

# REQUEST FOR DECISION

— REGULAR MEETING —



**To:** Mayor and Council

**From:** Manager of Development and Engineering

**Date:** June 19, 2017

**Subject:** 6581 7th St Development Variance Permit (DVP)

**Recommendation:** Council approves the Development Variance Permit application by allowing a reduction in the front parcel line from 6 metres to 1.83 m for an addition on an existing non-conforming house and a reduction in the exterior side parcel line setback from 4.5 m to 1.5 m for reconstruction of a workshop on the same foundation, for the property at 6581 7th St, Lot 1 Block 33 DL 534 S.D.Y.D. PI 108.

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## BACKGROUND:

- The owner of 6581 7<sup>th</sup> St in South Ruckle, legally described as Lot 1 Block 33 DL 534 SDYD PI 108, is seeking a variance to the front parcel line yard setback from 6 metres to 1.83 m for an addition on an existing non-conforming house, and a variance to the north exterior side parcel line setback from 4.5 metres to 1.5 m for reconstruction of the workshop on the existing foundation.
- This variance will be registered on title and could affect potential future road or road right of way infrastructure development on 7<sup>th</sup> St or 66 Ave.
- The owner is also planning to move the shipping container currently on 66 Ave onto the property, and construct a fence along the north and east property line.
- The property is located at the corner of the unpaved section of 7<sup>th</sup> St and undeveloped portion of 66<sup>th</sup> Ave, immediately south of the Grand Forks Railway right of way beside Interfor. Some people drive across the corner of the property due to the narrowness of the corner of 7<sup>th</sup> and 66<sup>th</sup>, which the owner would like to prevent.
- The property is within the 200 year floodplain, with an elevation of 513.9 m by the house, which is 1.1 m below the 200 year flood elevation of 515 m. The foundation will need to be built up so the underside of the floor system is above this elevation.

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## Benefits or Impacts of the Recommendation:

### Strategic Impact:

- 💰 DVP fees recover costs of facilitating permits
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- 🗣️ DVP process provides for engagement with affected parties and stakeholders
- 🏠 Improves quality of housing stock



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## Report Approval Details

Document Title:	6581 7th St DVP.docx
Attachments:	- 6581 7th St DVP Attachments.pdf
Final Approval Date:	Jun 7, 2017

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Jun 6, 2017 - 3:26 PM**

**Diane Heinrich - Jun 7, 2017 - 9:42 AM**



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