

March 16, 2023

Erin Munsie, Planner

City of Campbell River  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

## 465 Petersen Road – Phased Strata Declaration / Development Variance Permit Application

LOT 2, DL 1402, SAYWARD LAND DISTRICT, PLAN VIP11722, EXCEPT PLAN 29253

### PROPOSAL

On behalf of my clients, CG Pacific Construction, I am pleased to submit applications for a Phased Strata Declaration (subdivision) to enable the two-phased construction of a proposed townhouse development. Based on previous City interpretation that internal phasing boundaries will be considered as a “lot line” for the purposes of zoning conformance, the proposal also includes a Development Variance Permit application to reduce setbacks in each of the two phases.

This application follows a recently approved Major Development Permit (Form and Character, Streamside and CEED) to facilitate the future construction of the 24-unit multiple family project.

#### Location

The 1.21 acre (0.49 ha) subject property is zoned Residential Multiple Two (RM-2) and has frontages on both Petersen Road and Old Petersen Road (Figure #1). The subject property features an existing single-family home (with several ancillary buildings) and is surrounded by RM-2 zoned properties on all sides.



Figure 1 Subject Property

### PHASED STRATA DECLARATION

Shown in Figure 2 below, the development will proceed in two phases; the first starting with construction of 12-units within three

buildings with access from Petersen Road. The second 12-unit phase will be accessed via Old Petersen Road.

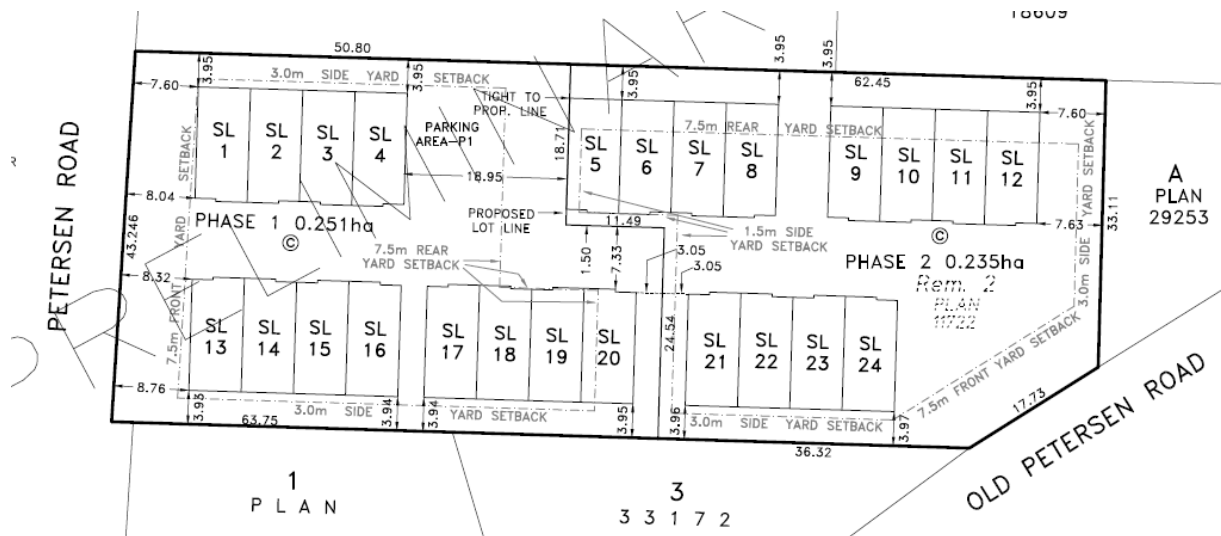


Figure 2 Proposed Phased Strata Declaration

Phase 1 is anticipated to be completed in January 2025, with completion of Phase 2 in January 2026.

### DEVELOPMENT VARIANCE PERMIT

With the City’s interpretation that the proposed Phasing Boundary will function as a Lot Line for the purposes of Zoning Bylaw conformance, several variances are required to the construction of the development. Zoning conformance for both proposed phases are noted in the tables below.

