

To: Electoral Area Services Committee

Date: 2020-04-16

From: Julie Mundy, Planner 1

File No: 3090-20 2020-01

Subject: Development Variance Permit to reduce the interior lot line setback from for an agricultural structure at 40191 Lougheed Hwy, Electoral Area G

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2020-01 for 40191 Lougheed Hwy to reduce the interior lot line setback from 30 metres to 10 metres for an agricultural structure, subject to consideration of any comment or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Foster a Strong & Diverse Economy

BACKGROUND

The property owner has applied for Development Variance Permit to reduce the interior lot line setback in order to extend an existing covered manure pit. The property is zoned Floodplain Agriculture (A-2) under *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*. The property owner operates a dairy farm which has farm buildings on the subject property and on the property adjacent to where the lot line setback is requested.

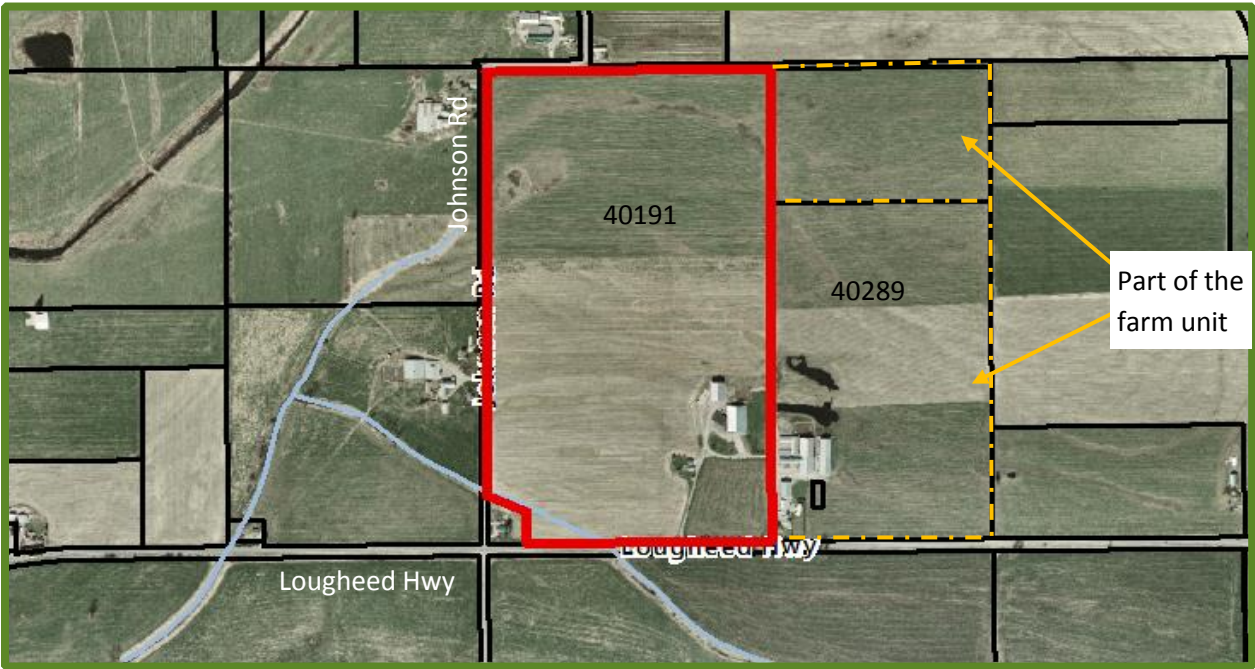
PROPERTY DETAILS			
Electoral Area	G		
Address	40191 Lougheed Hwy		
PID	001-673-688		
Folio	775.02659.000		
Lot Size	89 acres		
Owner	Driessen Farms Ltd	Agent	Ben Driessen
Current Zoning	Floodplain Agriculture (A-2)	Proposed Zoning	No change
Current OCP	Agricultural (AG)	Proposed OCP	No change
Current Use	Agricultural	Proposed Use	No change
Development Permit Areas	DPA 6-D, Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Floodplain Agriculture (A-2); Agricultural
East	>	Floodplain Agriculture (A-2); Agricultural
West	<	Floodplain Agriculture (A-2); Agricultural
South	v	Floodplain Agriculture (A-2); Agricultural

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The property owners (Driessen Farms Ltd.) operate a dairy farm which includes of several adjacent properties on Nicomen Island. The buildings comprising the farm unit are located on 40191 and 40289 Loughheed Hwy. It is common practice in this area for farm units to be comprised of multiple properties with no apparent fence lines.

Driessen Farms wishes to extend the length of an existing manure pit at 40191 Loughheed Highway. The property currently houses several barns, a covered manure structure, and a single family residence.

Previous Development Variance Permits

Two variances have previously been issued for the property. Both variances reduced the setback from the interior lot line on the eastern side of the property.

- DVP 2012-13: Reduced the interior lot line setback from 30 metres to 21 metres for a cattle barn
- DVP 2015-03: Reduced interior lot line setback from 30 metres to 10 metres for a covered manure pit

Current Development Variance Permit – DVP 2020-01

The requested variance is to reduce the interior lot line (eastern property line) setback from 30 metres to 10 metres to extend the length of a covered manure pit. The siting of existing structure was authorized by Development Variance Permit 2015-03. Appendix A shows the proposed site plan.

Interior Lot Line Setbacks	
Required (zoning)	30 metres (98.4 feet)
Proposed	10 metres (32.8 feet)
Requested Variance	20 metres (65.6 feet)

The applicant advises the variance will keep the agricultural buildings aligned, which contributes to an efficient farm footprint. It will also result in construction efficiencies as the extension the structure requires three new walls, rather than the four new walls required for a new build. The applicant advises that they own the property to the east of the existing building, which reduces the potential for any neighbourhood conflict.

If the variance is not granted, the applicant could construct the manure pit in a different location on the property. This would result in multiple manure storage locations, and a less efficient farm layout.

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. FVRD staff

encourage applicants 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 objection have been submitted.

COST

The \$1,300 fee has been paid by the applicant.

CONCLUSION

Staff recommend that the FVRD Board issue DVP 2020-01 to reduce the interior side setback for an agricultural structure at 40191 Loughheed Hwy as the variance will support efficiencies on the farm. The variance is not anticipated to negatively impact surrounding properties as there is already a dairy farm on the property. Additionally, the properties to the east of the subject property are owned by the same farm unit.

OPTIONS

Option 1 – Issue (Staff Recommendation)

MOTION: THAT the FVRD Board issue Development Variance Permit 2020-01 for 40191 Loughheed Hwy, Electoral Area G to reduce the interior side setback from 30 metres to 10 metres, for agricultural buildings, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2020-01 for 40191 Loughheed Hwy, Electoral Area G.

Option 3 – Refer to Staff

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2020-01 for 40191 Loughheed Hwy, Electoral Area G to FVRD Staff.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development:	Reviewed & supported.
Kristy Hodson, Acting Director of Financial Services/Acting CFO:	Reviewed and supported.
Jennifer Kinneman, Chief Administrative Officer:	Reviewed and supported.

Appendix A: Site Plan



Manure Pit extension
Proposed variance: 30m to
10m from interior
property line