

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

Date: 2018-05-08
File No: 3090-20-2018-19

Subject: Application for Development Variance Permit 2018-19 to vary the setback requirement between buildings (washroom building/picnic shelter and bunk house) for the property located at 3-61855 Lougheed Highway, Electoral Area B

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-19 for the property located at 3-61855 Lougheed Highway to vary the setback requirement between buildings (washroom building/picnic shelter and bunkhouse) from 12.07 metres to 4.0 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 vary the required setback distance between buildings in the Residential and Recreational Assembly Use (L-4) zone as outlined in *Zoning Bylaw for the Community Plan Areas of Electoral Area "B", of Regional District of Fraser-Cheam*.

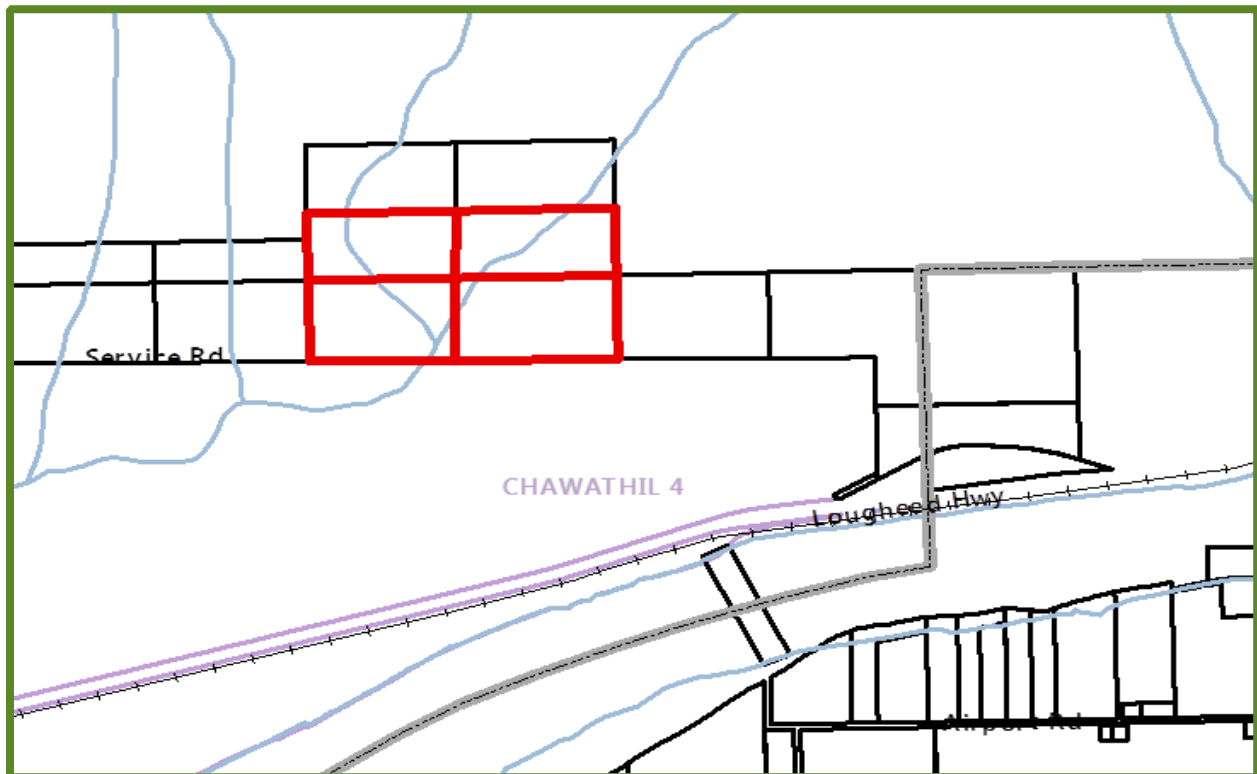
PROPERTY DETAILS

Electoral Area	B		
Address	3-61855 Lougheed Hwy.		
PID	013-104-861		
Folio	732.06336.000		
Lot Size	88.62 acres		
Owner	Seventh-day Adventist Church	Agent	Bill Gerber
Current Zoning	Residential & Recreational Assembly (L-4)	Proposed Zoning	No change
Current OCP	n/a	Proposed OCP	n/a
Current Use	Non-profit Summer Camp	Proposed Use	No change
Development Permit Areas	n/a		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES

