

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-05

**Subject: Application for Development Variance Permit 2019-05 to vary the maximum height and area requirements for a garage at 10191 Caryks Road, Electoral Area D**

## RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-05 to increase the maximum permitted height of an accessory building from 5.0 metres to 7.3 metres and to increase the maximum permitted area of an accessory building from 45 square metres to 53.5 square metres, subject to consideration of any comment or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height and area of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	D		
Address	10191 Caryks Road		
PID	030-594-278		
Folio	733.06644.265		
Lot Size	0.27 acres		
Owner	Morrison, Graeme & Katelyn	Agent	
Current Zoning	Suburban Residential 2 (RS-2)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	Residential
Development Permit Areas	DPA 6-D		
Hazards	-		
Agricultural Land Reserve	No		

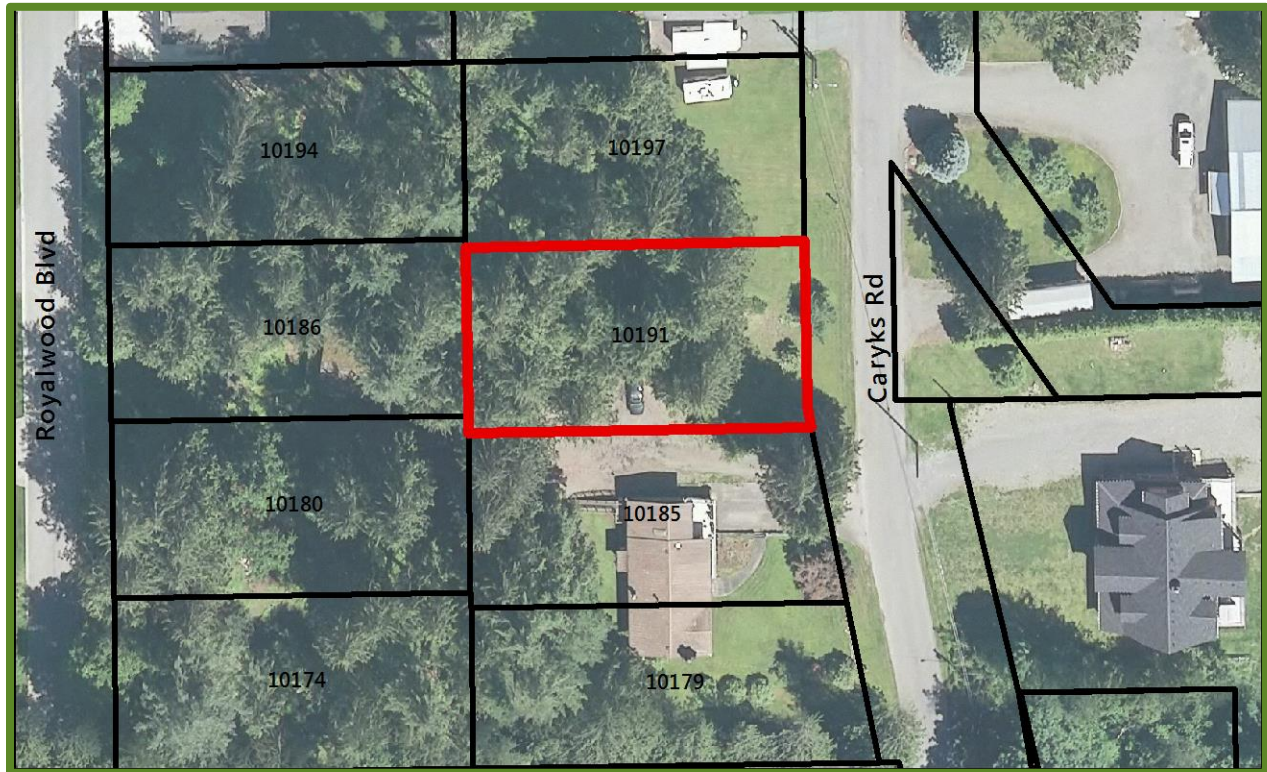
### ADJACENT ZONING & LAND USES

North	^	Suburban Residential 2 (SBR-2), Vacant Lot
East	>	Country Residential (CR), Single Family Home
West	<	Suburban Residential 2(SBR-2), Single Family Home
South	v	Suburban Residential 2(SBR-2), Single Family Home

### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

The applicant is proposing to construct a detached garage which exceeds the 1) maximum allowable height and 2) the maximum allowable area for an accessory building under the *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser Cheam*. The property is currently bare land with the owner planning to build a new residence and a detached garage.

The applicant advises the reason for the variance is to provide extra space for a home gym above the garage. The extra floor space will additionally accommodate the parking of one vehicle and leave room for a workshop / hobby space on the ground floor.

