

To: Electoral Area Services Committee  
From: Andrea Antifaeff, Planning Technician

Date: 2018-04-10  
File No: 3090-20-2018-17

**Subject: Application for Development Variance Permit 2018-17 to vary the setback requirement from a highway and height requirement for a proposed single family dwelling at 20934 Snowflake Crescent, Hemlock Valley.**

---

## OPTIONS

### Option 1 Issue DVP

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-17 subject to comments or concerns raised by the public.

### Option 2 Refuse DVP

**THAT** the Fraser Valley Regional District Board refuse Development Variance Permit 2018-17.

### Option 3 Refer to Staff

**THAT** the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-17 to FVRD Staff.

## FOR INFORMATION

Appendix "A": Site Plan

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to:

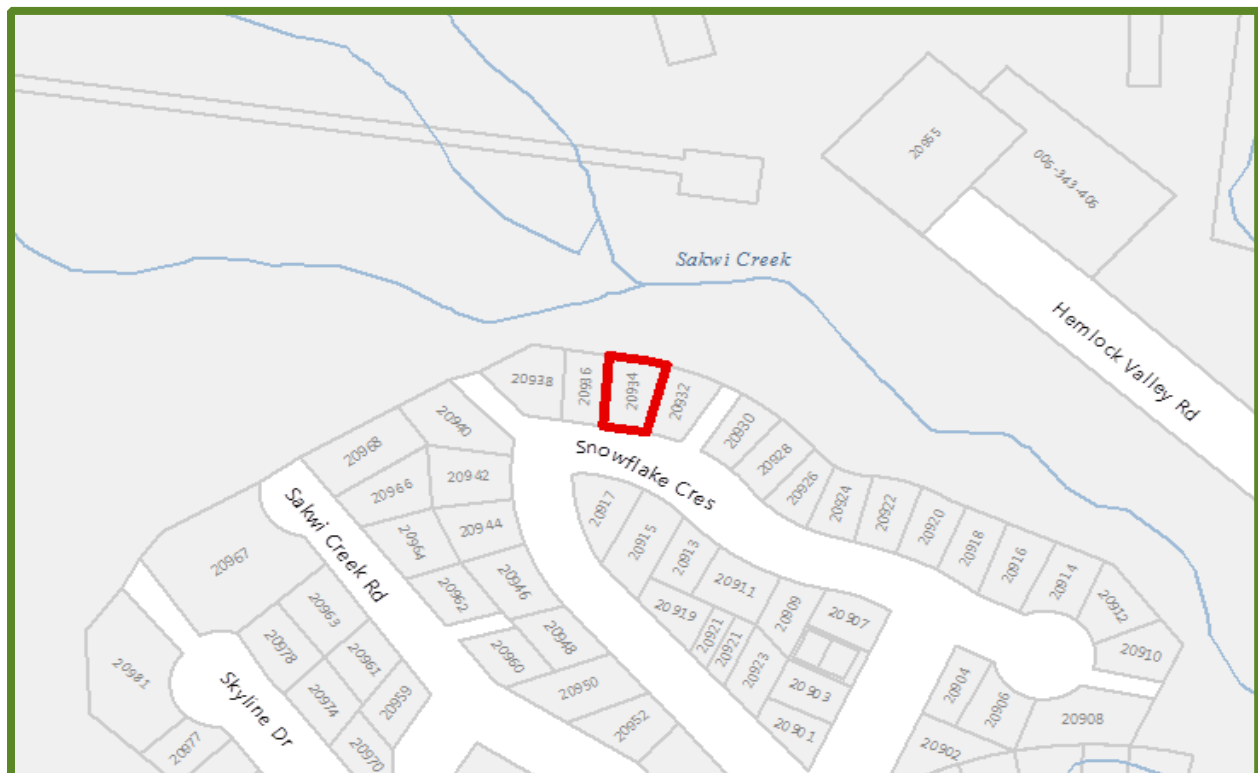
- a) decrease the setback requirement from a highway; and
- b) increase the maximum permitted height of a single family dwelling,

as outlined in *Zoning By-law for Electoral Area "F", 1978 of the Regional District of Fraser-Cheam*.

