

MEMORANDUM

Date: December 1, 2021
To: Chief Administrative Officer
From: James van Hemert
Re: Application for a Development Permit for 42 Savoy, Lot 16,
Block 7, Section 5, Renfrew District (Situating in Cowichan Lake District), Plan
1750, PID: 000-057-401



APPLICATION

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

BACKGROUND

The subject property is zoned **R-3 Urban Core** 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.

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 practice 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 an existing vacant lot within a developed area of single detached residences. The applicant has provided plans for a two-story wood-framed residence with a basement suite.

The front and side elevations (also see below) identify the use of retaining walls along the left and right sides of the driveway. The house was dropped a metre in elevation from the roadway to accommodate the slope and avoid extensively high foundation walls and retaining walls.

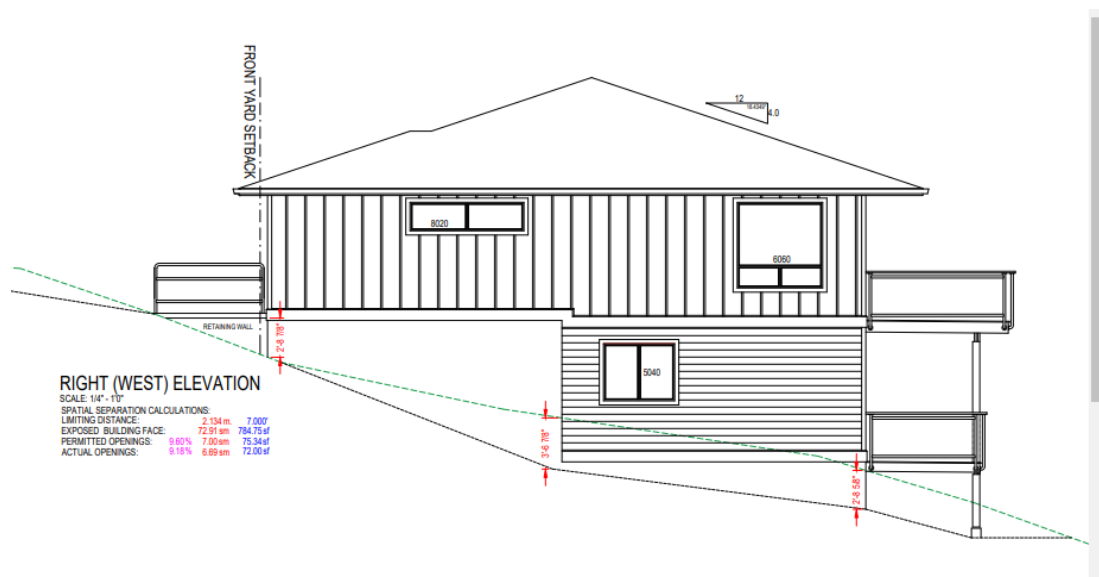


Figure 1 Right (west) elevation

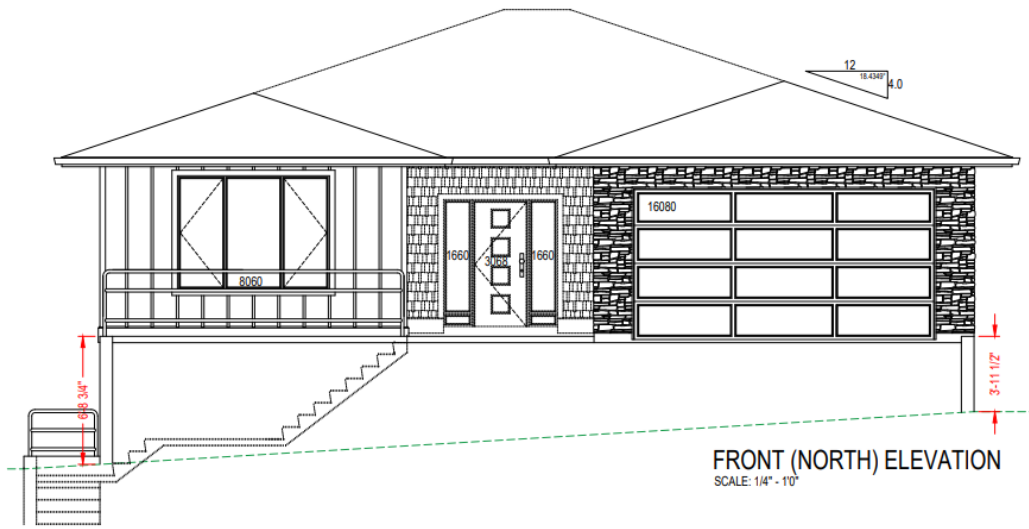


