

To: CAO for the Electoral Area Services Committee

Date: 2019-02-12

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-01

Subject: Application for Development Variance Permit 2019-01 to vary the maximum height requirement for a garage at 45703 Elizabeth Drive, Electoral Area H

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-01 to increase the maximum permitted height of an accessory building from 5.0 metres to 6.4 metres, for 45703 Elizabeth Drive in Electoral Area H, subject to consideration of any comment or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "E", 1976 of Regional District of the Fraser Cheam*.

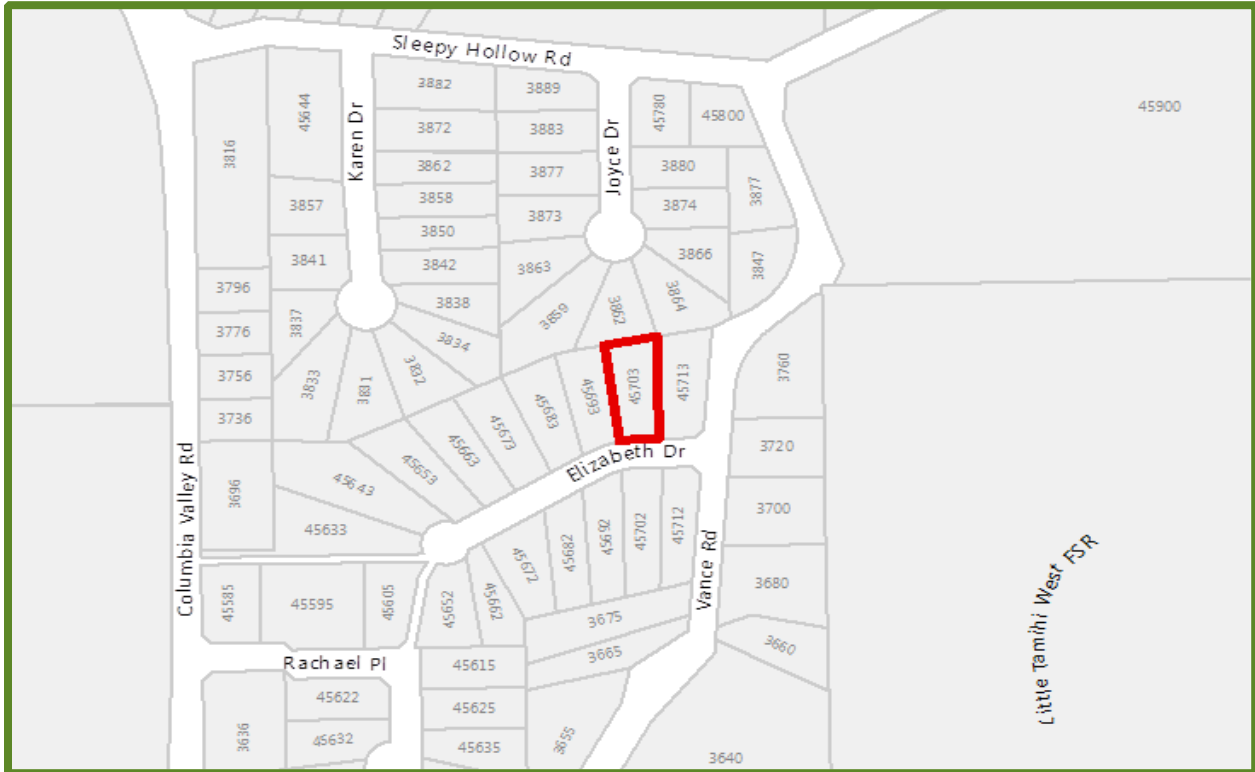
PROPERTY DETAILS

Electoral Area	H		
Address	45703 Elizabeth Drive		
PID	003-198-880		
Folio	733.03802.120		
Lot Size	0.473 acres		
Owner	Watkins & Kirby	Agent	Doug Williams
Current Zoning	Urban Residential (RS-1)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	DPA 5-E		
Hazards	-		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Urban Residential (RS-1), Single Family Home
East	>	Urban Residential (RS-1), Single Family Home
West	<	Urban Residential (RS-1), Single Family Home
South	v	Urban Residential (RS-1), Single Family Home

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The applicants are proposing to construct a detached garage which exceeds the maximum allowable height for an accessory building under the *Zoning Bylaw for Electoral Area "E", 1976 of Regional District of the Fraser Cheam*. The garage will be approximately 940 square feet in size (87.3 square meters) and will be located behind the existing house. There is currently a smaller garage on site (approximately 524 square feet) that will be removed.

The applicant advises the reason for the variance is to provide extra space for storage as the house does not have a basement. The proposed drawings show the structure will have a first floor height of approximately 9.5 feet (2.89 metres) and a second floor height of approximately 8 feet (2.4 metres). Refer to Appendix A. The additional height enables the accessory building to be constructed with a full height second storey.

The owners are seeking a variance of 1.4 metres (4.6 feet) to allow the garage to have a total height of 6.4 metres (21.0 feet).

