

To: CAO for the Electoral Area Services Committee

Date: 2019-06-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2019-16

Subject: Application for Development Variance Permit 2019-16 to reduce the interior side lot line setback for the construction of a wheelchair ramp at #78-14550 Morris Valley Road, Electoral Area C (River Reach Estates)

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-16 to reduce the setback from the interior side lot line from 2.1 metres to 1.0 metres, clear to sky to facilitate the construction of a wheelchair ramp at #78-14550 Morris Valley Road, Area "C", 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 reduce the setback from the interior side lot line as outlined in *Zoning By-law for Electoral Area "F", 1978, of the Regional District of Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	C		
Address	#78-14550 Morris Valley Road		
PID	026-415-836		
Folio	776.06731.278		
Lot Size	6938 square feet		
Owner	William & Ronaye Perfitt	Agent	N/A
Current Zoning	Private Resort Residential Development (PRD-1)	Proposed Zoning	No change
Current OCP	Resort Residential (RR)	Proposed OCP	No change

Current Use	Residential	Proposed Use	No change
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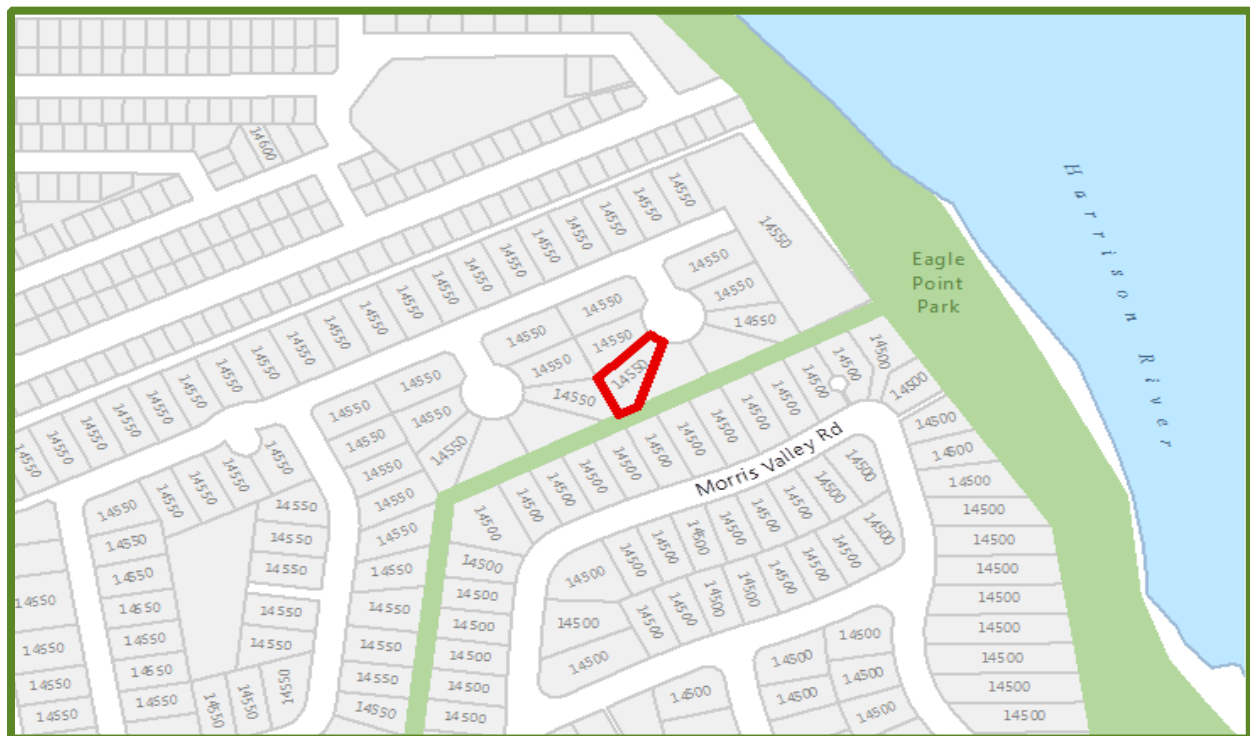
Development Permit Areas 1-C Geotechnical; 2-C Sensitive Habitat Resources & 3-C Riparian Areas

Agricultural Land Reserve No

ADJACENT ZONING & LAND USES

North	^	Private Resort Residential Development (PRD-1); Single-family residences
East	>	Private Resort Residential Development (PRD-1); Single-family residences
West	<	Private Resort Residential Development (PRD-1); Single-family residences
South	v	Private Resort Residential Development (PRD-1); Single-family residences

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to construct a wheelchair ramp at #78-14550 Morris Valley Road, located in Rivers Reach Estates in Morris Valley. The wheelchair ramp does not meet the minimum setback requirements along the interior side lot line as stipulated by the applicable zoning bylaw.

