

To: Electoral Area Services Committee

Date: 2020-01-14

From: Andrea Antifaeff, Planner 1

File No: 3090-20-2019-33

Subject: Application for Development Variance Permit 2019-33 to reduce the parcel frontage requirement to facilitate a 2 lot subdivision at 12174 Hodgkin Rd, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter, subject to the consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

The purpose of DVP 2019-33 is to facilitate the subdivision of 12174 Hodgkin Road, Lake Errock, Area C (PID: 008-580-138) into two lots by reducing the required road frontage for proposed Lot '1' from 10% of the lot perimeter to 2.4% of the lot perimeter.

The subject property is a 13.65 (33.75) acre parcel with one single family dwelling that is split zoned:

- Proposed Lot 1 - Rural Residential (R-1)
- Proposed Lot 2 – Rural 3 (R-3)

per *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.¹ The minimum parcel size in the R-1 zone is 2.0 hectares and the minimum parcel size in the R-3 zone is 8 hectares. The proposed subdivision is in compliance with zoning regulations.

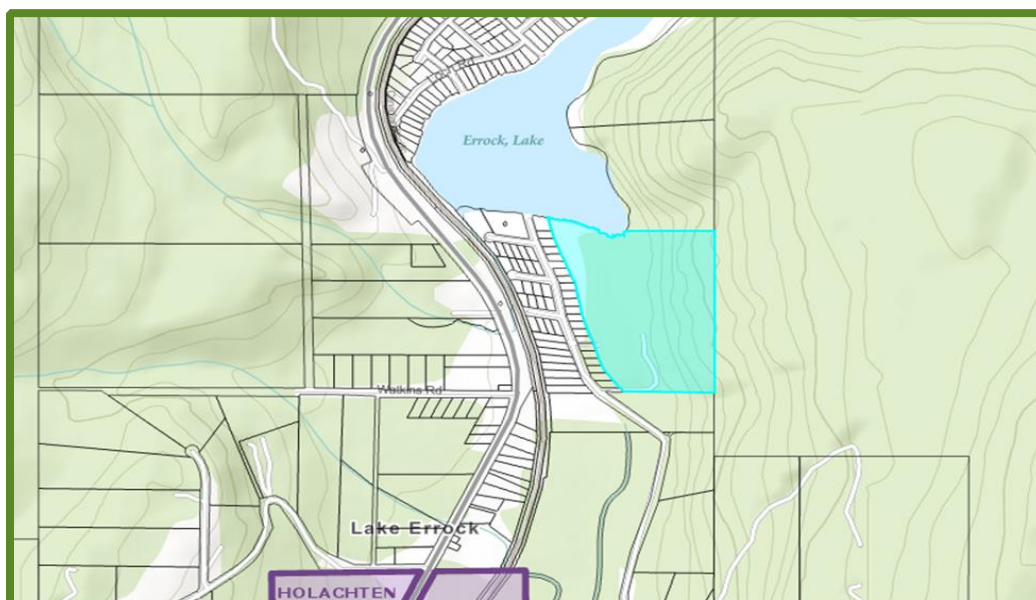
¹ The property was rezoned from Rural 3 (R-3) to split zoned Rural 1 (R-1) and Rural 3 (R-3) in 2018 by *FVRD Zoning Amendment Bylaw No. 1350, 2015*.

The owners have applied to the Provincial Approving Officer to subdivide the parcel into two lots. To facilitate access to proposed Lot '1' from Hodgkin Road, the owners have applied to the FVRD Board for a Development Variance Permit (DVP) to reduce the minimum road frontage requirement.

