Fraser Valley Regional District

CORPORATE REPORT

To: CAO for the Electoral Area Services Committee
From: David Bennett, Planner II

Date: 2019-03-12
File No: 3060-20-2019-01
3090-20-2019-04

Subject: Form and Character and Development Variance Permit amendments to accommodate double garages on 5 lots of the final phase of the 'Cottages at Cultus Lake' development, Electoral Area "H".

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Permit 2019-01 regarding the form and character of detached garages within the final phase of the "Cottages" development at PID 029-380-839 off Columbia Valley Road, Electoral Area "H";

AND THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-04 regarding the siting and height of detached garages within the final phase of the "Cottages" development at PID 029-380-839 off Columbia Valley Road, Electoral Area "H" subject to consideration of any concerns raised from neighbourhood notification.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Cultus Country Investments has applied for minor amendments to an existing comprehensive Development Permit and a Development Variance Permit to address the siting and size of detached garages on 5 of the final 10 lots of the 'Cottages at Cultus Lake' development.

A comprehensive Development Permit and Development Variance Permit were issued in 2018 for this project, but the developer has requested minor amendments to allow for slightly larger garages on five of the final 10 lots.

Overall, the design, siting of buildings and structures, buffer strips and general layout of this final phase are congruent with the first three phases of the "Cottages" development.

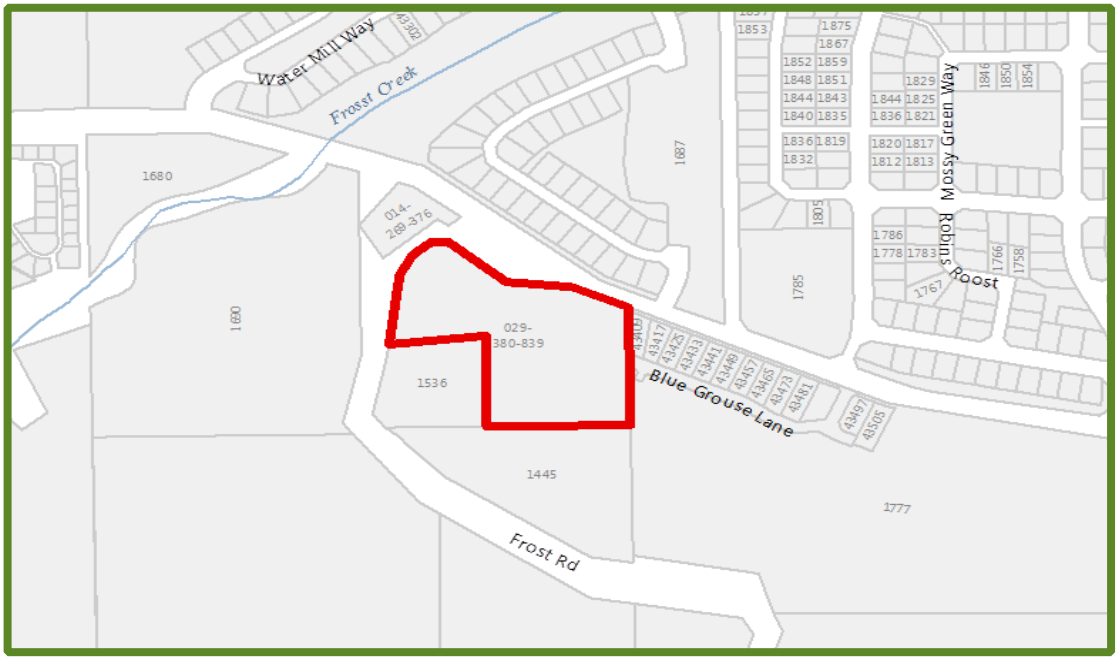
PROPERTY DETAILS

Electoral Area:	H		
Address:	Lot 2, Columbia Valley Rd		
PID:	029-380-839		
Folio:	733.03155.002		
Lot Size:	4.547 acres		
Owner:	Cultus Country Investments Ltd	**Agent:**	N/A
Current Zoning:	Campground-Holiday Park- CHP	**Proposed Zoning:**	No change
Current OCP:	Resort - RT	**Proposed OCP:**	No change
Current Use:	Vacant	**Proposed Use:**	Residential
Development Permit Areas:	DPA 4-E – Cultus Lake Resort Form & Character DPA 5-E – Riparian Areas DPA 7-E – Cultus Lake South Ground & Lake Water Quality		
Agricultural Land Reserve:	No		

ADJACENT ZONING & LAND USES

North	^	Private Resort Residential (PRD-1), Single Family Homes
East	>	Campground-Holiday Park, CHP; Single family homes, Vacant (forested)
West	<	Rural (R) & Country Residential (CR); Single family home, Vacant (forested)
South	v	Rural (R) & Country Residential (CR); Single family home, Vacant (forested)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal Details:

The purpose of these amendments to the existing Development Permit and Development Variance Permit is to accommodate the siting of double garages on the 5 largest lots in the final phase of the development.

