

City Staff Report

Report Date: November 22, 2021
Meeting Date: December 7, 2021

Original signed by: City Manager Johnson

Application No.: DP2021-39

To: City Manager
From: Director of Development Services
Subject: Development Permit for new single detached dwelling

Purpose

To review the overall site design for a new single detached home on a vacant lot on Rolph Street which is located within the floodplain and riparian area. The applicant is requesting one variance to reduce the front lot line setback.

Summary

- This Development Permit (DP) is to review the proposal to construct a new single detached dwelling within the floodplain and riparian area.
- The purpose of this DP is to consider the overall site design in relation to the floodplain and sensitive ecosystem of the Fraser River.
- One variance is being requested to reduce the front lot line setback.

Recommendation

THAT Council APPROVE DP2021-40 for the construction of a new single detached dwelling on LOT 1 DISTRICT LOT 704 CARIBOO DISTRICT PLAN BCP15972 30m from the High Water Mark and at an elevation of 473.2m;

SUBJECT To removing the current covenant on title and registering a new covenant specifying the new floodplain elevation.

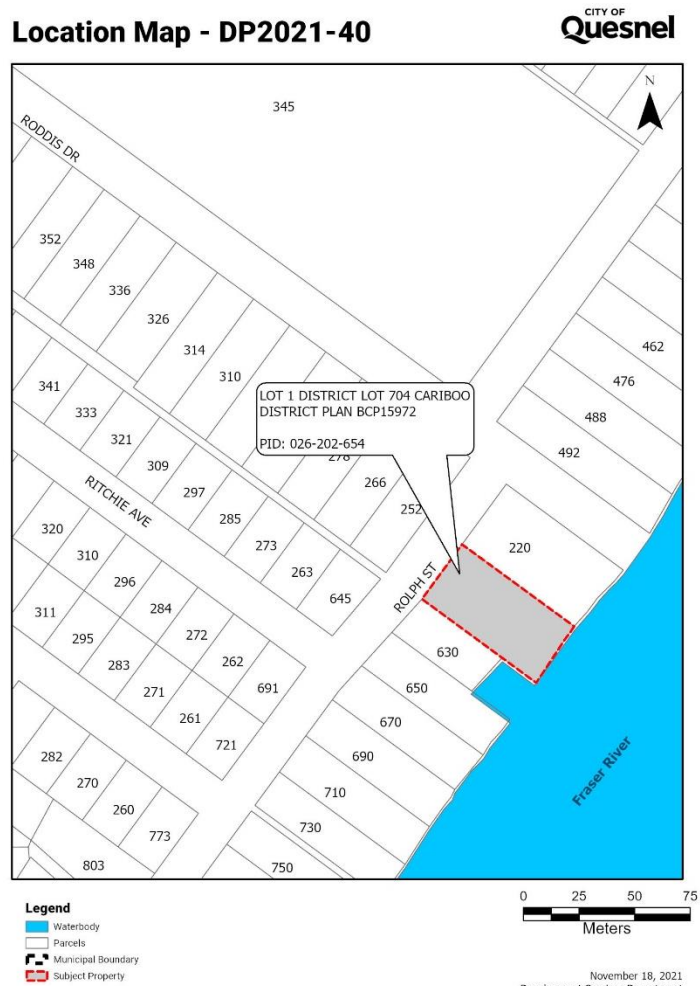
Statutory Requirements

Local Government Act

Council Policy

Official Community Plan No. 1879, 2019
Zoning Bylaw No. 1880, 2019

Location Map - DP2021-40





Floodplain Bylaw No. 1187, 1992
Mapping updated in 2019
Development Application Procedures Bylaw 1531, 2002

Background

Proposal

- SCS Contracting is requesting to build a new dwelling on a vacant lot along Rolph Street.
- The lot is located within the floodplain and the riparian areas, thus a Development Permit is required to review site design.
- The proposed dwelling is required to be setback 30 meters from the High Water Mark, and the habitable and mechanical space will be required to be elevated to a minimum of 473.2 meters above sea level. This limits the buildable footprint of the lot to that defined in the draft survey and is the reason requested for the variance to the front lot setback.
- The riparian area will remain undeveloped and natural vegetation will remain undisturbed.
- The 30m setback from the high water mark and the
- One variance is being requested to allow the principal building to be setback 3.5 meters from the property line due to site restrictions.

