



CORPORATE REPORT

To: Electoral Area Services Committee

Date: 2019-10-08

From: Robin Beukens, Planner I

File No: 3090-20-2019-30

Subject: Development Variance Permit 2019-30 to vary the requirements related to a proposed Accessory Family Residential Use at the property located at 11811 Sylvester Road, Area F

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F, to vary the requirements of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, and to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use, subject to consideration of any comments or concerns raised by the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to vary the definition of Accessory Family Residential Use as outlined in the *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No.559-1992*.

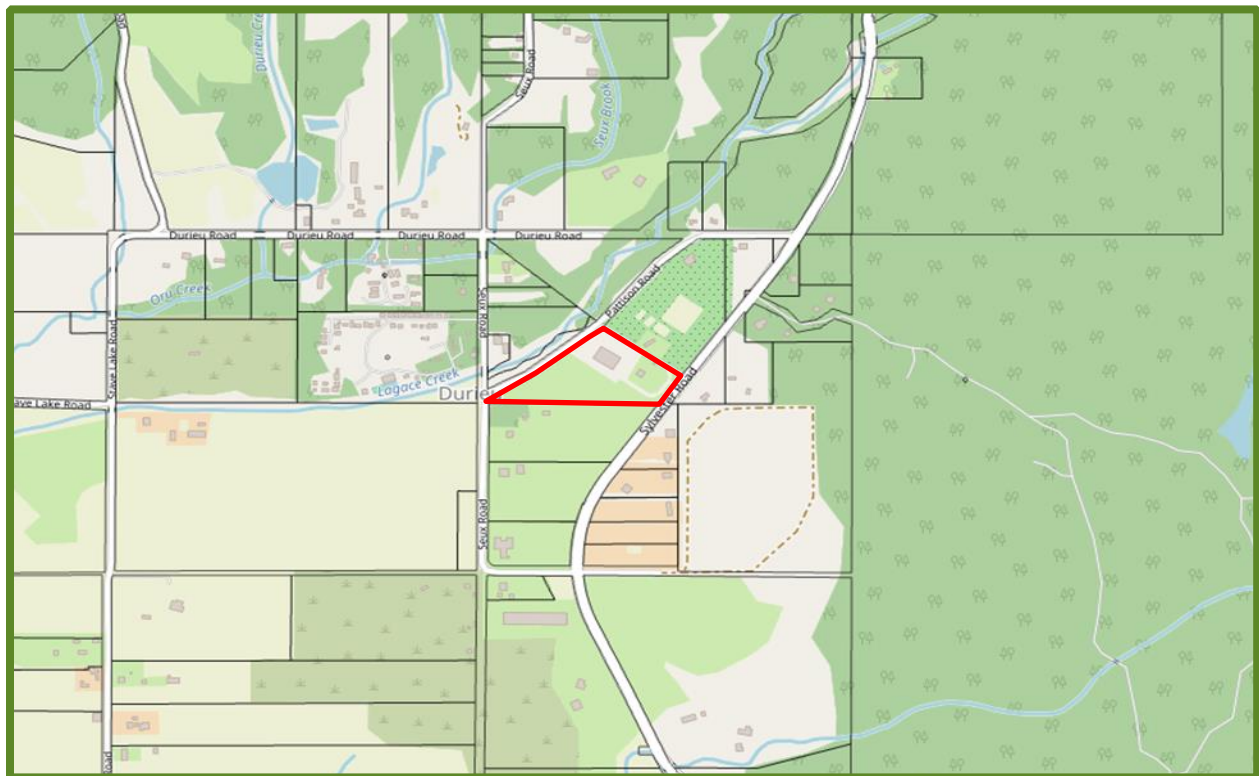
PROPERTY DETAILS

Electoral Area	F		
Address	11811 Sylvester Rd		
PID	000-494-097		
Folio	775.02267.100		
Lot Size	10.2 acres		
Owner	Alfred & Robyn Hayward	Agent	n/a
Current Zoning	Rural Residential 2 (RS-2)	Proposed Zoning	No change
Current OCP	Agricultural (A)	Proposed OCP	No change
Current Use	Agricultural	Proposed Use	No change
Development Permit Areas	1-F: Geologic & Stream Hazard, 2-F: Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Rural 2 (R-2), Rural Residential 2 (RS-2); Forest, Agricultural
East	>	Rural Residential 2 (RS-2); Single –family Residential
West	<	Floodplain Agriculture (A-2); Agricultural
South	v	Rural Residential 2 (RS-2); Agricultural

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to vary the definition of an Accessory Family Residential Use from a single-width manufactured home to a double-width manufactured home for the accommodation of a child of the property owner. The subject property, located at 11811 Sylvester Road, is zoned Rural Residential 2 (RS-2), which permits an accessory family residential use.

The Accessory Family Residential Use is intended for the accommodation of family members residing on the same parcel as the owner of the property in a mobile home that is easily removed once the dwelling unit is no longer necessary. Accordingly, in order to permit an Accessory Family Residential Dwelling, Section 405 (8) Zoning Bylaw 559 requires the following:

- That a covenant is registered on title ensuring that the dwelling is removed within 90 days when it no longer meets the terms and conditions of the bylaw,
- A security bond is provided to the Fraser Valley Regional District until the home is removed. The applicants will also be required to provide a security deposit of \$2,000.00, rather than the \$1,000.00 currently required by the conditions of the Zoning Bylaw, as the proposed residence is a double-width manufactured home,
- A sworn Statutory Declaration, duly notarized, which states the proposed accessory family residence will be occupied only by those occupants specified in the Statutory Declaration, and

- The Accessory Family Residential Use must be a double-width manufactured home not placed on a permanent foundation but rather placed on blocking placed on a concrete slab.

