

Staff Report to Council

Planning and Development

FILE: 3090-20-2020-06

REPORT DATE: December 18, 2020 MEETING DATE: January 26, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Development Variance Permit Application for 17480 Ford Rd Detour

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Approve issuance of Development Variance Permit No. 2020-007 to vary the maximum distance between residential buildings for a new mobile home at 17480 Ford Rd Detour; OR
- B. Other.

PURPOSE

The City has received an application to vary the maximum distance between residential buildings at 17480 Ford Rd Detour to permit a new mobile home.

Information Report Decision Report Direction Report

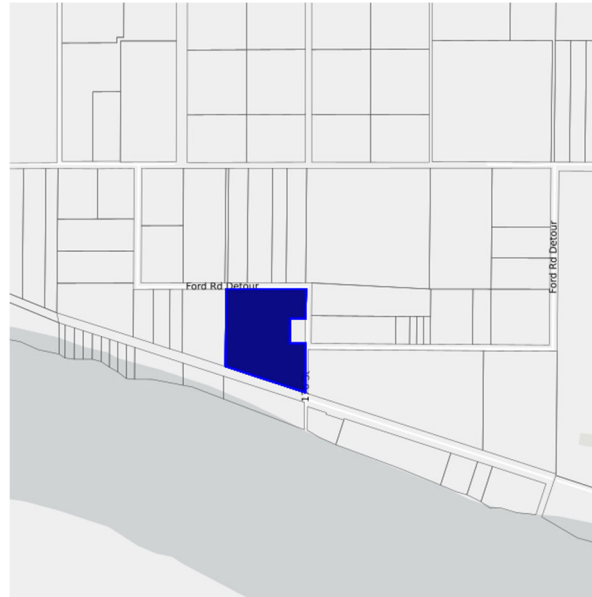
DISCUSSION

Background:

The Agricultural Land Commission (ALC) permits a mobile home to be located on a property in the Agricultural Land Reserve (ALR) as a second dwelling, if the mobile home is occupied by either the property owner or a member of the owner's immediate family.

Owner: Penny & Alvin Otsig
Civic Address: 17480 Ford Rd Detour
Property Size: 6.47 ha (16 acres)
OCP Designation: Agricultural
Zoning: A-1 (General Agricultural)

A family farm was established on this property almost one hundred years ago by the great grandfather of one of the property owners. The parcel is almost 6.5 ha (16 acres) and is currently producing forage crops and horse feed. A younger generation of the family would like to move onto the property, expand the farming business, and provide health care and support for both the grandparents and parents living in the main house.



The property currently contains a 4,231 ft² house, barn and shop. Living in the home are the two property owners, their son (farm manager) and daughter-in-law, and granddaughter. The daughter-in-law also operates a home-based hair salon business in the house. The proposed mobile home will be occupied by a grandson, his wife and their three children.

Relevant Policy, Bylaw or Legislation:

Official Community Plan and Zoning

The City's Official Community Plan (OCP) states:

- 4.2.3 a) Zoning regulations for residential dwellings on agricultural land that establish a building placement envelope at set distances from front and side lot lines and create building height restrictions will be considered. The City will also consider restricting the size of dwelling units.

