

MEMORANDUM

Date: June 8, 2021
To: Chief Administrative Officer
From: James van Hemert
Re: Application for a Development Permit for 275 Castley Heights, Lot 17, Section 5, Renfrew District (Situated in Cowichan Lake District), Plan VIP54940 - PID: 017-909-279



APPLICATION

The applicant requests a Development Permit to support the construction of a single-detached residence.

BACKGROUND

The subject property is zoned **R-1 Urban Residential** and is currently undeveloped. The character of the adjacent properties is single detached residential.

The proposal is subject to the Official Community Plan's Development Permit Area guidelines for natural hazard lands and to rainwater management provisions of the Subdivision, Works and Services Bylaw.

The site is encumbered with an encroaching fence and carport on the north side of the property.

RELEVANT TOWN BYLAWS

Official Community Plan, Development Permit Areas

The proposal is subject to Natural Hazard Lands DPA 2 guidelines.

Relevant guidelines are cited below, with a brief comment on the extent to which the proposal satisfies the guideline.

Guidelines for Natural Hazard Lands DPA 2

6.3.6

Steep slopes

a) Significant excavation or filling to accommodate buildings or structures or to alter existing slopes shall not be undertaken, nor shall any building or structure be erected, constructed or placed in areas subject to bank instability or potential damage from bank instability. To avoid areas subject to unstable slopes, buildings and structures shall be sited in accordance with building setbacks and other requirements as determined by a

geotechnical engineer registered as a Professional Engineer in British Columbia.

b) All lands shown on Map 4 Natural Hazard Lands Development Permit Area (DPA 2) with slopes of greater than 10% shall be subject to slope stability studies to determine where hazardous conditions exist prior to any development being permitted. These studies shall include but not be limited to identifying areas of slope equal to or greater than 30%, areas of springs and seepage and organic soils, the 200-year flood plain, and any areas with a high-water table, and other studies as required. Reports shall be prepared, signed and sealed by a qualified practising engineer, licensed to practise in British Columbia. If fish habitat areas are potentially affected by the proposed development, a report prepared by a qualified fish biologist specifying how the proposal will meet all applicable Federal and Provincial regulations.

Subdivision, Works and Services Bylaw

Section 3 addresses integrated rainwater management and all development must be consistent with the standards of the supporting Integrated Rainwater Management Plan. Specific implementation methods are determined in consultation with the Town's building official.

Review and Comments:

The site is already subdivided for single family and two-family residences and the majority of lots are already developed. The applicant has provided plans for a two-story wood-framed residence.

Comment

A geotechnical assessment of the slope and building site by McElhanney concludes that the site is geotechnically safe and suitable for the intended use. Slope stability provides for an acceptable factor of safety in both long term and seismic conditions.

The site plan (see below) and the side elevations (also see below) identify the use of retaining walls that do not exceed 2 metres in height.

Comment

The technical memo notes that the conventional requirements of current B.C. Building Codes pertaining to building drainage systems are considered suitable. Additional dewatering facilities such as a rock pit shall be determined at the time of building permit review.

RECOMMENDATION

That the approval by Council of a Development Permit to the owner of 275 Castley Heights, Lot 17, Section 5 Renfrew District, Plan VIP54940 with the following conditions:

- 1) No retaining walls over 2.0 metres shall be permitted.
- 2) Prior to the issuance of a building permit, any retaining walls and structures higher than 1.0 metres must be designed by a professional geoscientist or structural engineer to the satisfaction of the town's building inspector and must be located entirely on the parcel.



James van Hemert