North	^	Crown Land
East	>	Crown Land
West	<	Residential, R-4
South	v	Chawathil 4, IR

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the subject property are proposing to construct a washroom building/picnic shelter at 3-61855 Loughheed Highway (Camp Hope – Mountain View Camp and Conference Centre). Camp Hope – Mountain View Camp and Camp and Conference Centre is a private facility which holds conventions and private events using their lodge, cabin and camping facilities. The location of the proposed washroom building/picnic shelter is within the already developed area of the camp. Camp Hope's location is surrounded mainly by vacant crown land. The property is located within the Agricultural Land Reserve and approval from the Agricultural Land Commission of Camp Hope has been provided.

The applicants have already made a building permit application for the proposed washroom building/picnic shelter (BP014053). Building department staff has spoken with the applicant regarding building code implications due to the proximity of the buildings; implications include: 1. no openings on the wall of the washroom building/picnic shelter adjacent to the existing bunkhouses; and, 2. the wall of the washroom building/picnic shelter adjacent to the existing bunkhouses must be constructed out of non-combustible material.

Appendix A illustrates the proposed site plan for the development.

Variance Requested – DVP 2018-19

Application Rationale

The applicant advises that the reasons in support of their variance are: 1. the property has siting constraints due to the Creek on the West side of property and current fire lanes/roadways; 2. proximity to the bunk houses that will be using the new facility year-round; and, 3. the proposed location will negate the least amount of existing sites.

Setback Variance

The owners are seeking an 8.07 metre relaxation to the required setback distance between buildings, reducing the required setback distance of 12.07 metres to 4.0 metres, clear to sky.

The bylaw requirement is that all buildings, structures or part thereof shall be setback from all other buildings and structures on the same parcel a distance of 0.3 metres for each 0.3 metres of height plus 3 metres.

The proposed washroom building/picnic shelter is 9.07m in height. The setback requirement is 9.07 metres (height of proposed building) plus 3.0 metres for a setback requirement of 12.07 metres.

