



## Memo

**DATE:** May 30, 2022

**FILE:** 3090-20/DV 2D 22

**TO:** Advisory Planning Commission  
Electoral Area D (Oyster Bay- Buttle Lake)

**FROM:** John Neill, Planner

**RE:** DEVELOPMENT VARIANCE PERMIT APPLICATION

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|                           |                                                                       |                 |             |
|---------------------------|-----------------------------------------------------------------------|-----------------|-------------|
| <b>PLANNING FILE NO.</b>  | 3090-20/ DV 2D 22 (Lamb)                                              |                 |             |
| <b>FOLIO NO.:</b>         | 772 05341.020                                                         | <b>PID No.:</b> | 018-939-295 |
| <b>APPLICANT:</b>         | Corby Lamb                                                            |                 |             |
| <b>LEGAL DESCRIPTION:</b> | Lot 3, Block 29. Section 31 Township 4, Comox District, Plan VIP59641 |                 |             |
| <b>CIVIC ADDRESS:</b>     | 4031 Deerfield Road, Campbell River BC V9H 1B2                        |                 |             |
| <b>ZONING BYLAW:</b>      | Bylaw 1404, "Campbell River Area Zoning Bylaw, 1991"                  |                 |             |
| <b>ZONE:</b>              | Country Residential Four (CR-4)                                       |                 |             |

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An application has been received to allow the proposed construction of a 186 square metre shop, 7.53 metres in height and located in accordance with the setback requirements of the *Campbell River Area Zoning Bylaw, 1991* (Bylaw No. 1404). The parcel is zoned Country Residential Four (CR-4), is approximately 2.05 hectares in area and is bounded by Deerfield Road to the north, Residential properties to the north and south, and Country Residential property to the west. Section 4.5.2(a) of Bylaw 1404 specifies that the maximum height for accessory buildings and structures shall be 6.0 metres, measured from natural grade to the peak of the roof. The twenty five percent height variance is being requested to allow the new shop to accommodate the storage of personal items, including a motorhome. Apart from building height, all other zoning setback and lot coverage requirements on the property have been observed. The proposed location of the building has been chosen as the elevation is greater and due to the proximity of hydro and gas supply lines. The building will be finished to match the adjoining structures.

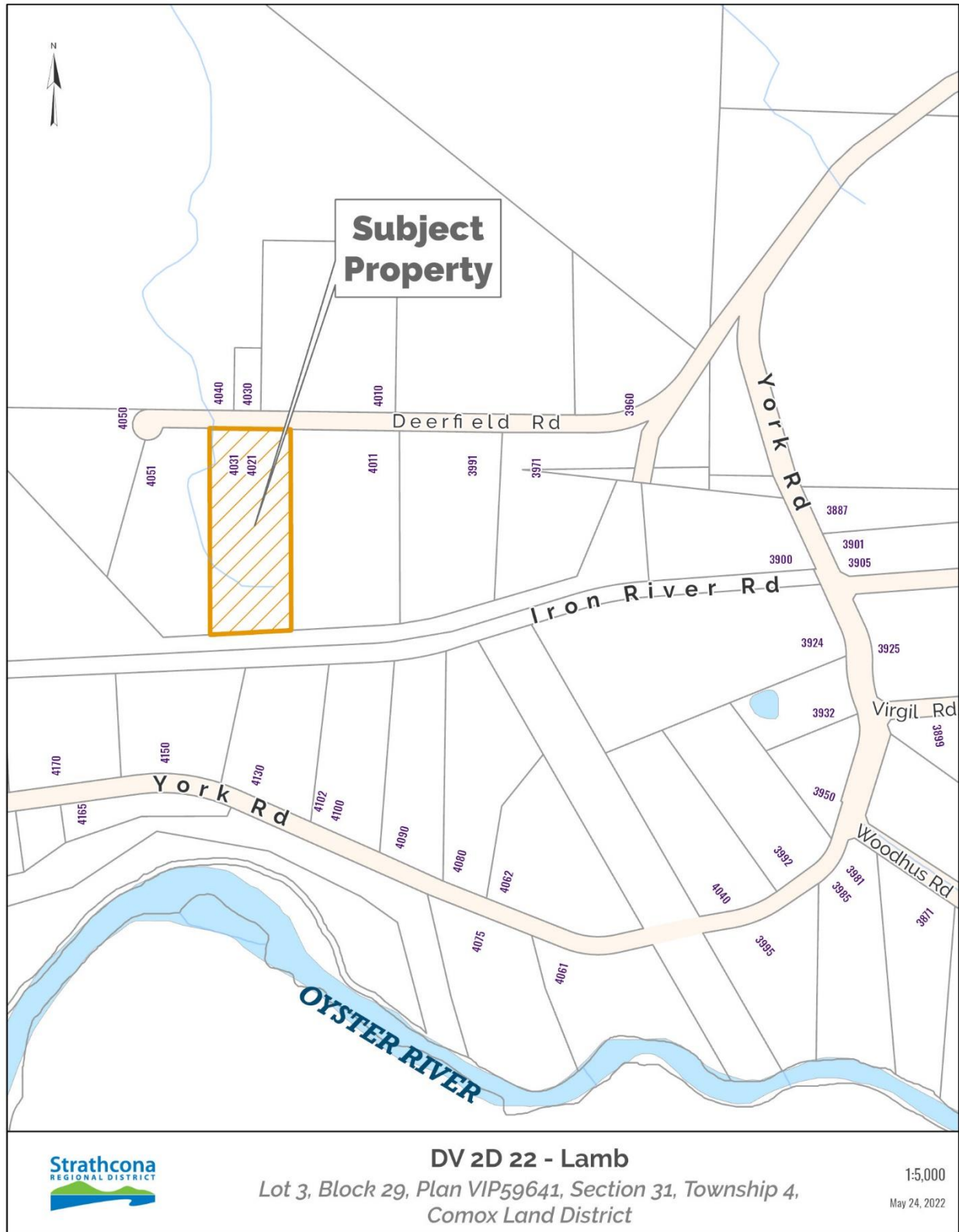
The adjoining residence at 4011 Deerfield Road is approximately 18.5 metres east of the proposed structure and is separated from it by landscaping and shrubs, whereas the residence to the west at 4051 Deerfield Road is approximately 150 metres away and likewise is separated by trees and shrubs. Two small windows are featured on the rear elevation of the proposed garage which faces the closer residence. Given the degree of distance to neighbouring properties and natural screening considerations presented above, support could be found to permit the requested variance to allow the additional garage height of 1.53 metres.

