

To: CAO for the Electoral Area Services Committee

Date: 2019-05-08

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-12

**Subject: Application for Development Variance Permit 2019-12 to vary the maximum height and size requirements for an accessory building at 10163 Royalwood Blvd, Electoral Area D**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2019-12 to increase the maximum permitted area of an accessory building from 45 square metres to 76 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.3 metres, 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 area and height of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser-Cheam*.

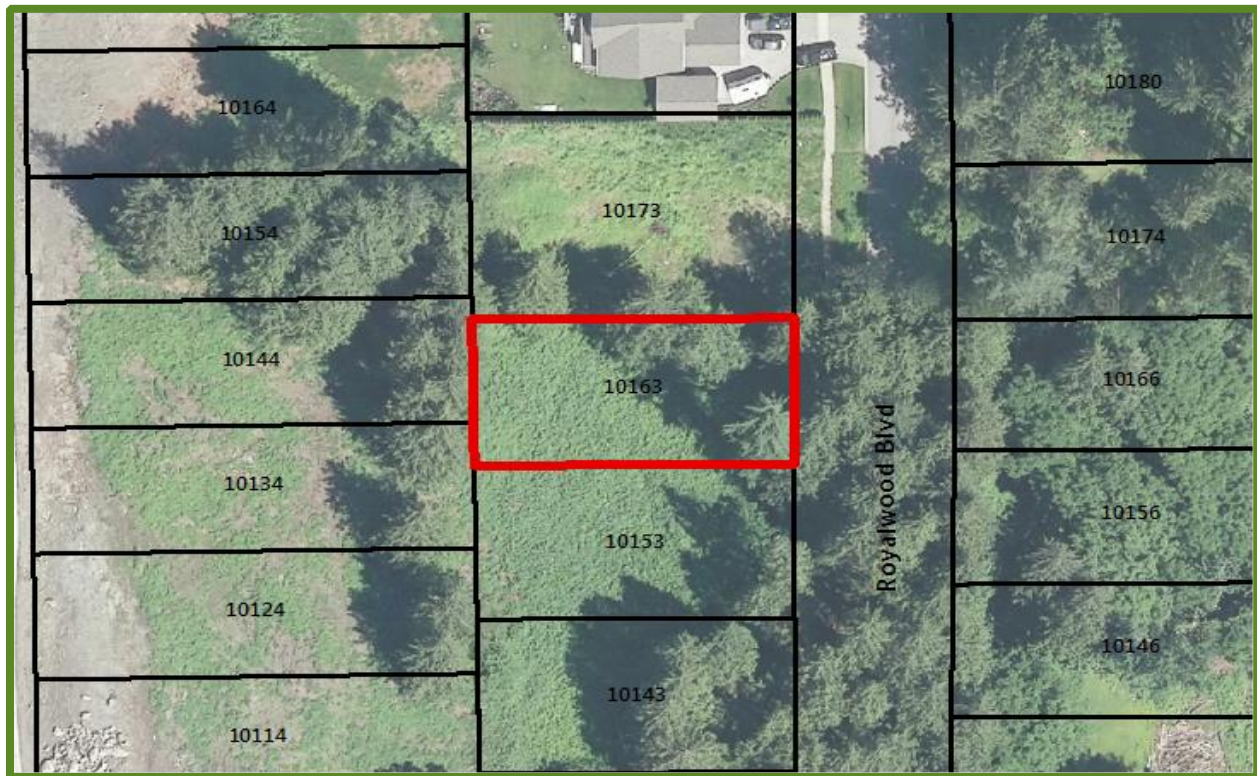
PROPERTY DETAILS			
Electoral Area	D		
Address	10163 Royalwood Blvd		
PID	030-327-482		
Folio	733.06644.307		
Lot Size	0.252 acres		
Owner	Paul Murrin	Agent	
Current Zoning	Suburban Residential 3 (SBR-3)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	Accessory Residential
Development Permit Areas	DPA 6-D		
Hazards	-		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Suburban Residential 2 (SBR-2), Single Family Dwelling
East	>	Suburban Residential 3 (SBR-3), Single Family Dwelling
West	<	Suburban Residential 2 (SBR-2), Single Family Dwelling
South	v	Suburban Residential 2 (SBR-2), Single Family Dwelling

