

To: Electoral Area Services Committee

Date: 2018-02-15

From: Johannes Bendle, Planner I

File No: 3090-20 2018-02

Subject: Development Variance Permit 2018-02 to Reduce the Setback from an adjacent Mobile Home for 88-3942 Columbia Valley Road, Cultus Lake Village MHP, Electoral Area H

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-02 to vary the setback from an adjacent mobile home from 5.5 metres to 2.8 metres to allow a canopy and deck at 88-3942 Columbia Valley Road, Cultus Lake Village MHP, Electoral Area "H", subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

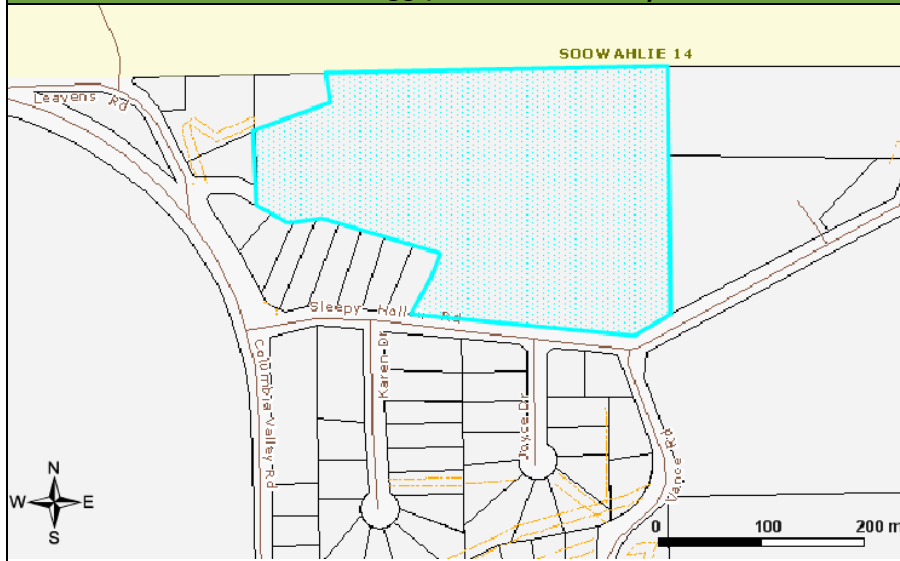
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BACKGROUND

The subject user pad site is located within Cultus Lake Village Mobile Home Park. The owners are applying for a Development Variance Permit to reduce the setback of an attached carport and detached deck. The detached deck and attached carport have already been constructed and the owners are applying to bring the structure into compliance with the Zoning Bylaw.