The property currently has a single family dwelling located in the north east corner of the property and a barn located in the north corner of the property. The need for a variance arises because under the zoning bylaw an Accessory Family Residential Use must be located within a single-width manufactured home and the accessory family residence must be occupied by father, mother, father-in-law, mother-in-law, or grandparent of the owner of the parcel. The applicants have identified a double-width manufactured home as their preferred choice and intend to have their son reside in the accessory family residence.

The property is located in Geologic and Stream Hazard Development Permit Area 1-F and Riparian Development Permit Area 2-F as outlined in the Hatzic Valley OCP. The applicants will have to complete a geohazard report and may be required to complete a riparian area assessment. The property is not located within the Agricultural Land Reserve and is not within a flood plain.

Application Rationale

The applicants state that are applying for a variance as their son helps on the farm, the family would like to live together on the same property, and a double-width manufactured home would be large enough for his future family to reside in.

Accessory Family Residential Use Variance

The owners are seeking a variance to the definition of Accessory Family Use.

Current definition:

Accessory Family Residential Use means the use of a single-width manufactured home as a dwelling unit for the accommodation of the father, mother, father-in-law, mother-in-law, or grandparent of an owner of the parcel.

Proposed definition:

Accessory Family Residential Use means the use of a double-width manufactured home as a dwelling unit for the accommodation of the daughter, son, father, mother, father-in-law, mother-in-law, grandparent, or grandchild of an owner of the parcel.

The most significant difference between a single-width and double-width manufactured home is approximately 3 metres in additional width. The manufactured home would be manufactured in accordance with Canadian Standards Z240 series, a requirement of the bylaw. A double-width manufactured home would be constructed with the same transportable sub-structure as a single-width and requires minimal additional work at the installation or removal stage.

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 the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise the

neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

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

CONCLUSION

The property owners have applied for a DVP to vary the definition of Accessory Family Residential Use. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Electoral Area F to vary the definition of Accessory Family Residential Use from a single-width manufactured home to a double-width manufactured home for the accommodation of a child of the property owner, 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 refuse Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F.