Figure 2 Front (north) elevation

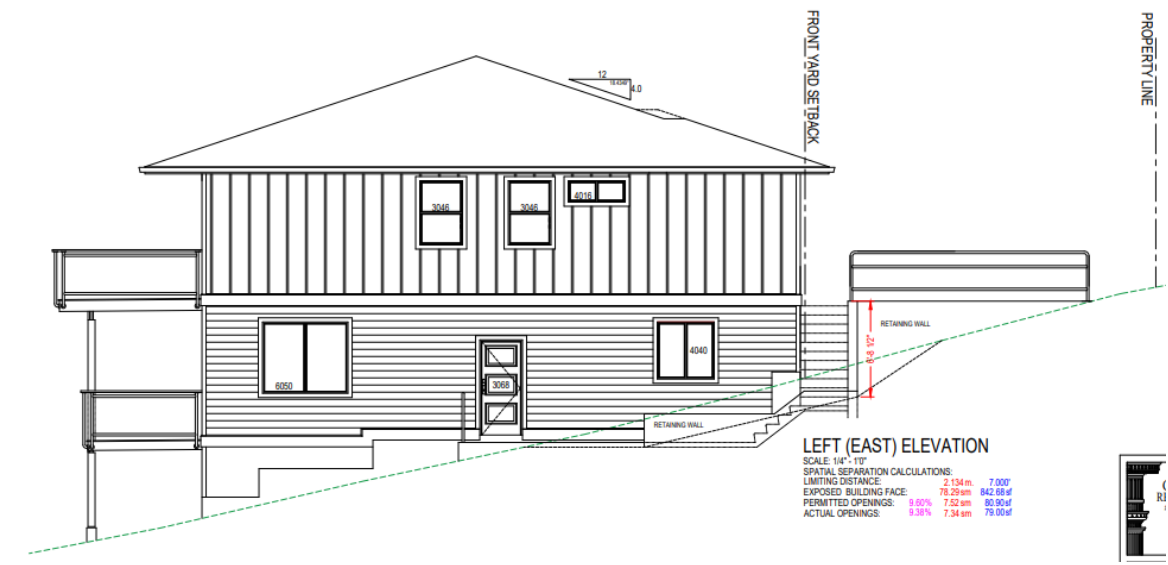


Figure 3 Left (east) elevation

Prior to receiving a building permit, a geotechnical assessment must be completed. Standard perimeter drainage in accordance with the BC Building Code will be required. It will inform foundation design and site drainage. Additional dewatering facilities such as a rock pit shall be determined at the time of building permit review.

The building and site design as proposed, and with the proposed conditions to this Development Permit, satisfies the Official Community Plan's guidelines for the Natural Hazard Lands DPA 2.

RECOMMENDATION

That the approval by Council of a Development Permit to the owner of Lot 16, Block 7, Section 5, Renfrew District (Situated in Cowichan Lake District), Plan 1750, PID: 000-057-401, with the following conditions:

- 1) A geotechnical assessment shall be completed to the satisfaction of the Town's building inspector prior to issuance of a building permit.
- 2) No retaining walls over 2.0 metres in height shall be permitted.
- 3) 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