

To: CAO for the Electoral Area Services Committee

Date: 2019-09-10

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-27

Subject: Application for Development Variance Permit to increase the maximum allowable area for a storage shed at #136-1436 Frost Road, Electoral Area H

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-27 to increase the maximum allowable area of a storage shed from 6 square metres to 10.04 square metres, subject to the consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Cultus Lake Holiday Park is a 222 unit Campground Holiday Park at 1436 Frost Road, Electoral Area H. The property is owned by the Cultus Lake Holiday Park Association (CLHP), a non-profit association. An application has been made for a Development Variance Permit (DVP) to increase the allowable size of a storage shed on user lot #136. The Campground Holiday Park zone in Zoning Bylaw 66 for Electoral Area "E" restricts the size of a storage shed to a maximum of 6.0 square metres (64 square feet).

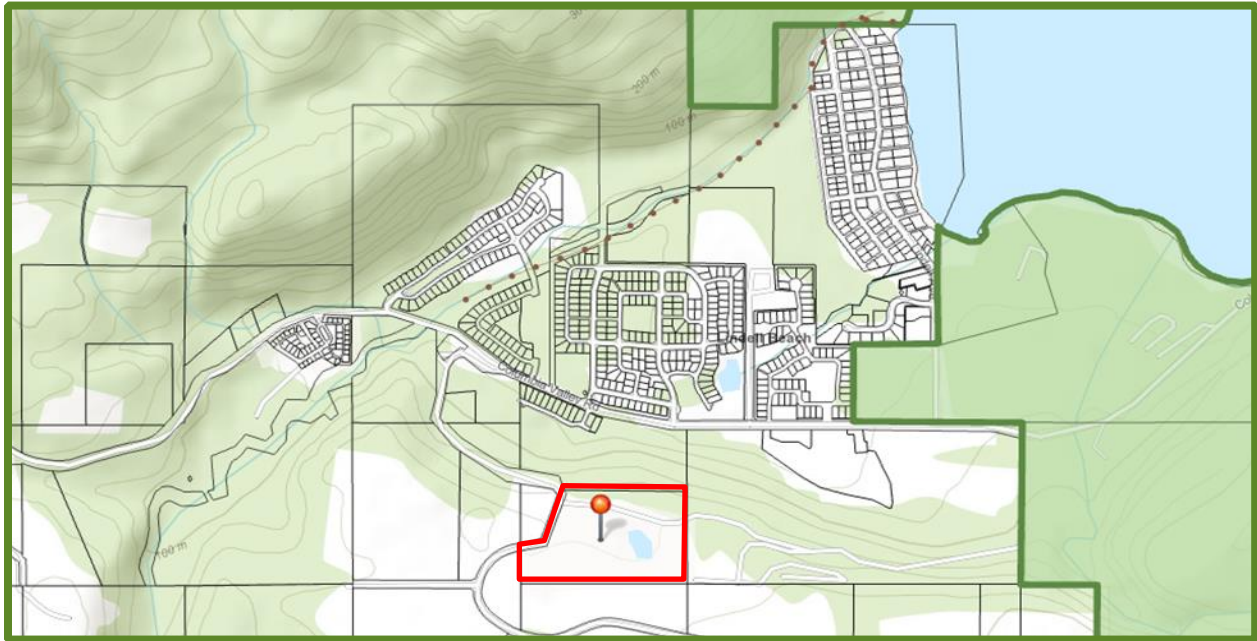
PROPERTY DETAILS

Electoral Area	H		
Address	1436 Frost Road		
PID	027-082-610		
Folio	733.02962.300		
Lot Size	20 acres		
Owner	Cultus Lake Holiday Park Association	Agent	Greg Schellenberg
Current Zoning	Campground Holiday Park (CHP)	Proposed Zoning	No change
Current OCP	Resort (RT)	Proposed OCP	No change
Current Use	Holiday Park	Proposed Use	No change
Development Permit Areas	DPA 4-E (Form & Character), 5-E (RAR), & 7-E (Water Quality)		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Campground Holiday Park (CHP), Cultus Lake Cottages
East	>	Campground Holiday Park (CHP), Lindell Beach Holiday Resort
West	<	Rural Agriculture (R-Ag), Single-family Dwelling
South	v	Rural Agriculture (R-Ag), Farm / Single-family Dwelling

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The applicant is proposing to construct a detached storage shed on lot #136 which exceeds the maximum allowable area for a shed in the Campground Holiday Park (CHP) zone under *Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam*.

