

To: Electoral Area Services Committee

Date: 2018-02-15

From: Johannes Bendle, Planner I

File No: 3090-20 2018-05

Subject: Development Variance Permit to Increase the Height of a House for 1162 Iverson Road, Electoral Area "H"

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider Development Variance Permit 2018-05 to increase the height from 10 metres to 13.3 metres for a house at 1162 Iverson Road, Electoral Area "H", after neighbourhood notification and consideration of any comments or concerns raised by the public.

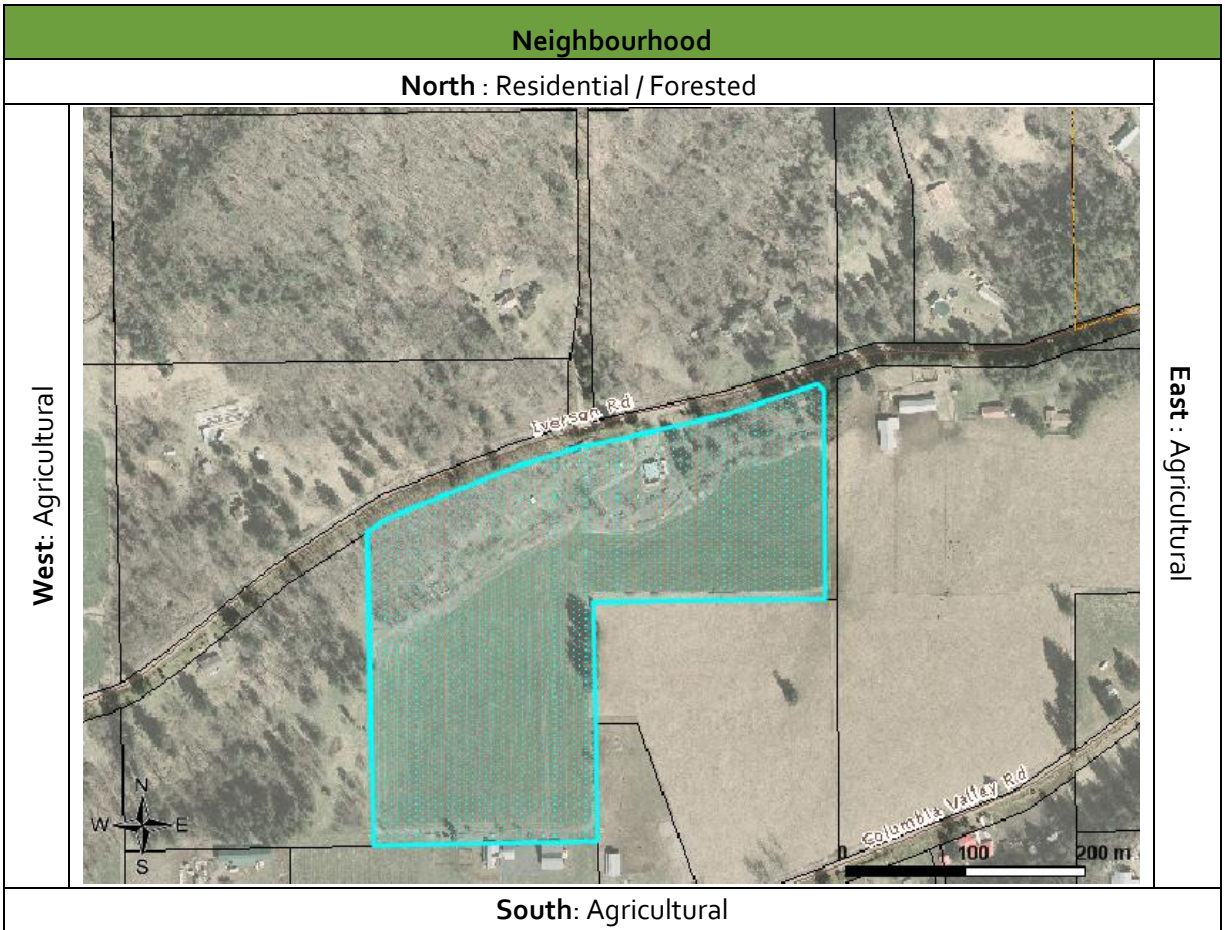
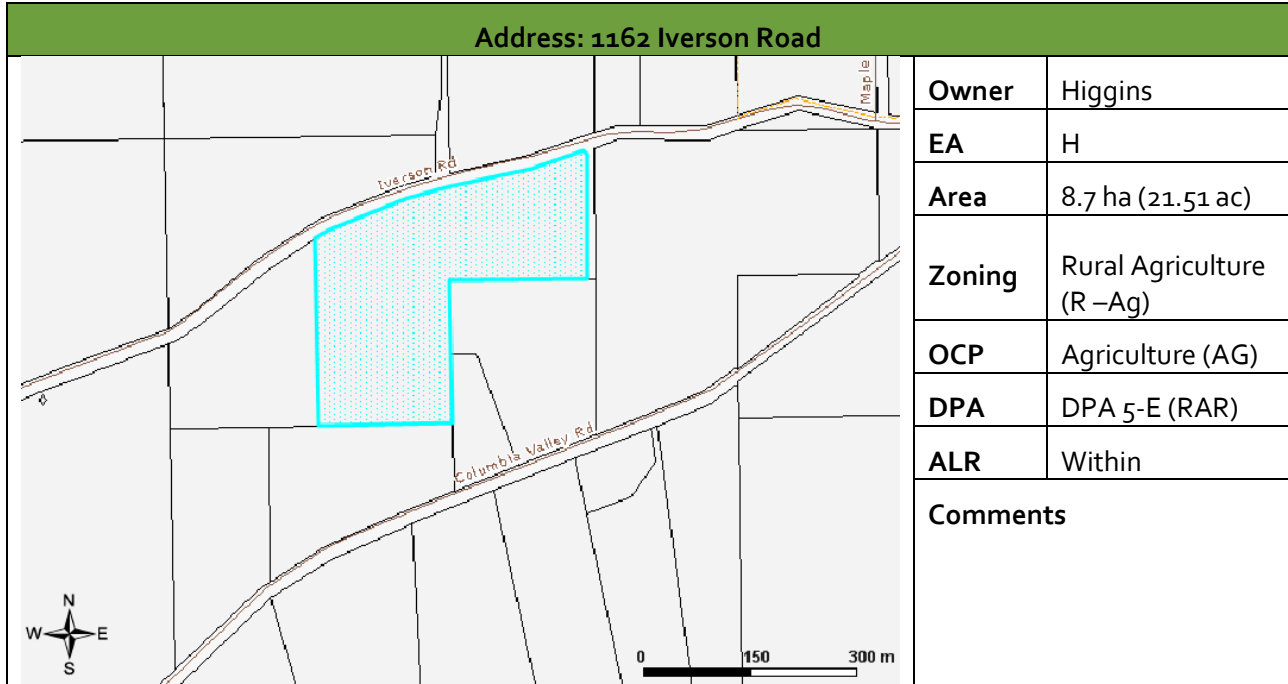
STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

