

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

Date: 2018-06-12
 File No: 3090-20-2018-23

Subject: Application for Development Variance Permit 2018-23 to vary the definition of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home for the property located at 44428 Malcolm Road, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-23 for the property located at 44428 Malcolm Road, Electoral Area C, to vary the definition of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, subject to consideration of any comments or concerns raised by the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

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 definition of Accessory Family Residential Use as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

PROPERTY DETAILS			
Electoral Area	C		
Address	44428 Malcolm Road		
PID	013-173-685		
Folio	775.06708.100		
Lot Size	10.2 acres		
Owner	Hopkins	Agent	n/a
Current Zoning	Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Limited Use (L)	Proposed OCP	No change

Current Use	Residential	Proposed Use	Acc. Residential
Development Permit Areas	DPA 1-C (geo hazards), DPA 2-C (env. sensitive), 3-C (RAR)		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Rural 3 (R-3), Residential
East	>	Rural 3 (R-3), Residential
West	<	Floodplain Agriculture (A-2)
South	v	Nicomen Slough

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to vary the size of a permitted structure within the definition of accessory family residential use from a single-width manufactured home to a double-width manufactured home on the property located at 44428 Malcolm Road. In addition, the applicants have offered a covenant in favour of the Regional District for an accessory family residential use. This offer also includes a security bond of \$2,000.00, rather than the \$1,000.00 currently required by the conditions of the Zoning Bylaw. Appendix A illustrates the proposed site plan for development.

The subject property, located at 44428 Malcolm Road, is zoned Rural 3 (R-3), which permits an accessory family residential use. The property currently has a single family dwelling located in the northwest corner of the parcel. The owners have applied for a building permit (BP014309) to locate a manufactured home on the property, in accordance with the permitted accessory family residential use. The need for a variance arises because under the zoning bylaw an accessory family residence must be located within a single-width manufactured home, whereas the applicants have identified a double-width manufactured home as their preferred choice.

The placement of the manufactured home will also require a Development Permit. The applicants are in the process of obtaining a geohazard report and will be making the development permit application. All Zoning Bylaw setback requirements and watercourse setbacks (RAR) are being met. The property is elevated and not within a floodplain.

Application Rationale

The applicants advise that the reasons in support of the variance are: 1. a double-width manufactured home would be more aesthetically appealing; and 2. would fit the site better.

Accessory Family Residential Use Variance

The owners are seeking a variance to the definition of Accessory Family Residential Use.

Current definition:

Accessory Family Residential Use means the use of a single-width manufactured home as a dwelling unit for the accommodation of the father, mother, father-in-law, mother-in-law or grandparent of an owner of the parcel.

Proposed definition:

Accessory Family Residential Use means the use of a double-width manufactured home as a dwelling unit for the accommodation of the father, mother, father-in-law, mother-in-law or grandparent of an owner of the parcel.

The most significant difference between a single-width and a double-width manufactured home is approximately 3 metres in additional width and between 100 to 750 square feet of additional internal space. The proposed manufactured home is approximately 1,056 square feet and would be manufactured in accordance with Canadian Standards Z240 series, a requirement of the bylaw. A double-width manufactured home would be constructed with the same transportable sub-structure as a single-width and requires minimal additional work at the installation or removal stage.

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 applicants.

CONCLUSION

The property owners have applied for a DVP to vary the definition of Accessory Family Residential Use. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties, given the setbacks to property lines.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-23 for the property located at 44428 Malcolm Road, Electoral Area C to vary the definition of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, 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 2018-23 for the property located at 44428 Malcolm Road, Electoral Area C.

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 2018-23 for the property located at 44428 Malcolm Road, Electoral Area C 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

