

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		

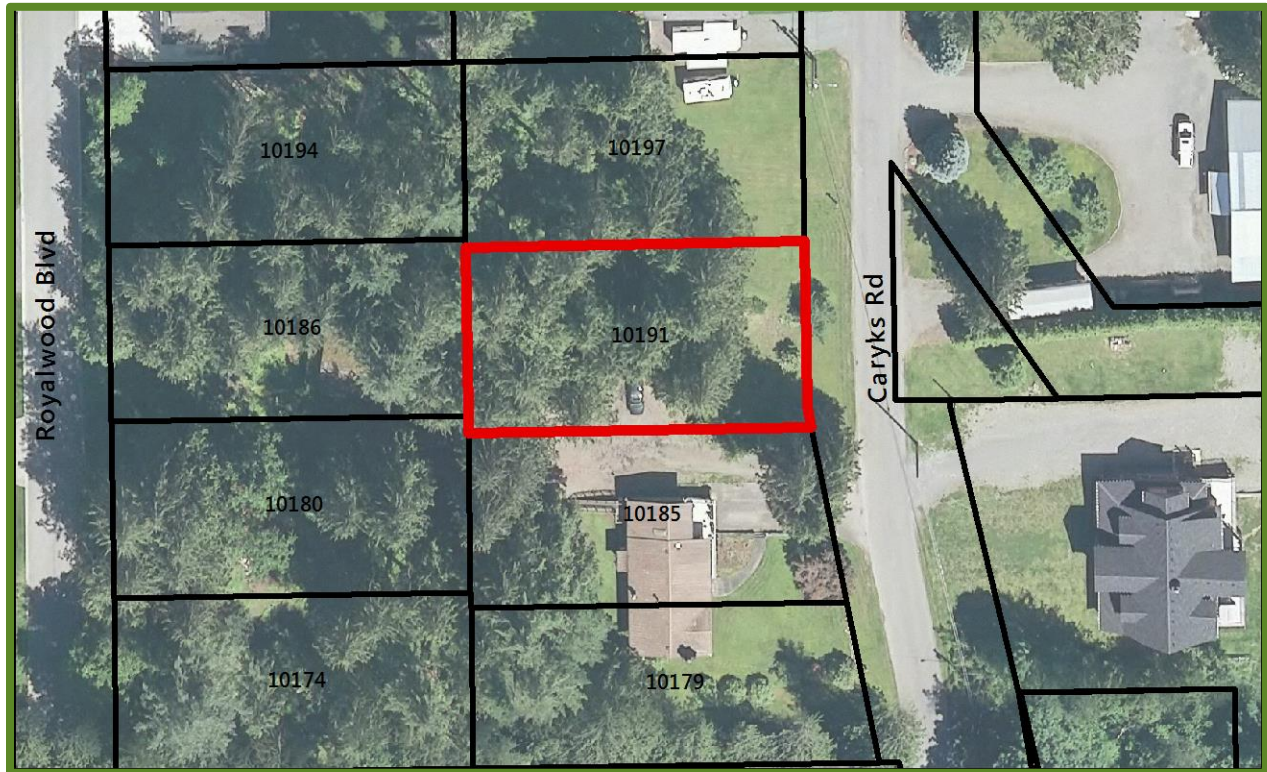
ADJACENT ZONING & LAND USES		
North	^	Suburban Residential 2 (SBR-2), Vacant Lot
East	>	Country Residential (CR), Single Family Home
West	<	Suburban Residential 2(SBR-2), Single Family Home
South	v	Suburban Residential 2(SBR-2), Single Family Home

ADJACENT ZONING & LAND USES		
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West	<	Suburban Residential 2(SBR-2), Single Family Home
South	v	Suburban Residential 2(SBR-2), Single Family Home

