

To: Electoral Area Services Committee

Date: 2018-02-15

From: Katelyn Hipwell, Planner 1

File No: 3090-20-2018-07

Subject: Application for Development Variance Permit to Vary the Interior Side Lot Setback of a New Single Family Dwelling and Eaves Projections at 107-14500 Morris Valley Road, Electoral Area "C"

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-07 to vary the interior side lot line setbacks at 107-14500 Morris Valley Road from 2.1 metres to 1.5 metres for the single family dwelling and 1.5 metres to 1.2 metres for the eave projections, subject to consideration of any comment or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

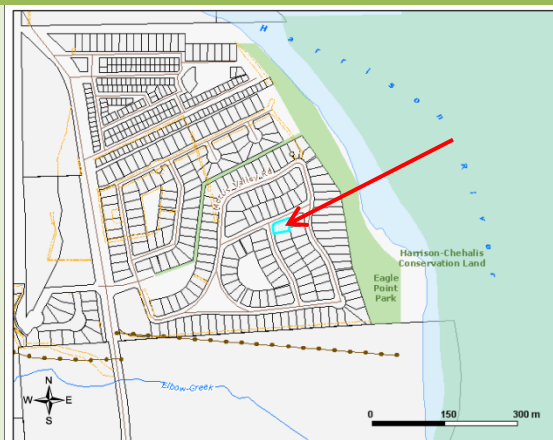
Provide Responsive & Effective Public Services

BACKGROUND

The property owners have made an application for a variance to *Zoning Bylaw for Electoral Area "F", 1978 of the Regional District of Fraser Cheam* to decrease the minimum required setback of the dwelling and eaves to the interior side lot line.

Property Details

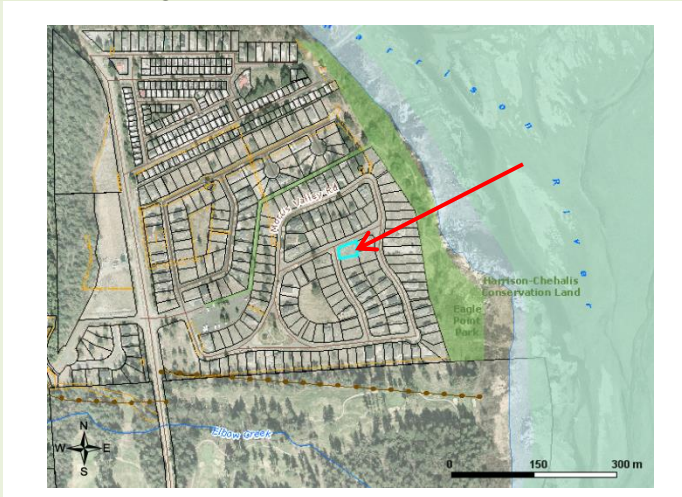
| Property Address: 107-14500 Morris Valley Road | |
|--|------------------------------------|
| Owners | Philip & Julie Crawford |
| Agent | Lacey Developments |
| EA | C – Harrison Mills |
| Zoning | Private Resort Residential (PRD-1) |
| OCP | Resort Residential |
| DPA | DPA 1-C (Geologic) & 2-C (Enviro) |
| ALR | No |



Neighbouring Lands

North : Private Resort Residential;
Campground Holiday Park Beyond

West: Private Resort Residential;
Crown Lands Beyond



South: Private Resort Residential; Golf Course Beyond

East : Private Resort Residential;
Harrison River, Conservation Lands Beyond

Potential Impacts:

- Potential for increased privacy concerns for adjacent neighbour

DISCUSSION

The applicants are proposing to construct a new single family dwelling (BP014189) on the subject lot, located in the Eagle Point residential development in Morris Valley, that does not meet the minimum setback requirements along the interior side lot line as stipulated by the applicable zoning bylaw. The proposed dwelling is sited 1.5 metres from the side lot line, with the eaves projecting to 1.2 metres from the side lot line, thereby reducing the minimum setback by 0.6 metres and 0.3 metres respectively, as shown in Appendix "A".

| | Dwelling Setback | Eave Projection Setback |
|-----------------|---------------------|-------------------------|
| Required | 2.1 m (6.9 ft) | 1.5m (4.9 ft) |
| Proposed | 1.5 m (4.9 ft) | 1.2 m (3.9 ft) |
| Variance | 0.6 m (2 ft) | 0.3 m (1 ft) |

Rationale for Variance

The variance proposed by the property owners is to allow for the projection of the master bathroom into the setback area. The owners indicated in their application that the variance is proposed to accommodate a bathroom space that is slightly wider and larger to allow for future wheelchair access, if required.