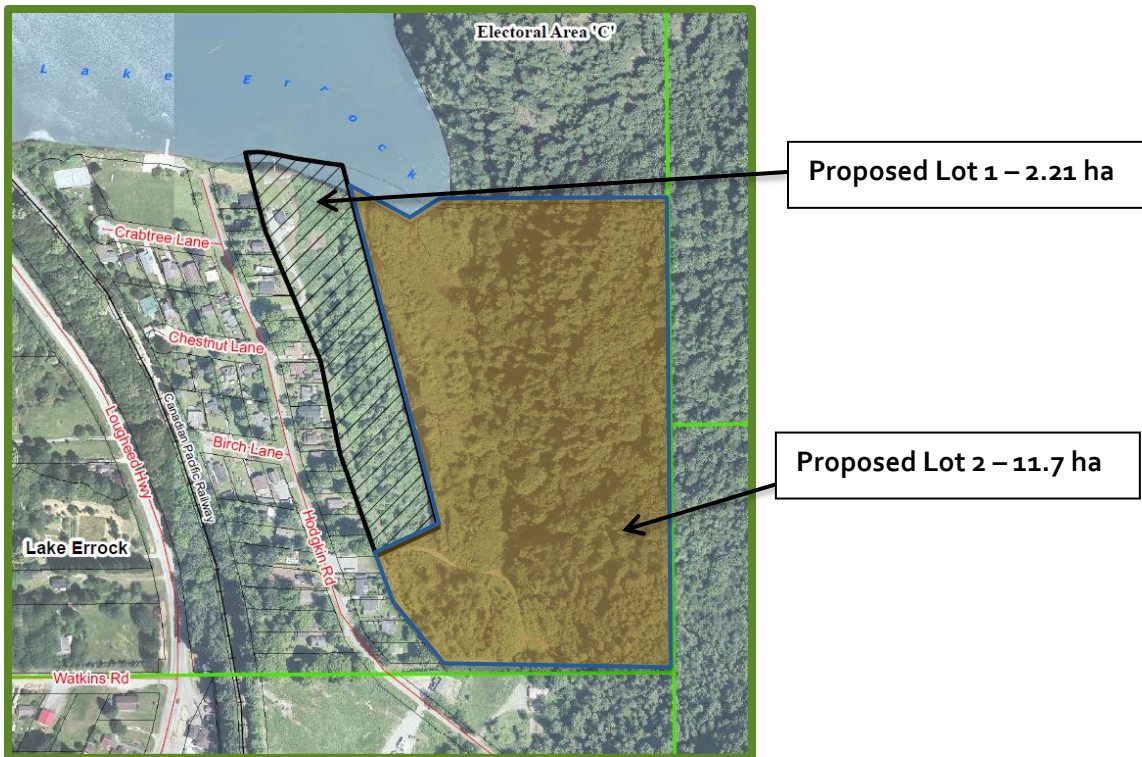
PROPERTY DETAILS			
Electoral Area	C		
Address	12174 Hodgkin Road		
PID	008-580-138		
Folio	775.03728.000		
Lot Size	33.75 acres		
Owner	Tom & Lorraine May	Agent	Cheryl May
Current Zoning	Rural 1 (R-1) & Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Rural (R) and Limited Use (L)	Proposed OCP	No change
Current Use	Residential (1 lot)	Proposed Use	2 lot residential subdivision
Development Permit Areas	1-C (Geological Hazards), 2-C (Environmentally Sensitive Habitat) and 3-C (Riparian Areas)		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	Rural 4 (R-4), Lake Errock/ Rural 3 (R-3), Residential	
East	>	Rural 3 (R-3), Crown Land	
West	<	Rural Residential (RS-1), 21 lots – Single Family Dwellings	
South	v	Rural 3 (R-3), Residential	

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

In September 2018, the FVRD Board approved a Zoning amendment and an Official Community Plan amendment for the property located at 12174 Hodgkin Road. The purpose of the Official Community Plan and Zoning amendments were to facilitate a two-lot subdivision. The development involves one parcel of approximately 13.6 ha (33.7 acres) to be subdivided as follows:

- Lot 1 – 2.2 ha (5.4 acres)
- Lot 2 – 11.4 ha (28.3 acres)

