

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

Date: 2018-05-08
 File No: 3090-20-2018-16

Subject: Application for Development Variance Permit 2018-16 to vary the height requirement for a proposed meeting hall at 10789 North Deroche Road, Electoral Area G

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-16 for property located at 10789 North Deroche Road, EA G to increase the maximum permitted height of a building from 11.0 metres to 12.0 metres, subject to consideration of any comments or concerns raised by the public.

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 increase the maximum permitted height of a building (Meeting Hall) as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

PROPERTY DETAILS			
Electoral Area	G		
Address	10789 North Deroche Road		
PID	007-331-525		
Folio	775.03662.200		
Lot Size	19.7 acres		
Owner	Canadian Carmelite Society	Agent	Paul Owens
Current Zoning	Rural 1 (R-1) and Civic Assembly (P-1)	Proposed Zoning	No change
Current OCP	Rural (R) and Institutional (I)	Proposed OCP	No change
Current Use	Theological School	Proposed Use	No change
Development Permit Areas	1-G and 2-G		

PROPERTY MAP



DISCUSSION

The owners of the subject property are proposing to construct a meeting hall at 10789 North Deroche Road. The location of the proposed meeting hall is within the portion of the lands zoned P-1 (Institutional) and is next to the already constructed Formation House. The property is owned by the Canadian Carmelites Charitable Society and is used for a religious training and assembly. The construction site is located in Development Permit Area 1-G. Development Permit 2017-12 was issued November 16, 2017 for the proposed meeting hall. The applicants have already made a building permit application for the proposed meeting hall (BP01402). The proposed meeting hall is setback 182 metres (600 feet) from North Deroche Road and 20 metres (67 feet) from the neighbouring forested parcel. Appendix A illustrates the proposed site plan for development.

Water System Contribution

The owners will be providing a monetary contribution to the Deroche Water System local service area. Their contribution will be secured prior to the building permit for the meeting hall being issued.

North Deroche Road

The owners are working with the Ministry of Transportation and Infrastructure to provide improvements to North Deroche Road. These improvements will be secured prior to the building permit for the meeting hall being issued.

Variance Request – DVP 2018-16

Application Rationale

The applicant advises that reasons in support of their variance are: 1. the meeting hall is setback from North Deroche Road and is not directly visible to any neighbours; and, 2. the proposed roof height directly relates to the mountain peaks in the background and reflects/mimics the peaks.

Height Variance

The owners are seeking a 1.0 metre increase to the maximum permitted height of a building, increasing the height requirement from 11.0 metres to 12.0 metres.

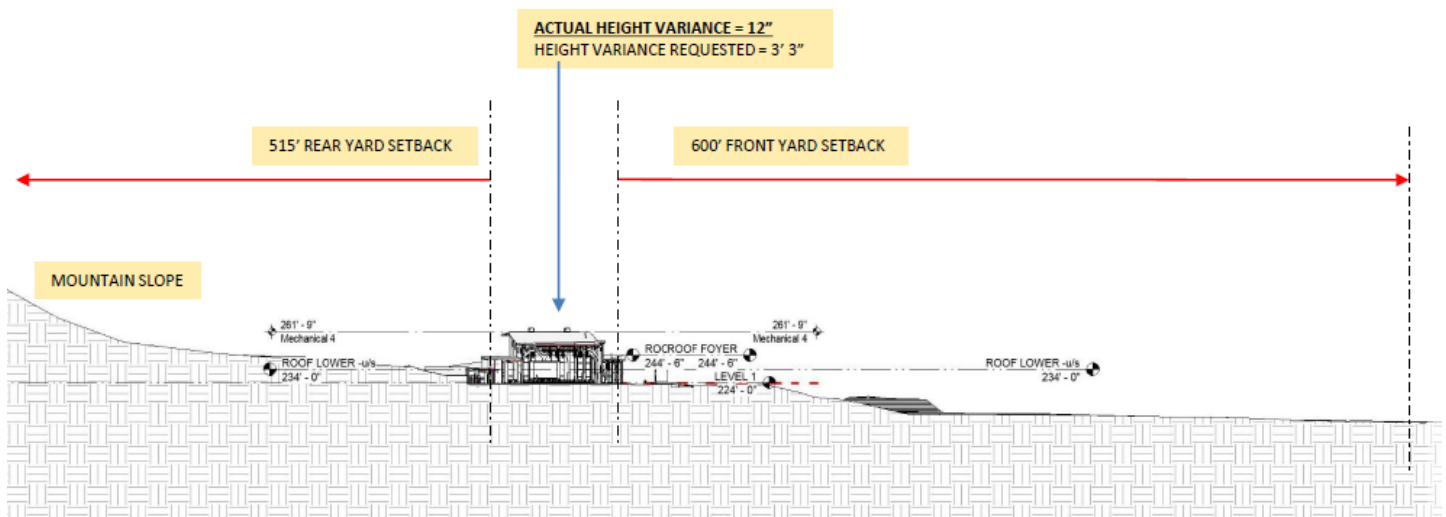


FIGURE 1 – Demonstrates proposed height

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 \$350.00 has been paid by the applicant.

CONCLUSION

The property owners have applied for a DVP to increase the maximum permitted height of a building. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties, given the 182 metre (600 foot) setback from North Deroche Road and there are no immediately adjacent residences.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-16 for property located at 10789 North Deroche Road, EA G to increase the maximum permitted height of a building from 11.0 metres to 12.0 metres, 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 2018-16 for property located at 10789 North Deroche Road, EA G.

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 2018-16 for property located at 10789 North Deroche Road, EA G 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 Reviewed and supported.

Paul Gipps, Chief Administrative Officer Reviewed and supported

Appendix A

Site Plan

