

To: CAO for the Electoral Area Services Committee

Date: 2019-05-08

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-10

Subject: Application for Development Variance Permit 2019-10 to vary the maximum height and size requirements for an accessory building at 10395 Wildrose Road, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-10 to increase the maximum permitted area of an accessory building from 45 square metres to 58 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.2 metres, subject to consideration of any comment or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

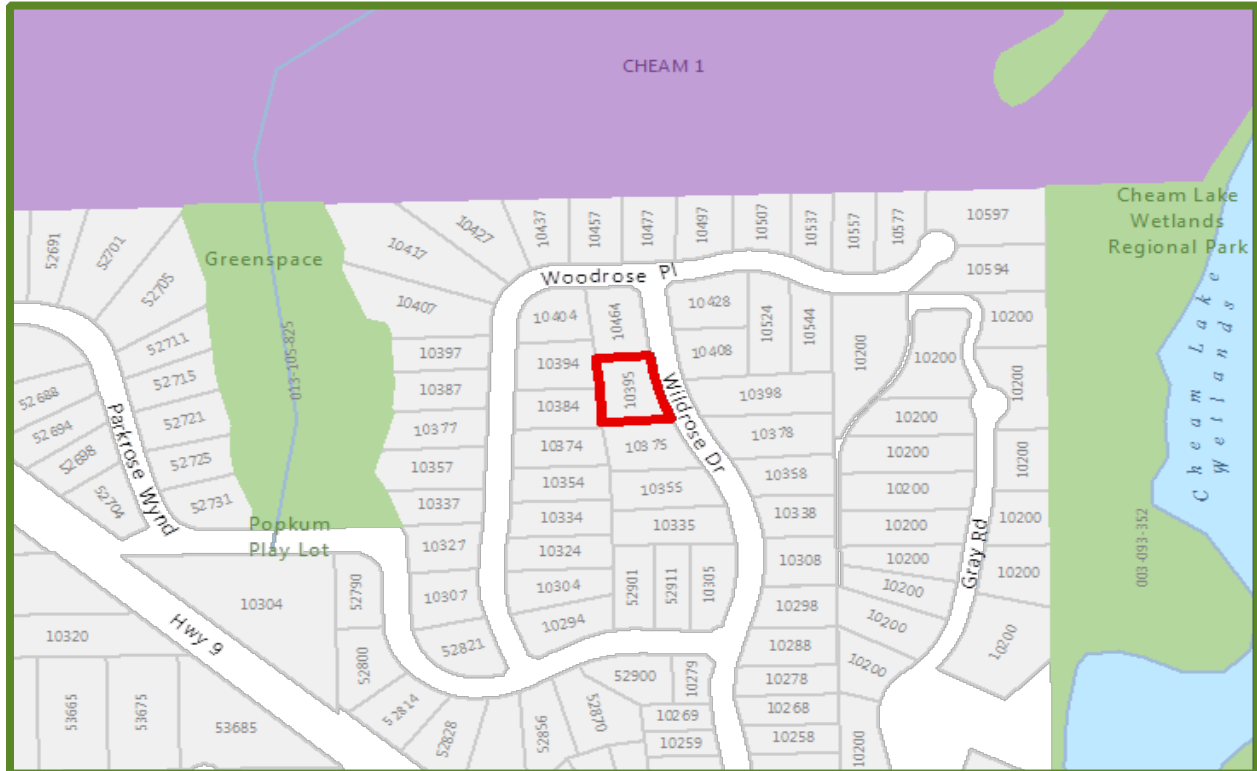
The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted area and height of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	D		
Address	10395 Wildrose Drive		
PID	028-850-386		
Folio	733.06453.069		
Lot Size	0.603 acres		
Owner	Paul Sousedik	Agent	MBE Construction
Current Zoning	Suburban Residential 2 (SBR-2)	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		

