

To: Electoral Area Services Committee

Date: 2018-05-08

From: Dawn Smith, Planner II

File No: 3090-20-2018-09

Subject: Application for Development Variance Permit 2018-09 to vary the front lot line setback requirement for a Single Family Dwelling at 50912 Winona Road, Electoral Area E

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-09 for property located at 50912 Winona Road, Electoral Area E, to vary the front lot line setback requirement from 4.6 metres to 2.16 metres, clear to sky, to allow for a covered entry roof overhang.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

LIST OF ATTACHMENTS:

- Appendix A: Staff report dated March 13, 2018, includes Site Plan, Floor Plan, Elevation Drawings and Ministry of Transportation and Infrastructure permit to reduce setback less than 4.5 metres from the property line fronting a provincial public highway.
- Appendix B - Draft Development Variance Permit 2018-09
- Appendix C: Email from applicant/property owner dated April 23, 2018 with response to Regional Board comments.

BACKGROUND

- Property owner has applied for a Development Variance Permit to reduce the front lot line setback from 4.6 metres to 2.16 metres clear to sky for a covered entry and roof overhang on a single family dwelling.
- Regional Board meeting of March 27, 2018, Development Variance Permit 2018-09 was referred back to staff for further investigation of the site conditions including slope hazard, access, parking for the single family dwelling, and nearby property owner concerns regarding aquifer impacts.

- Attached staff report dated March 13, 2018 provides additional property and proposal information.

DISCUSSION

The property owner has responded to the March 27, 2018 Regional Board comments in an email dated April 23, 2018 (attached) as follows:

Issue	Applicant Response	FVRD comments
Slope Hazard	Fraser Valley Engineering Ltd report dated March 23, 2015 reviewed site, provided recommendations and house siting.	FVRD issued Development Permit 2014-13 on April 10, 2015 (geohazard Development Permit) based on Fraser Valley Engineering Report dated March 23, 2015.
Access	Existing driveway will be used.	
Parking	Three parking spaces provided; one car garage, one car driveway and a carport.	Zoning Bylaw No. 66 requires two parking spaces. This requirement has been satisfied.
Aquifer	Aquifer was considered by Fraser Valley Engineering Ltd.	Fraser Valley Engineering Ltd. report confirms no wells within 60 metres of building site.

As noted in the March 13, 2018 staff report, the house and encroaching overhang has already been constructed, and the site is significantly constrained with geohazard setbacks from steep slopes. The resulting buildable area provides for a modest 1851 square foot home, which maximizes the use of land with a three storey structure.

FVRD Planning staff attended the site with Director Engar on April 17, 2018 to observe the encroachment and site conditions.

The applicant has provided a response to comments raised by the Regional Board at their March 27, 2018 meeting.

The Regional Board can review the DVP 2018-09 application with the applicant response, and determine whether to issue the variance. The proposal has not changed; therefore no new neighbour notification process is required.

COST

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

CONCLUSION

The property owners have applied for a variance to reduce the front lot line setback to permit a covered entry and roof overhang. Considering the applicant response, MOTI approval and geotechnical constraints of the lot, staff recommends Development Variance Permit 2018-09 be issued.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-09 for the property located at 50912 Winona Road to vary the front lot line setback requirement from 4.6 meters to 2.16 metres, clear to sky, to allow for a covered entry roof overhang.

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 2018-09 for the property located at 50912 Winona Road.

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 2018-09 for the property located at 50912 Winona Road to FVRD Staff.

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	Not available for comment
Paul Gipps, Chief Administrative Officer	Reviewed and supported