CHEAM 1

10271, 10261, 10251, 10241, 10231, 10221, 10211, 10201, 10191, 10181, 10171, 10161, 10151, 10141, 10131, 10121, 10111, 10101, 10091, 10081, 10071, 10061, 10051, 10041, 10031, 10021, 10011, 10001, 9991, 9981, 9971, 9961, 9951, 9941, 9931, 9921, 9911, 9901, 9891, 9881, 9871, 9861, 9851, 9841, 9831, 9821, 9811, 9801, 9791, 9781, 9771, 9761, 9751, 9741, 9731, 9721, 9711, 9701, 9691, 9681, 9671, 9661, 9651, 9641, 9631, 9621, 9611, 9601, 9591, 9581, 9571, 9561, 9551, 9541, 9531, 9521, 9511, 9501, 9491, 9481, 9471, 9461, 9451, 9441, 9431, 9421, 9411, 9401, 9391, 9381, 9371, 9361, 9351, 9341, 9331, 9321, 9311, 9301, 9291, 9281, 9271, 9261, 9251, 9241, 9231, 9221, 9211, 9201, 9191, 9181, 9171, 9161, 9151, 9141, 9131, 9121, 9111, 9101, 9091, 9081, 9071, 9061, 9051, 9041, 9031, 9021, 9011, 9001, 8991, 8981, 8971, 8961, 8951, 8941, 8931, 8921, 8911, 8901, 8891, 8881, 8871, 8861, 8851, 8841, 8831, 8821, 8811, 8801, 8791, 8781, 8771, 8761, 8751, 8741, 8731, 8721, 8711, 8701, 8691, 8681, 8671, 8661, 8651, 8641, 8631, 8621, 8611, 8601, 8591, 8581, 8571, 8561, 8551, 8541, 8531, 8521, 8511, 8501, 8491, 8481, 8471, 8461, 8451, 8441, 8431, 8421, 8411, 8401, 8391, 8381, 8371, 8361, 8351, 8341, 8331, 8321, 8311, 8301, 8291, 8281, 8271, 8261, 8251, 8241, 8231, 8221, 8211, 8201, 8191, 8181, 8171, 8161, 8151, 8141, 8131, 8121, 8111, 8101, 8091, 8081, 8071, 8061, 8051, 8041, 8031, 8021, 8011, 8001, 7991, 7981, 7971, 7961, 7951, 7941, 7931, 7921, 7911, 7901, 7891, 7881, 7871, 7861, 7851, 7841, 7831, 7821, 7811, 7801, 7791, 7781, 7771, 7761, 7751, 7741, 7731, 7721, 7711, 7701, 7691, 7681, 7671, 7661, 7651, 7641, 7631, 7621, 7611, 7601, 7591, 7581, 7571, 7561, 7551, 7541, 7531, 7521, 7511, 7501, 7491, 7481, 7471, 7461, 7451, 7441, 7431, 7421, 7411, 7401, 7391, 7381, 7371, 7361, 7351, 7341, 7331, 7321, 7311, 7301, 7291, 7281, 7271, 7261, 7251, 7241, 7231, 7221, 7211, 7201, 7191, 7181, 7171, 7161, 7151, 7141, 7131, 7121, 7111, 7101, 7091, 7081, 7071, 7061, 7051, 7041, 