

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: May 17, 2023

Subject: Development Variance Permit Application No. 3090-20-23-02

RECOMMENDATION:

THAT Council authorizes approval of a Development Variance Permit Application No. 3090-20-23-02 for the property legally described as Lot 154 District Lot 12463 Plan 18898, 14 Finlay Forks Cr, Mackenzie, BC, subject to the construction and roofline orientation of the new carport ensuring snow stays on the proponent's property.

ALTERNATIVE OPTIONS:

1. Deny the Development Variance Permit as presented.
2. Amend and issue the Development Variance Permit.
3. Table consideration of the application so additional information can be provided.

BACKGROUND:

At the Regular Council Meeting on April 24, 2023, Administration presented an application for a Development Variance Permit to vary setback regulations in Section 8.3 of Zoning Bylaw No.1368, 2017.

Administration commenced the Development Variance Permit process as outlined in the District of Mackenzie's Development Procedures. Staff conducted the following:

1. Technical and Policy Review
2. Technical Agency Referral
3. Notification of neighbouring properties within a 100-meter radius of the proposed development

Technical and Policy Review

Administration has conducted a thorough technical review as per the District of Mackenzie Development Procedures manual and included a review of:

- Applicable District of Mackenzie Bylaws
- Extent of the variance
- Possible precedents being set
- Rationale for the variance
- Safety and risk issues
- Urban design and aesthetic issues

A copy of the technical review is attached to this report.

Technical Agency Referral

Agency Name	Response
District of Mackenzie – Operations – Public Works	“Proper orientation of roofline to ensure snow stays on proponents property.”
District of Mackenzie - Fire Department	“No concerns at this time, following building inspectors response.”
District of Mackenzie – Building Inspection	“In the Building Permit stage the roof line should slope towards the back of the property and a wall shall be built on the east side of the carport with the appropriate Fire Resistant Rating as per the tables in the 2018 BC Building Code addressing Spatial Separation.”

Notification Neighbouring Properties

Properties within a 100-meter buffer of 14 Finlay Forks Cr were delivered a notice, indicating the purpose of the permit, lands subject to permit, and the time and date the permit is to be considered by Council. Administration has not received any comments or responses from neighbouring properties within a 100-meter radius of the proposed development.

Recommendation

As a result of the technical agency and public reviews of this permit application, Administration is recommending its approval. A copy of the proposed Development Variance Permit has been attached for Council’s consideration.

COUNCIL PRIORITIES:

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of



resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

Respectfully Submitted,

A handwritten signature in black ink that reads "Luke Thorne" written over a horizontal line.

Luke Thorne
Land & Environmental Coordinator

A handwritten signature in black ink that reads "Diane Smith" written over a horizontal line.

Approved for Submission to Council