PROPERTY DETAILS			
<b>Electoral Area</b>	C – Hemlock Valley		
<b>Address</b>	20934 Snowflake Crescent		
<b>PID</b>	005-622-492		
<b>Folio</b>	775.01430.018		
<b>Lot Size</b>	0.14 Acres		
<b>Owner</b>	Workman Holdings Ltd.	<b>Agent</b>	John McEwen
<b>Current Zoning</b>	Resort Residential-2 (RST-2)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Cottage Residential	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Vacant land	<b>Proposed Use</b>	Single Family Dwelling
<b>Building Permit</b>	BP014264		
<b>Development Permit Areas</b>	1-HV for Geotechnical and 5-HV for RAR		
<b>Agricultural Land Reserve</b>	No		

ADJACENT ZONING & LAND USES			
<b>North</b>	^	Park (P-1), Crown Land	
<b>East</b>	>	Resort Residential 2 (RST-2), Vacant	
<b>West</b>	<	Resort Residential 2 (RST -2), Vacant	
<b>South</b>	v	Resort Residential 3( RST-3), Duplex (Building Permit In-Progress)	

### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

The owners of the subject property are proposing to construct a 12.8 metre by 16.3 metre single family dwelling at 20934 Snowflake Crescent. The lot is bare land and is located at the base of Sasquatch Mountain Resort. Due to the application being submitted on March 28, 2018 and the existing snow levels in Hemlock Valley, a site visit was not undertaken. A building permit application was submitted on March 28, 2018 and is currently being reviewed. Appendix A illustrates the proposed site plan for the development.

### Variance Request – DVP 2018-17

#### Application Rationale

The applicant advises that the reason for the variances are to: 1. accommodate a steeper roof-line for snow shed; and, 2. to accommodate the single family dwelling size due to the setback requirement at the rear of the property for geotechnical concerns.

#### Setback Variance

The owners are seeking a 1.5 metre relaxation to the highway (road) setback to Snowflake Crescent, reducing the setback requirement from 6.0 metres to 4.5 metres, clear to sky. The subject property is constrained by Development Permit Area 1-HV – Area 2A which sets out an 8 metre setback from the steep slope at the rear of the property, resulting in a more restrictive buildable area.

## Height Variance

The owners are seeking a 1.5 metre increase to the maximum permitted height of a single family dwelling, increasing the height requirement from 12 metres to 13.5 metres and two storeys to three storeys.

