

To: Electoral Area Services Committee

Date: 2018-10-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2018-29

Subject: Application for Development Variance Permit 2018-29 to reduce the interior side lot line setback to permit the construction of an accessory structure (detached garage) at 35300 Riverside Drive, Area F

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F, to reduce the interior side lot line setback from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), 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 interior side lot line setback for an accessory structure (detached garage) as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

PROPERTY DETAILS			
Electoral Area	F		
Address	35300 Riverside Drive		
PID	009-242-333		
Folio	775.02189.010		
Lot Size	8652 ft ²		
Owner	Gordon Gould	Agent	n/a
Current Zoning	Rural 1 (R-1)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change

Development Permit Areas	DPA 2-F (RAR)
Agricultural Land Reserve	No

ADJACENT ZONING & LAND USES

North	^	Rural 1(R-1) / Residential
East	>	Floodplain Agriculture (A-2) / Farm
West	<	Rural 1 (R-1) / Residential
South	v	Floodplain Agriculture (A-2)/ Hatzic Slough

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to construct an accessory structure (detached garage) at 35300 Riverside Road. The lot currently has a single family dwelling located on it. The property is constrained to the south by the Hatzic Slough (a Development Permit for RAR has been issued) and to the east by Farms Road. Locating the accessory structure (detached garage) with the 1.5 metre setback from the interior lot line would situate the detached garage less than 1.5 metres from the existing dwelling. The reduced interior setback will allow for a greater separation between the proposed detached garage and the existing dwelling.

The owner is aware that BC Building Code regulations will be required to be met for spatial separation – construction of exposed building face due to the proposed accessory structures (detached garage) proximity to the interior lot line.

Variance Requested – DVP 2018-31

Application Rationale

The applicant advises that the reasons in support of the variance are: 1. to maximize the distance between the house and the proposed accessory structure (detached garage); and, 2. to provide a clear entrance into the front of the accessory structure (detached garage).

Interior Side Setback Variance

The owners are seeking a 0.9 metre (3 foot) relaxation to the required interior side lot line setback, reducing the setback requirement from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), 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 not letters of support or objection have been received.

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 interior side setback for an accessory structure (detached garage). Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect any properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F to reduce the interior side lot line setback from 1.5 metres (4.92 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), 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 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F.

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 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F 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 comment.

Paul Gipps, Chief Administrative Officer Reviewed and supported

Appendix A

Site Plan

Interior Side
Property Line

PLAN 23219

Existing SFD

0.6m to eave