Site Characteristics

Location	Rolph Street (PID 026-202-654)
Site Area	0.47 acres
Current Use	Vacant
Zoning	RS-2 (Single and Duplex Residential)
Official Community Plan Land Use Designation	SDR (Low Density Single Detached Residential)
Servicing	Community water and sewer

Surrounding Land Uses

North	Residential
East	Fraser River
South	Residential
West	Residential

Floodplain

- The lot is located within the floodplain and are subject to the regulations of the Floodplain Bylaw which includes:
 - Dwellings must be sited at least 30 m from the natural boundary of the Fraser River.
 - The lower floor system that is used for habitation or for the storage of flood susceptible goods is to be elevated above the designated flood level plus freeboard.
- The City has obtained new floodplain mapping which was completed in 2019/2020. This new floodplain mapping identifies the lot as being within the floodplain and that the 200 year floodplain elevation (+0.3 m freeboard) is 473.2 m above sea level in this area.
- The lower floor system of the dwelling is proposed to be constructed to a minimum elevation of 473.2 m above sea level. These elevations are to be determined by a registered land surveyor at Building Permit stage.
- As per the Floodplain Bylaw, any fill used to meet the floodplain elevation must be protected against erosion from flood flows, wave action, ice and other debris.
- A certified land surveyor will be retained by the builder to determine the elevation of the proposed buildings' footings at Building Permit stage.

Sensitive Ecosystem Area



- The lot intersects with the Sensitive Ecosystem Development Permit Area, however, the proposed dwellings are not being developed within this 30 m buffer from the river thus a riparian assessment was not required.
- The Zoning Bylaw stipulates that single detached residential properties must leave a 15 m buffer area from the river where natural vegetation is maintained. The retention of vegetation in this area will also help mitigate erosion.

Zoning Bylaw Analysis

- The properties are zoned RS-2 which allows for single detached dwellings.
- The proposed dwelling meets all the zoning regulations outlined in the RS-2 Zone including except the front lot setback.
- The applicant is requesting one variance to allow the dwelling to be setback 3.5 meters from the front lot line. Section 12.3.6 of the Zoning Bylaw requires the principal building to be setback 7.5 meters.
 - The High Water Mark extends quite far on to the lot, limiting the buildable area. The only option to increase the size of the house is to build closer to the road. See justification letter for the applicants reasoning.

Covenant and Right of Way

- A covenant was registered on title in 1996 to ensure no structure for habitation, business, or storage of materials damageable by floodwaters shall be constructed in violation of the City of Quesnel Floodplain Management Bylaw No. 1187, 1991. This covenant should be updated as a condition of this development.
- A Statutory Right of Way (ROW) was registered on title in 2004 for the operation and maintenance of a dike. Note this dike was constructed and then lowered due to demands from property owners and as such does not provide flood protection to a specified level.

Notification and public submissions

- Variance notices were mailed November 22, 2021 to residents, occupants and owners within 30 meters of the subject property. A total of 6 properties were notified.
- Development Notice signage was installed on the property on November 23, 2021 as per the Development Application Procedures Bylaw.
- No submissions have been received as of the writing of this report.

Referrals

Fortis BC: There are no issues with the proposed project, the customer will need to apply for a main and service as there is no infrastructure in front of lot.	BC Hydro: BC Hydro has no objections as our works are not affected. For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: http://www.bchydro.com/youraccount
Capital Works: Interests are unaffected	Public Works: No comment.
Telus: TELUS has no comments or concerns regarding this referral.	Shaw Cable: No comment as of date.



Fire Department: No access concerns for fire apparatus and there is a hydrant within 100m of the lot.	Ministry of Environment: No comment as of date.
Building Department: <ul style="list-style-type: none">• Drainage and runoff must not affect surrounding parcels.• A Survey will be required for both placement and elevation, this can be provided at foundation.	Ministry of Transportation and Infrastructure: No comment as of date.

Concurrence

Kevin Hicks, Chief Building Official

Attachments

Justification Letter

Surveys

Site Plan

Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.