BACKGROUND

The owners have applied for and received a Demolition Permit from the FVRD. The Demolition Permit is for the existing house, shop and lean-to on the subject property. Removal of the existing buildings has started. The owners are proposing to construct a new house and this Development Variance Permit is to request an increase in height of the proposed new house.



DISCUSSION

The owners are applying for a Development Variance Permit to vary the height of a new house to accommodate in their submission, an "ascetically pleasing roofline". The proposal is to increase the height from the permitted 10 metres (32' 10") to 13.3 metres (43' 7"). The FVRD has not yet received a Building Permit application and therefore no detailed building plans are available. The site plan provided is for reference only but given size of the subject property there should be no issue in meeting the required setbacks.

The application states that the new house is proposed in a geographic depression on the property. The ground height of the proposed house location sits approximately 3 metres below the grade of the road. The owners state that they are proposing to keep the trees separating Iverson Road and the proposed house. The application states that the new house will not impede the view of the surrounding properties nor will it be visible by the neighbours to the east and west. Staff undertook a site visit to the property. As seen in the photos in Appendix I there is a gentle slope from Iverson Road toward the building site. A cluster of trees separates the road from the building site and will partially block the view of the house. However, the house will still be viewable from the road as well as viewable by the neighbours to the south that front onto Columbia Valley Road. The FVRD has no legal mechanism to ensure that the trees are retained within the ALR.

The proposed house will be approximately 12,000 square feet, which is very large in comparison houses typically constructed in Columbia Valley and the FVRD Electoral Areas as a whole. However, there is no maximum lot coverage for principle residences in the Rural Agriculture (R –Ag) zone and the footprint of the proposed home is not restricted by the zoning bylaw. The variance under consideration is for height only and not size of the house. There is no hardship to the applicant as the property is of sufficient size to construct a substantially sized dwelling, without the need to vary the building height. If the variance is not approved the applicant is still permitted to build the same size house but within the current height regulations.

The subject property is within the ALR. The Agricultural Land Commission (ALC) does not restrict the size of principle farm residences in the ALR although the ALC has recommended a maximum size of 5,382 square feet (500 square metres). Some municipalities in the Lower Mainland have limited the size of homes on ALR land so to protect farm land, to avoid unnecessary escalation of farm land prices (due to the high value of residential improvements) and to avoid residential estate uses that are incompatible with farming.