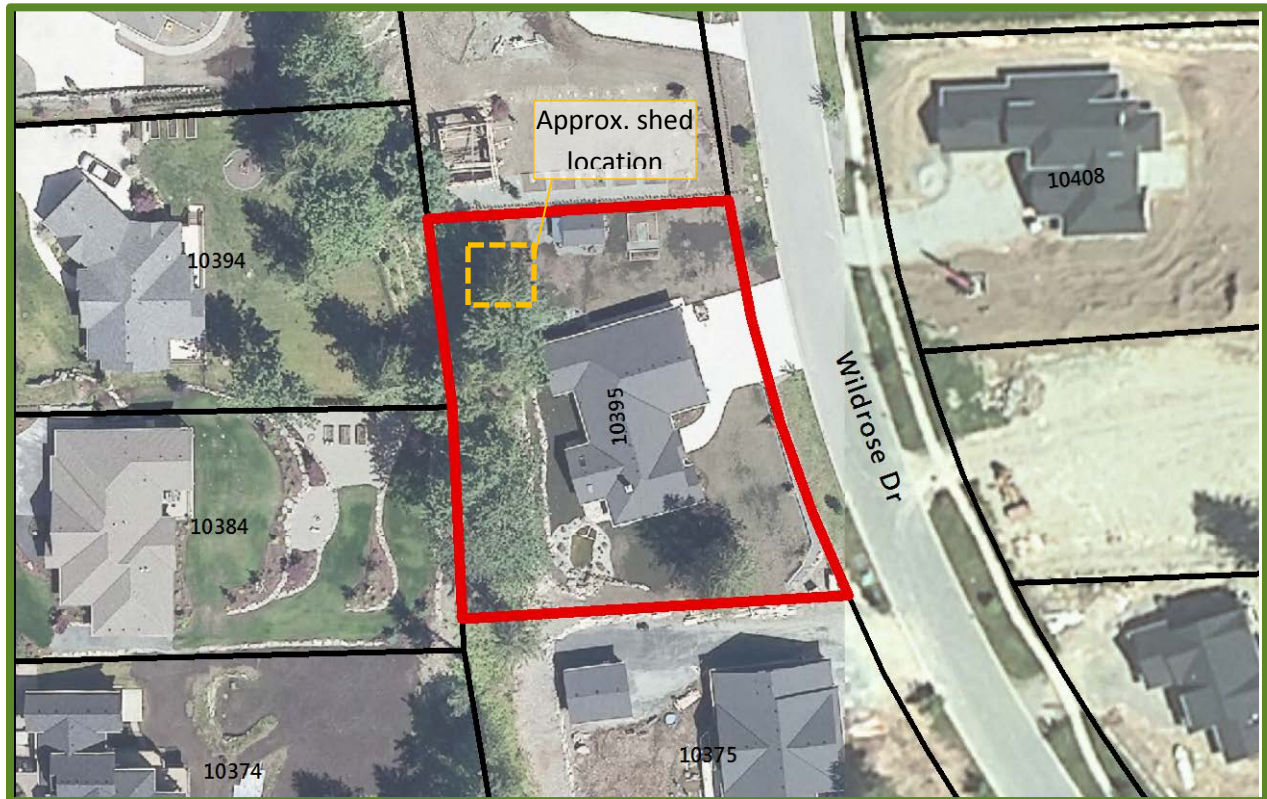
ADJACENT ZONING & LAND USES

North	^	Suburban Residential 2 (SBR-2), Single Family Dwelling
East	>	Suburban Residential 2 (SBR-2), Single Family Dwelling
West	<	Suburban Residential 2 (SBR-2), Single Family Dwelling
South	v	Suburban Residential 2 (SBR-2), Single Family Dwelling

NEIGHBOURHOOD MAP



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 on the property with an attached double garage and an RV storage garage.

The applicant advises the reason for the variance is to provide additional room for storage. The extra floor space will also accommodate the parking of an additional vehicle.

Height and Size Variance

The proposed garage will be 24 x 26 feet with a total area of 624 square feet (58 square meters). The owners are seeking a size variance of 139.6 square feet (13 square meters).

Maximum Size of Accessory Buildings	
Permitted (zoning)	45.0 square metres (484 .4sq feet)
Proposed	58 square metres (624 sq feet feet)
Requested Variance	13 square metres (139.6 sq feet)

The proposed garage will have a total height of 5.2 metres (17.1 feet). The owners are seeking a height variance of 0.2 metres (8 inches)

Height of Accessory Buildings	
Permitted (zoning)	5.0 metres (16' 5") 16.4 feet
Proposed	5.2 metres (17' 1") 17.1 feet
Requested Variance	0.2 metres (8 inches) 0.7 feet

If the size variance is not granted, the applicant could construct a 22 x 22 foot structure that complies with the zoning regulation. If the height variance is not granted the applicant could build a structure which is 8 inches shorter than proposed.

Building Permit

The applicant has submitted a building permit which is currently under review. The proposed structure meets the required property line setbacks and site coverage requirements.

