

To: CAO for the Electoral Area Services Committee

Date: 2019-07-09

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-20

Subject: Application for Development Variance Permit to reduce the required separation between mobile homes for #40-52324 Yale Road, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-20 to reduce the separation requirement between mobile homes from 20 feet (6.1 metres) to 19.5 feet (5.9 metres), between user site 40 and 41 at 52324 Yale Road, subject to the consideration of any comments or concerns raised by the public.

AND THAT Development Variance Permit 1992-13 be amended to permit site #40 to be used for a double wide mobile home.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Gordania Estates is a 55 site mobile home park located at 52324 Yale Road, Electoral Area D. The applicant has applied for a Development Variance Permit (DVP) to reduce the separation requirement from an adjacent mobile home to facilitate the placement of a double wide mobile home on site 40.

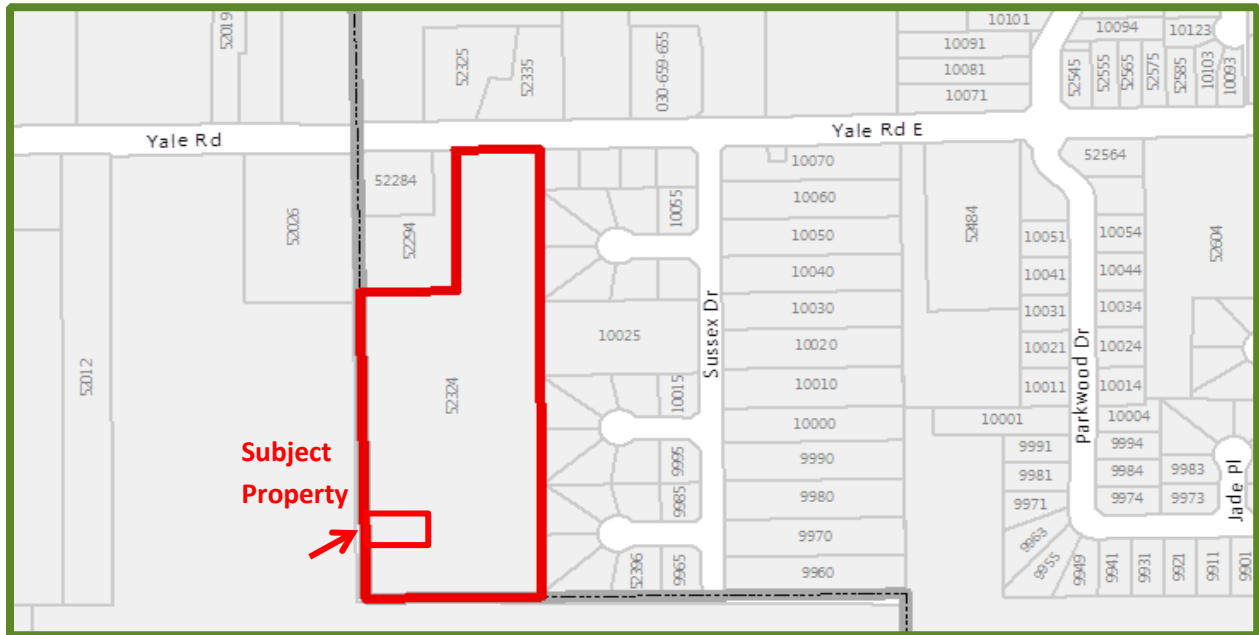
PROPERTY DETAILS

Electoral Area	D		
Address	40-52324 Yale Rd		
PID	007-174-659		
Folio	733.74040.002		
Owner	Gordania Estates	Agent	Site 40 - Sheri King
Current Zoning	Mobile Home Park (RMH)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Development Permit Area	DPA 6-D (Riparian Areas)	ALR	No