This map shows a residential neighbourhood with several streets: Dyer Rd at the top, Bunker Rd at the bottom, Royalwood Blvd running vertically in the center, Parkway Dr on the left, and Caryks Rd on the right. A green lot labeled '018-813-682' is located near Shannon Community Park. A red rectangle highlights lot 10191, which is situated between Royalwood Blvd and Caryks Rd, north of Bunker Rd. Other lots are labeled with their respective numbers, such as 10231, 10221, 10211, 10201, 10191, 10181, 10171, 10161, 10151, 10141, 10131, 10121, 10111, 10101, 10091, 10081, 10071, 10204, 10194, 10184, 10174, 10164, 10154, 10144, 10134, 10124, 10114, 10104, 10094, 10213, 10193, 10183, 10173, 10163, 10153, 10143, 10133, 10123, 10216, 52620, 52630, 10206, 10209, 10194, 10197, 10186, 10185, 10180, 10174, 10179, 10166, 10175, 10156, 10146, 10169, 10136, 10126, 10159, 52605, 52615, 52655, 10200, 53670, 53680, 53690, 53694, 10180, 52761, 52675, 10084, 52545, 52555, 52565, 52575, 52585, 10103, 10093, 52652, 2, 32, 32, 2, 3.



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)
Requested Variance	2.3 metres (7.5 feet)

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)
Requested Variance	8.5 square metres (91.6 sq feet)

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:

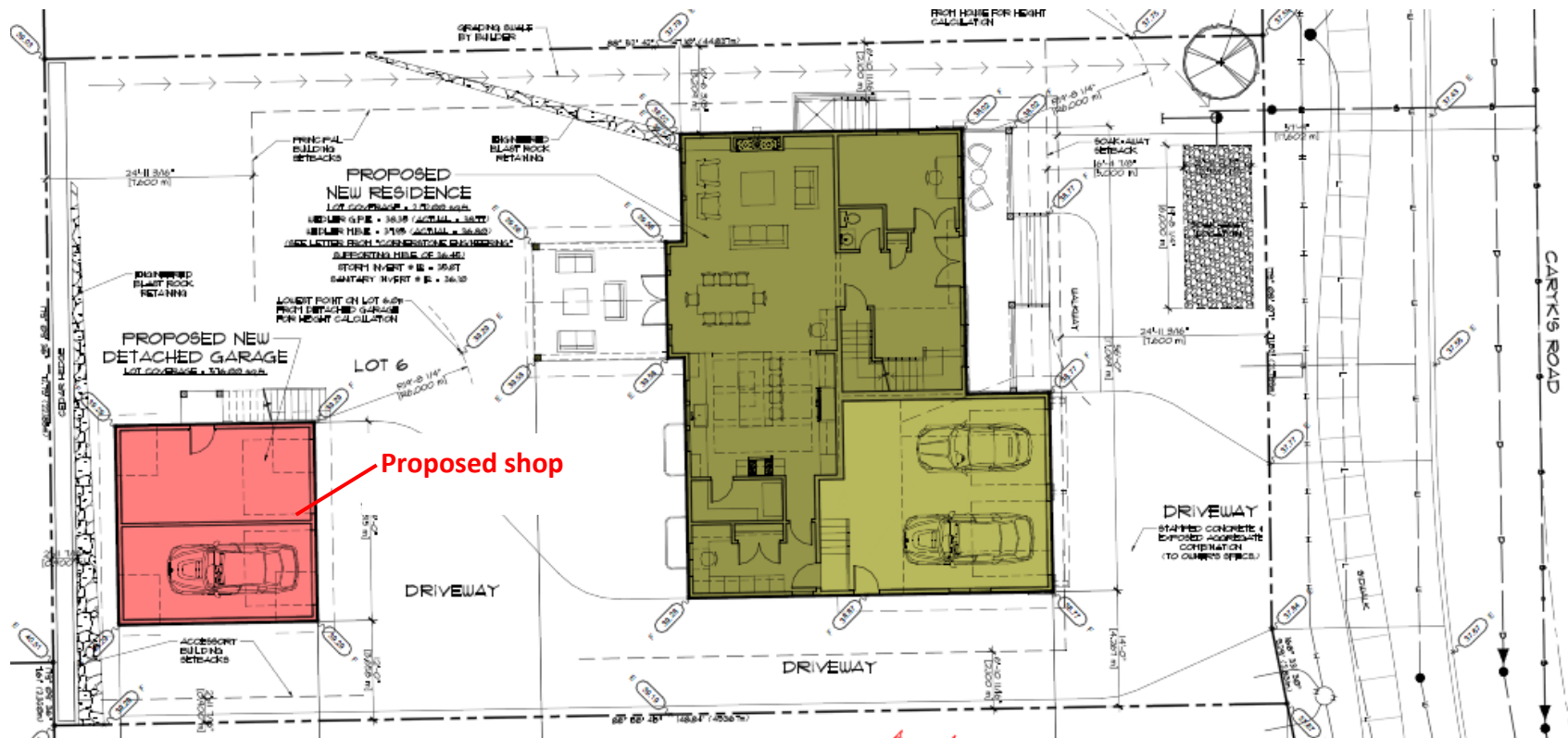
Graham Daneluz, Deputy Director of Planning & Development: Reviewed & supported

