

To: Electoral Area Services Committee

Date: 2018-03-13

From: Johannes Bendle, Planner I

File No: 3090-20- 2018-11

Subject: Development Variance Permit 2018-11 to vary the side and front lot line and the gross floor area for a proposed workshop at 30420 Trans-Canada Highway, Electoral Area B.

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-11 to vary and side setback from 40 metres to 3 metres, the front setback from 50 metres to 5 metres, and the gross floor area from 140 sq. metres to 232.3 sq. metres for a Cottage Industry Use, subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

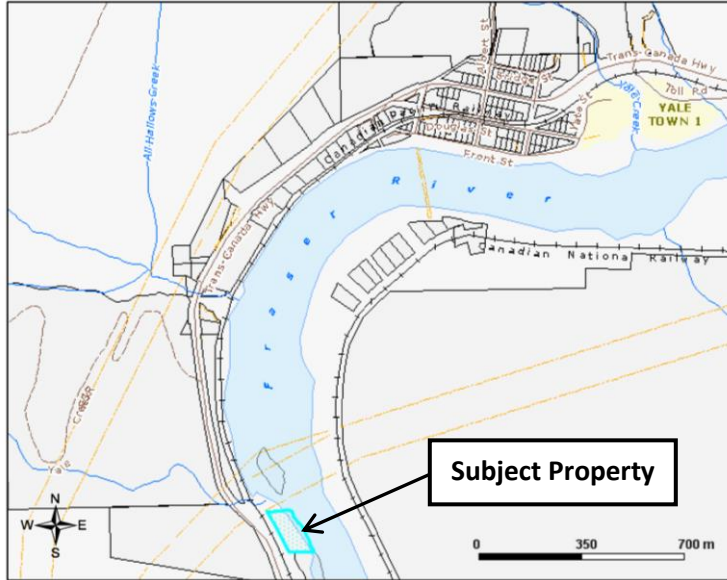
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BACKGROUND

The applicant, Mike Cook, proposes to construct a detached workshop on his property at 30420 Trans-Canada Highway in Electoral Area "B". The subject property is located south of Yale on the Fraser River. The FVRD Board has approved a Site-Specific Floodplain Exemption to reduce the Fraser River setback from 60 metres to 45 metres for the placement of a new mobile home and construction of a new workshop. The applicant is now applying for a Development Variance Permit for the setback and gross floor area of the proposed workshop.

Address: 30420 Trans Canada Highway, Yale



Owner	Mike Cook
Agent	n/a
EA	Electoral Area "B"
Zoning	Rural Resource (R-4)
OCP	n/a
DPA	n/a
ALR	No

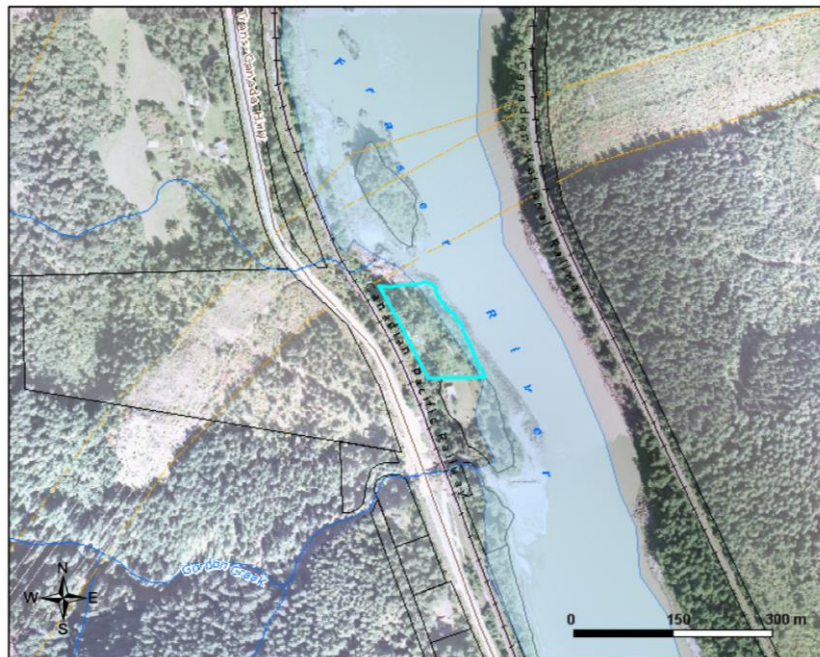
Comments:

Property is located outside OCP area.

Neighbouring Lands

North : BC Hydro ROW, Fraser River

West: Canadian Pacific Railway, Trans Canada Hwy,



East : Fraser River, Canadian National Railway beyond

South: Single Family Dwelling, Gordon Creek Beyond

DISCUSSION

Proposal

The applicant, Mike Cook, proposes to construct a detached accessory structure (workshop) on the property at 30420 Trans-Canada Highway, Electoral Area "B". There are currently no structures on the property. The applicant has not yet made a building permit application for the proposed construction. The Development Variance Permit is to vary the setback requirement for the workshop from the front and side lot line and increase the gross floor area of the workshop. The applicant is proposing to reduce the front lot line setback to 5 metres and reduce the side lot line setback to 3 metres while increasing the gross floor area of the workshop to 232.3 sq. metres (2,500 sq. ft).

Zoning

The subject property is zoned Rural Resource (R-4) which permits a Cottage Industry Use. The proposed workshop falls within the Cottage Industry Use. The Zoning Bylaw specifies that buildings used for Cottage Industry Use shall be located not less than 40 metres from any side lot line and 50 metres from any front lot line. The applicant is proposing to reduce the front setback from 50 metres to 5 and reduce the side setback from 40 metres to 3 metres. The setback reduction being applied for is large; however, there is only one neighbouring lot on the east side of the Trans-Canada Highway and the property is located in a very rural area. Furthermore, the siting of the workshop is constrained by the floodplain setback of the Fraser River which pushed the building envelope towards the west property line adjacent to the Canadian Pacific Railway and the Trans-Canada Highway.

The Zoning Bylaw specifies the maximum gross floor area for Cottage Industry Use is 140 sq. metres (1,507 sq. ft.). The applicant is proposing to increase the gross floor area for the Cottage Industry Use from 140 sq. (1,507) to 232.3 sq. metres (2,500 sq. ft.)

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, no letters of support or opposition have been submitted.

COST

The application fee of \$350 has been paid by the property owner.

CONCLUSION

The applicant is applying for a reduction in the front and side setback for a workshop and for an increase in gross floor area. Staff recommend that the Development Variance Permit be issued by the Fraser Valley Regional Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported
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Margaret Thornton, Director of Planning & Development	Reviewed and supported
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Mike Veenbaas, Director of Financial Services	No further financial comments.
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Paul Gipps, Chief Administrative Officer	Reviewed and supported
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