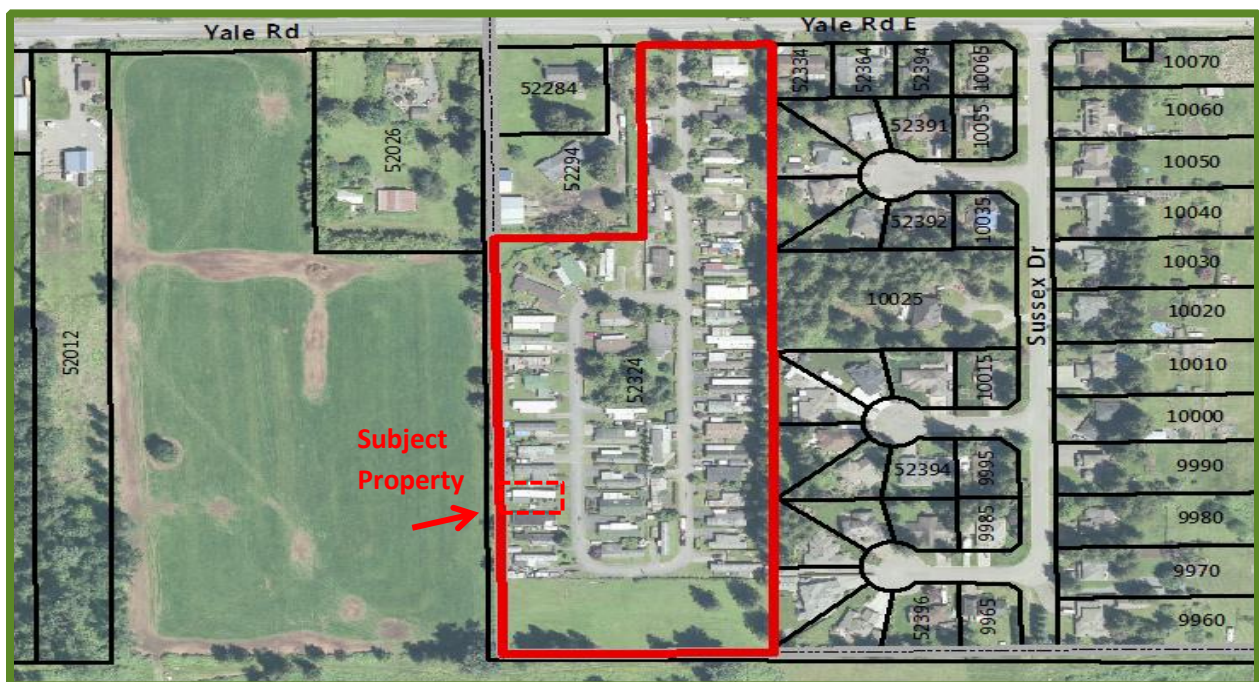
ADJACENT ZONING & LAND USES

North	^	Country Residential (CR); Single-family Residences
East	>	Suburban Residential 2 (SBR-2); Single-family Residences
West	<	City of Chilliwack-Agriculture; Agriculture
South	v	City of Chilliwack-Agriculture; Agriculture

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Separation distances between mobile homes on the subject property are regulated by the Zoning Bylaw for Electoral Area D, and the Mobile Home Parks Bylaw.

Zoning Bylaw for Electoral Area D, 1976 of the Regional District of Fraser-Cheam section 705(b) states that: "no part of a mobile home or modular home, including a permissible addition, shall be located closer than 20 feet from an adjacent mobile or modular home, including a permissible addition".

The *Mobile Home Parks Bylaw No. 103, 1978* states that: "no mobile home including permissible additions shall be located within 6 metres (19.68 feet) of another mobile home.

Variance Request

The applicant is planning to replace an aging single wide mobile home with a new double wide home. The applicant wishes to reduce the setback from an adjacent mobile home from 20 feet to 19.5 feet, which is a variance of 0.5 feet.

Separation between adjacent mobile homes	
Required (zoning)	20 feet (6.1 metres)
Proposed	19.5 feet (5.9 metres)
Requested Variance	0.5 feet (0.15 metres)

The applicant advises the reasons for the variance are to enable the placement of a double wide mobile home that will provide additional living space. The neighbouring site (#41) currently has a large side deck with a roof overhang that extends toward site 40. The placement of the neighbouring deck makes it impossible to place a double wide mobile home on lot 40 and meet the required setback. The proposed mobile home is being sited on the lot to minimize the variance request.

If the requested variance is not granted, the applicant has the option of replacing the existing single wide home, with another single wide home.

Building Permit Requirements

A building permit will be required to place the new mobile home. As part of the building permit application process, the Building Department will review construction plans for compliance with BC Building Code requirements, including fire separation. The Building Department has not expressed any concern with the current proposal.

Development Variance Permit 1992-13 - Density Restriction

Development Variance Permit 1992-13 (issued in 1992) approved specific sites for either double wide or single wide mobile home use. Pad #40 was specified for single wide use. The restriction on double wide units was created to ensure the density permitted in the Zoning Bylaw will not be exceeded. Staff have

determined that the replacement of a single wide mobile home with a double wide home on site 40 complies with the density requirement in the Zoning Bylaw for Electoral Area D.

