

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

Date: 2018-09-05
 File No: 3090-20-2018-27

Subject: Application for Development Variance Permit 2018-27 to reduce the rear setback to permit the construction of a single family dwelling at 47002 Snowmist Place, Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-27 for the property located at 47002 Snowmist Place, Electoral Area C, to reduce the rear lot line setback from 5.0 metres (16.4 feet) to 2.0 metres (6.6 feet), clear to sky, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

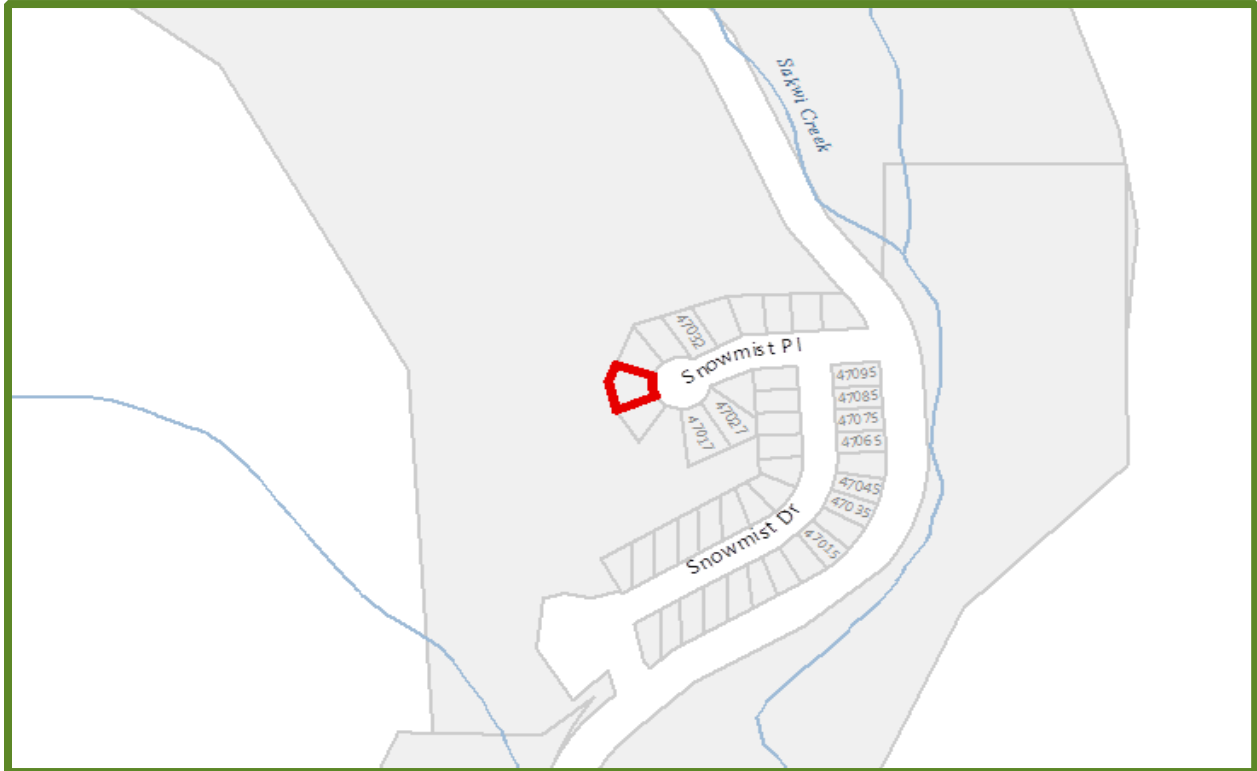
The owners of the property have made an application for a Development Variance Permit (DVP) in order to reduce the rear lot line setback for a single family dwelling as outlined in *Zoning By-law for Electoral Area "F", 1978, of the Regional District of Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	C		
Address	47002 Snowmist Place		
PID	003-631-885		
Folio	776.01457.895		
Lot Size	0.191 acres		
Owner	Hagen, Thomas & Andrea	Agent	n/a
Current Zoning	Resort Residential 3 (RST-3)	Proposed Zoning	No change
Current OCP	Cottage Residential (CR)	Proposed OCP	No change
Current Use	Vacant land	Proposed Use	SFD
Development Permit Areas	5-HV	Hazards: Flood Protection Required	
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Resort Residential 3 (RST-3), Residential
East	>	Resort Residential 3 (RST-3), Residential
West	<	Limited Use, Crown Land
South	v	Resort Residential 3 (RST-3), Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owner is proposing to construct a single family dwelling at 47002 Snowmist Place. The lot is bare land and is located at the base of Sasquatch Mountain Resort. The property is located at the end of a cul-de sac with bare land residential lots on each side and crown land to the rear. The relaxation to the rear lot line setback will allow the property owners to retain trees located near the front and northern rear of the property.

