

# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** March 19, 2025  
**FROM:** Tyson Baker, Senior Development Planner  
**SUBJECT:** Development Variance Permit 2025-02 – 5698 Medusa Street  
**FILE NO:** 3090-2025-02

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## RECOMMENDATION

**That Development Variance Permit 2025-02 be approved to reduce the rear lot line setback from 3.0 m to 0.59 m to accommodate a conversion of the existing permitted accessory building into a detached accessory dwelling unit.**

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## PURPOSE

The property owners have applied for a development variance permit to reduce the rear lot line setback from 3.0 m to 0.59 m to accommodate a conversion of an existing permitted accessory building into a detached accessory dwelling unit, which supports housing opportunities in Sechelt.

## OPTIONS

1. Defer the application pending additional information.
2. Deny the application.

## DISCUSSION

### Summary

The property owners would like to convert their existing garage, located in the rear of the property abutting Sherlock Lane, into a detached accessory dwelling unit, as permitted within Zoning Bylaw 580. This would require a variance to reduce the rear lot line setback for a detached accessory dwelling unit from 3.0 m to 0.59m to permit the conversion. Detached accessory dwelling units have a greater setback than garages; therefore, to utilize the existing building the setback requirement would need to be relaxed on this property through a development variance permit.

### Legislative Context

Local governments have the authority to consider applications by owners to vary provisions of a bylaw as outlined in Division 9 (Development Variance Permits) of the *Local Government Act*. A local government may vary a land use regulation in accordance with applicable guidelines; however, the level of density or use of the land may not be altered.

## Background

In 1981, a building permit was issued which permitted the construction of a rear yard accessory building (garage) sited 0.59 metres from the rear lot line abutting Sherlock Lane, as it was compliant with Zoning Bylaw No. 146 (since repealed and replaced) at that time. This structure is considered legal non-conforming as it was built and permitted under previous zoning bylaws but would not be compliant under the current zoning bylaw, as it requires a minimum of 1.5 m from the rear lot line for an accessory building such as a garage or 3.0 m for a detached accessory dwelling unit such as a carriage house.

Table 1 – Application Information

<b>Applicant</b>	Angela Letman, RPP, MCIP, Very Coast Planning and Design
<b>Owner</b>	5698 SEASHELL PROJECT LTD., INC. NO. BC1496908
<b>Civic Address</b>	5698 Medusa Street
<b>Legal Address</b>	Lot 23 Block I District Lot 303 Plan 10318
<b>Size of Properties</b>	748 m <sup>2</sup>
<b>OCP Designation</b>	Downtown Village Infill
<b>Zoning Designation</b>	R-4 (Urban Infill)



Figure 1 – Subject Property Location

## **POLICY AND BYLAW IMPLICATIONS**

### Official Community Plan

The “Downtown Village Infill” designation supports incremental infill housing such as duplexes, small scale housing, carriage/laneway housing. The OCP supports housing opportunities in this location.

### Zoning Bylaw

The subject property is zoned R-4 (Urban Infill) which permits up to four dwelling units in various housing forms. Aside from the rear lot line setback being requested to vary from 3.0 m to 0.59 m, the proposal is compliant with the zoning bylaw.

## **SUSTAINABILITY PLAN IMPLICATIONS**

The goals within the adopted Integrated Community Sustainability Plan that relate to this proposal are:

1. Social Sustainability and Community Well Being
3. Environmental Sustainability
6. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

The goals within the adopted Strategic Plan that relate to this proposal are:

1. Effective Growth
2. Housing
6. Fostering a Vibrant Downtown Core

## **COMMUNICATIONS**

Owners and occupiers within 100 m of the subject property were notified on February 15, 2025 of Council’s intention to consider Development Variance Permit 2025-02 as required under Section 499 of the *Local Government Act* and Planning Procedures Bylaw No. 566, 2018. As of submission of this Report, no responses were received.

Respectfully submitted,

Tyson Baker

Senior Development Planner

### **Attachments:**

- 1 – Applicant Rationale Report
- 2 – Site Plan
- 3 – Development Variance Permit No. 2025-02