Size Variance

The applicant wishes to increase the allowable size of a shed from 6 square meters (64 square feet) to 10.04 square meters (108 square feet) to enable the construction of 12 x 9 foot shed. This is a size variance of 4 square metres (43.5 square feet).

Shed Size in the CHP Zone	
Maximum (zoning)	6.0 metres ² (64.5 feet ²)
Proposed	10.0 metres ² (108 feet ²)
Requested Variance	4 metres² (43.5 feet²)

The applicant advises there have been several thefts of patio furniture, propane tanks, and recreation equipment from the site. The nature of the Holiday Park means the applicant does not reside full time at this location and is not always present to protect personal property. The applicant advises the larger shed will provide sufficient room to lock up belongings and to alleviate concern about theft.

If the variance is not granted, the applicant has the option of constructing a smaller shed which complies with the zoning regulation.

Key Variances for Cultus Lake Holiday Park

There have been several historic DVPs and Board of Variance siting approvals for recreational vehicles and recreational camping sites in the Cultus Lake Holiday Park. The past decisions were primarily to resolve issues related to construction which occurred prior to the zoning regulations coming into force. None of the past decisions have varied the permitted size of a storage shed in the park. The following approvals apply to all lots in the park:

- July 1988 – DVP 1988-04 reduced the setback from a structure to a side site line from 0.9 metres (3.0 ft) to 0.457 metres (1.5 ft), if a 1.37 metre (4.5 ft) area on the adjacent site remains free of development. In essence, this DVP specified a total minimum lateral separation between structures on adjacent sites of 1.84 metres (6.0 ft). This DVP applies to all sites at Cultus Lake Holiday Park.
- September 1988 - A Board of Variance resolution reduced the side or rear site line setback for open-sided ramadas from 0.9 metres (3.0 ft) to 0.47 metres (1.5 ft), provided ramadas were not located closer than 3.0 metres (9.8 ft) to an adjacent trailer. This resolution applies to all sites at Cultus Lake Holiday Park.

- July 2005 – DVP 2005-08 reduced the setback from a storage shed to a structure on an adjacent lot from 3.0 metres (9.8 ft) to 1.8 metres (5.9 ft.). This DVP applies to all sites at Cultus Lake Holiday Park.

Potential concerns

The size and placement of structures in a holiday park can impact the ability of other users to meet both setback and fire separation requirements. The proposed shed location on lot #136 has a green space to the north and east, the applicants' recreational vehicle to the west, and a road to the south. The shed location will meet fire separation requirements, and is unlikely to impact other site users. The location of the site within the development and the presence of the greenspace adjacent to the shed location are central to the staff support of this application because these factors reduce the risk that the shed could act as a bridge to spread fire to adjacent sites.

Although the reasons to support the variance may be valid, the provided reasons are not necessarily unique to lot #136. There is a risk that granting this variance may encourage additional variance requests from other lot users in Cultus Lake Holiday Park. If this were to occur staff would want to review the matter of shed sizes for the entire park rather than issue many individual variances. Sheds are often used to store bar-b-cue tanks, fuel containers and other flammable materials. They can provide a bridge to spread fire from one trailer to trailers on adjacent sites. Fire separations and access for firefighting are critical concerns when considering variance applications.

Building Permit Requirements

Under the *Fraser Valley Regional District Building Bylaw*, a building permit is not required for an accessory building less than 20 square metres (215 square feet), provided the building is not used for residential occupancy. As the proposed shed is 10.04 square metres (108 square feet), a building permit will not be required. The property owner is still obligated to meet zoning requirements including building height and siting setbacks.

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 to speak at the Board meeting. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. One letter of support has been received from the Director in charge of Buildings and Roads for Cultus Lake Holiday Park Association.

COST

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

CONCLUSION

The proposed shed is not anticipated to negatively impact surrounding users and can be sited to meet all setbacks and fire separation requirements. Additionally, one letter of support from the Holiday Park has been received. Staff recommend the FVRD Board issue Development Variance Permit 2019-27 to increase the maximum permitted size of a storage shed for #136-1436 Frost Road.

