

To: Electoral Area Services Committee

Date: 2018-04-10

From: Graham Daneluz, Deputy Director of Planning & Development File No: 3090-20-2018-15

**Subject: Development Variance Permit 2018-15 to reduce road frontage requirements to facilitate a 3 lot subdivision of 52505 Yale Rd, Area "D"**

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-15 to reduce the frontage requirement for Proposed Lots 'B' and 'C' at 52505 Yale Road from 10% of the lot perimeter to 9% and 2%, subject to consideration of any comments or concerns raised by the public

## STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

## BACKGROUND

### Proposal Description

The purpose of DVP 2018-15 is to facilitate the subdivision of 52505 Yale Road, Popkum, Area "D", (PID: 008-913-501) into three lots by reducing the required road frontage for proposed Lots 'B' and 'C' from 10% of the lot perimeter to 9% and 2% respectively.

The subject property is a 6798 m<sup>2</sup> (1.68 acre) vacant parcel that is zoned Suburban Residential-2 (SBR-2) under the *'Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam'*.<sup>1</sup> The minimum parcel size in the SBR-2 zone is 1100 m<sup>2</sup> where there is an approved community water system (as there is in Popkum).

The owners have applied to the Provincial Approving Officer to subdivide the parcel into three lots and have received Preliminary Layout Approval for the subdivision. To facilitate access to the proposed lots from Parkwood Drive, the owners have applied to the FVRD Board for a Development Variance Permit (DVP) to reduce the minimum road frontage requirement for two of the proposed lots.

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<sup>1</sup> The property was rezoned to SBR-2 in 2017 by *FVRD Zoning Amendment Bylaw No. 1382, 2016*.

### PROPERTY DETAILS

<b>Electoral Area</b>	D		
<b>Address</b>	52505 Yale Road		
<b>PID</b>	008-913-501		
<b>Folio</b>	733.06642.100		
<b>Lot Size</b>	1.68 acres		
<b>Owner</b>	Rick & Clarinda Herfst	<b>Agent</b>	n/a
<b>Current Zoning</b>	SBR-2	<b>Proposed Zoning</b>	n/a
<b>Current OCP</b>	SR	<b>Proposed OCP</b>	n/a
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Res. Subdivision
<b>Development Permit Areas</b>	n/a		
<b>Agricultural Land Reserve</b>	n/a		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Suburban Residential (SBR-2), Single Family Homes
<b>East</b>	<	Suburban Residential (SBR-2), Single Family Homes
<b>West</b>	>	Country Residential (CR), Single Family Homes
<b>South</b>	v	Yale Road and Country Residential (CR), Single Family Homes

### NEIGHBOURHOOD MAP



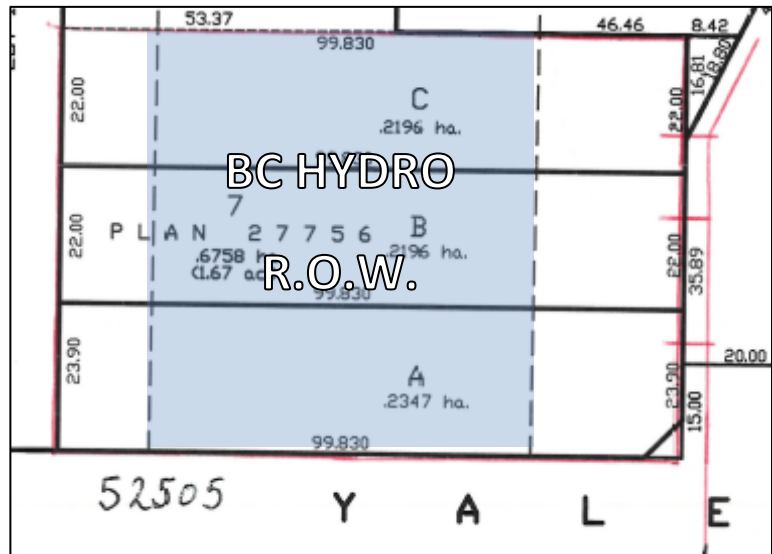
## PROPERTY MAP



## DISCUSSION

The subject property is proposed to be subdivided as shown on the plan at right. The three proposed lots would be accessed from Parkwood Drive because:

- i. A BC Hydro right-of-way occupies a north-south swath through the middle of the parent parcel preventing the proposed lots from being oriented to the longer frontage along Yale Road; and,
- ii. Access from Parkwood Drive is safer than access from Yale Rd and it avoids the obstruction to traffic that would result from additional driveways accessing the busy Yale Rd collector.



Section 512 of the *Local Government Act*, as well as Section 2303.2 of the '*Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam*', require that the minimum frontage for new parcels be at least 10% of the parcel perimeter. As shown in the table below, proposed Lots 'B' and 'C' would not meet this requirement.

**Frontage Waiver (Development Variance Permit) Required**

Pursuant to Section 512 of the *Local Government Act*, the minimum frontage on a highway must be a minimum of 10% of the perimeter of the lot width.

Proposed Lot	Frontage Distance	Frontage Percentage	Frontage Waiver Required
A	123m	50%	No
B	22m	9%	Yes
C	5m	2%	Yes

Accordingly, the applicants have applied for a Development Variance Permit to vary the minimum road frontage requirement for proposed Lots 'B' and 'C' from 10% of the parcel perimeter to 9% and 2% respectively.

Staff support the requested frontage reduction because:

- the BC Hydro ROW and road safety considerations prevent the new lots from being oriented to and accessed from the longer frontage on Yale Road;
- the proposed lots will all have adequate road access; and,
- the frontage of proposed Lot 'C' is restricted by the 'triangle'-shaped land adjacent to Parkwood Drive, shown at right with a red star, which belongs to an adjacent parcel and which limits the road frontage of the proposed lot. This 'triangle' is not a buildable parcel; it contains the 'Parkwood' subdivision sign placed by the developer of the subdivision to the north of the subject property.



**COST**

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

**CONCLUSION**

The property owners have applied for a DVP to vary the minimum road frontage requirement for two of three lots proposed to be created by subdivision. Staff recommend that the FVRD Board issue the permit because the proposed road frontages are the result of unique site conditions (BC Hydro ROW

and existing lot configurations) and the proposed lots will have adequate access. The variance is not anticipated to negatively affect surrounding properties.

## **OPTIONS**

### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the FVRD Board issue Development Permit 2018-15 to reduce the frontage requirement for Proposed Lots 'B' and 'C' at 525050 Yale Road from 10% of the lot perimeter to 9% and 2%, subject to consideration of any comments or concerns raised by the public.

### **Option 2 - Refuse**

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-15.

### **Option 3 – Refer to Staff**

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-15 to FVRD Staff

## **COMMENTS BY:**

**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