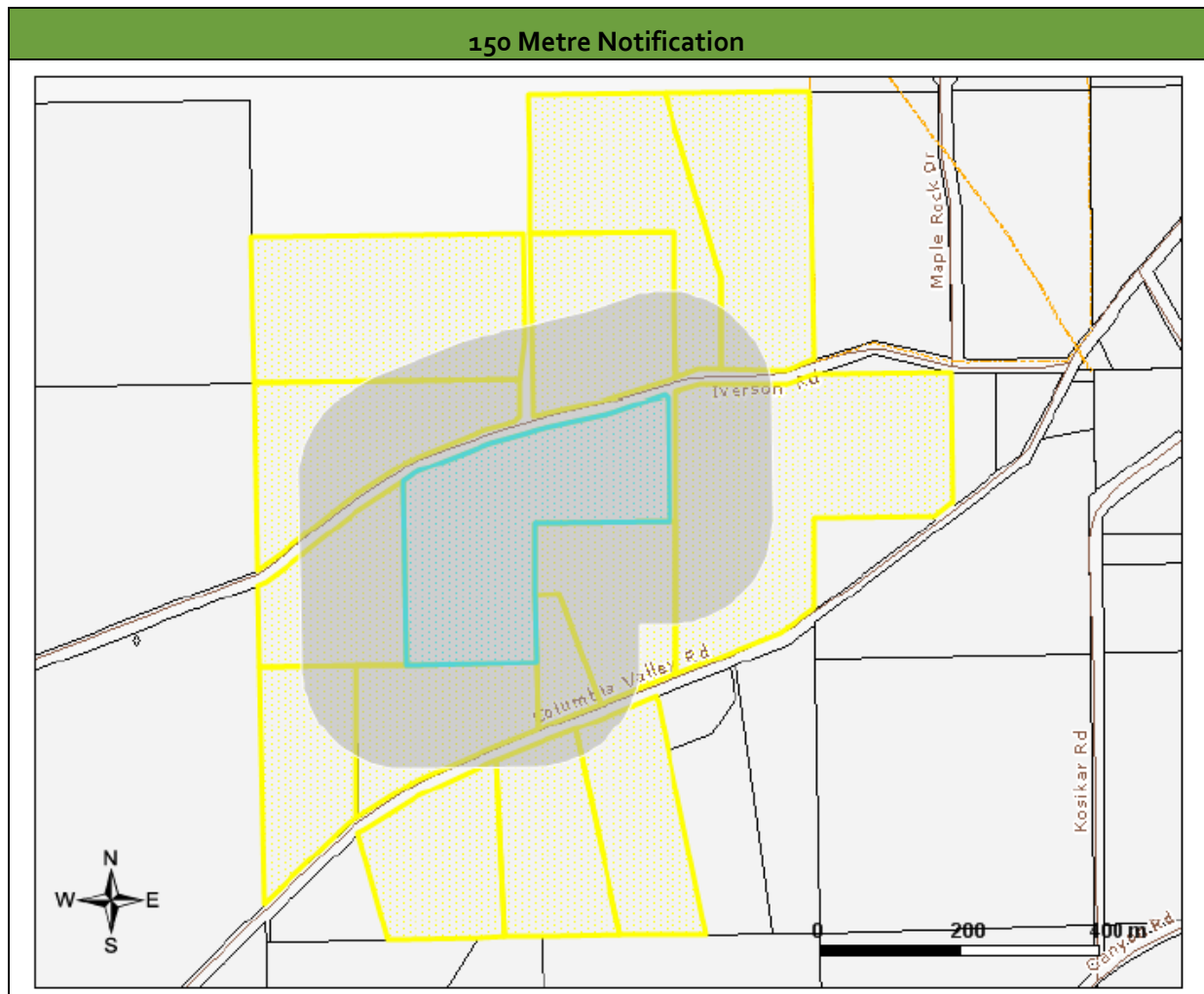
Fire Protection Comments

According to the Columbia Valley Fire Chief, the only concern as a fire fighter is about access to the home with a ladder as the department has limited ladder height ability at this time. This may limit access to certain areas of the structure for firefighters. As a Building Permit application or drawings have not been submitted, a detailed review and comments could not be provided at this time.

Neighbourhood Notification

The FVRD encourages Development Variance Permit applicants to communicate with and notify their neighbours of their development plans. To date no letters of support or opposition have been received.

As per "Fraser Valley Regional District Development Procedures Bylaw No. 0831, 2007", the owners and occupiers of all properties within 30 metres of the property shall be notified of the variance application. However, as the 33% height variance is significant, the design and scale of the home is unique for the neighbourhood, and the properties are large, the mail out notification radius will be increased to 150 metres. This will capture 13 nearby properties. If a 30 m mail out radius was used, only immediately adjacent properties would receive notice. The public will be given the opportunity to provide written comments or attend the Board meeting to state their comments.



COST

Development Variance Permit application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The applicants are applying for a variance to increase the height of the house from 10 metres to 13.3 metres. Staff recommend that the Fraser Valley Regional District Board consider the information in this report and after neighbourhood notification consider the Development Variance Permit.

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.

Paul Gipps, Chief Administrative Officer

Unavailable for comment

APPENDIX I PHOTOS



Looking south to building site



Looking south from Iverson Road



Looking north from Columbia Valley Road toward property and building site

APPENDIX II CONCEPTUAL HOUSE DESIGN