7031, 7021, 7011, 7001, 6991, 6981, 6971, 6961, 6951, 6941, 6931, 6921, 6911, 6901, 6891, 6881, 6871, 6861, 6851, 6841, 6831, 6821, 6811, 6801, 6791, 6781, 6771, 6761, 6751, 6741, 6731, 6721, 6711, 6701, 6691, 6681, 6671, 6661, 6651, 6641, 6631, 6621, 6611, 6601, 6591, 6581, 6571, 6561, 6551, 6541, 6531, 6521, 6511, 6501, 6491, 6481, 6471, 6461, 6451, 6441, 6431, 6421, 6411, 6401, 6391, 6381, 6371, 6361, 6351, 6341, 6331, 6321, 6311, 6301, 6291, 6281, 6271, 6261, 6251, 6241, 6231, 6221, 6211, 6201, 6191, 6181, 6171, 6161, 6151, 6141, 6131, 6121, 6111, 6101, 6091, 6081, 6071, 6061, 6051, 6041, 6031, 6021, 6011, 6001, 5991, 5981, 5971, 5961, 5951, 5941, 5931, 5921, 5911, 5901, 5891, 5881, 5871, 5861, 5851, 5841, 5831, 5821, 5811, 5801, 5791, 5781, 5771, 5761, 5751, 5741, 5731, 5721, 5711, 5701, 5691, 5681, 5671, 5661, 5651, 5641, 5631, 5621, 5611, 5601, 5591, 5581, 5571, 5561, 5551, 5541, 5531, 5521, 5511, 5501, 5491, 5481, 5471, 5461, 5451, 5441, 5431, 5421, 5411, 5401, 5391, 5381, 5371, 5361, 5351, 5341, 5331, 5321, 5311, 5301, 5291, 5281, 5271, 5261, 5251, 5241, 5231, 5221, 5211, 5201, 5191, 5181, 5171, 5161, 5151, 5141, 5131, 5121, 5111, 5101, 5091, 5081, 5071, 5061, 5051, 5041, 5031, 5021, 5011, 5001, 4991, 4981, 4971, 4961, 4951, 4941, 4931, 4921, 4911, 4901, 4891, 4881, 4871, 4861, 4851, 4841, 4831, 4821, 4811, 4801, 4791, 4781, 4771, 4761, 4751, 4741, 4731, 4721, 4711, 4701, 4691, 4681, 4671, 4661, 4651, 4641, 4631, 4621, 4611, 4601, 4591, 4581, 4571, 4561, 4551, 4541, 4531, 4521, 4511, 4501, 4491, 4481, 4471, 4461, 4451, 4441, 4431, 4421, 4411, 4401, 4391, 4381, 4371, 4361, 4351, 4341, 4331, 4321, 4311, 4301, 4291, 4281, 4271, 4261, 4251, 4241, 4231, 4221, 4211, 4201, 4191, 4181, 4171, 4161, 4151, 4141, 4131, 4121, 4111, 4101, 4091, 4081, 4071, 4061, 4051, 4041, 4031, 4021, 4011, 4001, 3991, 3981, 3971, 3961, 3951, 3941, 3931, 3921, 3911, 3901, 3891, 3881, 3871, 3861, 3851, 3841, 3831, 3821, 3811, 3801, 3791, 3781, 3771, 3761, 3751, 3741,