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

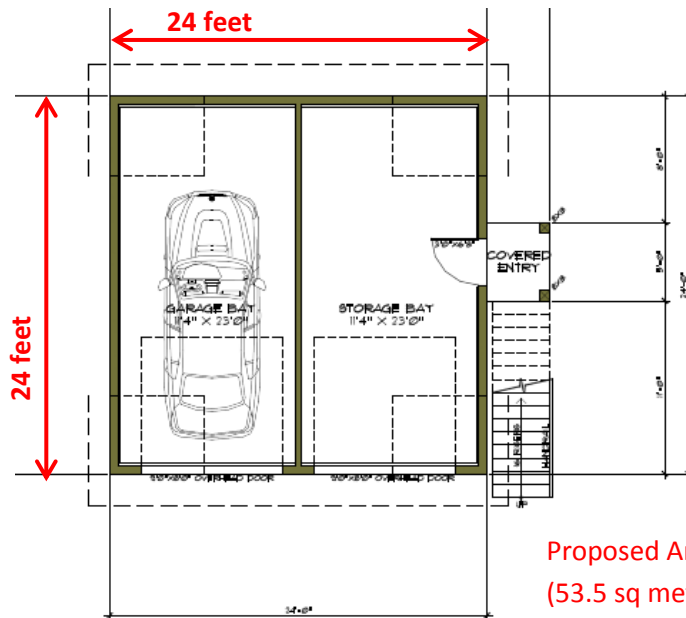
Mike Veenbaas, Director of Financial Services: No further financial comments.

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

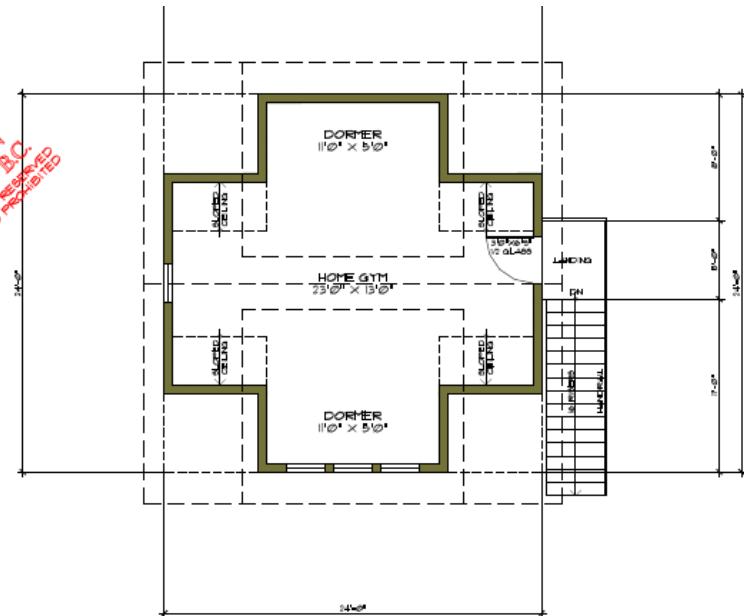
SCALE: 1/4" = 1'-0"

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, ROSDALE, B.C.
COPYRIGHT: 2020 BUILDING DESIGN: ALL RIGHTS RESERVED
UNAUTHORIZED REPRODUCTION BY ANY PERSON IS PROHIBITED



