



MEMORANDUM

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: BRIGID REYNOLDS, CONSULTING TOWN PLANNER
SUBJECT: DVP2024-02 – 14 BEAVER ROAD
MEETING DATE: JUNE 22, 2025
SUBJECT PROPERTY: LOT 5, SECTION 5, RENFREW DISTRICT, PLAN 9979 (PID: 005-474-906)

Purpose

The purpose of this application is to consider approval of DVP2024-02 to reduce the minimum lot size in the Traditional Urban (R-3) zone, to vary the maximum height of a retaining wall. These approvals would facilitate a subsequent subdivision application intended to create one additional lot.

Background

The subject property is 1,470 m² in size and is zoned Traditional Urban (R-3). The property has a double frontage on Beaver and Savoy Roads. The property has an existing single family home with access on Beaver Road.

The property is designated as being in the Natural Hazard Development Permit Area (DPA-2) for steep slopes because the property has a 25-degree slope. Due to the steepness of the property, a 5.5 m tall retaining wall would have to be constructed to enable the creation of a level lot. In support of the application, the applicant has provided the following reports:

- Retaining Wall Geotechnical Assessment and design, prepared by Ryzuk Geotechnical, dated March 17, 2025

The applicant intends to subdivide the parent lot to create a lot approximately 400 m², that is less than the required minimum lot size of 600m². See Attachment 1 for the proposed subdivision layout.

Official Community Plan

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.

Analysis

The purpose of the DPA is to mitigate the risks associated with constructing in DPA 2, where there are steep slopes greater than 10%. The property has a slope exceeding 30% or 25 degrees. The geotechnical letter confirms that a 5.5 m high retaining wall would be necessary to establish a buildable area on the south portion of the lot. See Attachment 2 for the proposed retaining wall location and profile. This DVP does not approve the works, a subsequent DP would be required and this is expected to be addressed as part of the subdivision application should Council approve the reduced lot size and increase in retaining wall height.

DPA 2 designates the whole town as a high interface fire hazard. The property has not been the subject of an interface fire hazard assessment. The DP guidelines require a report to be submitted that includes recommendations to lower the associated risk to moderate or low. This matter would be addressed at the time of subdivision.

Zoning Bylaw

The subject property is zoned Traditional Urban (R-3). The minimum lot size required to create a lot for a single family dwelling is 600 m². The applicant would like to apply for a subdivision to create one additional lot but due to the slope and the location of the existing dwelling, the new lot would have to be smaller, a minimum of 400 m². The applicant has indicated that Zoning Bylaw setbacks could be achieved for this smaller lot.

Also, due to the slope, to create this lot a considerable amount of excavation would be necessary and a large retaining wall would be required. The Zoning Bylaw establishes a maximum height of 2.0 m for retaining walls. The geotechnical assessment has determined that a 5.5 m tall retaining wall would be necessary to create a level building lot on the south portion of the subject property.

Should Council approve these variance requests, the applicant could proceed to submit a subdivision application. A condition of the subdivision application would be for a more detailed geotechnical assessment related to the physical construction of the retaining wall and related drainage. This variance approval does not permit construction of this retaining wall.

Public Notification

Development Approval Procedures and Notification Bylaw No. 1109-2024 and the Local Government Act Section 499 require notice a minimum of 10 days prior to Council's

consideration of the application. The notice was mailed out on June 5, 2025 and at the time of preparing the staff report no comments have been received.

Options

- 1) Approve the development permit and development variance permit.
- 2) Deny the development permit and development variance permit
- 3) Request the applicant to submit additional information.

Recommendation

The contract planner recommends approving DVP 2024- 02 to vary Zoning Bylaw sections

- 4.3.8 a. increasing the maximum height of retaining wall from 2.0 m to 5.5 m
- 5.1.6 a. reducing the minimum lot size for a single family dwelling from 600 m2 to a minimum of 400 m2

to facilitate a one-lot subdivision at 14 Beaver Rd, on the lot legally described as Lot 5, Section 5, Renfrew District, Plan 9979 (PID: 005-474-906).

