

To: CAO for the Electoral Area Services Committee

Date: 2019-09-10

From: David Bennett, Planner II

File No: 3090-20-2019-28

**Subject: Development variance permit to reduce side setbacks on corner Lot 107 from 2.0m to 1.5m in the final phase of the Creekside Mills development located at 1687 Columbia Valley Road, Electoral Area "H".**

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board **issue** Development Variance Permit 2019-28 to reduce the side setbacks on proposed lot 107 from 2.0m to 1.5m subject to comments or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

Creekside Mills is a new bare-land strata resort residential subdivision located south of Cultus Lake in Electoral Area "H".

A setback reduction variance for corner lots in the development was previously approved by the FVRD Board in 2016. The subject lot (107) was not included by the developer in that development variance permit. The developer has now requested that the same development variance permit for side-yard setbacks be applied to proposed lot 107.

Approval of this development variance permit will maintain a cohesive layout and streetscape.

FVRD staff encourage all applicants to discuss proposed variances with surrounding property owners. All property owners within 150m will be notified of this development variance permit.

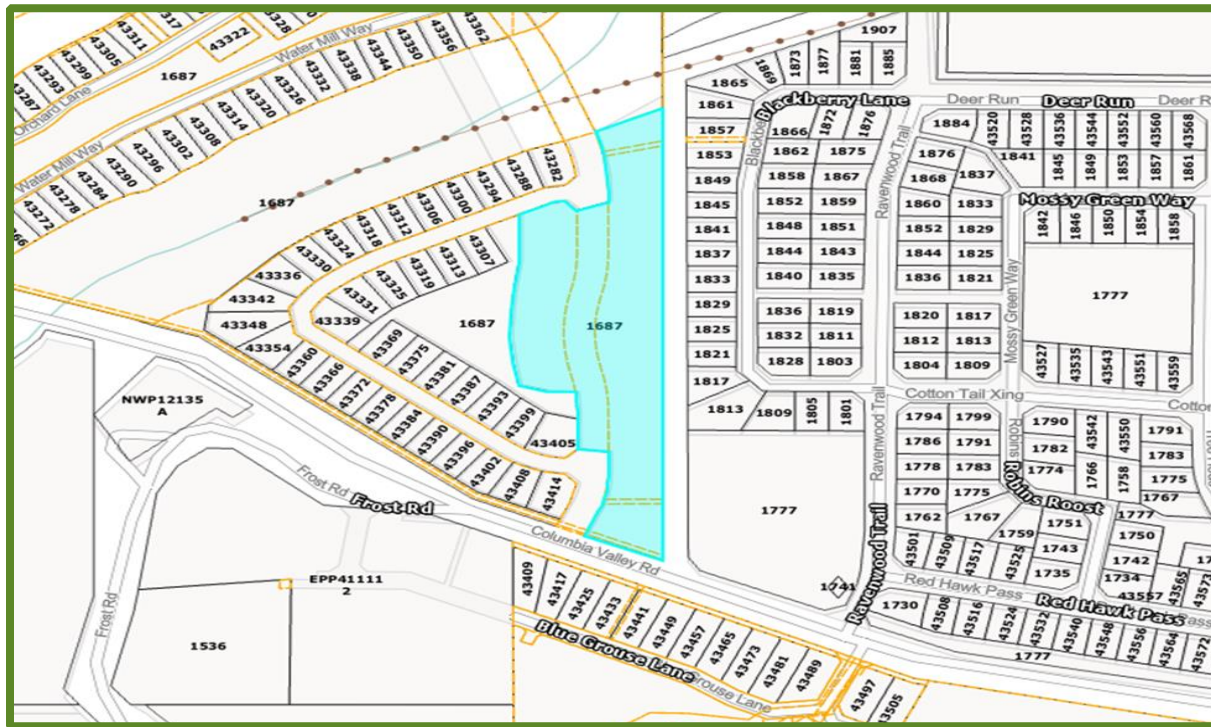
### PROPERTY DETAILS

Electoral Area	H		
Address	1687 Columbia Valley Rd.		
PID	029-617-600		
Folio	733.03156.050		
Lot Size	3.13 acres		
Owner	Frost Creek Developments Ltd. (Van Geel)	Agent	n/a
Current Zoning	Private Resort Residential (PRD-1)	Proposed Zoning	No change
Current OCP	Resort (RT)	Proposed OCP	No change
Current Use	Vacant land	Proposed Use	Res. Sub.
Development Permit Areas	1-E, 4-E, 5-E, & 7-E		
Agricultural Land Reserve	No		