Option 1 – Issue (Staff Recommendation)

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2019-27 to increase the maximum permitted size of a storage shed from 6 square meters to 10.04 square meters at lot #136-1436 Frost Road, Electoral Area H, 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 2019-27 for the property at #136-1436 Frost Road, Electoral Area H.

Option 3 – Refer to Staff

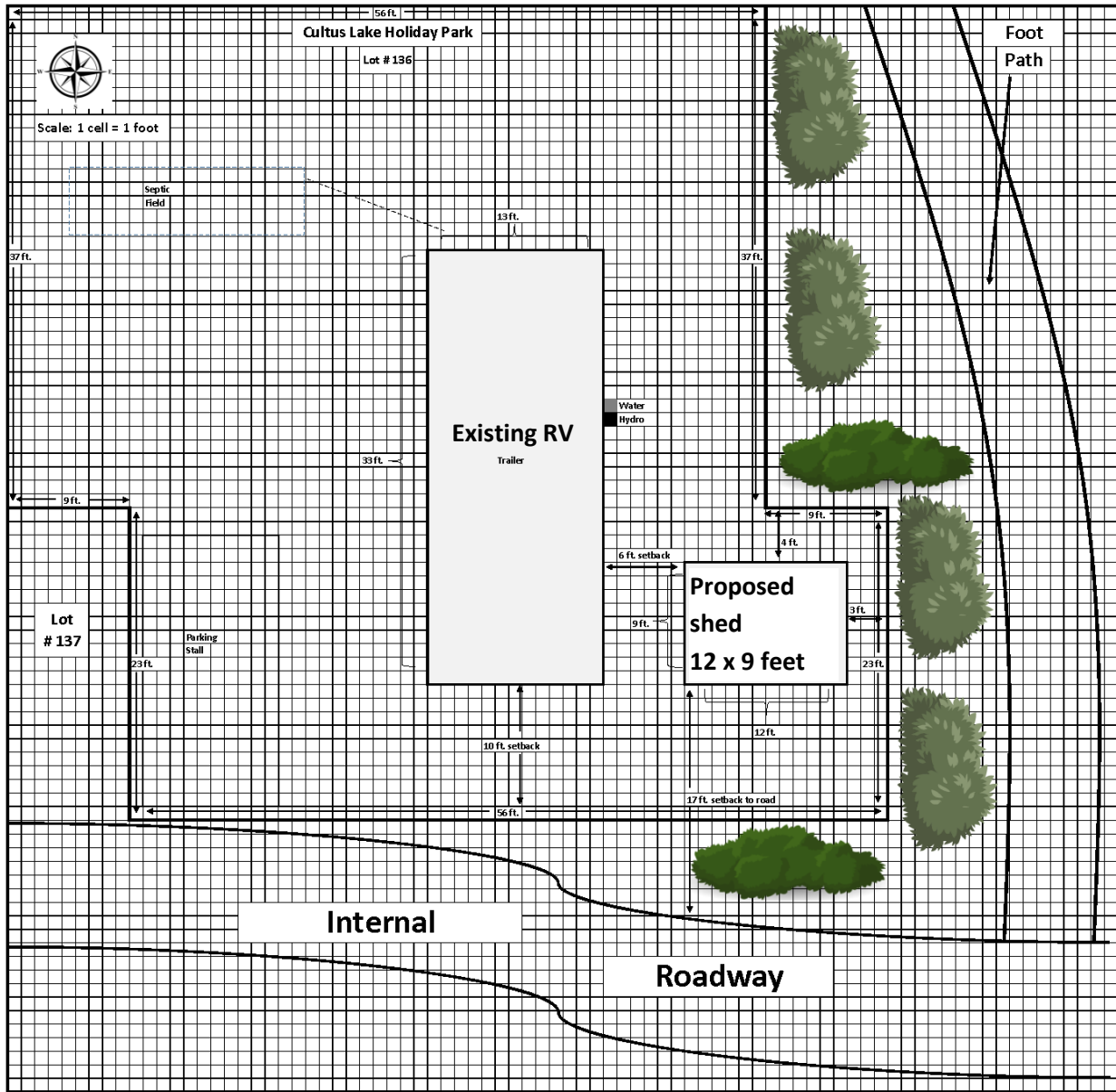
If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2019-27 for #136-1436 Frost Road, Electoral Area H to FVRD Staff.

