

To: Electoral Area Services Committee  
 From: Tracey Heron, Planning Technician

Date: 2020-11-10  
 File No: 3090-20 2020-20

**Subject: Application for Development Variance Permit 2020-20 to vary the maximum height and size requirements for an accessory building at 10146 Royalwood Blvd, Electoral Area D**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-20 to increase the maximum permitted height of an accessory building from 5.0 metres to 5.2 metres, and to increase the maximum permitted area of an accessory building from 45 square metres to 58 square metres, subject to consideration of any comments or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The applicant has applied for a Development Variance Permit (DVP) to increase the maximum permitted height and area of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "D", 1996 of Regional District of the Fraser-Cheam*.

| PROPERTY DETAILS          |                                |                 |           |
|---------------------------|--------------------------------|-----------------|-----------|
| Electoral Area            | D                              |                 |           |
| Address                   | 10146 Royalwood Blvd           |                 |           |
| PID                       | 030-327-512                    |                 |           |
| Folio                     | 733.06644.310                  |                 |           |
| Lot Size                  | 0.234 acres                    |                 |           |
| Owner                     | MBE Construction Ltd           | Agent           | Same      |
| Current Zoning            | Suburban Residential 3 (SBR-3) | Proposed Zoning | No change |
| Current OCP               | Suburban Residential (SR)      | Proposed OCP    | No change |
| Current Use               | Residential                    | Proposed Use    | No change |
| Development Permit Areas  | 6-D – Riparian Areas           |                 |           |
| Agricultural Land Reserve | No                             |                 |           |

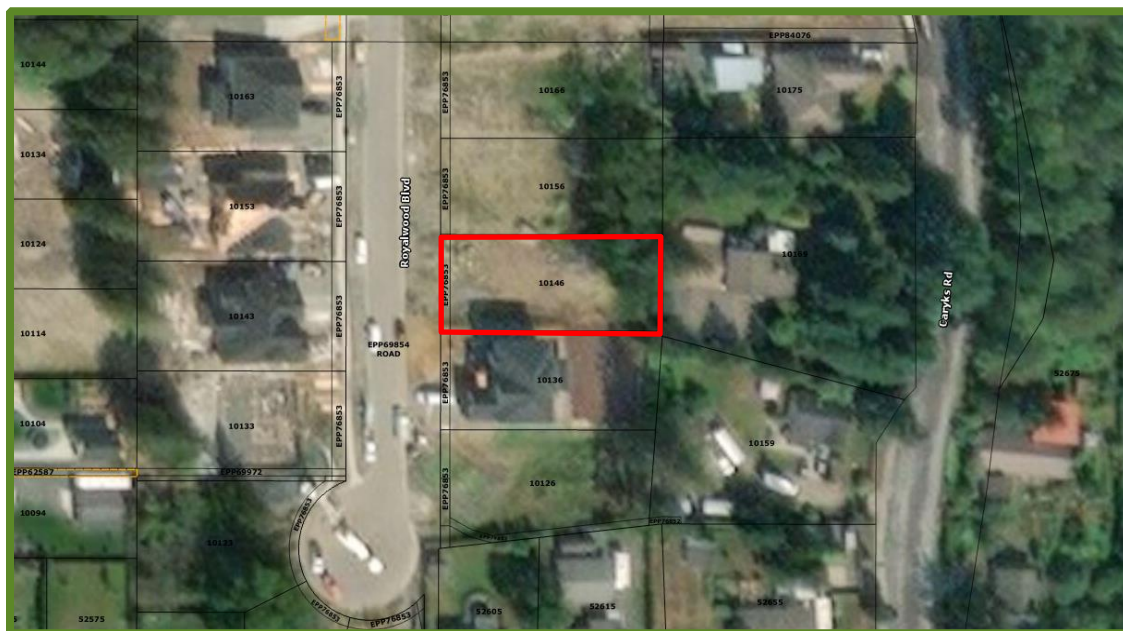
## ADJACENT ZONING & LAND USES

|       |   |   |
|-------|---|---|
| North | ^ | Suburban Residential 3 (SBR-3); Single-family Residence                 |
| East  | > | Suburban Residential 2 (SBR-2); Single-family Residence                 |
| West  | < | Suburban Residential 3 (SBR-3); Royalwood Blvd, Single-family Residence |
| South | v | Suburban Residential 3 (SBR-3); Single-family Residence                 |

## NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

The applicant is proposing to construct a detached garage which exceeds 1) the maximum allowable height; and, 2) the maximum allowable area of an accessory building; under *Zoning Bylaw for Electoral Area "D", 1996 of Regional District of the Fraser-Cheam*. The property is approximately 10,193 square feet (0.234 acres) in size and building permit BP014698 has been issued to the applicant for a single-family dwelling with an attached double garage.

The applicant advises the reason for the variance is to accommodate the parking of a recreational vehicle and to also provide additional room for storage.

### Height and Size Variance

The proposed garage will have a total height of 5.2 metres (17.1 feet). The applicant is seeking a height variance of 0.2 metres (8 inches), which is 4% taller than is permitted in the zoning bylaw.

| Height of Accessory Buildings |                                       |
|-------------------------------|---------------------------------------|
| Permitted (zoning)            | 5.0 metres (16' 5") 16.4 feet         |
| Proposed                      | 5.2 metres (17' 1") 17.1 feet         |
| <b>Requested Variance</b>     | <b>0.2 metres (8 inches) 0.7 feet</b> |

The proposed garage will be 24 x 26 feet with a total area of 624 square feet (58 square metres). The applicant is seeking a size variance of 140 square feet (13 square metres), which is 29% larger than is permitted in the zoning bylaw.

| Maximum Size of Accessory Buildings |                                       |
|-------------------------------------|---------------------------------------|
| Permitted (zoning)                  | 45 square metres (484 sq feet)        |
| Proposed                            | 58 square metres (624 sq feet feet)   |
| <b>Requested Variance</b>           | <b>13 square metres (140 sq feet)</b> |

If the height variance is not granted, the applicant could build the structure 8 inches shorter than proposed. If the size variance is not granted, the applicant could construct a 22 x 22 foot structure that complies with the zoning regulation.

### Zoning Bylaw Review

There have been a number of DVP applications relating to the size of accessory buildings in Popkum. The maximum allowable height and area for an accessory building in the Popkum residential zones is being reviewed as part of the Electoral Areas Zoning Bylaw consolidation project. This review includes analysis of recent development variance permits to determine if revised zoning bylaw provisions, including maximum height and area restrictions for accessory structures, are warranted.

### Previous Development Variance Permits

The Fraser Valley Regional District Board has seen a number of development variance permit applications pertaining to the height and size of accessory structures in Popkum/Bridal Falls.

The following tables summarize past DVP applications in Electoral Area D (SBR-2 and SBR-3 zones) to increase the allowable height and the allowable size of an accessory residential building. The information in the tables are only provided to give context. Each application is considered based on its own merits and previous DVP approvals/refusals do not set precedence.

| Development Variance Permits for Accessory Structure Height |               |   |                 |                 |
|---|---------------|---|-----------------|-----------------|
| Civic Address   | Permit Number | Variance Request<br>Bylaw = 5.0m height maximum |                 | Approved/Denied |
| 52622 Woodgrove Pl  | DVP 2014-12   | Increase height to 5.9m                         | (18% increase)  | Approved        |
| 16-10200 Gray Rd  | DVP 2014-17   | Increase height to 10.0 m                       | (100% increase) | Approved        |
| 52672 Parkrose Wynd   | DVP 2016-13   | Increase height to 6.35m                        | (27% increase)  | Denied          |
| 52672 Parkrose Wynd   | DVP 2016-15   | Increase height to 6.5m                         | (30% increase)  | Denied          |
| 10104 Parkwood Dr   | DVP 2016-19   | Increase height to 6.0m                         | (20% increase)  | Approved        |
| 10161 Parkwood Dr   | DVP 2017-05   | Increase height to 6.1m                         | (22% increase)  | Approved        |
| 10338 Wildrose Dr   | DVP 2017-19   | Increase height to 6.0m                         | (20% increase)  | Approved        |
| 52725 Parkrose Wynd   | DVP 2017-20   | Increase height to 6.1m                         | (22% increase)  | Approved        |
| 10191 Caryks Rd   | DVP 2019-05   | Increase height to 7.3m                         | (46% increase)  | Approved        |
| 10395 Wildrose Dr   | DVP 2019-10   | Increase height to 5.2m                         | (4% increase)   | Approved        |
| 10163 Royalwood Blvd  | DVP 2019-12   | Increase height to 5.3m                         | (6% increase)   | Approved        |
| 10394 Parkwood Dr   | DVP 2019-14   | Increase height to 7.5m                         | (50% increase)  | Approved        |