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 2019-10 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

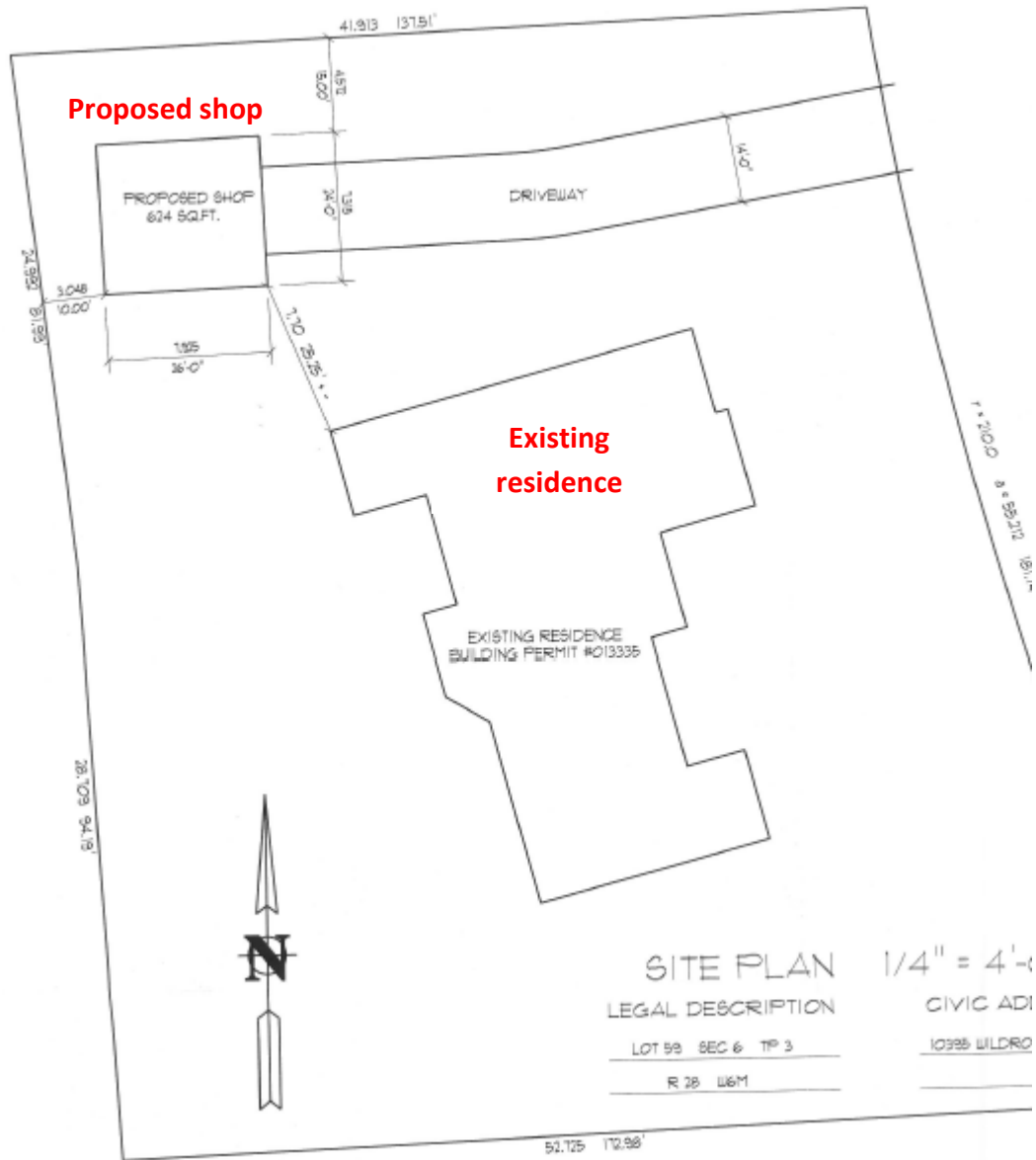
Graham Daneluz, Deputy Director of Planning & Development: Reviewed & supported