Variance Requested – DVP 2018-27

Application Rationale

The applicant advises that the reasons for the variance are: 1. the property has some constraints due to the wedge-shape of the lot and narrow entrance; 2. the reduced rear setback will allow for a greater snow clearing area; and, 3. there will be more off-road parking.

Rear Lot Line Setback Variance

The owners are seeking a 3.0 metre (9.84 feet) relaxation to reduce the required setback for a single family dwelling (including balcony) from 5.0 metres (16.4 feet) to 2 metres (6.6 feet) to the rear property lot line, clear to sky.

Condition of Development Variance Permit

A condition of the Development Variance Permit will be for the owner to install a fence along the portion of the rear property line that is immediately behind the proposed single family dwelling. The installment of a fence will restrict any encroachment onto the crown land.

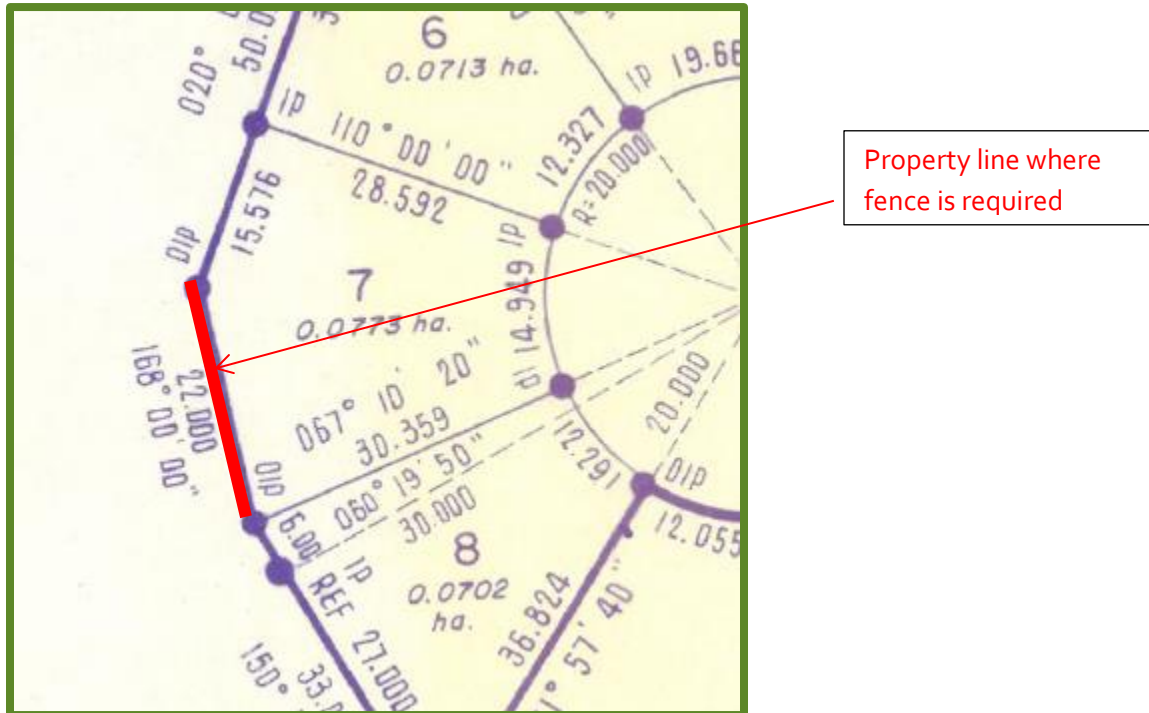


Figure 1- Demonstrates the location of the fence to be installed

Show Shedding Impacts

Buildings in Hemlock Valley are prone to the accumulation of large amounts of snow resulting in snow shedding. Setback requirements within the zoning bylaw account for the accumulation of snow and aim to accommodate snow shedding. The relaxation of the rear lot line setback should not increase snow shedding impacts to adjacent properties. The construction drawings show the roof being angled towards the interior property lines for snow shedding (interior setback requirements are proposed to be in compliance with the zoning bylaw requirements).

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 rear lot line setback for a single family dwelling. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect the surrounding properties as the property to the rear of the subject property is crown land.

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-27 for the property located at 47002 Snowmist Place, Electoral Area C to reduce the rear lot line setback from 5 metres (16.4 feet) to 2 metres (6.6 feet), clear to sky, to facilitate the construction of a single family dwelling, 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 2018-27 for the property located at 47002 Snowmist Place, 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 2018-27 for the property located at 47002 Snowmist Place, 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

Site Plan