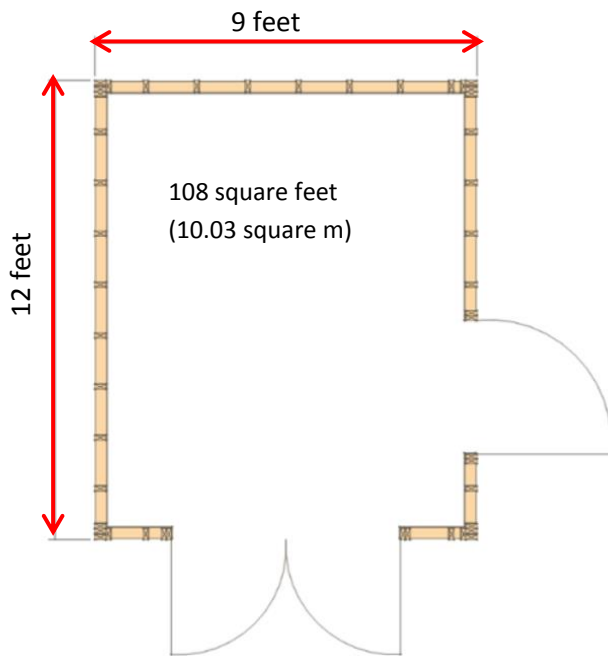
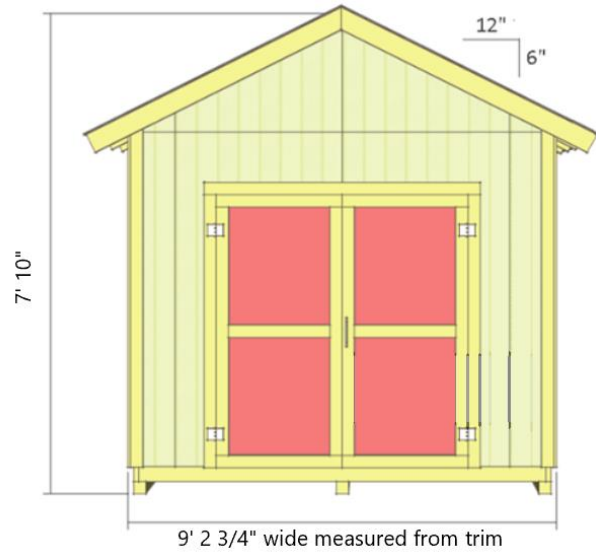
COMMENTS BY:

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.

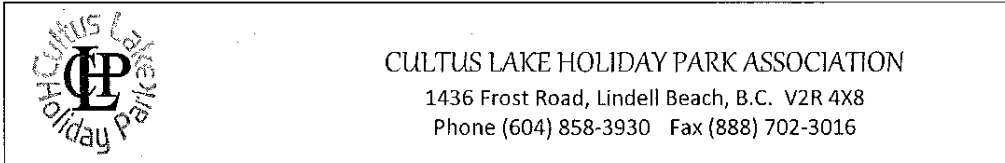
Appendix A – Site Plan



Appendix B – Shed Design



Appendix C – Letter of Support



26 July 2019

Re: Development Variance Permit – Lot 136

To Whom It May Concern:

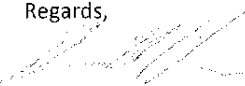
The Cultus Lake Holiday Park bylaws are aligned with the Fraser Valley Regional District bylaws with respect to building dimension regulations. As such, "a storage shed shall have a floor area of not less than 2.8 square metres and not more than 6.0 square metres, and shall not exceed a height of 2.4 metres."

I have reviewed site #136 belonging to Greg Schellenberg and see no reason why a 12' x 9' storage shed would not work on his site. There is ample space on the site for a shed of this size.

In spite of fencing around the perimeter of the park, we have seen a rise in property theft over the past 18 months. It is understandable that Greg would want to build a shed to store his patio furniture and other property.

If you would like to discuss this matter further, please contact me @ 778-889-4408.

Regards,



Bruce Mclean
Buildings and Roads – Board of Directors
Cultus Lake Holiday Park