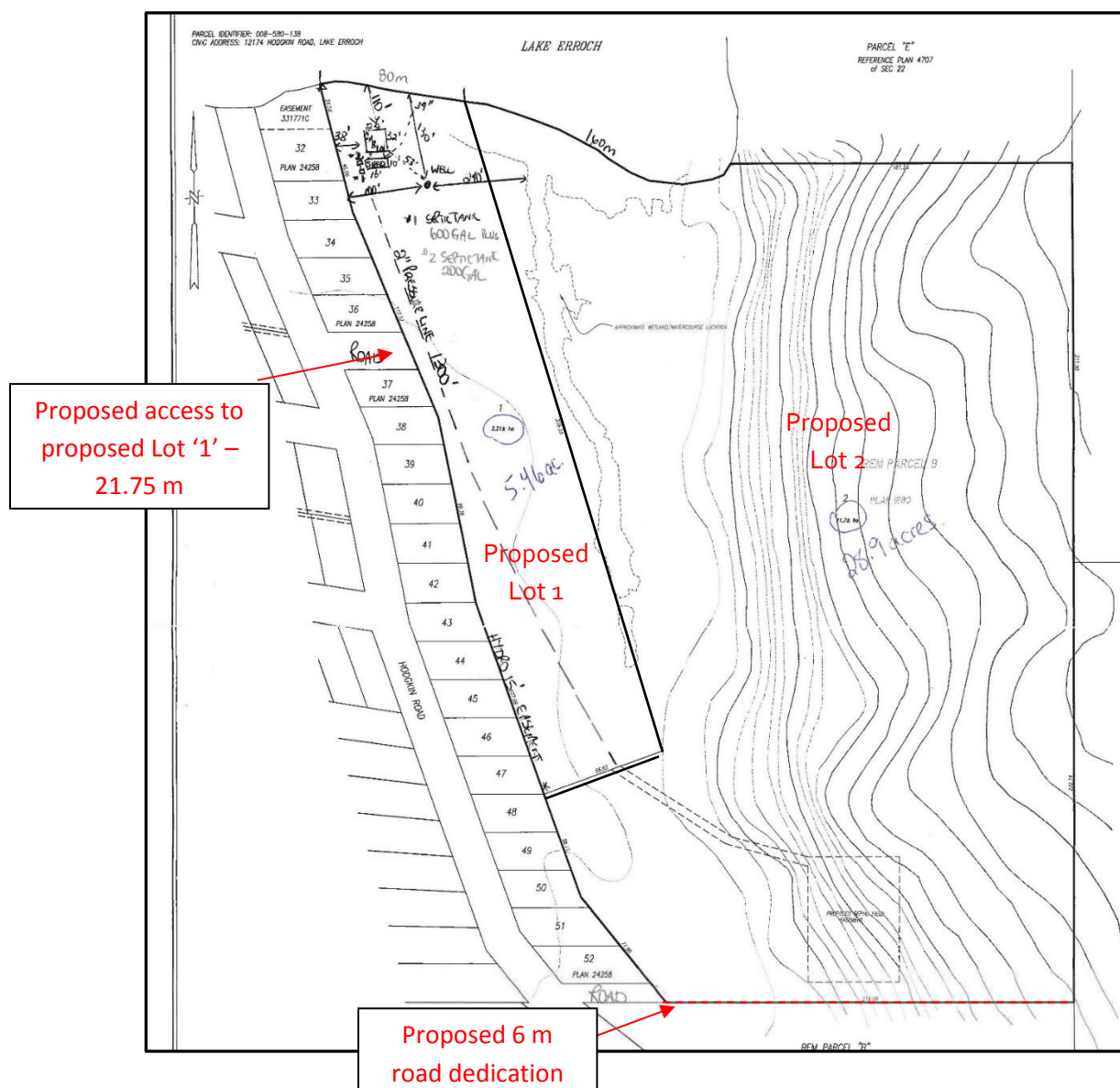
A Development Permit was issued January 2019 for the proposed two-lot subdivision for the protection of the natural environment, its ecosystems and biological diversity and for the protection of the development from hazardous conditions. Also, at the time the Zoning and Official Community Plan amendments were given first reading, staff outlined that a Development Variance Permit would be required to vary the parcel frontage for proposed Lot '1'.

Section 512 of the *Local Government Act*, as well as Section 413 (10) of the *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*, require that the minimum frontage for new parcels be at least 10% of the parcel perimeter. A local government may exempt a parcel from the statutory or bylaw minimum frontage requirement.

As shown in the table below, proposed Lot '1' does not meet this requirement. The Ministry of Transportation and Infrastructure and the owner are proposing a 6 metre road dedication along the southern property boundary of proposed Lot '2', this would satisfy the parcel frontage requirement for proposed Lot '2' and provide public access to crown lands east of the proposed subdivision.

Proposed Lot	Parcel Perimeter	Required Frontage	Proposed Frontage	Complies
1	900.65 m	90.06 m (10%)	21.75 m (2.4%)	No
2	1556.94 m	93.42 m (6%)	229.01 m (14.7%)	Yes

Accordingly, the applicants have applied for a Development Variance Permit to vary the minimum road frontage requirements for proposed Lot '1' from 10% of the parcel perimeter to 2.4% of the parcel perimeter.