Proposed Amendments

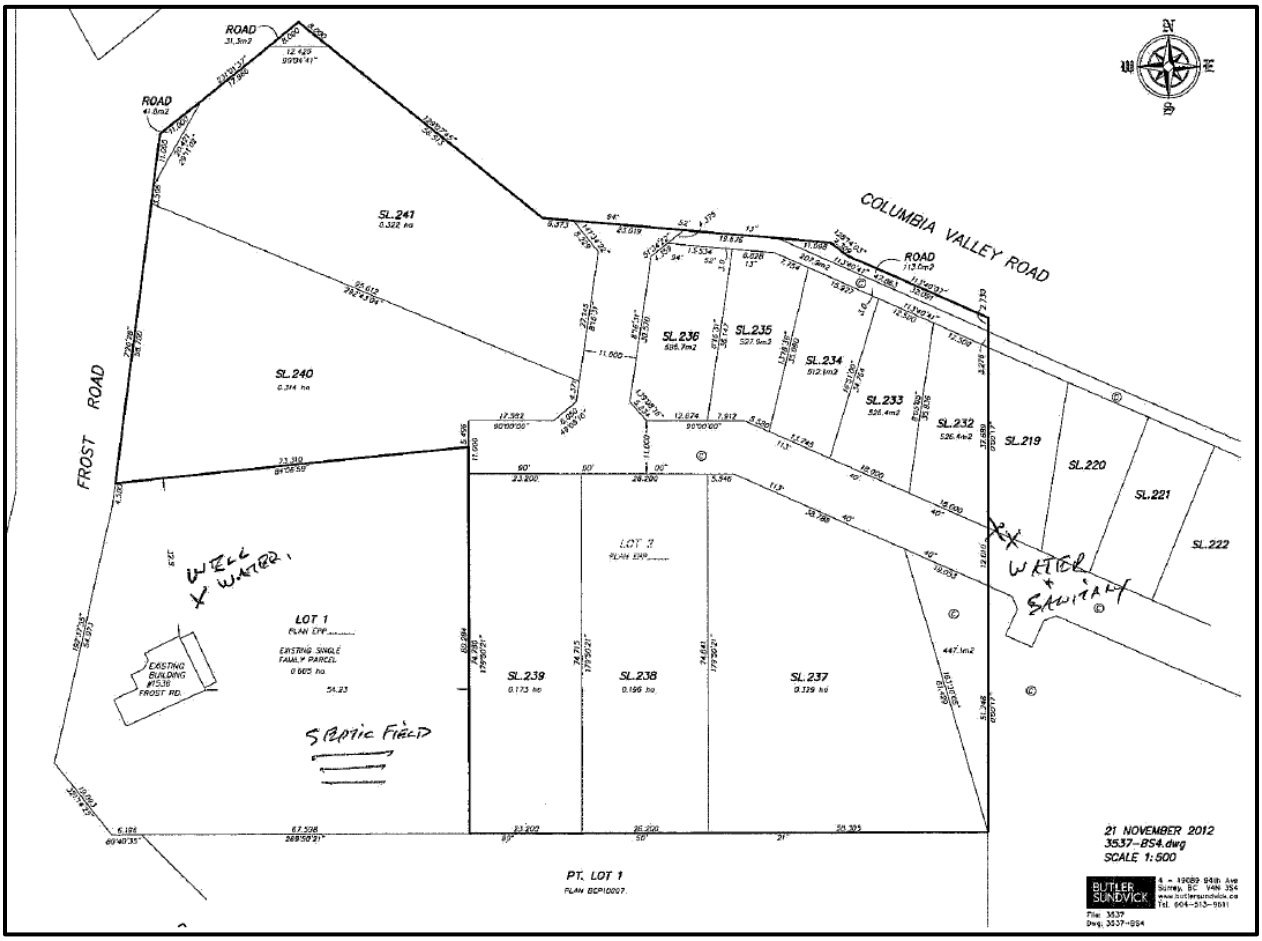
ITEM	2018 PERMIT	2019 PERMIT AMENDMENT	COMMENT
Detached Garage Height	6m	9.1m	A 6m garage height was requested by the developer. They no longer want this reduction and have requested to return to the original 9.1m height.
Garage width	5m maximum width	7.4m	To accommodate double garages on lots greater than 0.17ha (the 5 largest lots in this final phase).
Garage Form and Character	Single door garages	Single or double door	Architectural review confirms that the double garages will match the form and character.
Holiday Home siting on Lot 236	2m flanking road setback	1m flanking road setback	Site is adjacent to an emergency access to Columbia valley road and not a through road.