The current proposal for site #40 requires that DVP 1992-13 be amended to permit site #40 to be used as a double wide site.

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 opposition have been received.

COST

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

CONCLUSION

The proposed variance is consistent with other setbacks within Gordania Estates and is not anticipated to negatively impact the surrounding properties. Staff recommend that the FVRD Board issue Development Variance Permit 2019-20 to reduce the separation requirement from an adjacent mobile home from 20 feet (6.1 metres) to 19.5 feet (5.9 metres) for #40-52324 Yale Road.

Option 1 – Issue (Staff Recommendation)

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2019-20 to reduce the separation requirement from an adjacent mobile home from 20 feet (6.1 metres) to 19.5 feet (5.9 metres) for #40-52324 Yale Road, Electoral Area D, 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 2019-20 for the property at #40-52324 Yale Road, 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 2019-20 for #40-52324 Yale Road, Electoral Area D to FVRD Staff.

COMMENTS BY:

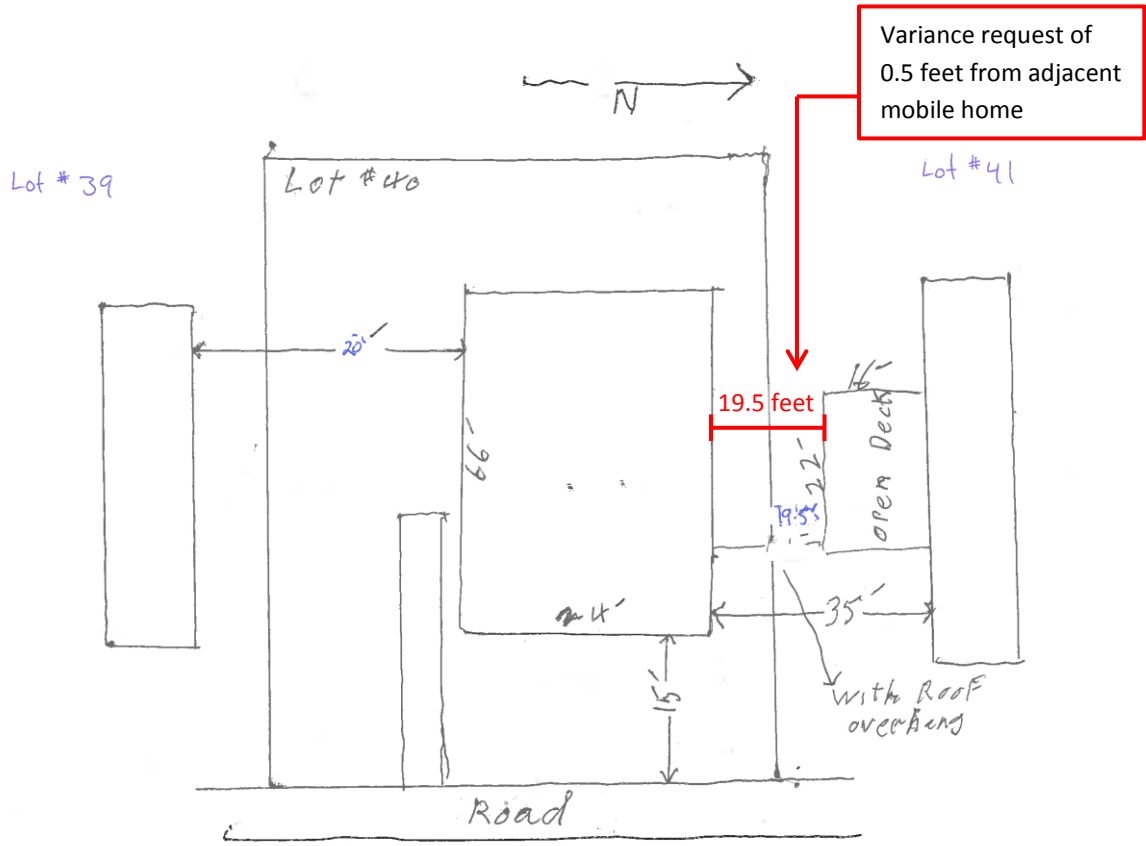
Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported

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

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

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

Appendix A – Site Plan



Not to Scale