Staff support the requested frontage because:

- the proposed access to proposed Lot '1' is the current access to the entire parcel;
- the proposed parcel frontage is consistent with the parcel frontage of adjacent lots; and,
- the proposed parcel frontage provides adequate access to proposed Lot '1'.

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 neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date five (5) letters of support have been submitted (Appendix B).

COST

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

CONCLUSION

The property owners have applied for a DVP to vary the minimum road frontage requirement for proposed Lot '1'. Staff recommend that the FVRD Board issue the permit because the proposed road frontage is the current access to the property and provides adequate access to proposed Lot '1'. 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 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C. Proposed Lot '1' from 10% of the lot perimeter to 2.4%, subject to the 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 2019-33.

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 2019-33 to FVRD Staff.

COMMENTS BY:

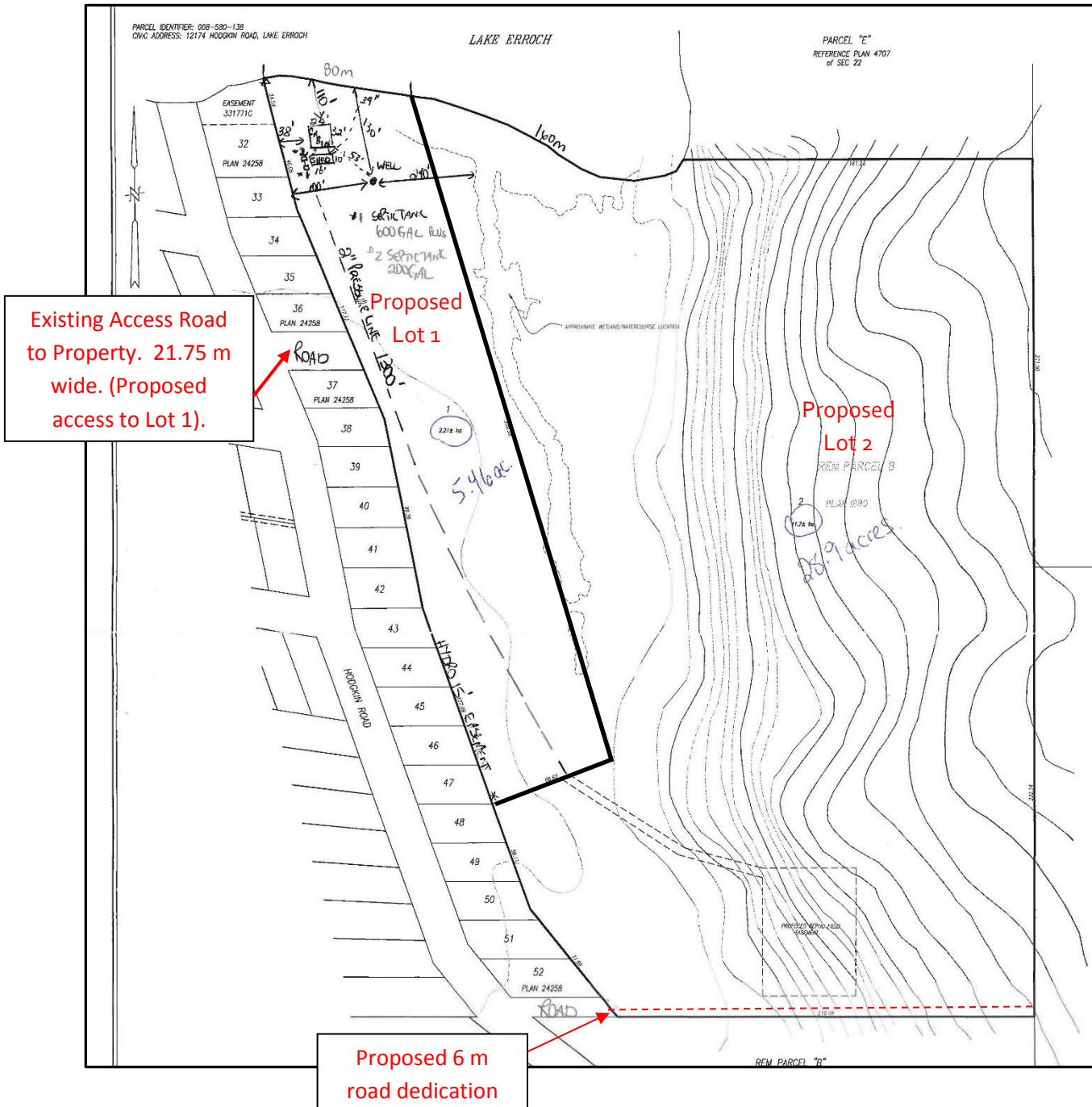
Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comment.