Additional Project Background

The developer of the 'Cottages at Cultus Lake' has applied to develop the final phase of the "Cottages" project on 4.5 acres adjacent to Phase III. The draft layout of the final 10 lots is shown below. These lots will be served by the private community water system and the private community sewer system owned by Corix Utilities and serves the existing "Cottages" development. The access to the site will be from the existing entrance to Phase III off of Columbia Valley Road. An emergency access to Columbia Valley is proposed near the intersection with Frosst Road. An internal walkway adjacent to Columbia Valley Road will provide owners and guests with a walking trail to access the common amenities (pools, clubhouse) across the street. A decorative fence and vegetation will buffer the lots from the road.

The proposed subdivision received Preliminary Layout Approval from the Ministry of Transportation and Infrastructure who is the Approving Authority for subdivisions in the Electoral Areas of the Regional District.

Proposed Subdivision Layout:



Cultus Lake Resort Form and Character Development Permit Area 4-E

This development is located in an area of high recreational and aesthetic amenities, such as Cultus Lake, and this area experiences high intensity of visitation and recreational use. Development in this area is highly visible, and, in turn, relies on the natural beauty and recreational amenity of the area. Visual values and recreational amenity are integral to the economy and community of these areas. Accordingly, there is a need to ensure that resort development is of a form and character which does not detract from the aesthetic experience of the area or resort uses and visual values on adjacent parcels. Development should reflect, and enhance the natural landscape of the area in which it is located. In addition, the concentration of resort development in nodes such as Cultus Lake South requires that developments are carefully designed to coordinate and be compatible with adjacent developments to create a cohesive functional resort node.

The objectives of Development Permit Area 4-E are to:

- Protect the overall aesthetics of the area by ensuring resort developments demonstrate a high level of design and are integrated into the nature and built environment including maintaining visual values such as views of mountains, lake and the sky; maintaining the aesthetics and experience of a natural setting amongst and within resort developments; and, maintaining the experience of traveling on a scenic road or highway;
- Ensure a gentle and sensitive transition between resort developments and between public and private realms through provisions to protect the aesthetic and amenity values by coordinating the character, form and scale of new development;
- Provide for an integrated resort village of connected and coordinated, but individual and secure, private developments;
- Provide architectural guidelines for buildings and structures that support diversity while maintaining cohesiveness; and,
- Facilitate high-quality site development and landscaping that integrates into the broader community, preserves connections to landscape and natural aesthetics, and maintains visual privacy.

The "Cottages" development meets these objectives.

In addition to meeting the objectives of the Development Permit area, projects must also be consistent with certain Development Permit guidelines. The guidelines for this Development Permit area relate to:

- Pedestrian Linkages
- Borders Landscaping and Screening
- Professional Review and Reporting
- Surfacing
- Siting, Design and Finishing of Buildings

The Cottages development meets these guidelines.

The following documents are submitted in support of the application and are attached as schedules to the draft Development Permit.

- Design Rationale Compliance. Prepared by Keystone Architecture, Dated December 13, 2018.
- Cottage Design Examples

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the Development Permit and 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, strata corporations and neighbouring residents of the

requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

Development Permit Fee	$350.00
Development Variance Permit Fee	$350.00

CONCLUSION

The proposed amendments to the existing Development Permit and Development Variance Permit for this final phase of the 'Cottages at Cultus Lake' are considered minor. The larger garages are proposed for only the five largest lots (all of which are greater than 0.17ha (0.42 acres).

Staff recommend Development Variance Permit 2019-04 and Development Permit 2019-01 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development reviewed & supported

Margaret Thornton, Director of Planning & Development reviewed & supported

Mike Veenbaas, Director of Financial Services No further financial comments

Paul Gipps, Chief Administrative Officer Not available for comment