

To: CAO for the Electoral Area Services Committee

Date: 2019-06-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2019-07

Subject: Application for Development Variance Permit 2019-07 to vary the size of an accessory building for a detached garage at 10180 Royalwood Boulevard, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-07 to increase the size of an accessory building from the maximum permitted area of 45 square metres to 64 square metres, to facilitate the construction of a detached garage at 10180 Royalwood Boulevard, Area "D", subject to the consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to increase the size of an accessory building as outlined in *Zoning By-law for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	D		
Address	10180 Royalwood Boulevard		
PID	030-594-235		
Folio	733.06644.261		
Lot Size	0.27 acres		
Owner	Dekoff, Lorne & Lorrie	Agent	Les Daase (Platin Homes Ltd.)
Current Zoning	Suburban Residential 2 (SBR-2)	Proposed Zoning	(Active Rezoning: ZON0062 - SBR-3)
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Vacant land	Proposed Use	Residential & Accessory Residential

Development Permit Areas	6-D RAR (N/A)
Hazards	N/A
Agricultural Land Reserve	No

ADJACENT ZONING & LAND USES

North	^	Suburban Residential 2 (SBR-2), Single Family Homes
East	>	Country Residential (CR), Single Family Homes
West	<	Suburban Residential 2 (SBR-2), Single Family Homes
South	v	Suburban Residential 2 & 3, Single Family Homes

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The property owners are proposing to construct a single family dwelling and a detached garage at 10180 Royalwood Boulevard. The proposed detached garage exceeds the maximum permitted size of an accessory building.

The proposed size variance is unlikely to affect neighbouring properties as the siting of the detached garage is proposed for the rear of the property. The single storey detached garage conforms to all setbacks of the SBR-3 zone and is not to be used for residential use (Appendix A – Site Plan).

Zoning Amendment

The property owners have also requested to rezone the property at 10180 Royalwood Boulevard from Suburban Residential-2 (SBR-2) to Suburban Residential-3 (SBR-3) to facilitate an increase in lot coverage from 25% (SBR-2) to 40% (SBR-3). The rezoning is required as the lot coverage is a density provision that can only be increased by rezoning, and not a variance. The proposed rezoning will accommodate the total area of both the residence and detached garage. If the zoning amendment is adopted then the property owners will be able to proceed with the proposed construction of the detached garage.

Variance Requested – DVP 2019-07

Application Rationale

The applicant advises that reasons for the variance are: 1. the proposed detached garage is located in the northeast corner of the property not directly visible from Royalwood Boulevard; and, 2. the proposed detached garage will be meeting all required setbacks.

Size of Accessory Building Variance

The owners have requested an increase in the maximum size of the accessory building of 19 square metres (204.5 square feet). This would increase the maximum permitted size of an accessory building from 45 square metres (484.4 square feet) to 64 square metres (689 square feet), a 42% increase.

Maximum Size of Accessory Buildings	
Permitted (Zoning)	45 square metres (484.4 square feet)
Proposed	64 square metres (689 square feet)
Requested Variance	19 square metres (204.5 square feet)

If the variance is not granted the applicant could construct a smaller detached garage which complies with zoning regulations.

DVP Summary for Electoral Area D for Accessory Structure Size

The variance is consistent with DVP's which have been issued in the past. The table below summarizes past DVP applications in Electoral Area D (SBR-2 and SBR-3 zones) to increase the allowable size of accessory residential buildings.

Civic Address	Permit Number	Conditions of Permit	Approved/ Denied
10-10200 Gray Road	DVP 1995-10	Increase size to 98 m ² (117% increase)	Approved
6-10200 Gray Road	DVP 1996-05	Increase size to 66.9 m ² (48.6% increase)	Approved
18-10200 Gray Road	DVP 1998-04	Increase size to 76.2 m ² (69% increase)	Approved
11-10200 Gray Road	DVP 2002-01	Increase size to 80.27 m ² (72% increase)	Approved
4-10200 Gray Road	DVP 2002-04	Increase size to 125.4 m ² (179% increase)	Approved
3-10200 Gray Road	DVP 2003-06	Increase size to 74.3 m ² (65% increase)	Approved
10211 Parkwood Drive	DVP 2012-02	Increase size to 50m ² (11% increase)	Approved