| Development Variance Permits for Accessory Structure Area |               |  |                 |                 |
|---|---------------|--|-----------------|-----------------|
| Civic Address   | Permit Number | Variance Request<br>Bylaw = 45m <sup>2</sup> maximum |                 | Approved/Denied |
| 16-10200 Gray Rd  | DVP 2014-17   | Increase size to 89.2m <sup>2</sup>                  | (98% increase)  | Approved        |
| 52672 Parkrose Wynd                                       | DVP 2016-13   | Increase size to 116m <sup>2</sup>                   | (158% increase) | Denied          |
| 52672 Parkrose Wynd                                       | DVP 2016-15   | Increase size to 62m <sup>2</sup>                    | (38% increase)  | Denied          |
| 10094 Parkwood Dr   | DVP 2017-01   | Increase size to 53.1m <sup>2</sup>                  | (18% increase)  | Approved        |
| 52671 Parkrose Wynd                                       | DVP 2017-09   | Increase size to 76m <sup>2</sup>                    | (69% increase)  | Approved        |
| 10338 Wildrose Dr   | DVP 2017-19   | Increase size to 56.4m <sup>2</sup>                  | (25% increase)  | Approved        |
| 52725 Parkrose Wynd                                       | DVP 2017-20   | Increase size to 53.1m <sup>2</sup>                  | (18% increase)  | Approved        |
| 10191 Caryks Rd   | DVP 2019-05   | Increase size to 53.5m <sup>2</sup>                  | (19% increase)  | Approved        |
| 10180 Royalwood Blvd                                      | DVP 2019-07   | Increase size to 64m <sup>2</sup>                    | (42% increase)  | Approved        |

|                      |             |                                    |                 |          |
|----------------------|-------------|------------------------------------|-----------------|----------|
| 10395 Wildrose Dr    | DVP 2019-10 | Increase size to 58m <sup>2</sup>  | (29% increase)  | Approved |
| 10163 Royalwood Blvd | DVP 2019-12 | Increase size to 76m <sup>2</sup>  | (69% increase)  | Approved |
| 10394 Parkwood Dr    | DVP 2019-14 | Increase size to 107m <sup>2</sup> | (138% increase) | Approved |

### Building Permits

The applicant has been issued a building permit (BP014698) for construction of a new single-family dwelling on the property. Building permit BP014976 has also been issued for the accessory residential structure. The proposed accessory structure meets all the required property line setbacks and site coverage requirements as outlined in *Zoning Bylaw for Electoral Area "D", 1996 of Regional District of the Fraser-Cheam*.

### **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, eight letters of support have been submitted by neighbours who live or own nearby lots, including the lot adjacent to the north.

### **COST**

The application fee of \$1,300.00 has been paid by the applicant.

### **CONCLUSION**

The variance request is to increase the height of the accessory structure by 0.2 metres (8 inches) and the size by 13 square metres (140 square feet). The requested 24 x 26 foot size provides the additional length needed for the storage of a recreational vehicle.

The development variance request is a relatively minor variance consistent with previous DVP applications, with no anticipated negative effects on neighbouring properties. The additional size request is conducive to the property as connection to a community sewer system does not require that space on the property is dedicated for an on-site septic system. As such, staff recommend Development Variance Permit 2020-20 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

## **OPTIONS**

### **Option 1 – Issue (Staff Recommendation)**

MOTION: THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-20 for the property located at 10146 Royalwood Blvd, Electoral Area D to increase the maximum accessory building height from 5.0 metres to 5.2 metres, and to increase the maximum allowable area of an accessory building from 45 square metres to 58 square metres, 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 Board refuse Development Variance Permit 2020-20 for the property located at 10146 Royalwood Blvd, 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 2020-20 for the property located at 10146 Royalwood Blvd, Electoral Area D to FVRD staff.