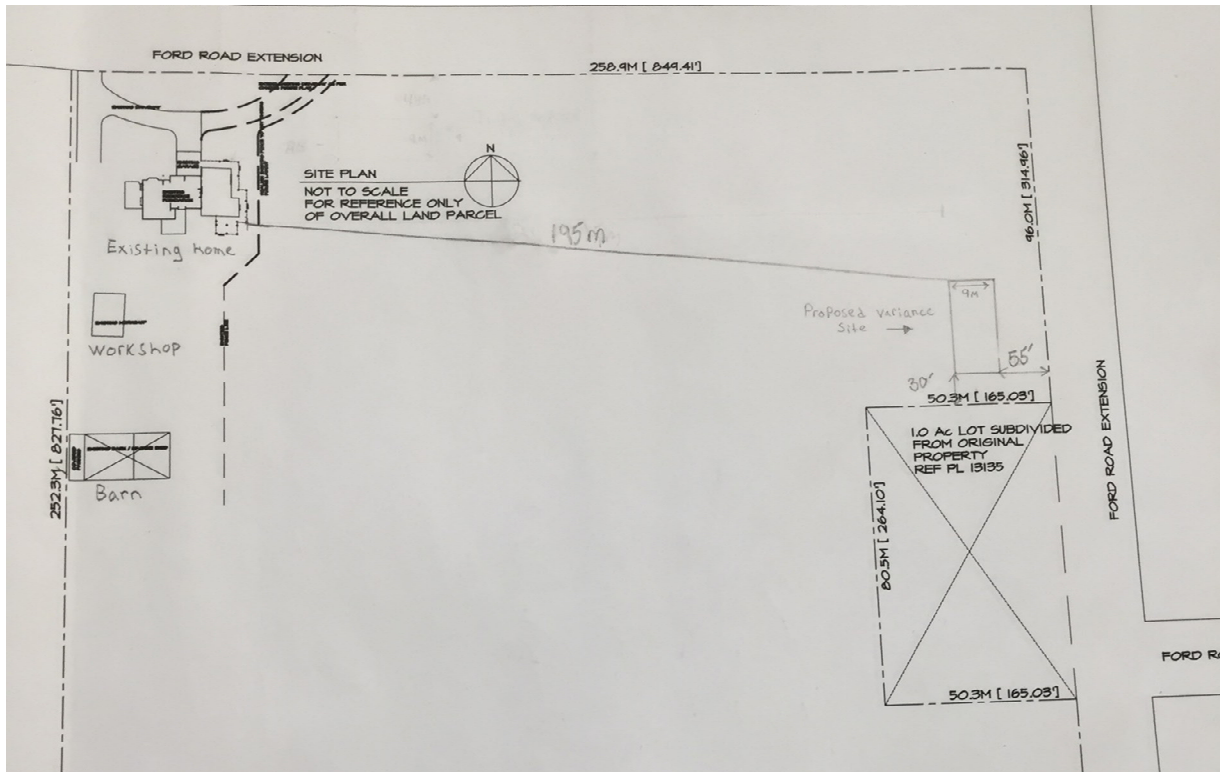
The property's A-1 (General Agricultural) zoning permits agriculture and one single family dwelling. One mobile home is permitted as followed:

- Occupied by immediate family member providing health care to property owner
- Non-permanent foundation
- Maximum 9 m width
- Site must be restored to agricultural condition upon removal
- Mobile must be removed within 30 days if no longer being occupied by family
- Covenant registered with the City to ensure compliance

The mobile home must be located within 50 m of the existing single family dwelling.

Analysis:

In this case, the mobile is proposed to be located 195 m from the existing single family dwelling, in the northeast corner of the lot. The applicant advises that the reason for choosing this location is due to the presence of peat which is less desirable for growing and the fact that there is an existing, additional driveway and water service in this corner that can be used by the mobile home.