## PROPERTY MAP



## DISCUSSION

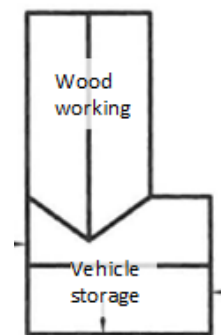
The applicant is proposing to construct a detached garage/shop which exceeds 1) the maximum allowable area and 2) the maximum allowable height for an accessory building under *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser Cheam*. There is currently a single family dwelling with an attached double garage on the property.

The proposed garage would be "L" shaped, with one section being used for the storage of a collector car and the other section being used for a woodworking shop. The applicant advises the reason for the variance is to enable the construction of a building with sufficient room to accommodate hobbies. The extras floor space will also provide an additional on-site parking space.

### Height and Size Variance

The proposed garage will be 816 square feet (76 square meters) in size and 5.3m (17.4m in height).

The applicant is seeking a height variance of 0.3 metres (12 inches). The portion of the building used for vehicle storage will have an increased height (5.3m) while the portion of the building used for woodworking would comply with the permitted height of 5.0m (16.4 feet). The applicant advises the reason for the height variance is to create a space with a full garage door opening that can accommodate a 4-post car lift.



Height of Accessory Buildings	
Permitted (zoning)	5.0 metres (16.4 feet)
Proposed	5.3 metres (17.4 feet)
<b>Requested Variance</b>	<b>0.3 metres (1 foot)</b>

The proposed garage will have total area of 816 square feet (76 square meters). The applicant is seeking a size variance of 331.6 square feet (31 square meters) which is 68.5% larger than is permitted in the zoning bylaw.

Maximum Size of Accessory Buildings	
Permitted (zoning)	45.0 square metres (484 .4sq feet)
Proposed	76 square metres (816 sq feet feet)
<b>Requested Variance</b>	<b>31 square metres (331.6 sq feet)</b>

The garage will be located in the south-west corner of the property which is adjacent to two other shops on neighbouring properties. The properties to the west (10144 Royalwood Blvd and 10134 Royalwood Blvd) currently have trees at the rear of the property which will help to obscure the garage should the trees remain in place. The applicant advises the exterior of the building will be of the same fit and finish as the existing residence so the building blends in. The applicant states that the combination of these factors will minimize any impacts from the variance.

If the size variance is not granted, the applicant could construct a smaller structure that complies with the zoning regulation. If the height variance is not granted the applicant could build a structure which is 12 inches shorter than proposed.

#### Building Permit

The applicant has not yet submitted a building permit application for the accessory building. The Building Department will review construction plans upon receiving a building permit application to ensure BC Building Code requirements, including fire separation, are met. The proposed structure would meet the property line setbacks and site coverage requirements set out in the zoning bylaw.

#### **Zoning Bylaw Review**

There have been a number of DVP applications relating to the size of accessory sheds in Popkum. The maximum allowable area for an accessory building in the Popkum residential zones will be reviewed as part of the Electoral Areas Zoning Bylaw Consolidation project.

#### **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 encourage 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.