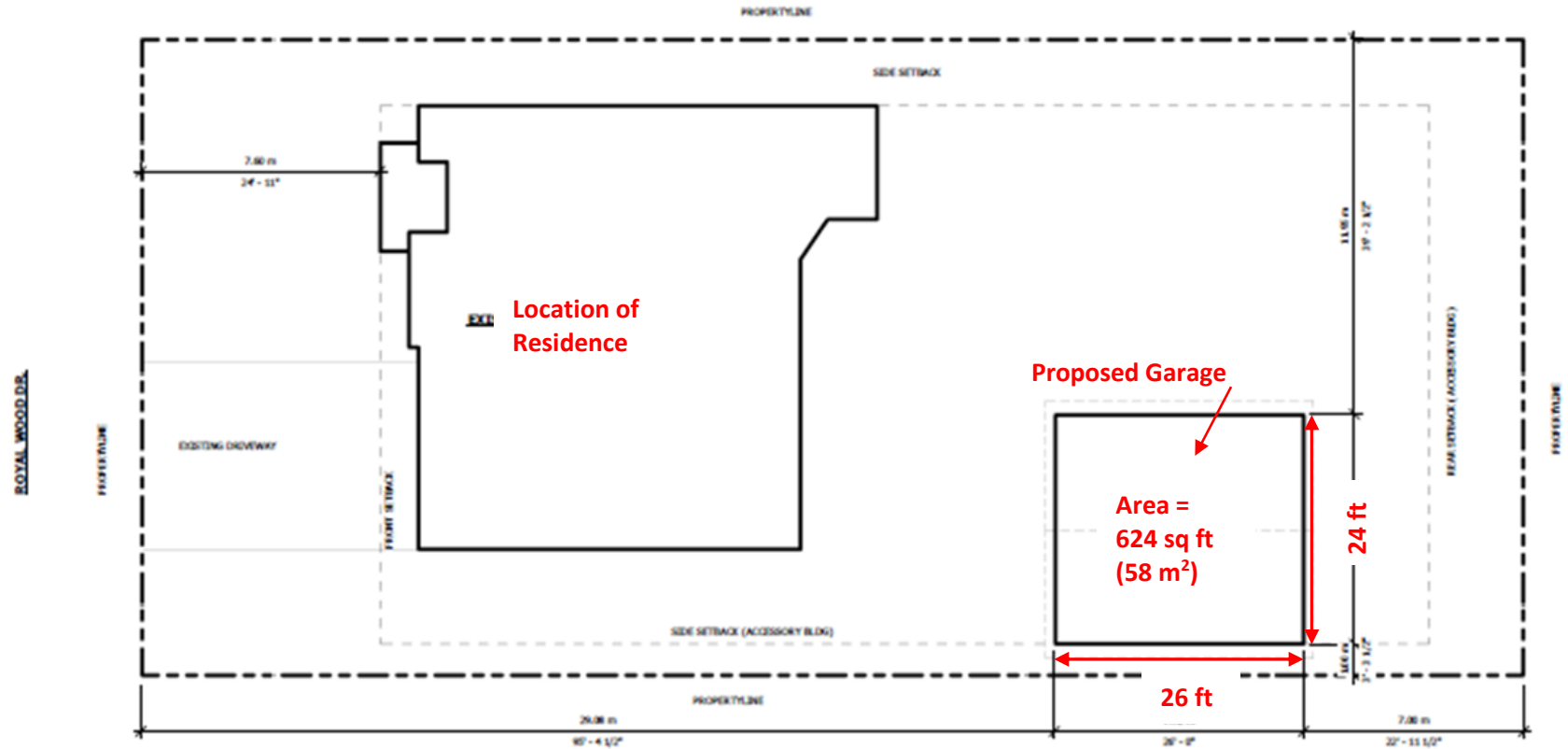
## **COMMENTS BY:**


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

**Kelly Lownsborough, Chief Financial Officer/ Director of Finance:** Reviewed and supported

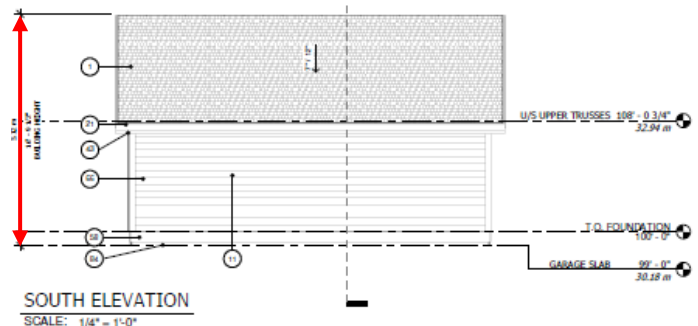
**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

Appendix A -  
Site Plan



 **SITE PLAN**  
NORTH SCALE: 1/8" = 1'-0"

Proposed  
building  
height =  
5.2 metres  
(17.1 feet)





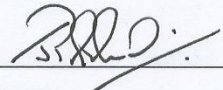
## Appendix C - Letters of Support

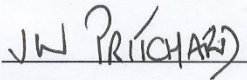
October 29, 2020

To whom it may concern,

I am aware that the owners of 10146 Royalwood Blvd, Rosedale, BC, V0X 1X1 have applied for a development variance permit. The shop they intend to build is 0.20 metres over the maximum allowable height and 140 sqft larger than the maximum allowable foot print as per the zoning bylaw. I would like to let you know that I have no issues with the variance being granted.

Regards,

  
Signature

  
Print name

My Address:

10126 Royalwood Blvd

Rosedale, BC

V0X 1X1

October 29, 2020

To whom it may concern,

I am aware that the owners of 10146 Royalwood Blvd, Rosedale, BC, V0X 1X1 have applied for a development variance permit. The shop they intend to build is 0.20 metres over the maximum allowable height and 140 sqft larger than the maximum allowable foot print as per the zoning bylaw. I would like to let you know that I have no issues with the variance being granted.

Regards,



Signature

Ashley Van Maren

Print name

My Address:

10133 Royalwood Blvd

Rosedale, BC

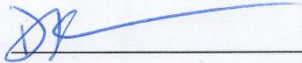
V0X 1X1