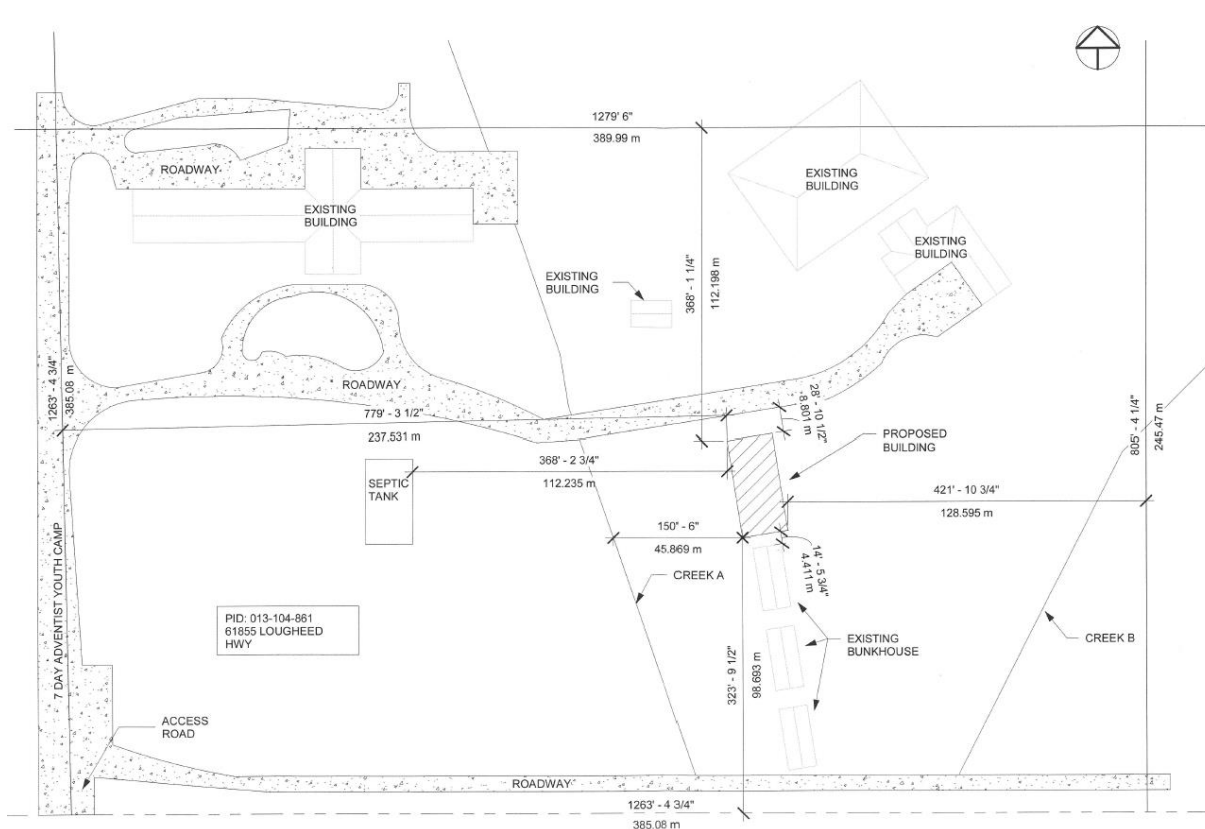


FIGURE 1 – Site plan shows location of existing bunkhouses and proposed building.

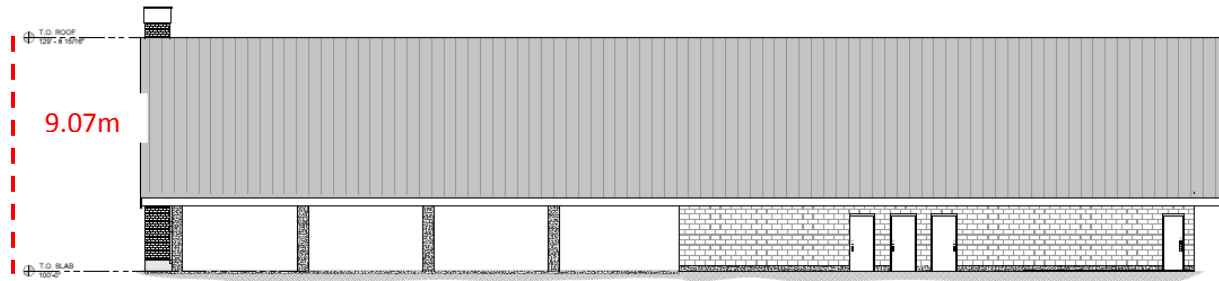


FIGURE 2 – Demonstrates height of proposed building for separation calculation.

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 decrease the required setback distance between buildings for the construction of a washroom building/picnic shelter. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties, given the setbacks of over 90 metres to property boundaries and no immediately adjacent residences.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-19 for the property located at 3-61855 Lougheed Highway to decrease the required setback distance between buildings from 12.07 metres to 4.0 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 2018-19 for the property located at 3-61855 Lougheed Highway.

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 2018-19 for the property located at 3-61855 Lougheed Highway 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: No further financial comments.

Paul Gipps, Chief Administrative Officer: Reviewed and supported

Appendix A

Site Plan

