

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

Date: 2018-06-12  
 File No: 3090-20-2018-22

**Subject: Application for Development Variance Permit 2018-22 to reduce the ancillary building setback from the interior side lot line to permit the addition to the existing water reservoir at 1777 Columbia Valley Road, Electoral Area H**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-22 for the property located at 1777 Columbia Valley Road, Electoral Area H to reduce the ancillary building setback from 6 metres (19.68 feet) to 0.9metres (2.95 feet) from the interior side lot line, clear to sky in order to facilitate an addition to the existing water reservoir, 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 reduce the required setback for an ancillary building to any other lot line (interior side lot line) as outlined in *Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam*.

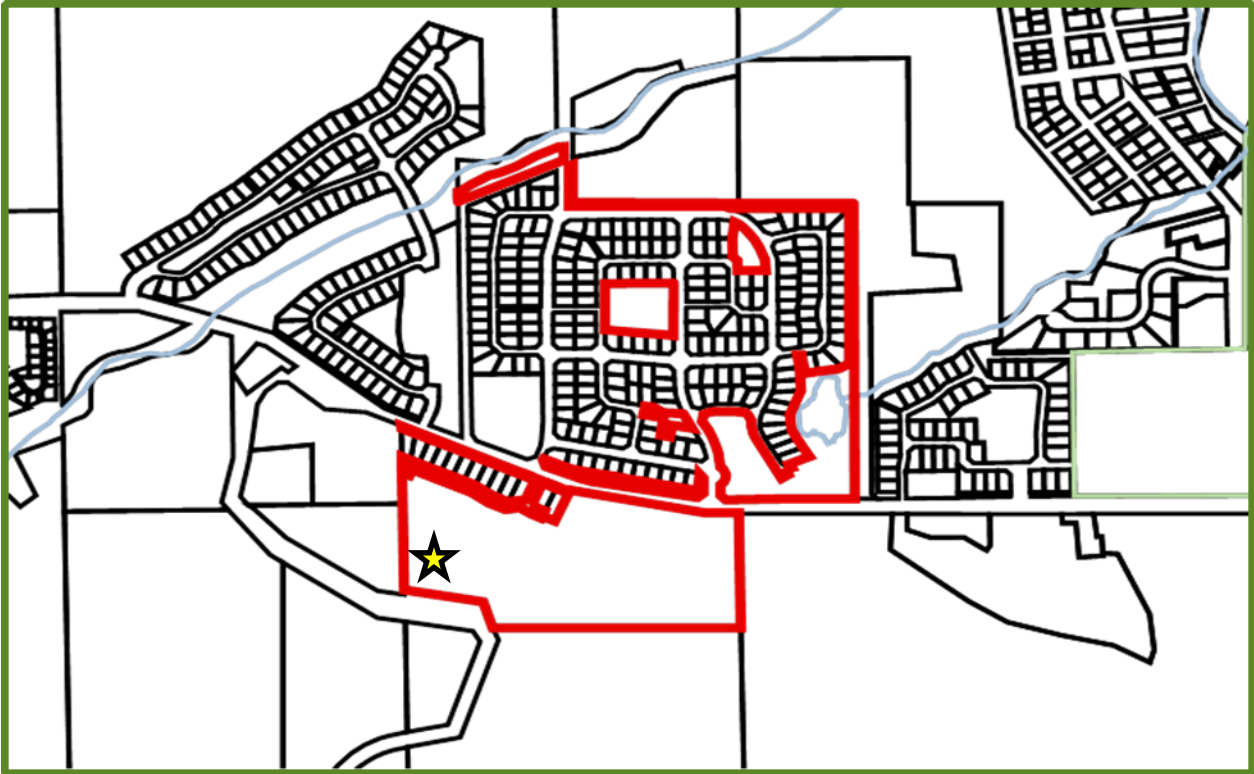
PROPERTY DETAILS			
Electoral Area	E		
Address	1777 Columbia Valley Road		
PID	n/a		
Folio	733.03153.001		
Lot Size			
Owner	Cultus Country Investments Ltd.	Agent	Aquadel Crossing
Current Zoning	Campground Holiday Park (CHP)	Proposed Zoning	No change
Current OCP	Resort (RT)	Proposed OCP	No change
Current Use	Water Reservoir	Proposed Use	Water Reservoir Expansion

Development Permit Areas	DPA 4-E, 5-E, and 7-E
Agricultural Land Reserve	No

#### ADJACENT ZONING & LAND USES

North	^	Campground Holiday Park (CHP), Residential
East	>	Campground Holiday Park(CHP), Residential
West	<	Rural(R), Residential
South	v	Campground Holiday Park (CHP), Residential

#### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

There is an existing water reservoir located at 1777 Columbia Valley Road that serves area developments, primarily the Cottages at Cultus Lake. The applicants wish to expand the capacity of the water reservoir in order to serve future area developments (Aquadel Crossing). The existing reservoir is located on a right-of-way and the current siting was approved by Development Permit following a geotechnical review. Appendix A illustrates the proposed site plan for development.

The existing water reservoir, completed in 2008, is a private water system servicing licensed by the Ministry of Environment. The existing reservoir was issued a Development Permit and a building permit. Prior to construction of the proposed expansion the following approvals are required:

- Development Variance Permit (for siting)
- Geo-Hazard Review
- Building Permit

To expand a water reservoir, the new capacity must be located at the same geodetic elevation as the existing infrastructure. This means that there are only two locations to add capacity to the existing reservoir, to the west or to the east as the grades are favorable at these locations. The applicants wish to expand towards the west lot line because access to the site would be constrained if the expansion was on the east side.

### History of Issued Variance – DVP 2012-16

At the FVRD Board meeting on December 11, 2012 the Board issued Development Variance Permit 2012-16, reducing the required setback for an ancillary building from 6 metres (19.68 feet) to 3 metres (9.84 feet) from any other site line or boundary (interior side lot line), clear to sky for an addition to the existing water reservoir. The property owners never commenced the construction of the addition to the existing water reservoir and the DVP has now expired.

### **Variance Requested – DVP 2018-22**

#### Application Rationale

The applicant advises that the variance is required because the proposed siting of the water reservoir expansion is the only feasible option. The expansion location is adjacent to the existing water reservoir and is in an isolated and treed area not visible from Frosst Road.

#### Ancillary Building Setback Variance

The owners are seeking a 5.1 metre (16.7 foot) relaxation to the required reduce the required setback for an ancillary building from 6 metres (19.68 feet) to 0.9metres (2.95 feet) from any other site line or boundary (interior side lot line), clear to sky.

### **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 reduce the required setback for an ancillary building from any other site line or boundary (interior side lot line). Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties and is buffered by existing landscaping and the siting is required to meet the technical requirements of the water utility. The previous DVP was approved in 2012 and did not receive any objections from the neighbourhood.

## **OPTIONS**

### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the FVRD Board issue Development Variance Permit 2018-22 for the property located at 1777 Columbia Valley Road, Electoral Area H to reduce the required setback for an ancillary building from 6 metres (19.68 feet) to 0.9metres (2.95 feet) from any other site line or boundary (interior side lot line), clear to sky, 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 2018-22 for the property located at 1777 Columbia Valley Road, Electoral Area H.

### **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 2018-22 for the property located at 1777 Columbia Valley Road, Electoral Area H 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