### Height and Size Variance

The proposed garage will have a total height of 7.3 metres (24 feet). The owners are seeking a height variance of 2.3 metres (7.5 feet) to allow the building to have a full second storey. The drawings show the first floor will have a ceiling height of 9 feet (2.7 metres) and the second floor will have a ceiling height of 8 feet (2.4 metres). The structure has a steep roof pitch that makes up the remaining height.

Height of Accessory Buildings	
Permitted (zoning)	5.0 metres (16.4 feet)
Proposed	7.3 metres (24 feet)
<b>Requested Variance</b>	<b>2.3 metres (7.5 feet)</b>

The proposed garage will be 24 x 24 feet with a total area of 576 square feet (53.5 square metres). The owners are seeking a size variance of 91.6 square feet (8.5 square metres).

Maximum Size of Accessory Buildings	
Permitted (zoning)	45.0 square metres (484.4 sq feet)
Proposed	53.5 square metres (576 sq feet)
<b>Requested Variance</b>	<b>8.5 square metres (91.6 sq feet)</b>

If the height variance is not granted, the applicant could construct single storey garage. If the size variance is not granted, the applicant could build a 22 x 22 foot structure that complies with the zoning regulation.

#### Building Permit

The applicant has not yet submitted a building permit application. The submitted preliminary drawings appear to meet all other zoning requirements. A detailed review of setbacks, proposed uses, and other legal requirements will be conducted during the building permit process. This will include ensuring no cooking facilities are present within the accessory building. The applicant has additionally agreed to omit plumbing from the accessory building to provide an assurance the structure will not be used as a dwelling in the future. This will be a condition of the DVP.

#### **Zoning Bylaw Review**

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review includes analysis of recent development variance permits to determine if revised zoning bylaw provisions, including the maximum height restrictions are warranted.

#### **Neighbourhood Notification and Input**

All property owners within 30 metres of the property will be notified by FVRD of the Development Variance Permit application and will 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 has been paid by the applicant.

#### **CONCLUSION**

Staff recommend Development Variance Permit 2019-05 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

## **OPTIONS**

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

Staff recommend that the FVRD Board issue Development Variance Permit 2019-05 for the property located at 10191 Caryks Road, Electoral Area D to increase the maximum accessory building height from 5.0 metres to 7.3 metres, and to increase the maximum allowable area of an accessory building from 45 square metres to 53.6 square metres, 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 2019-05 for the property located at 10191 Caryks Road, Electoral Area D.

### **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 2019-05 for the property located at 10191 Caryks Road, Electoral Area D to FVRD Staff.

## **COMMENTS BY:**

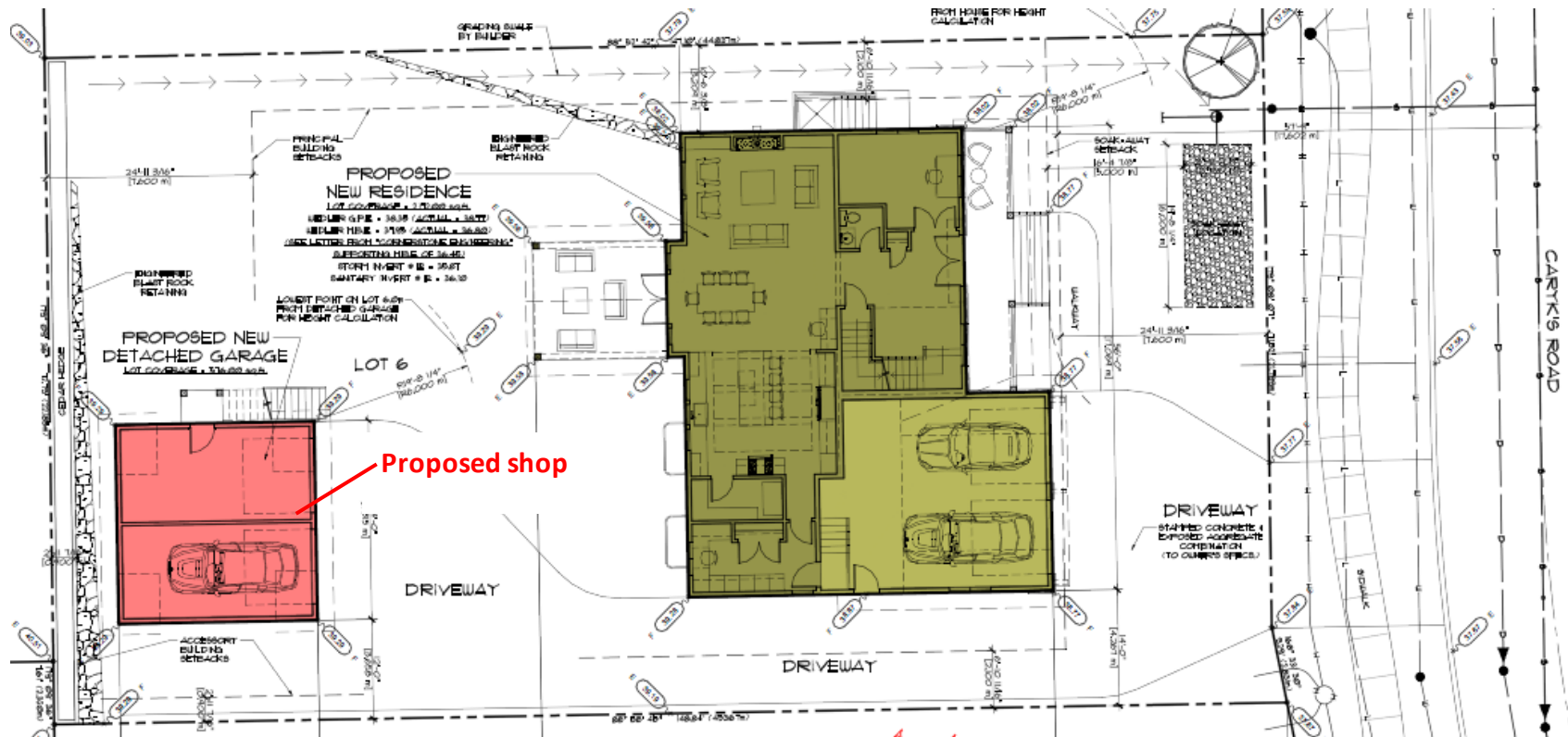
**Graham Daneluz, Deputy Director of Planning & Development:** Reviewed & supported

