Vary:	R – Road Standards – Paved Width
Additional Relevant Regulations:	None
Applicant Requests:	From 5.4m to 3.6m
Purpose:	Reduce: 1. Environmental impact 2. Change to roadscape / park access route

BACKGROUND

Council will recall the rezoning of the 82-acre parcel of land referred to as, "Section 74," located off Southwood Drive, Gowlland Road, and Rowntree Road. This project is now at the subdivision stage. As part of the subdivision, the land owners are required to upgrade Rowntree Road, which has been occurring since the spring/summer. Two residential lots will be created off Rowntree.

PROPOSAL

Upgrading of Rowntree Road to Service Level 1 is nearly complete. All that remains are final grading and paving. Application has been received for Council to consider reducing the required width of a small section of road at the end of Rowntree. The section is about 20m long, and would access only the last new parcel. The land owner requests to reduce the paved width of this section from 5.4m to 3.6m. Cul de sacs less than 200m are required through the Subdivision or Development of Land Bylaw No. 154 to have a minimum paved width of 5.4m.

The road would otherwise conform to roadway standards, including having appropriate gravel shoulders. These would be designed by a professional engineer.

Staff, from planning and subdivision perspectives, is supportive of the proposal. It would reduce the environmental impact of the creation of the roadway by keeping the treed buffer along the park access road. As well, the access road that leads from Rowntree into Gowlland Tod Park is a fire access road. Keeping the roadway relatively narrow will reduce any potential for blocking of the fire access. Staff recommends that Council consider issuing notification regarding Council's consideration of the development variance permit.

OPTIONS

1. *(Recommended.)* Council may wish to direct staff to issue notification for their consideration of Development Variance Permit Application DVP-05-13.
2. Council may wish to request more information from the applicant. Council should specify what information they are looking for.
3. Council may wish to deny the application.

Respectfully submitted



Laura Beckett, MCIP, RPP

CAO Concurrence



C. D. Coates, CAO



DISTRICT OF HIGHLANDS
DEVELOPMENT VARIANCE PERMIT
NO. DVP-05-13

ISSUED TO: Highlands 3 Holdings ("Permittee")
MAILING ADDRESS: 200 – 931 Fort Street
Victoria BC V8V 3K3

1. The "Lands" are:
LOT C, SECTION 30 & 74, HIGHLAND DISTRICT, PLAN VIP76070
PID: 025-796-704 ("SECTION 74 – ROWNTREE ROAD")
2. District of Highlands Subdivision or Development of Land Bylaw No. 154 2001 is varied as follows:

Section R – Standards for Roads:

FROM:

13. The width of asphalt paving shall be as indicated...Cul-de-sacs less than 200m long – Service Level 1 – **5.4m**

TO:

The width of asphalt paving shall be **3.6m** with appropriate gravel shoulders

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. Specifically:
 - **Attachment 1:** "Sketch of Rowntree Road Construction to Accompany Variance Application," dated November 21, 2013 by J.E. Anderson and Associates
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 ** DAY OF *.**

