

To: Electoral Area Services Committee

Date: 2018-03-13

From: Johannes Bendle, Planner I

File No: 3090-20 2018-10

Subject: Development Variance Permit 2018-10 to vary the rear lot line setback for a proposed single family dwelling at 1-3655 Vance Road, Electoral Area H.

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-10 to vary the rear setback from 6 metres to 3 metres for a single family dwelling, subject to consideration of any comments or concerns raised by the public

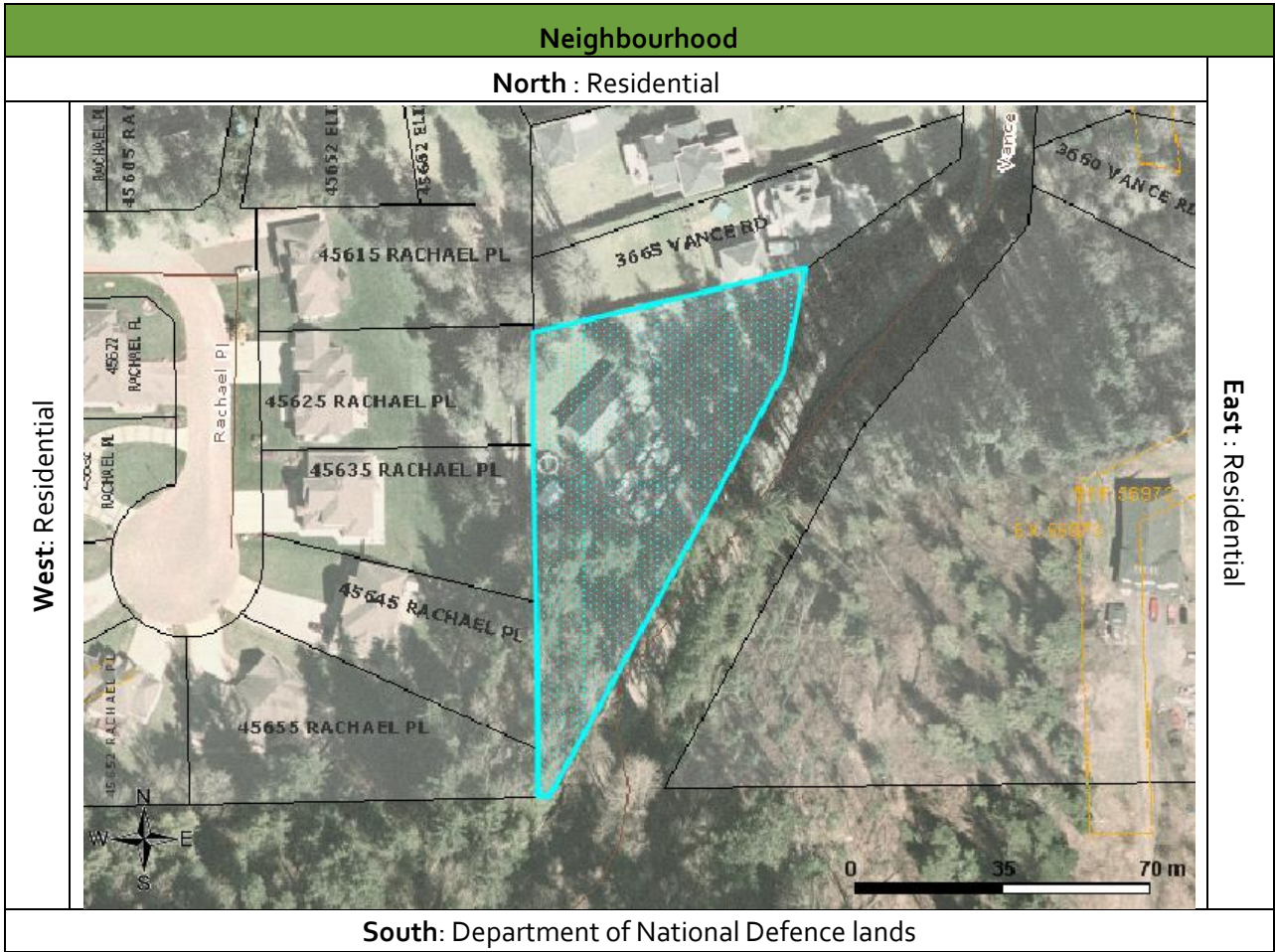
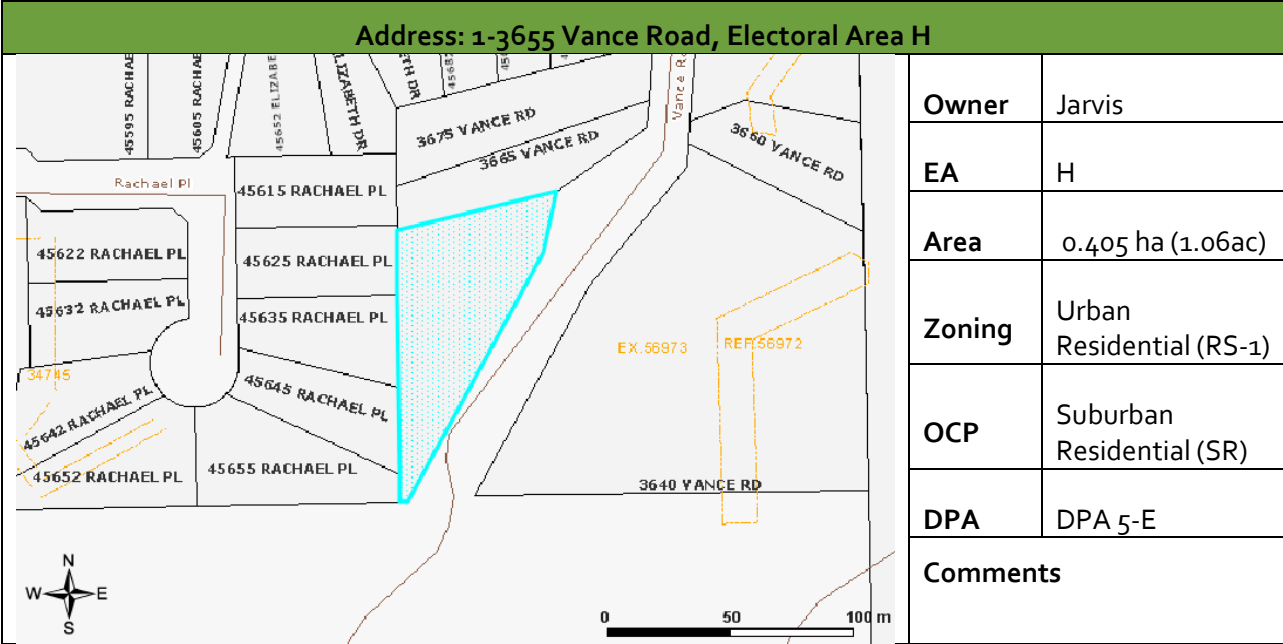
STRATEGIC AREA(S) OF FOCUS