The subject projection is 0.9 m in depth and 3.56 m in length (3.2 m²), exclusive of the eaves. Approval of the variance to allow for the construction of the cantilevered projection into the setback area effectually increases the floor area of the dwelling and as such cannot be considered for a siting exemption as allowed by the *Zoning Bylaw* for ornamental features.

Previous Nearby Development Variance Permits

52-14500 Morris Valley Road

The FVRD Board issued DVP 2013-15 for 52-14500 Morris Valley Road in August 2013 to reduce the minimum setback from the interior side lot line from 2.1 m to 1.5 m for the building foundation and 1.0m to the furthest projecting feature to accommodate construction of a dwelling on the irregularly shaped lot.

62-14500 Morris Valley Road

The FVRD board issued DVP 2017-21 for 62-14500 Morris Valley Road in October 2017 to reduce the minimum setback from the front lot line from 6.0 m to 5.4 m to facilitate the construction of a covered entry at the front of the single family dwelling.

Statutory Building Scheme

The subject property has a statutory building scheme registered on the property title (BX565462) which outlines specific design requirements for all single family homes within the strata development.

The applicants will be required to provide proof that they have attained the strata council's approval for the building design as part of their building permit application.

Neighbour Notification and Input

All property owners within 30 metres of the property as well as the strata council will be notified by the FVRD of the development variance permit application and 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, residents, and the strata council of the requested variance in advance of the mail-out notification. To date, no letters of support or opposition have been submitted.

COST

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

CONCLUSION

Staff recommend that Development Variance Permit 2018-07 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development:

Reviewed and supported.

Margaret Thornton, Director of Planning & Development:

Reviewed and supported.

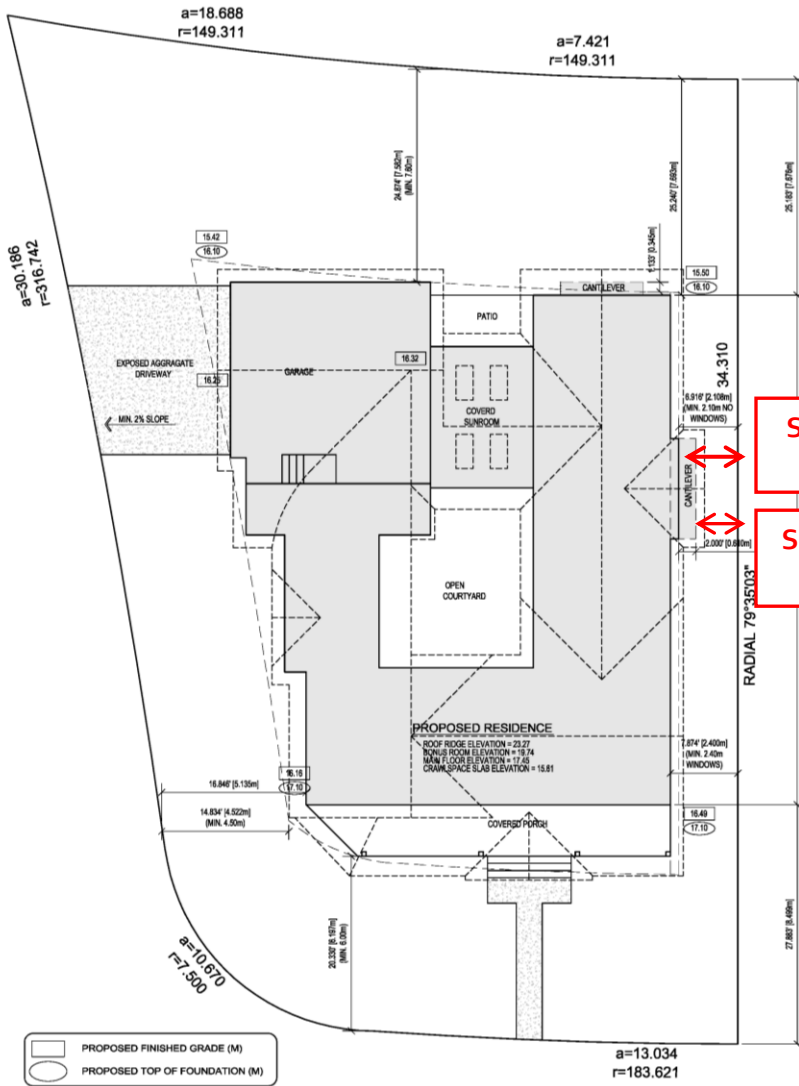
Mike Veenbaas, Director of Financial Services:

No further financial comments.

Paul Gipps, Chief Administrative Officer:

Reviewed and supported

Appendix "A" Site Plan



Setback from SFD to ISLL
1.5 m

Setback from Eave to ISLL
1.2 m

**#107 -14500 MORRIS
VALLEY ROAD**