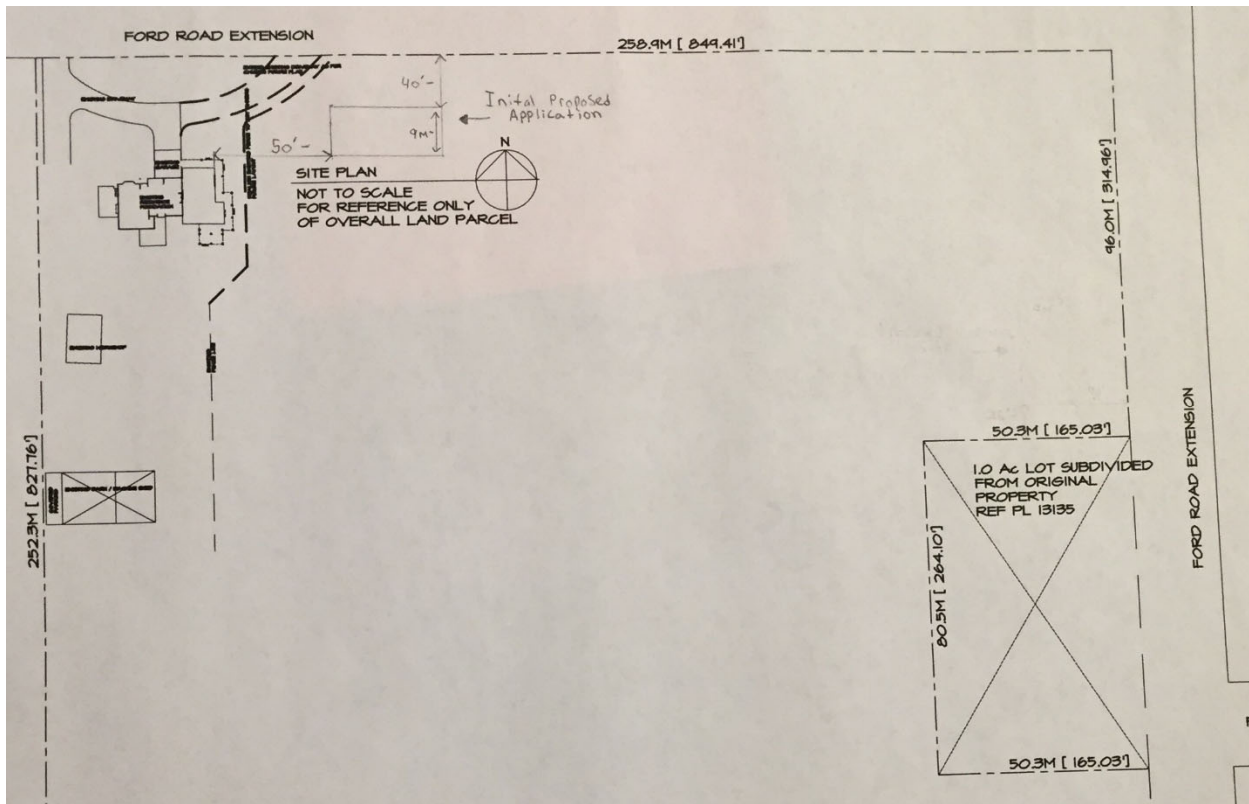


The intent of the maximum separation of 50 m between all residential buildings on a lot is to limit the overall footprint of residential uses on a lot in order to preserve as much land for farming as possible. If limited to one area, then a single family dwelling and a mobile home can share associated residential facilities such as driveway, septic system and lawn. If a single family dwelling and mobile home are located far away from each other, then conceivably more land is removed from farming to service two driveways, two septic systems, two lawns etc.

In this case, the subject lot is a corner lot which does provide easier access to the mobile home. It also has an existing second driveway. However, a second septic system will be required.

The ALC currently permits one mobile home on a lot for family member use. The ALC does not specify where on a lot a mobile home should be located.

If the application is not approved, the mobile home will be located within 50 m of the existing single family dwelling as follows:



The applicant has indicated that this proposed location will remove some land from current forage crop production.

Agricultural Advisory Committee

At their meeting on December 10, 2020, the Agricultural Advisory Committee considered this application and passed the following motion:

“The Agricultural Advisory Committee supports the development variance permit application for 17480 Ford Road Detour for a mobile home to be located 195 m from an existing single family dwelling.”

Recommendation

Generally, Planning staff support clustering of all residential buildings on a farm property to preserve as much agricultural land to be available for farming as possible.

In this case though, the property is a corner and the location where the mobile is proposed is already served by an additional driveway and water connection. Further, the City requires a covenant be registered on title requiring removal of the mobile home when no longer occupied by an immediate family member and the mobile home must be located on a non-permanent foundation. When the mobile home is removed, the land can then be remediated to an agricultural standard. Some additional farmland will be lost for a septic system however.

Surrounding residents within 50 m of the property were notified of this application. Any correspondence received will be reported to Council during the Meeting.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
 Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
 Not Applicable
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

All property owners and residents within 50 m (164 ft) of the subject property were notified. This application was also considered by the City’s Agricultural Advisory Committee.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli
Development Services Technician