Table 1 Phase 1 Zoning Bylaw Conformance

Development Regulation	Bylaw requirement	Actual	Variance (y/n)?
Parcel Area	600m <sup>2</sup>	2510 m <sup>2</sup>	N
Parcel Coverage	50%	38.3%	N
Parking	25 (24 resident, 1 visitor)	25	N
Front Setback	7.5m	7.5m	N
Rear Setback	7.5m	3.5m	Y
Side Setback	3.0m	3.0m	N
Side (Strata) Setback	1.5m	n/a	N

Table 2 Phase 2 Zoning Bylaw Compliance

Development Regulation	Bylaw requirement	Actual	Variance (y/n)?
Parcel Area	600m <sup>2</sup>	2760 m <sup>2</sup>	N
Parcel Coverage	50%	40.9%	N
Parking	25 (24 resident, 1 visitor)	26	N
Front Setback (Petersen)	7.5m	7.5m	N
Rear Setback	7.5m	3.95m	Y
Side Setback	3.0m	3.0m	N
Side (Strata) Setback	1.5m	0m	Y

It should be noted that upon deposit of the second phase and completion of the development, the project will fully conform to the Zoning Bylaw.

## RATIONALE / SUMMARY

The proposed Phased Strata Declaration will allow the project to proceed in two phases. As a result of being considered as an internal Lot Line, three setback variances are triggered. At project completion, however, the project will be fully zoning compliant.

Thank you for processing our application. Please contact the undersigned if any additional information is required.

Sincerely,  
McElhanney Ltd.



Andy Gaylor, MCIP, RPP  
[agaylor@mcelhanney.com](mailto:agaylor@mcelhanney.com) | 250-718-7274

cc: Chris and Jennifer Grant, CG Pacific Construction Ltd.

SKETCH PLAN TO ACCOMPANY A FORM P SHOWING  
 PHASE BOUNDARIES OF A PROPOSED STRATA PLAN ON:  
 LOT 2, DISTRICT LOT 1402, SAYWARD DISTRICT,  
 PLAN 11722, EXCEPT THAT PART IN PLAN 29253.

CLIENT REF:  
 CG PACIFIC

THIS PLAN WAS PREPARED FOR APPLICATION  
 PURPOSES AND IS FOR THE EXCLUSIVE USE OF  
 CG PACIFIC CONSTRUCTION LTD.

PID: 005-047-447

SCALE 1:500



ALL DISTANCES ARE IN METRES UNLESS OTHERWISE STATED.