October 29, 2020

To whom it may concern,

I am aware that the owners of 10146 Royalwood Blvd, Rosedale, BC, V0X 1X1 have applied for a development variance permit. The shop they intend to build is 0.20 metres over the maximum allowable height and 140 sqft larger than the maximum allowable foot print as per the zoning bylaw. I would like to let you know that I have no issues with the variance being granted.

Regards,



Signature

Danielle Kowalski

Print name

My Address:

10153 Royalwood Blvd

Rosedale, BC

V0X 1X1

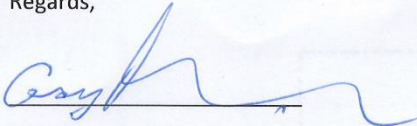


October 29, 2020

To whom it may concern,

I am aware that the owners of 10146 Royalwood Blvd, Rosedale, BC, VOX 1X1 have applied for a development variance permit. The shop they intend to build is 0.20 metres over the maximum allowable height and 140 sqft larger than the maximum allowable foot print as per the zoning bylaw. I would like to let you know that I have no issues with the variance being granted.

Regards,



Signature

GARY ROBINSON

Print name

My Address:

10156 Royalwood Blvd

Rosedale, BC

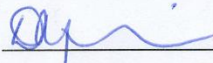
VOX 1X1

October 29, 2020

To whom it may concern,

I am aware that the owners of 10146 Royalwood Blvd, Rosedale, BC, VOX 1X1 have applied for a development variance permit. The shop they intend to build is 0.20 metres over the maximum allowable height and 140 sqft larger than the maximum allowable foot print as per the zoning bylaw. I would like to let you know that I have no issues with the variance being granted.

Regards,



Signature



Print name

My Address:

10163 Royalwood Blvd

Rosedale, BC

VOX 1X1