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

Appendix A

Proposed Subdivision Layout



Appendix B

Letters of Support

From:
To: [Andrea Antifaef](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:46:07 AM

From: Gord
Sent: Thursday, December 19, 2019 8:

Subject: Re: DVP 2019-33 Development Variance Permit Application

Cheryl

We Margaret & Gordon Eden from lot #40 Hodgkins road are in support of your development variance permit DVP 2019-33.

Gordon & Margaret Eden

Sent from my iPad

On Dec 17, 2019, at 4:13 PM, Cheryl May <cherylmay@shaw.ca> wrote:

Hi Gord & Margaret;

You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of these I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,
Lake Errock, BC

Good Morning Ed and Cheryl

This is a short note regarding your application for a
Development Variance Permit for the roadway.
After consulting with the FVRD Planner I have
a better understanding of the process and impact of the
Permit. Cindy and I will offer our support for your application.

Allan Amundsen
Cindy Amundsen

12194 Hodgkin Road Lake Errock V1M 1N0

From:
To: [Andrea Antifaëff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:44:22 AM

From: cynthia berge
Sent: Wednesday, December 18, 2019 4:18 PM
To: Cheryl May
Subject: RE: DVP 2019-33 Development Variance Permit Application

Hi Cheryl,

I spoke with Andrea regarding the Development Variance Permit Application (DVP 2019-33). With the information I've been given, I can say I am in support of the application. So for the record, my name is Cynthia Berge and I live at 12042 Hodgkins Road, South Lake Errock. My phone # is

Peace

Sent from [Mail](#) for Windows 10

From:
Sent: December 17, 2019 4:43 PM
To:
Subject: FW: DVP 2019-33 Development Variance Permit Application

Hi Daniel & Cynthia;

You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of the properties within the 30m, I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,

From:
To: [Andrea Antifaef](#)
Subject: FW: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:44:00 AM

-----Original Message-----

From:
Sent: Wednesday, December 18, 2019 8:31 AM
To: Cheryl May
Subject: Re: FW: DVP 2019-33 Development Variance Permit Application

Hi Cheryl,

I am 100% in support of our Development Variance Permit. Please let me know if you require anything further to help your application along. The planner is welcome to contact me if necessary.

DeAnna O'Brien
12228 Hodgkins Rd
Lake Errock, BC

On Tue, December 17, 2019 6:24 pm, Cheryl May wrote:

> Hi DeAnna,
>
>
> You will receive a letter from the FVRD regarding a Development
> Variance Permit application for the roadway going into our Property at the
> cabin.
> (the roadway between Larry/Georgia's & Holly/Darcy's) When we put
> forth the subdivision application there is a road allowance for a 6
> acre parcel that the existing roadway is not large enough. In order
> for us to have it remain as is, we had to apply for a Development
> Variance Permit that they will go to the FVRD board meeting to vote on.
>
>
>
> They asked me to get some letters of support from the properties that
> back onto the proposed 6 acre parcel, and yours being one of these I
> am asking if you could email me a letter of support for this.
>
>
>
> You can just reply back to me stating that you are in support of our
> Development Variance Permit with your name, address and telephone
> number, and you can also call or contact the Planner below if you have
> any further questions on this.
>
>
>

From:
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:43:39 AM

We are in support of the Development Variance Permit application.

Craig Benson
12118 Hodgkin Road, Box 95
Lake Errock, BC
V0M1N0

On Dec 17, 2019, at 4:11 PM, Cheryl May wrote:

Hi Craig & Sharon;
You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of these I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,
Lake Errock, BC

From: Andrea Antifaeff <aaantifaeff@fvrld.ca>
Sent: Thursday, December 12, 2019 1:43 PM
To: Cheryl May
Subject: DVP 2019-33