### ADJACENT ZONING & LAND USES

North	^	Private Resort Residential (PRD-1), Single-family Dwellings
East	>	Campground-Holiday Park (CHP), Single-family Dwellings
West	<	Private Resort Residential (PRD-1), Single-family Dwellings
South	v	Campground-Holiday Park (CHP), Single-family Dwellings

### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

Development variance permit 2016-14 was previously approved for corner lots within this project in order to reduce side-setbacks. Lot 107 was not included by the developer in that variance request.

The developer applied to reduce the side yard setbacks on Lot 107 in order to maintain consistent setbacks.

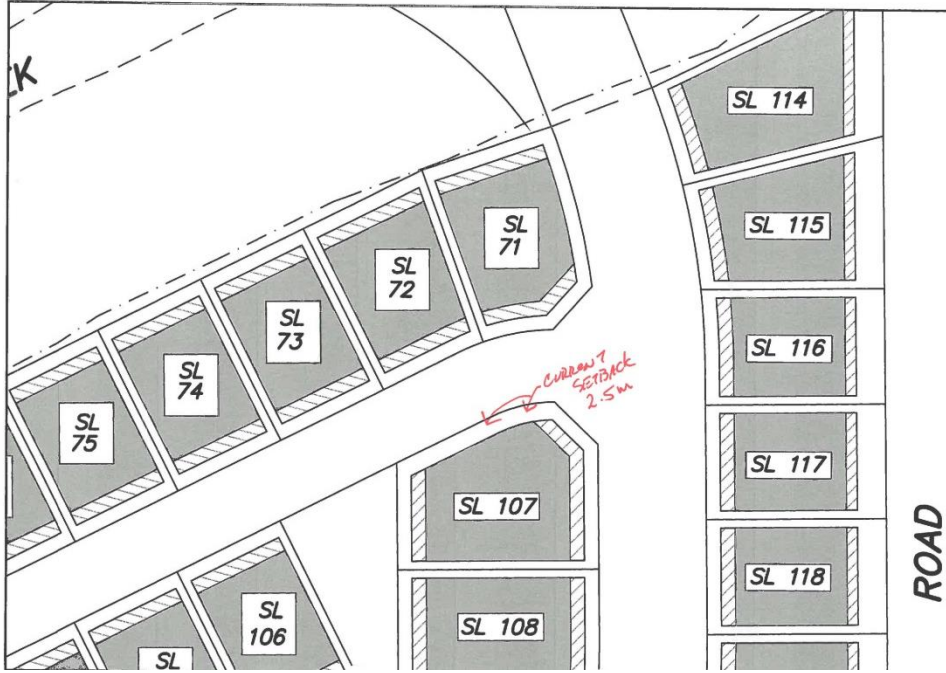
c. 16  
22



Corner Lots  
from DVP  
2016-14  
(yellow)

Corner Lot 107  
(subject lot)

Current Setback = 2.0m



Proposed setback = 1.5m



**COST**

Development variance permit fees paid. \$350.00

**CONCLUSION**

Staff recommend that the Regional Board issue development variance permit 2019-28 subject to any comments or concerns raised by the public.

**COMMENTS BY:**

<b>Graham Daneluz, Deputy Director of Planning &amp; Development</b>	Reviewed and supported
<b>Margaret Thornton, Director of Planning &amp; Development</b>	Reviewed and supported
<b>Mike Veenbaas, Director of Financial Services</b>	No further financial comment
<b>Jennifer Kinneman, Acting Chief Administrative Officer</b>	Reviewed and supported.