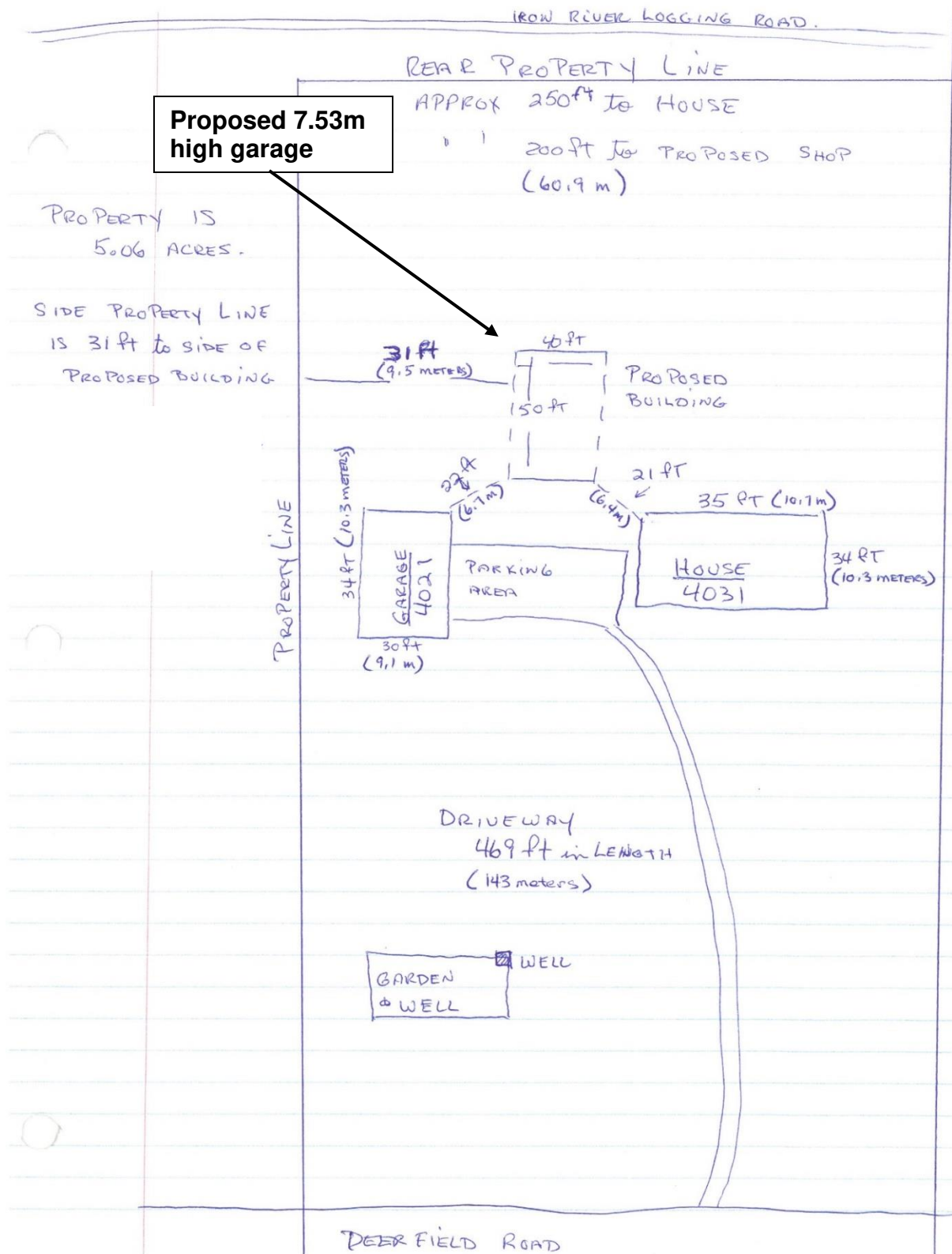
Please see the attached referral package for more information and restrict comments to those associated directly with the variance request only – comments regarding other aspects of the property cannot be considered.