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:

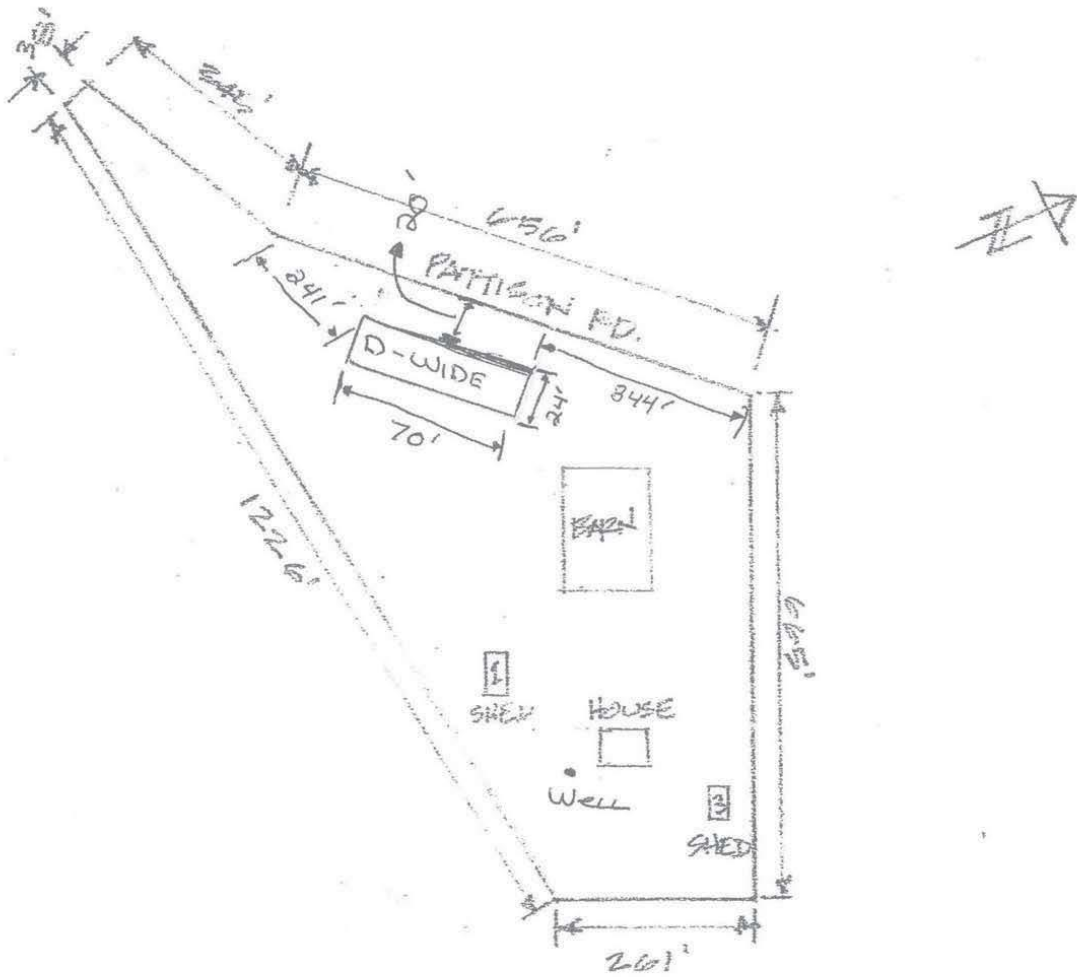
MOTION: THAT the Fraser Valley Regional District refer Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F to FVRD staff.

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

PROPOSED DOUBLE WIDE MOBILE.
SITE PLAN (B)



11811 SYLVESTER RD.

(LOT 5, PLAN 10447, PART NE 1/4, SEC. 15
TWP. 18, N.W.L.R. EX. P. 335404)