The proposed wheelchair ramp is 1.2 metres (4 feet) in width and 6.7 metres (22 feet) in length and will be attached to an existing deck, which conforms to all setbacks (see Appendix A - Site Plan and B – Elevation Drawings).

Building staff have reviewed the site plan and there are no Building Code concerns regarding the separation distances between the proposed wheelchair ramp and the neighbouring property.

Variance Requested – DVP 2019-16

Application Rationale

The applicants advise that the reasons in support of the variance are that they have mobility challenges and a wheelchair ramp is required for access to the single family dwelling.

Interior Side Lot Line Setback Variance

The owners are seeking a 1.1 metre (3.6 foot) relaxation to the required interior side lot line setback, reducing the setback requirement from 2.1 metres (6.9 feet) to 1.0 metre (3.3 feet).

Interior Lot Line Setback	
Permitted (Zoning)	2.1 metres (6.9 feet)
Proposed	1.0 metre (3.3 feet)
Requested Variance	1.1 metres (3.6 feet)

Statutory Building Scheme

The subject property has a statutory building scheme registered on the property title (BX568505) which outlines specific design requirements for all single family homes within the strata development.

The applicants will be required to provide proof that they have attained the strata council's approval for the design as part of their building permit application.

Neighbourhood Notification and Input

All property owners within 30 metres of the property and the Strata will be notified by the FVRD of the development variance permit application and 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, residents and the Strata of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted. No comments from the Strata have been provided to date.

COST

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

CONCLUSION

Staff recommend that the FVRD Board issue Development Variance Permit 2016-16 to reduce the interior side lot line setback for the construction of a wheelchair ramp at #78-14550 Morris Valley Road. The variance is not anticipated to negatively affect the surrounding properties.

Option 1 – Issue (Staff Recommendation)

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2019-16 to reduce the setback from the interior side lot line from 2.1 metres to 1.0 metres, clear to sky to facilitate the construction of a wheelchair ramp at #78-14550 Morris Valley Road, Area "C", 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 2019-16 for the property located at #78-14550 Morris Valley Road, Electoral Area C.

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 2019-16 for the property located at #78-14550 Morris Valley Road, Electoral Area c to FVRD Staff.

COMMENTS BY:

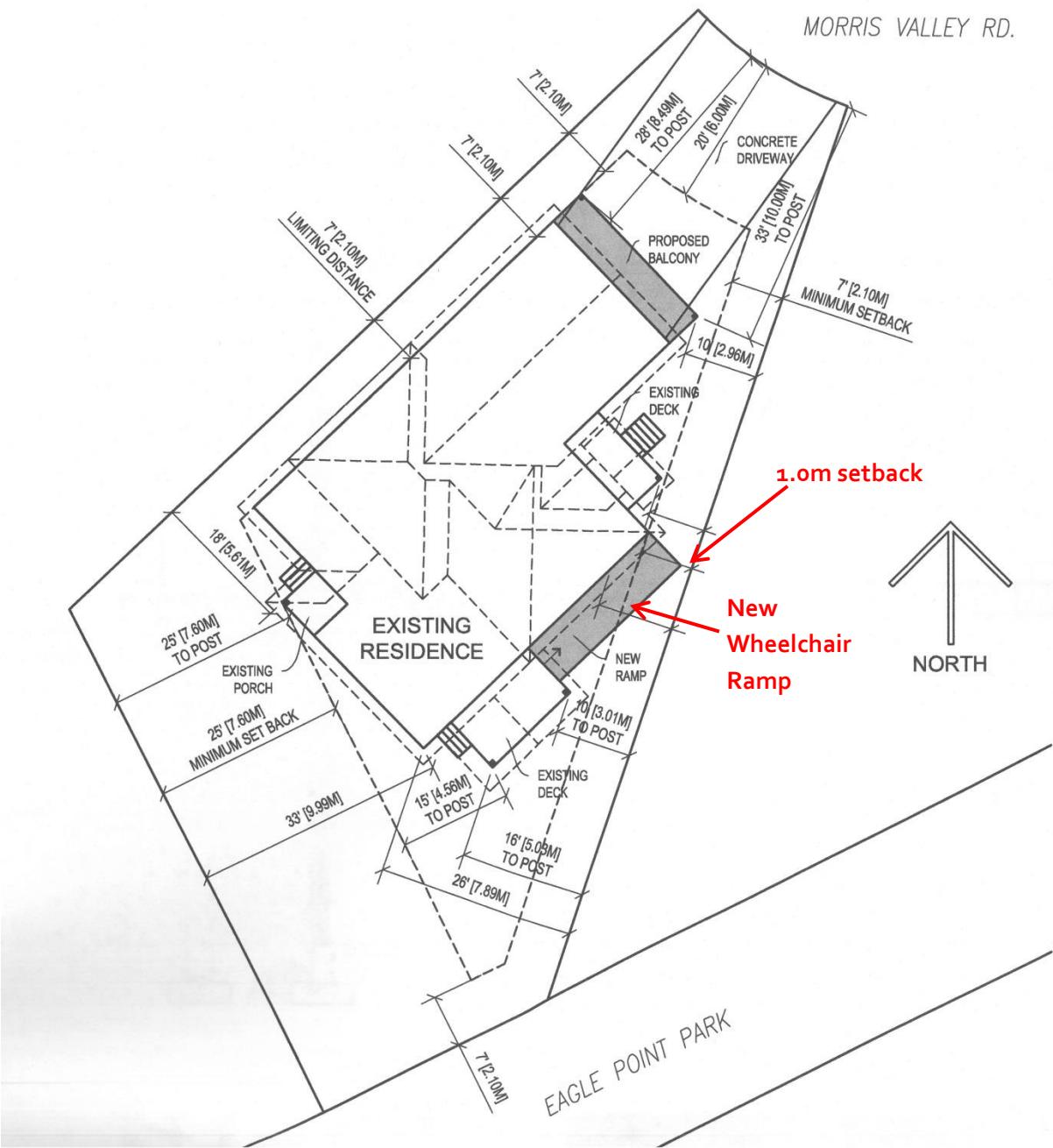
Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

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

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

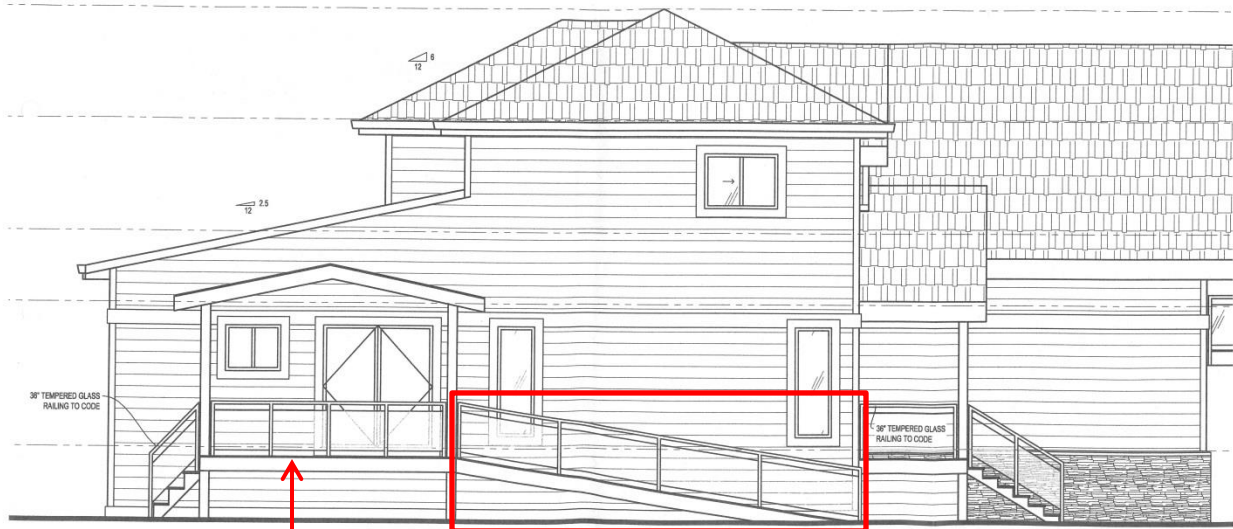
Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Appendix A
Site Plan



Appendix B
Elevation Drawing

RIGHT ELEVATION
SCALE: 1/4"=1'-0"



Existing Deck

New Wheelchair Ramp