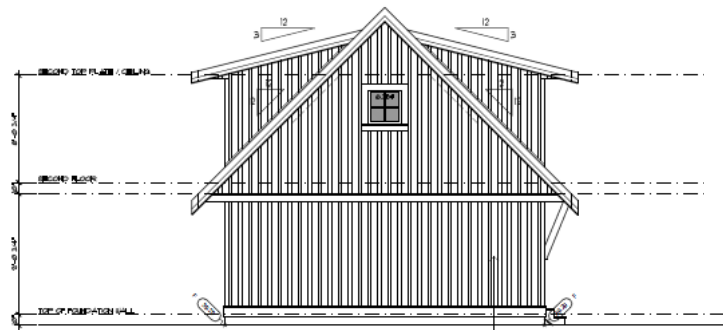
DETACHED GARAGE SECOND FLOOR PLAN

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"

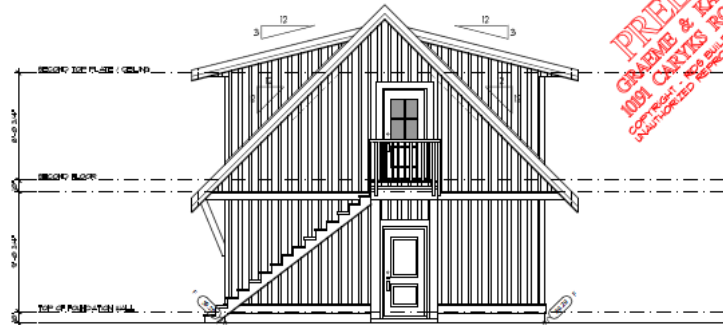
SEAL: ALL DIMENSIONS GIVEN ARE TO FACE UNLESS OTHERWISE NOTED.
NOTES: 1. SOUTH ELEVATION IS TO FACE.
2. TOTAL EXPOSED BUILDING AREA: 304 sq. ft.
3. LOT AREA: 10,000 sq. ft.
4. EXPOSED BUILDING AREA PORTION AREA: 114 sq. ft.
5. PORTION AREA OF PLACED: 10,000 sq. ft. (10,000 sq. ft.)
6. ACTUAL AREA OF PLACED: 10,000 sq. ft.
7. CONTRACTOR TO VERIFY NOTES.
NOTE

Proposed
building
height 24
feet (7.3m)



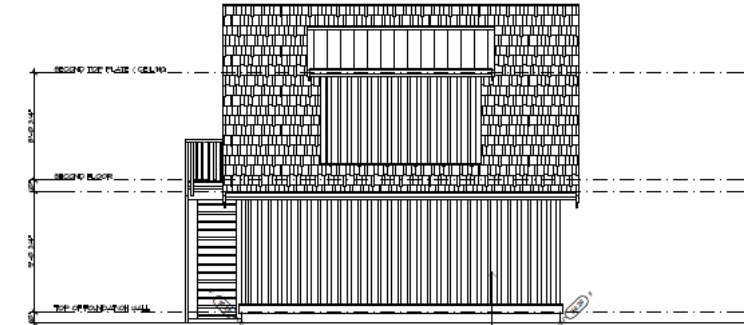
**DETACHED GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

LOWEST POINT ON LOT 4.0' -
NOT TO SCALE - SEE
FOR HEIGHT CALCULATION



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

PRELIMINARY
OWENS & KATELYN MORRISON
1001 CARYS ROAD, ROSELDALE, BC
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**DETACHED GARAGE
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

SEAL: ALL DIMENSIONS GIVEN ARE TO FACE UNLESS OTHERWISE NOTED.
NOTES: 1. WEST ELEVATION IS TO FACE.
2. TOTAL EXPOSED BUILDING AREA: 304 sq. ft.
3. LOT AREA: 10,000 sq. ft.
4. EXPOSED BUILDING AREA PORTION AREA: 114 sq. ft.
5. PORTION AREA OF PLACED: 10,000 sq. ft. (10,000 sq. ft.)
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NOTE