**CIVIC ADDRESS**  
 465 PETERSEN ROAD,  
 CAMPBELL RIVER, B.C.

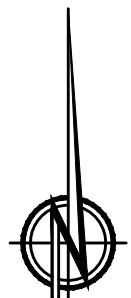
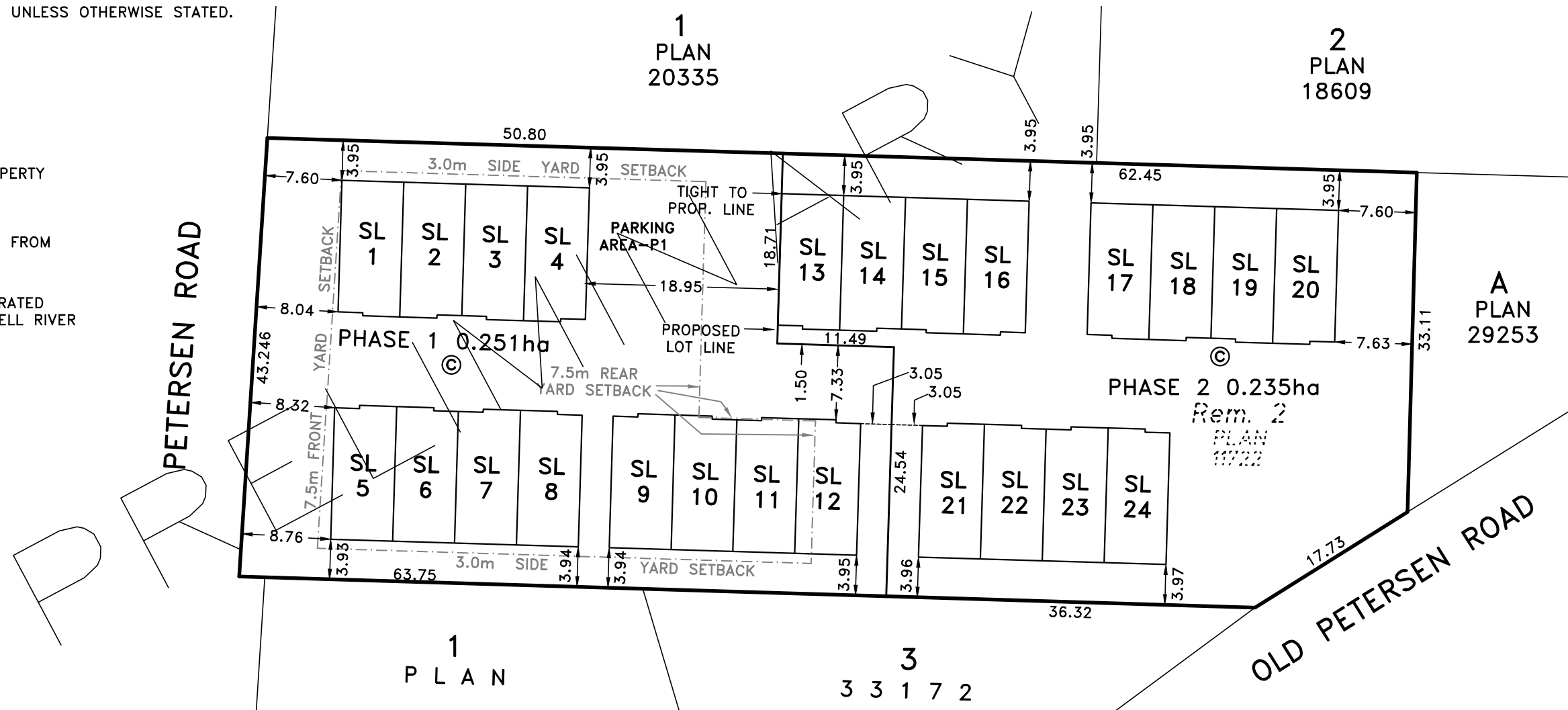
**LEGEND**

- © - DENOTES COMMON PROPERTY
- SL - DENOTES STRATA LOT
- LOT DIMENSIONS ARE DERIVED FROM  
 A PRELIMINARY SURVEY.

THIS PLAN LIES WITHIN INTEGRATED  
 SURVEY AREA No. 28, CAMPBELL RIVER  
 BCGS MAPSHEET 92K.004

ESTIMATED TIMELINES

ESTIMATED PHASE 1 DATE OF COMPLETION: JUNE 2023  
 ESTIMATED PHASE 2 DATE OF COMPLETION: JUNE 2024



PHASE 1

	BYLAW REQUIREMENTS	ACTUAL	VARIANCE (Y/N)
FRONT YARD	7.5m	7.5m	N
REAR YARD	7.5m	3.05m	Y
SIDE YARD	3.0m	3.0m	N
SIDE YARD (STRATA)	1.5m	N/A	N

NOTE: PARKING VARIANCE REQUIRED FOR PHASE 1

Lot Area Phase 1: 0.251 ha  
 Area of proposed building footprints: 961.0 sq m  
 Percentage of Lot covered by Buildings: 38.3 %  
 Maximum lot coverage of building (bylaw): 50.0%

Lot Area Phase 2: 0.235 ha  
 Area of proposed building footprints: 961.0 sq m  
 Percentage of Lot covered by Buildings: 40.9 %  
 Maximum lot coverage of buildings (bylaw): 50.0%

**McELHANNEY ASSOCIATES**  
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