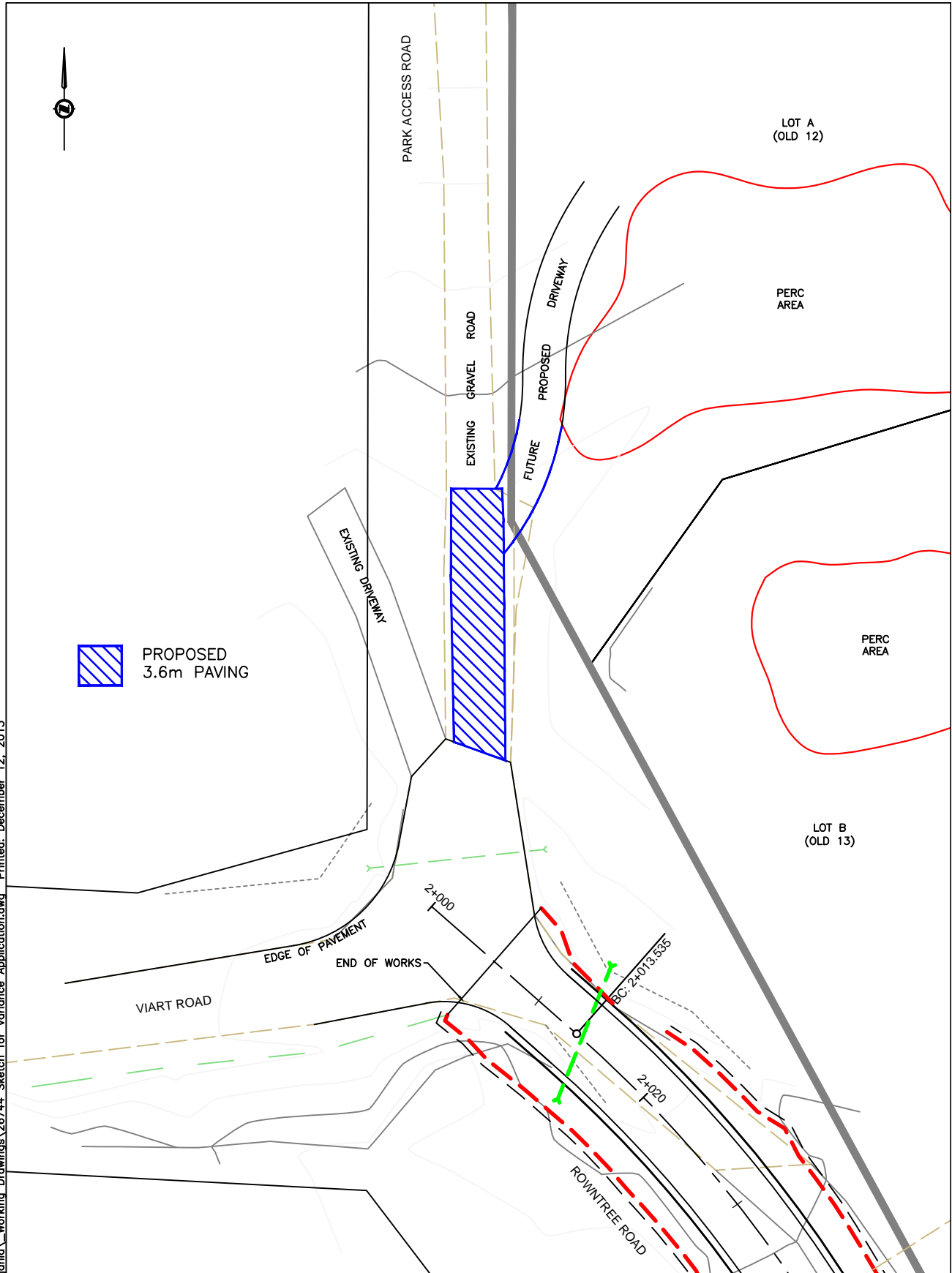
AUTHORIZED THIS ** DAY OF **, 2013**

C.D. Coates
Chief Administrative Officer



PROPOSED
3.6m PAVING

V:_Engineering_26744_Shojania_Working_Drawings_26744_Sketch_for_Variance_Application.dwg Printed: December 12, 2013



PLAN
NTS

JEA J.E. ANDERSON & ASSOCIATES
 SURVEYORS -- ENGINEERS
 4212 GLANFORD AVE, VICTORIA, BC, V8Z 4B7
 TEL: 250 - 727 - 2214 FAX: 250 - 727 - 3395
 E-MAIL : info@jeanderson.com

CLIENT **SHOJANIA**
 PROJECT
**SKETCH OF ROWNTREE ROAD CONSTRUCTION
 TO ACCOMPANY VARIANCE APPLICATION**

DRAWN: VS SCALE: NTS

DATE: DEC 12, 2013

SHEET 1 OF 1

26744 - 01 - C1

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