Sincerely,

A handwritten signature in black ink that reads "John Neill".

John W. Neill MCIP MRTPI  
Planner

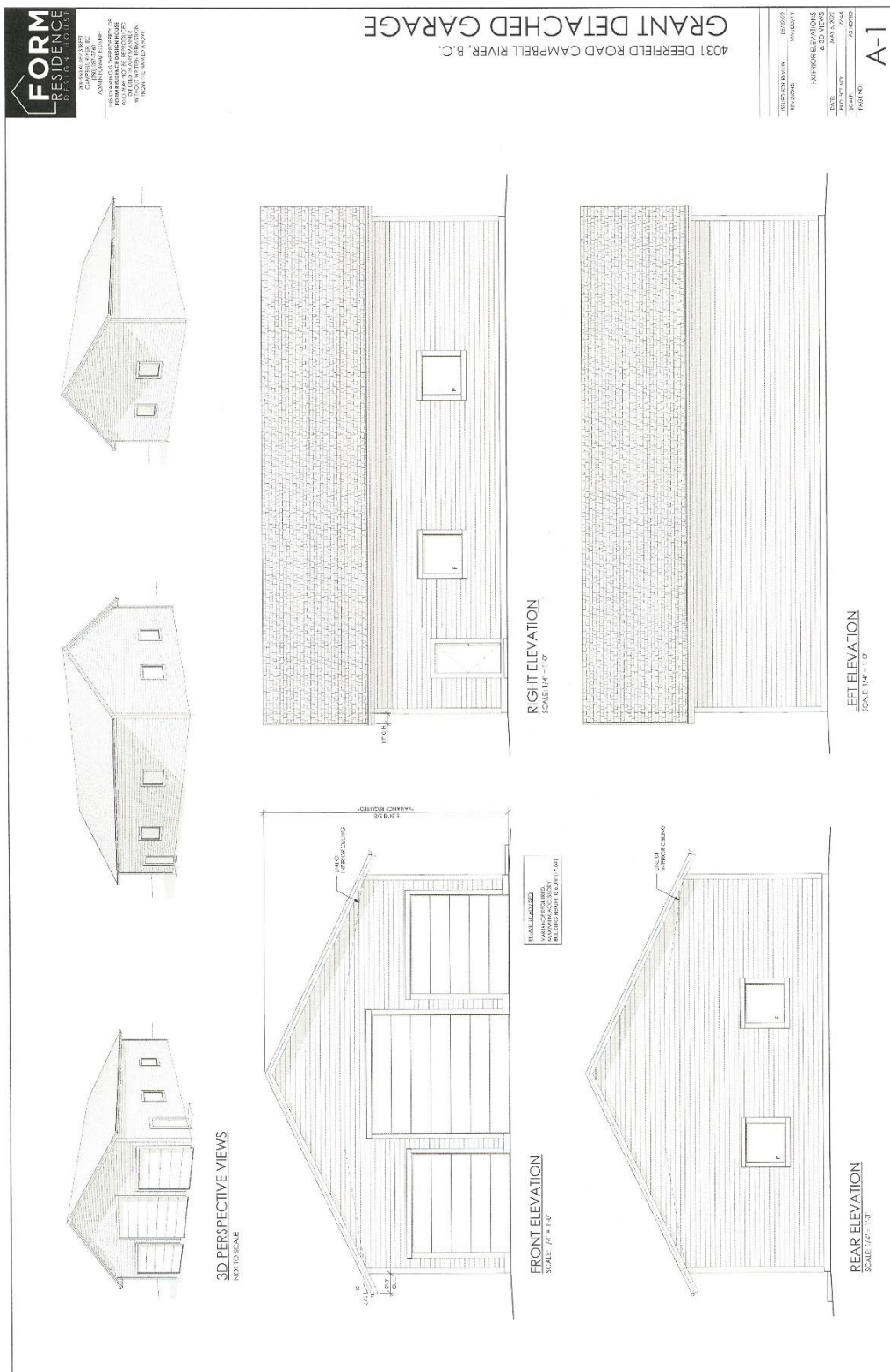
**Location Map**



Site Plan



Site photo showing proposed location of new garage



## Proposed building perspectives and elevations



**Cleared area of site**



**General view of development site**



**Neighbouring residence at rear of site**