Height of Accessory Buildings	
Permitted (zoning)	5.0 metres (16.4 feet)
Proposed	6.4 metres (21.0 feet)
Requested Variance	1.4 metres (4.6 feet)

The applicant has not yet submitted a building permit application. The provided conceptual sketches appear to meet all other zoning setbacks. A detailed review of setbacks, proposed uses, and other legal requirements will be conducted during the building permit process. This will include ensuring no residential use and no cooking facilities are present within the accessory building. It will also include ensuring the structure does not encroach onto a covenanted area at the back of the property where construction is prohibited.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by FVRD of the Development Variance Permit application and will be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff have encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

The application fee of \$350 has been paid by the applicant.

CONCLUSION

Staff recommend Development Variance Permit 2019-01 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2019-01 for the property located at 45703 Elizabeth Drive, Electoral Area H to increase the maximum building height from 5.0 metres to 6.4 metres, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2019-01 for the property located at 45703 Elizabeth Drive, Electoral Area H.

Option 3 – Refer to Staff

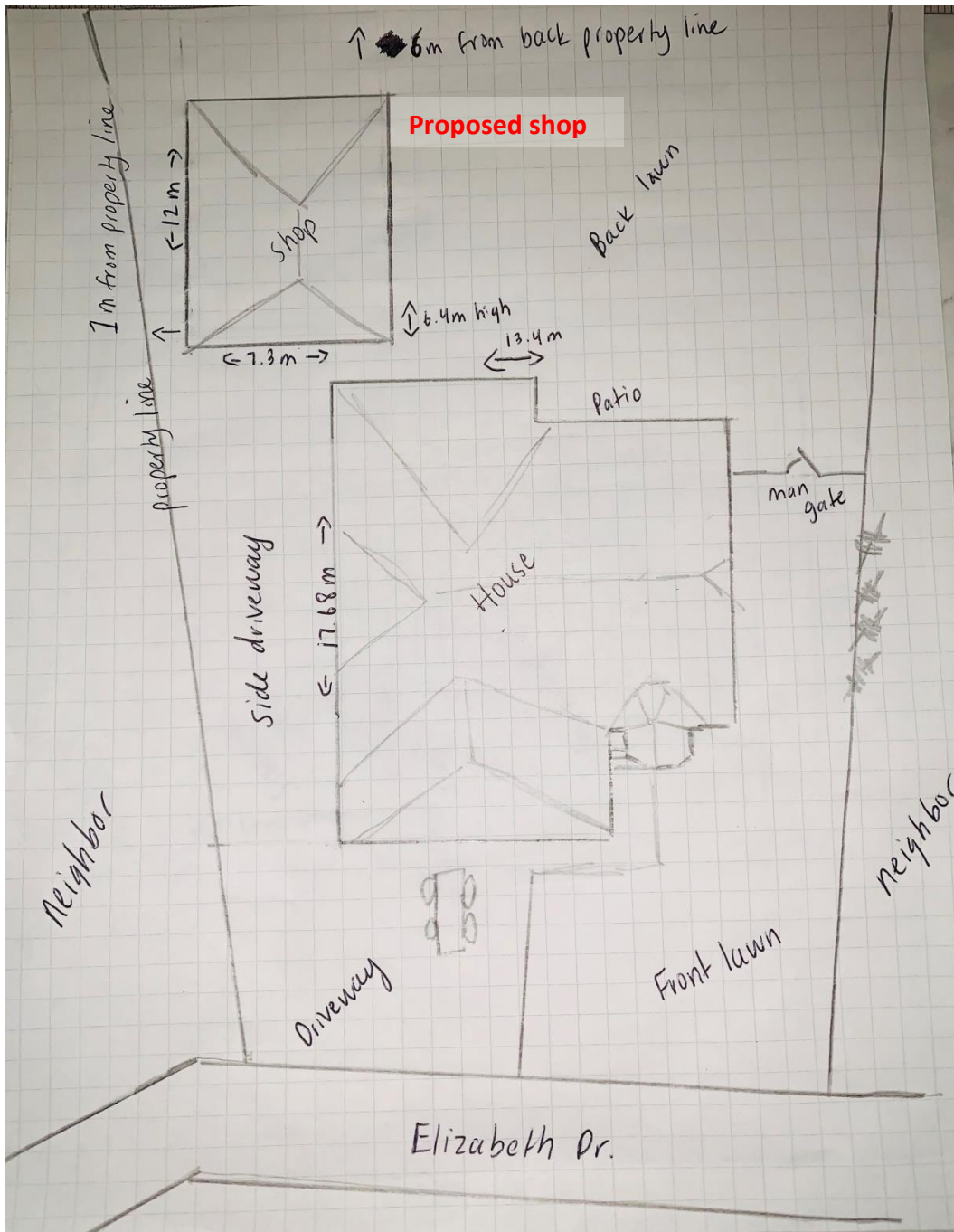
If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2019-01 for the property located at 45703 Elizabeth Drive, Electoral Area H to FVRD Staff.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development:	Reviewed and supported
Margaret Thornton, Director of Planning & Development:	Reviewed and supported
Mike Veenbaas, Director of Financial Services:	No further financial comment.
Paul Gipps, Chief Administrative Officer:	Reviewed and supported

Appendix A –
Site Plan



Appendix A –
Proposed building plan