10391 Parkwood Drive	DVP 2013-05	Increase size to 60m ² (33% increase)	Approved
9974 Llanberis Way	DVP 2013-13	Increase size to 111m ² (147% increase)	Approved
16-10200 Gray Road	DVP 2014-17	Increase size to 89.2 m ² (98% increase)	Approved
52672 Parkrose Wynd	DVP 2016-13	Increase size to 116.129 m ² (158% increase)	Denied
52672 Parkrose Wynd	DVP 2016-15	Increase size to 81.941 m ² (82 % increase)	Denied
10094 Parkwood Drive	DVP 2017-01	Increase size to 53.14m ² (18% increase)	Approved
52671 Parkrose Wynd	DVP 2017-09	Increase size to 76 m ² (69% increase)	Approved
10338 Wildrose Drive	DVP 2017-19	Increase size to 56.4m ² (25% increase)	Approved
52725 Parkrose Wynd	DVP 2017-20	Increase size to 53.1m ² (18% increase)	Approved
10191 Caryk's Road	DVP 2019-05	Increase size to 53.5m ² (19% increase)	Approved
10395 Wildrose Drive	DVP 2019-10	Increase size to 58 m ² (29% increase)	Approved
10163 Royalwood Blvd	DVP 2019-12	Increase size to 76m ² (69% increase)	Approved

Zoning Bylaw Review

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review includes analysis of recent development variance permits to determine if revised zoning bylaw provisions, including the maximum size of accessory building is warranted.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given an 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 seven (7) letters of support have been submitted (Appendix C).

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

Staff recommend that the FVRD Board issue the Development Variance Permit to increase the size of an accessory building at 10180 Royalwood Boulevard.

The proposed size variance is unlikely to affect neighbouring properties as the siting of the detached garage is proposed for the rear of the property. The single storey detached garage conforms to all setbacks of the SBR-3 zone and is not to be used for residential use (Appendix A – Site Plan).

Option 1 – Issue (Staff Recommendation)

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2019-07 to increase the size of an accessory building from the maximum permitted area of 45 square metres to 64 square metres, to facilitate the construction of a detached garage at 10180 Royalwood Boulevard, Area "D", subject to the 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 2019-07 for the property located at 10180 Royalwood Boulevard, Electoral Area D.

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 2019-07 for the property located at 10180 Royalwood Boulevard, Electoral Area D to FVRD Staff.

COMMENTS BY:

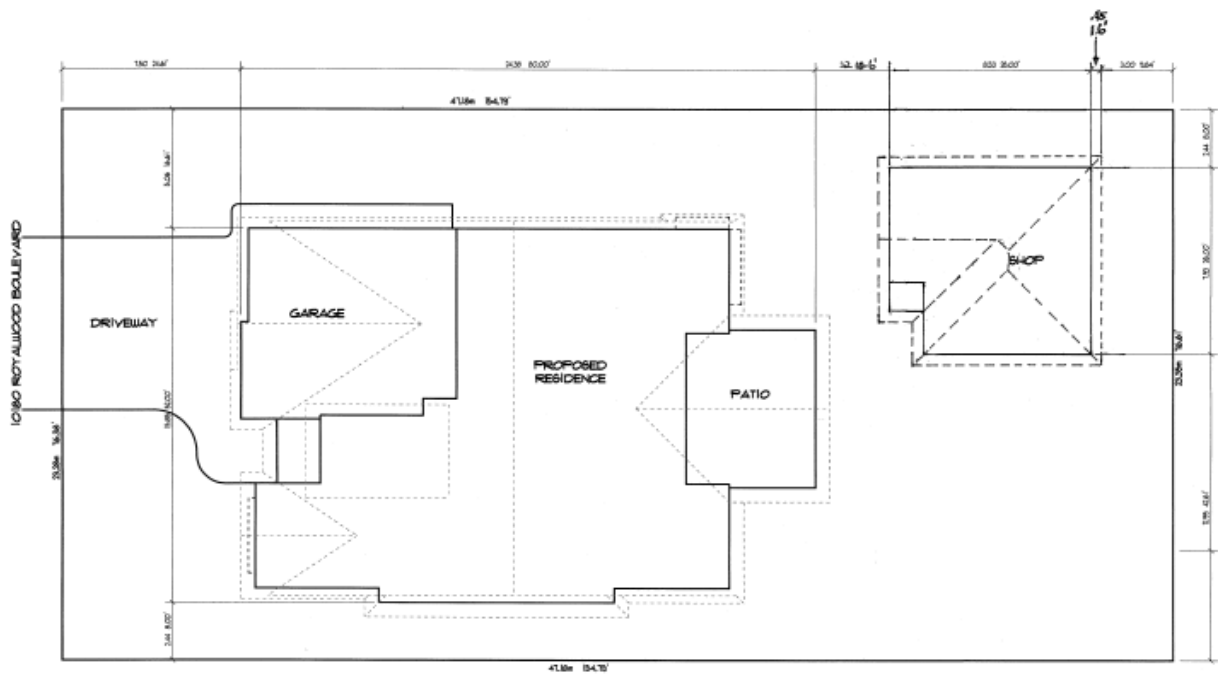
Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

