

City Staff Report

Original signed by: City Manager Johnson

Report Date: September 7, 2023
Meeting Date: September 26, 2023

Application No.: DP2023-60

To: City Manager
From: Director of Development Services
Presented by: City Planner
Subject: Floodplain Development Permit Review

Purpose

To review the overall site design for the addition of a secondary suite at 878 Rolph Street, located within the floodplain.

Summary

- The proposed 53m² (570 ft²) secondary suite addition will be added to the second floor of the principal dwelling.
- The proponent is looking for extra space for her children to cook and family to stay when visiting.
- The addition will meet the 30m setback and elevation mark.
- Staff have no concerns with the proposed secondary suite.

Recommendation

THAT Council APPROVE DP2023-60 for the construction of a secondary suite on LOT 1 DISTRICT LOT 704 CARIBOO DISTRICT PLAN PGP47945 setback 30m from the High-Water Mark and at a minimum elevation of 473 m.

Statutory Requirements

- Local Government Act

Council Policy

- Official Community Plan No. 1879, 2019
- Zoning Bylaw No. 1880, 2019
- Floodplain Bylaw No. 1187, 1992
 - Mapping updated in 2019.
- Development Application Procedures Bylaw 1531, 2002

DP2023-60- Location Map

CITY OF
Quesnel



Legend
 Waterbody
 Parcels
 Subject Property

0 20 40 60
Meters

August 29, 2023
Development Services Department



Background

Proposal

A development permit was issued for this property on June 7, 2022, for the construction of the principal dwelling. The following was subject to the DP's approved:

1. all site drainage must be retained on the property;
2. installing a silt fencing along the rear property avoid sedimentation of the river during construction;
3. re-establishing vegetation in the riparian area to improve habitat, bank stability and runoff filtration; and
4. updating the floodplain covenant on the property to specify the new required elevation and conditions of development prior to occupation of the building.

The house that was the subject of the prior development permit is nearing completion.

The proposed addition is required to be setback 30 meters from the High-Water Mark, and the habitable and mechanical space must be elevated to a minimum of 473 meters above sea level. The addition will be added to the second floor of the principal dwelling, therefore conforming to the floodplain requirements listed above.

The proposed suite will be used by the owner's children for cooking, and family visiting from out of the country will use the suite to stay in. See attached justification letter. However, this is a legal suite and can be rented out at any point.

Site Characteristics

Location	878 Rolph Street (PID 025-397-109)
Site Area	1203.2 m ²
Current Use	Single Family Residential
Zoning	RS-1 (Single dwelling Residential)
Official Community Plan Land Use Designation	SDR (Low Density Single Detached Residential)
Servicing	Community water and sewer

Surrounding Land Uses

North	Single Detached Residential
East	Fraser River
South	Single Detached Residential
West	Single Detached Residential

Floodplain

- A covenant was registered in 1979 on the property, at the time of subdivision, to specify requirements of elevation and setback requirements.
- 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, mechanical 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 473m above sea level in this area.



- The lower floor system of the principal dwelling was constructed to a minimum elevation of 473m above sea level.
- 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 was retained by the builder to determine the elevation of the proposed buildings' footings at Building Permit stage.

Zoning Bylaw Analysis

- The properties are zoned RS-1 and permits secondary suites as a secondary use.
- The proposed addition meets all the zoning regulations outlined in the RS-1.
- Staff recommends approving the development permit as it will increase the available housing stock and any future owners can rent the space.

Notification and public submissions

- Development Notice signage was installed on the property on September 11, 2023, as per the Development Application Procedures Bylaw.
- No submissions have been received as of the writing of this report.

Referrals

Building Department: No objection to the proposed development.	Fortis BC: No objection to the proposed development.
Public Works: Interests unaffected.	Telus: No objection to the proposed development.
Capital Works: Interests unaffected.	Shaw Cable: No response
Fire Department: No concerns, there is good access to the dwelling and a hydrant is approximately 50m away.	BC Hydro: No response

Concurrence

- Kevin Hicks, Chief Building Official

Attachments

- Elevation Plan
- Floor Plan
- Justification Letter

Options

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