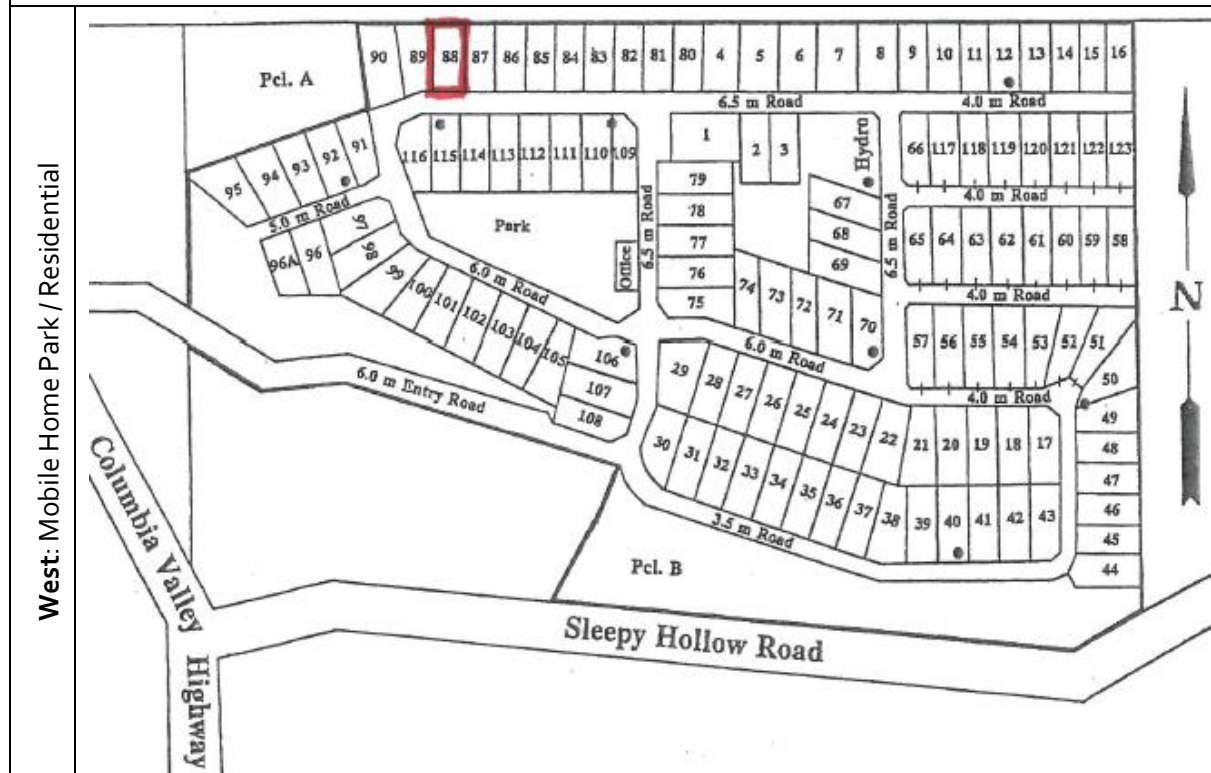
Address: 88-3942 Columbia Valley Road – Cultus Lake Village MHP



Owner	631429 BC Ltd (Hee Moon Chong)
EA	H
Site	88
Zoning	Mobile Home Park (RMH)
OCP	Mobile Home Park (MHP)
DPA	DPA 5-E (RAR)
Comments	

Neighbourhood

North : Soowahlie Reserve



South: Mobile Home Park / Residential

DISCUSSION

Construction

The owners have applied for a Development Variance Permit to reduce the setback of an attached carport and detached deck for user pad site 88 from the adjacent mobile home on user pad site 89 as shown in Appendix A. The construction of the deck and carport has been completed without a building permit and in contravention to Zoning *Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam*.



Mobile home on user pad site 88 with carport and deck as shown in pictures above

The Zoning Bylaw specifies that mobile homes shall be located no closer than 6 metres (20 feet) from an adjacent mobile home including permissible additions. However, in 1981 a Board of Variance granted a relief in the setback requirements from 20 feet to 18 feet. The owners are applying for a variance for a reduction from 5.5 metres (18 ft.) to 2.8 metres (9 ft.6 in.).

The proposed variance may affect the mobile home resident of user pad site 89 but will likely have minimal impact on the other residents of the mobile home park.

Bylaw Enforcement

Bylaw enforcement has been in contact with the property owner regarding the construction of the deck and carport without a permit. As a result, the owners have applied for this Development Variance Permit and have applied for Building Permit BP014190.

Fire Protection and Building Permit Requirements

Reducing distances between buildings increases the chances of fire spreading from one structure to another. This is especially the case for mobile homes which are more susceptible to fire. Therefore, the risk of neighbouring mobile homes catching fire increases. This application was reviewed by the Building Department and Emergency Services. If the variance is approved, a Building Permit is required and must meet the BC Building Code and Fire Code requirements. As the carport is an unenclosed

structure, the initial FVRD staff review of the carport indicates that the proposal should meet the fire separation requirements.

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.

All occupants within the mobile home park and all property owners within 30 metres of the property will be notified and 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

Staff recommend that Development Variance Permit 2018-02 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 comment.

Paul Gipps, Chief Administrative Officer

Unavailable for comment