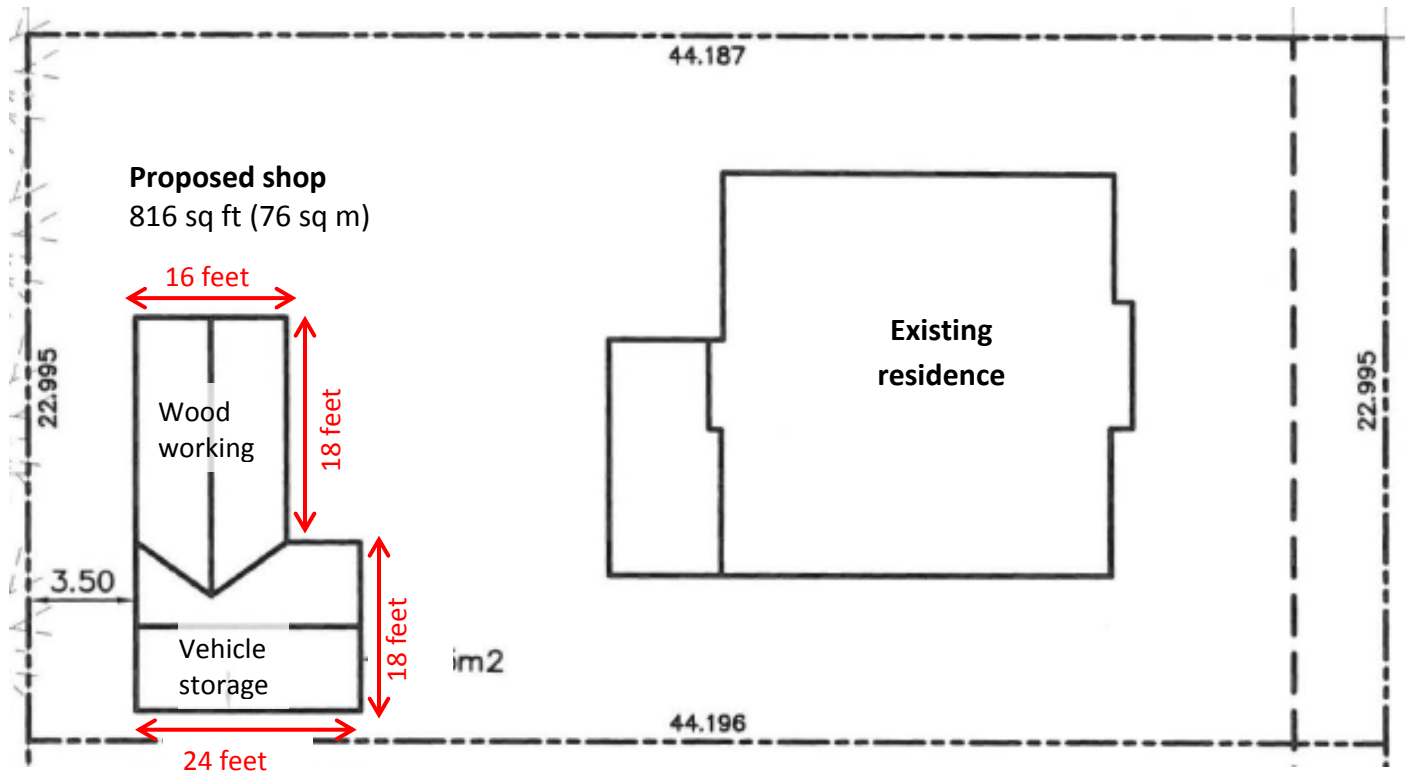
#### **CONCLUSION**

Staff recommend Development Variance Permit 2019-12 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

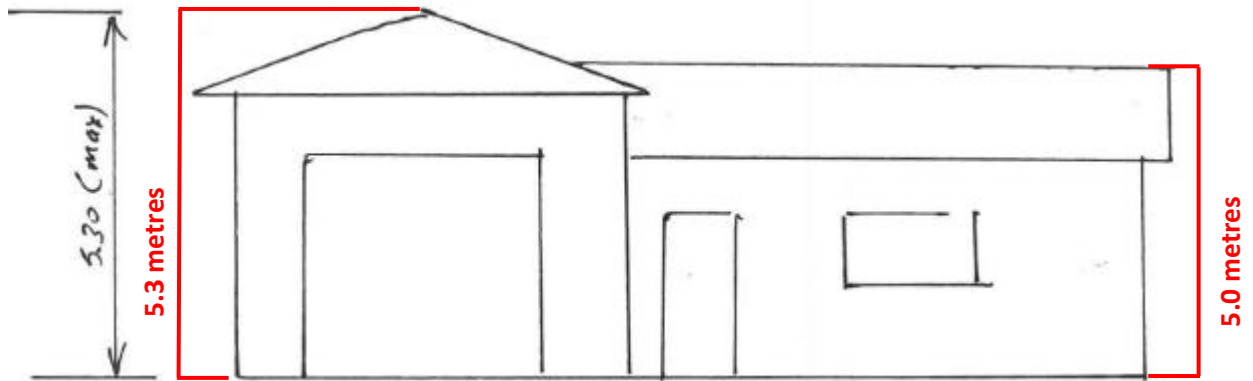
#### **COMMENTS BY:**

<b>Graham Daneluz, Deputy Director of Planning &amp; Development:</b>	reviewed and supported
<b>Margaret Thornton, Director of Planning &amp; Development:</b>	reviewed and supported
<b>Mike Veenbaas, Director of Financial Services:</b>	No further financial comments.
<b>Jennifer Kinneman, Acting Chief Administrative Officer:</b>	Reviewed and supported.

Appendix A –  
Site Plan



Appendix B –  
Proposed Building Plans



Proposed building height 5.3m (17.4 feet)

Proposed Area = 816 sq ft (76 sq metres)