**Margaret Thornton, Director of Planning & Development:** Reviewed & supported

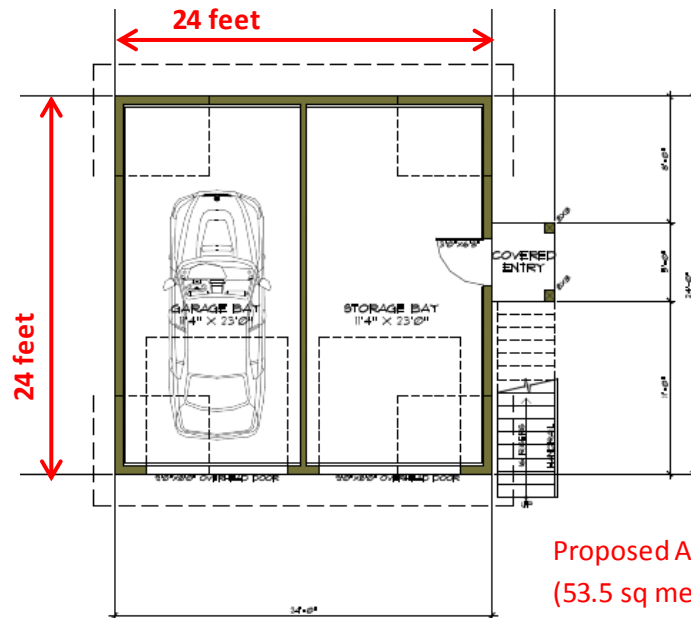
**Mike Veenbaas, Director of Financial Services:** No further financial comments.

**Paul Gipps, Chief Administrative Officer:** Not available for comment.

# Appendix A – Site Plan



## Appendix B – Proposed Building Plans



Proposed Area = 576 sq ft  
(53.5 sq metres)



### DETACHED GARAGE MAIN FLOOR PLAN

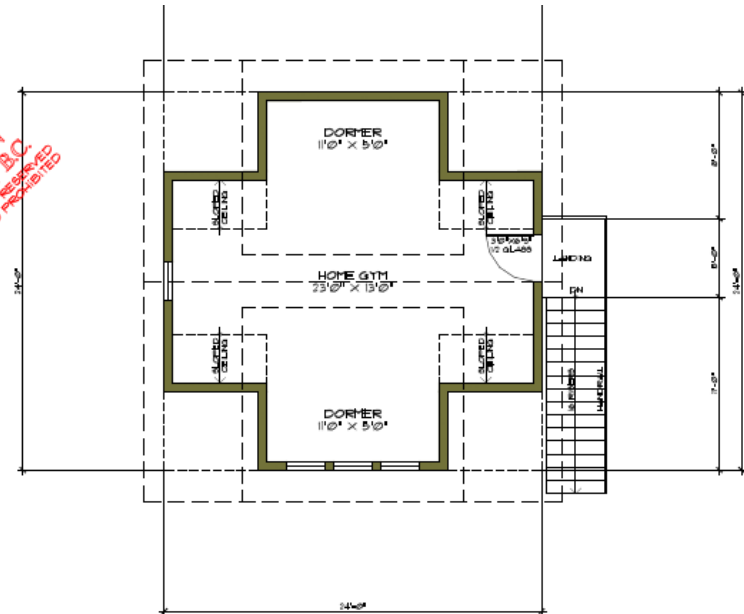
SCALE: 1/4" = 1'-0"

DETACHED GARAGE MAIN FLOOR AREA: 576.00 sq.ft.  
DETACHED GARAGE COVERED ENTRY AREA: 20.00 sq.ft.