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

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

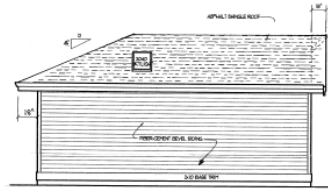
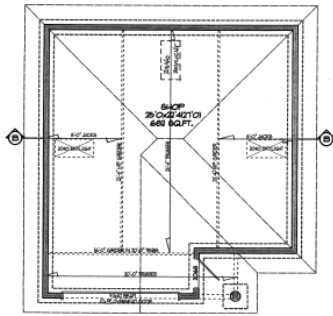
Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Appendix A
Site Plan

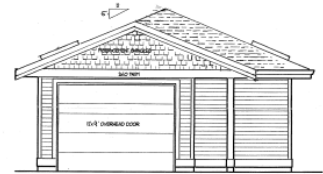


Appendix B

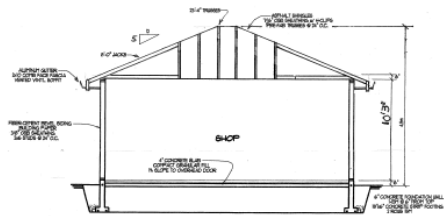
Construction Drawings



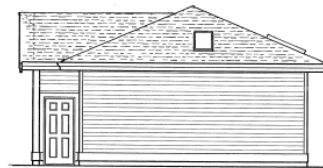
LEFT ELEVATION



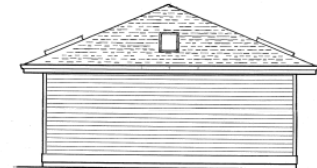
FRONT ELEVATION



CROSS SECTION B-B



RIGHT ELEVATION



REAR ELEVATION

Appendix C
Letters of Support

Support Letter

Date: MARCH 14 / 2019

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: DEREVLÉAM ROMÉO

Address:

Signature: _____



Support letter can be emailed to:
arrange pickup

to

Thank you

Megan

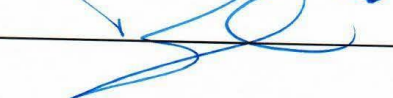
Support Letter

Date: March 14/19

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: Derek Colmelle

Address: _

Signature: 

Support letter can be emailed to:
arrange pickup

to

Thank you

Megan

Support Letter

Date: March 15/19

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: Brad Klaassen

Address:

Signature: 

Support letter can be emailed to:
arrange pickup

to

Thank you

Megan

Support Letter

Date: MARCH 18 / 2019.

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: ROGER Y GAIL SIEMENS

Address:

Signature: 

Support letter can be emailed to:
arrange pickup

to

Thank you

Megan

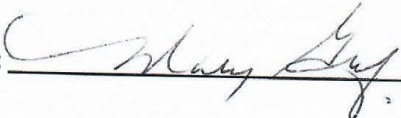
Support Letter

Date: MARCH 22, 2019.

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: MARY GRAF

Address:

Signature: 

Support letter can be emailed to:
arrange pickup

to

Thank you

Megan

Support Letter

Date: 3/14/2019

We are in support of the property located at 10180 Royalwood Blvd, rezoning to SBR-3 and being granted a Development Variance Permit to vary the size of an Accessory Building from 45 square meters to 64 square meters.

Name: Tyson Kennedy

Address: _
_
_

Signature: Tyson Kennedy

Digitally signed by Tyson Kennedy
DN: cn=Tyson Kennedy, o=Safetek
Emergency Vehicles Ltd., ou,
email=tkennedy@firetrucks.ca, c=CA
Date: 2019.03.14 11:21:51 -07'00'

Support letter can be emailed to: |
arrange pickup

to

Thank you

Megan

**T & N Unity
PO Box 355
Agassiz, BC V0M 1A0**

February 26, 2019

Fraser Valley Regional District
Planning Department
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Re: Lot 2 – Variance Permit

Dear Mr. David Bennett,

We are in support of Lorne Dekhoff's application for a Variance Permit for his accessory building proposed on Lot 2 – 10180 Royalwood Blvd.

Yours truly,



Natalie teBrinke



Trevor teBrinke