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BACKGROUND

The subject property is located in a residential neighbourhood in Cultus Lake outside of the Cultus Lake Parks Board. The owners of the subject property have applied for subdivision to the Ministry of Transportation and Infrastructure. The FVRD has already received and responded to a subdivision referral. This Development Variance Permit application is in regards to a proposed single family dwelling for proposed Lot 2.



DISCUSSION

Proposal

The owners are proposing to build a single family dwelling on proposed Lot 2. The Development Variance Permit is to vary the rear setback to accommodate a deck, stairs and posts. The property slopes steeply downward from Vance Road. In order to accommodate the proposed house with a deck and stairs while meeting the front setback a variance to the rear setback is requested. A drawing showing the proposed two (2) lots with the proposed house and variance is attached to the application form. The variance will site the proposed residence and deck closer to the rear lots of 45635 and 45645 Rachel Place. It appears that these lots area treed in their rear yards.

Zoning

The Zoning Bylaw requires a 6 metre rear setback for principle buildings. The applicants are applying for a reduction to the rear setback from 6 metres to 3 metres. The proposal will meet all other setback requirements.

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 applicants are applying for a reduction to the rear setback from 6 metres to 3 metres for a proposed single family dwelling. Staff recommend that the Development Variance Permit is issued subject to consideration of any comments 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	Reviewed and supported