CEILING HEIGHT: 8' PLUS 10" OF CONCRETE FOUNDATION WALL

DETACHED GARAGE LOT COVERAGE: 576.00 sq.ft.

**PRELIMINARY**  
GRAEME & KATELYN MORRISON  
1091 CARYS ROAD, ROSedale, B.C.  
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### DETACHED GARAGE SECOND FLOOR PLAN

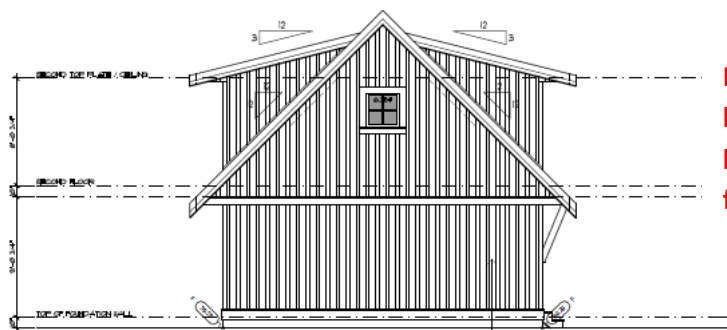
SCALE: 1/4" = 1'-0"

DETACHED GARAGE SECOND FLOOR AREA: 456.00 sq.ft.

CEILING HEIGHT: 8'



## Appendix B – Proposed Building Plans

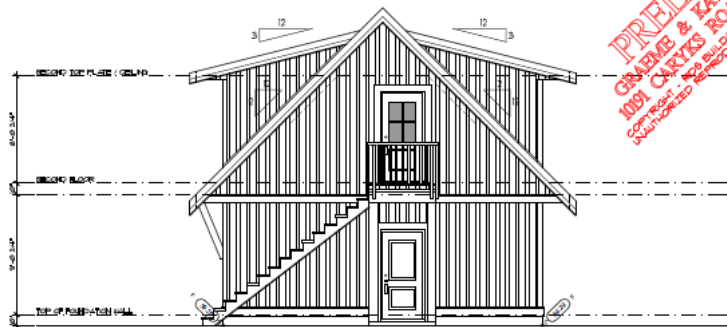


**DETACHED GARAGE**  
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

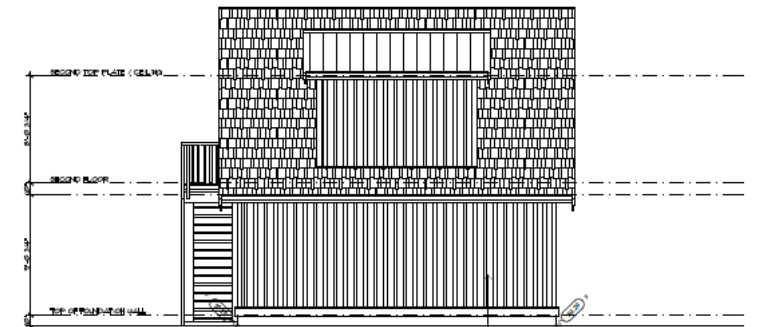
[illegible]

**DETACHED GARAGE**  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

LOWEST POINT ON LOT WITH  
HATCHED GARAGE  
FOR HEIGHT CALCULATION



**DETACHED GARAGE**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**DETACHED GARAGE**  
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION (CONT'D) 30 MIN RESPONSE TIME  
 PERSONS/CH. 100% EXPOSURE IN RACE AREA  
 TOTAL EXPOSURE BUILDING RACE AREA: 2108 sqm  
 LITTING DISTANCE: 24.4m / 2 = 12.2m  
 EXPOSURE BUILDING RACE PORTION AREA: 114  
 MAXIMUM AREA OF GLAZED OPENING: 75 x 324 sqm (24.4m sqm)  
 ACTUAL AREA OF GLAZED OPENING: 1870 sqm

CONSTRUCTION FINISHES IN ITS  
NOTE:

PRELIMINARY  
GRIEME & KATHLYN MORRISON  
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