Signed:



Brigid Reynolds RPP MCIP
Contract Planner

Concurrence:

Reviewed 2025-06-20

APPROVED BY:

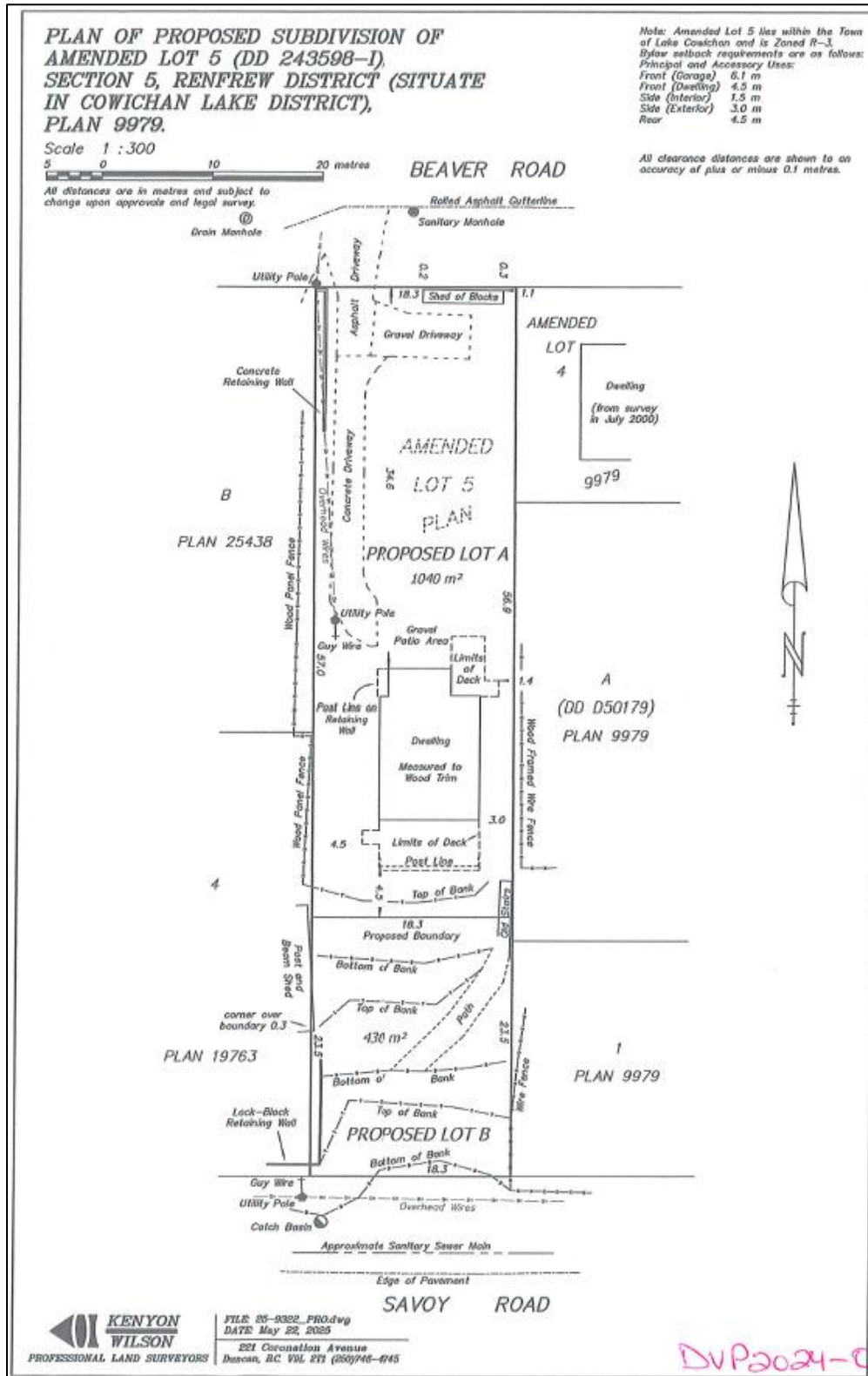


Mark Brown
Chief Administrative Officer

Attachments

ATTACHMENT 1

Proposed Plan of Subdivision



ATTACHMENT 2 Retaining Wall