Margaret Thornton, Director of Planning & Development: Reviewed & supported

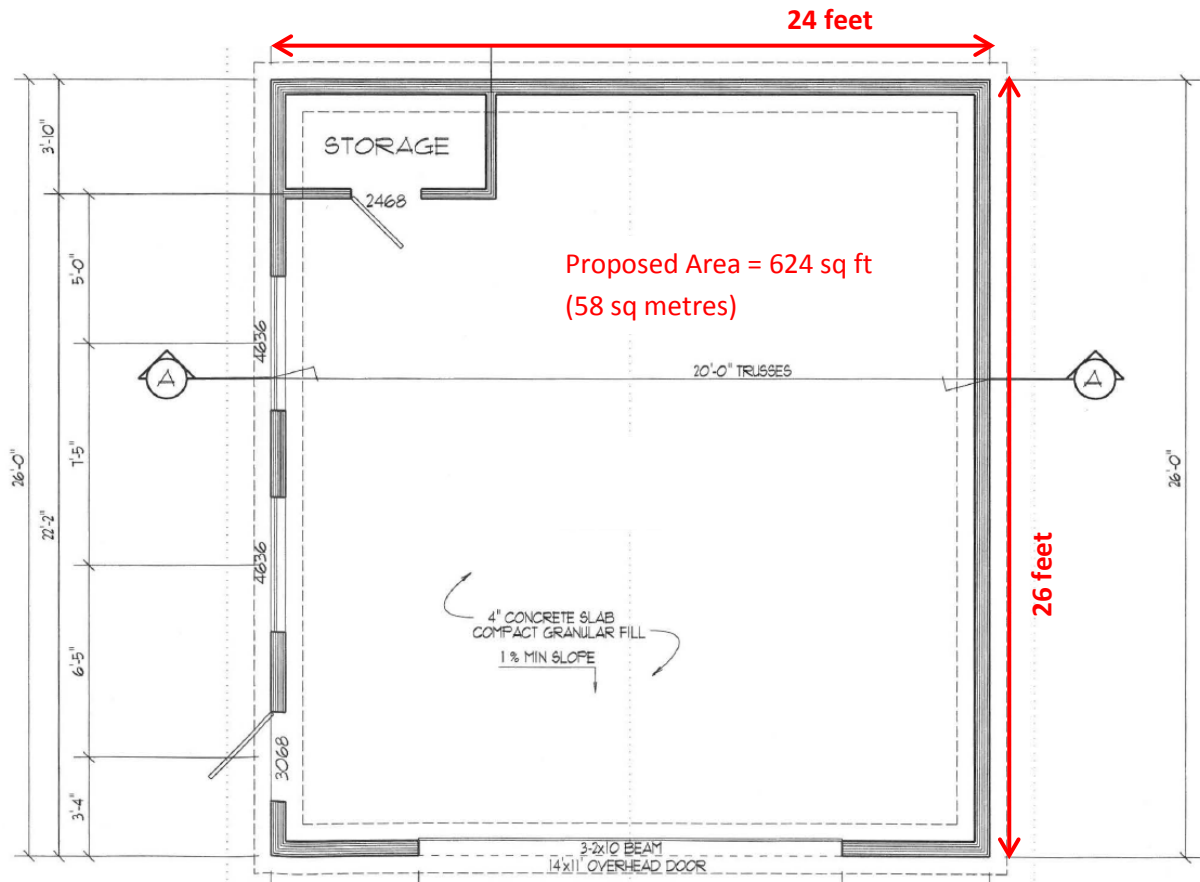
Mike Veenbaas, Director of Financial Services: No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

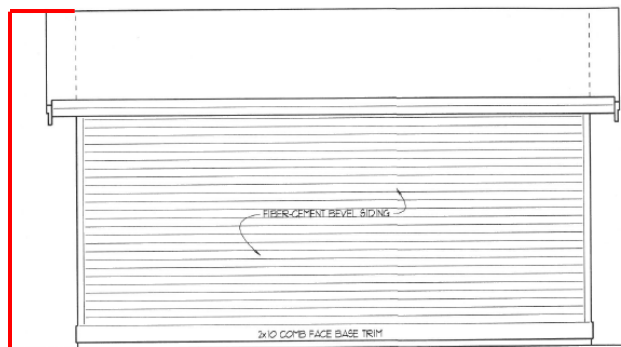
Appendix A – Site Plan



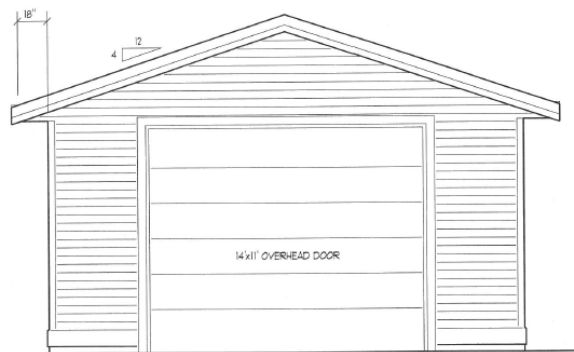
**Appendix B –
Proposed Building Plans**



Proposed building height 17.1 feet (5.2m)



RIGHT (NORTH) ELEVATION



FRONT (EAST) ELEVATION