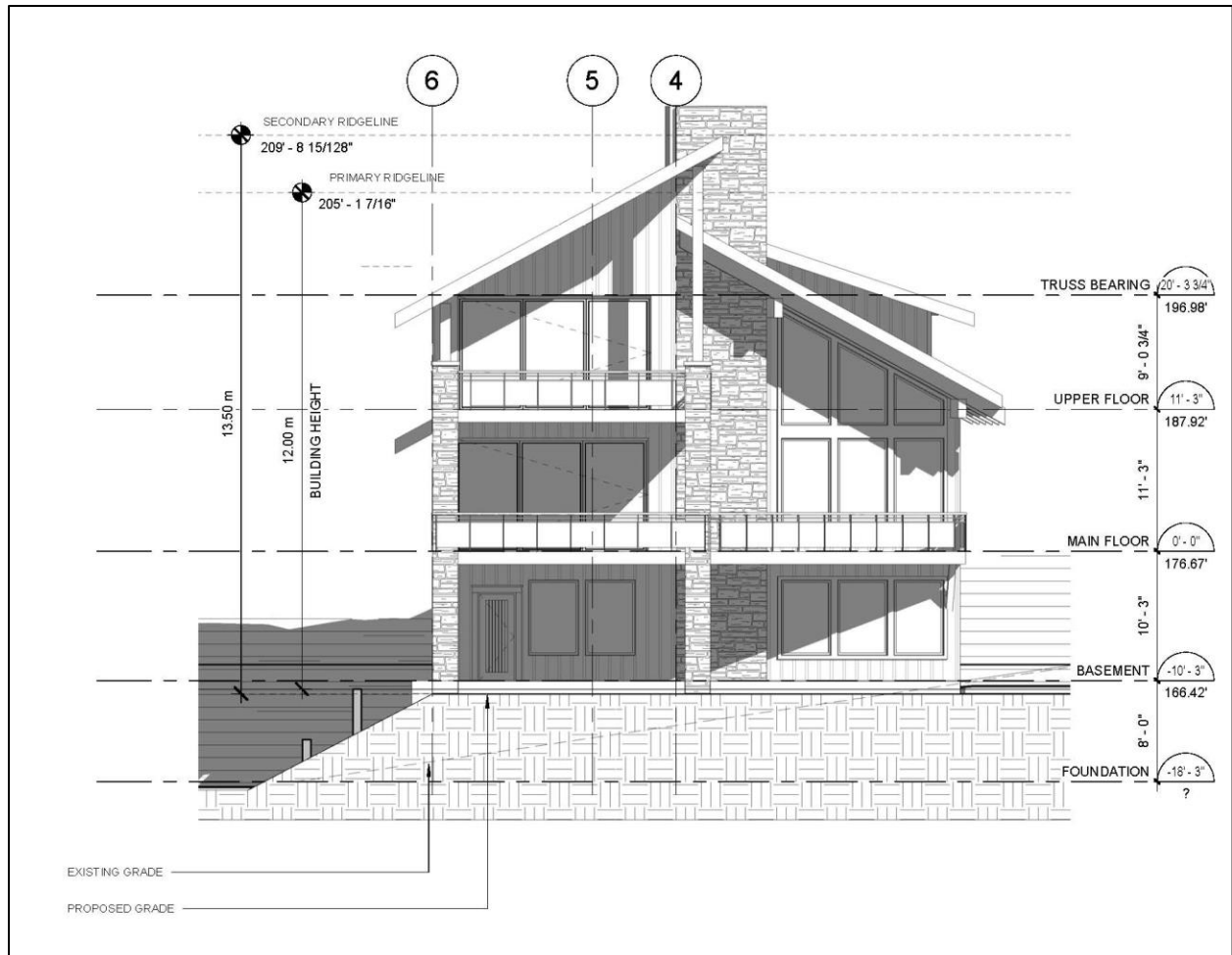


Figure 1 - Demonstrates proposed height

## Snow Shedding Impacts

Buildings in Hemlock Valley are prone to the accumulation of large amounts of snow resulting in snow shedding. Setback requirements within the zoning account for the accumulation of snow and aim to accommodate snow shedding. The relaxation to the highway setback and the increase in height should not increase snow shedding impacts to adjacent properties. FVRD staff have requested that the applicant's architect provide comments to confirm that snow shed will be accommodated on site.

## 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 objection have been submitted.

## **COST**

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

## **CONCLUSION**

The property owners have applied for a variance to increase the maximum height of a single family dwelling and decrease the highway setback requirement. Staff recommend Development Variance Permit 2018-17 be considered by the Electoral Area Services Committee and the Fraser Valley Regional District Board, subject to any concerns raised as a result of neighbour notification.

## **COMMENTS BY:**

<b>Graham Daneluz, Deputy Director of Planning &amp; Development</b>	Reviewed and supported
<b>Margaret Thornton, Director of Planning &amp; Development</b>	Reviewed and supported
<b>Mike Veenbaas, Director of Financial Services</b>	No further financial comment.
<b>Paul Gipps, Chief Administrative Officer</b>	

## Site Plan