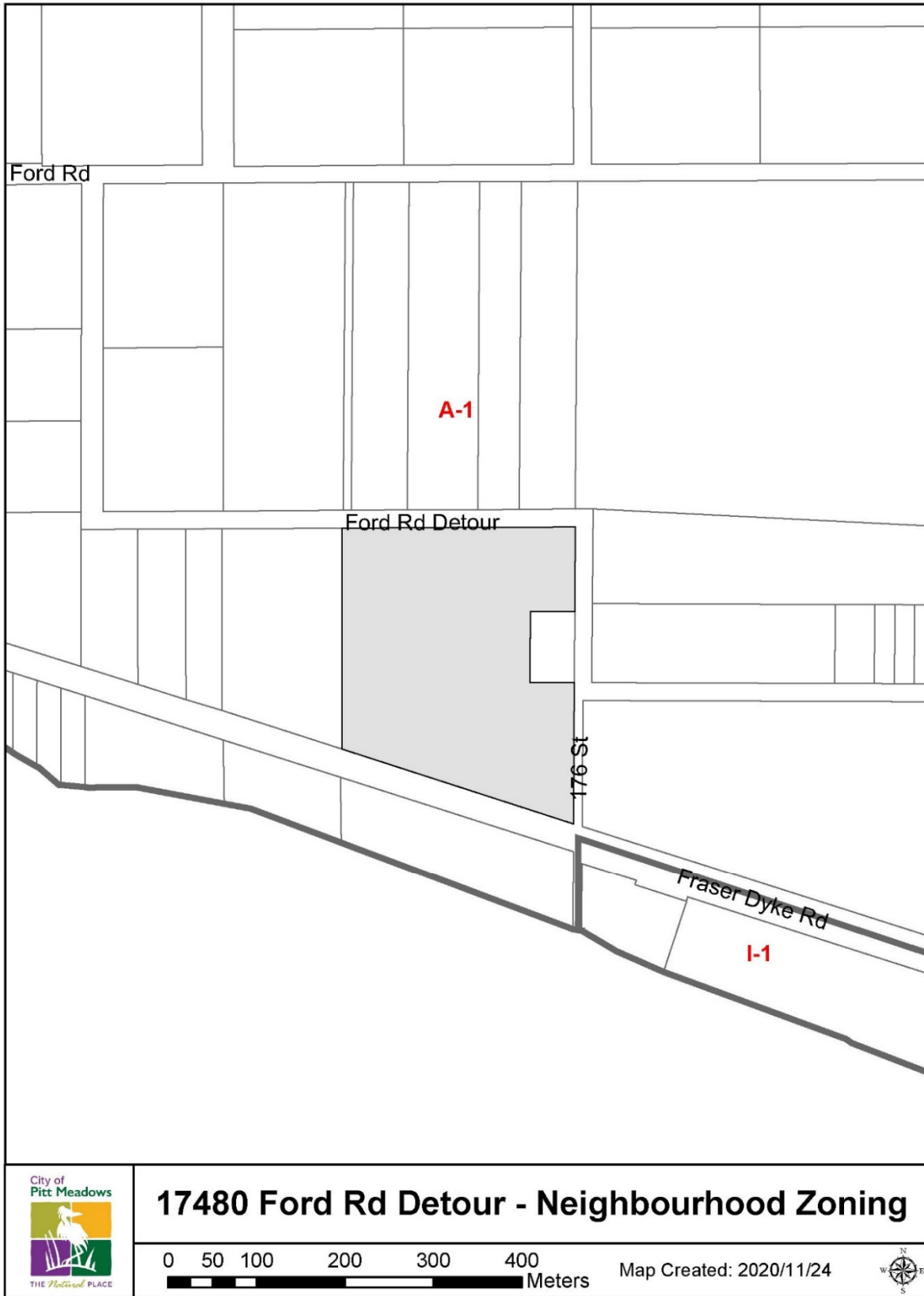
Reviewed by:

Alex Wallace
Manager of Community Development

ATTACHMENT(S):

- A. Neighbourhood Zoning Map
- B. Aerial Photo Map
- C. Letter of Intent
- D. Draft DVP No. 2020-007

ATTACHMENT A: Neighbourhood Zoning Map



ATTACHMENT B: Aerial Photo Map



ATTACHMENT C: Letter of Intent

July 28, 2020

To Whom it may concern,

Please accept our request for a variance in the location of the residence referred to in site development application (————) This additional residence would help to support family, as well as the day to day operations of this farm.

Location:
17480 Ford Rd. Detour
Pitt Meadows BC
V3Y0A6.

Legal Description: Block A Section 5 Range IE New Westminster District
Plan NWPI 167 PARCEL D, (307554E); BLK 5N EXC: PT REF PL 13135

This Pitt Meadows farm was establish in the early 1920's by Thomas Williams the great grandfather of Penny Otsig, one of the current owner's.

There are three buildings on this farm, a barn used for forage and equipment storage, a workshop for repairs and tool storage and an existing 4231 sq. ft. house that currently homes 5 family members. Two seniors, Penny & Alvin Otsig, who have increasing health care needs and wish to remain living in their home as long as possible as well as three more adults, their son, Greg (farm manager), daughter in-law, Gail(admin) and granddaughter, Emma. (Occasional farm hand) Each of us has full employment outside of the farm. Gail's employment includes a hair salon, located within square footage of the existing house.

Our family has a long standing legacy of mutual support and respect in regards to the multiple generations that have lived and worked here as well as the effort required to maintain the land and viability of the business.

It is our intention to continue to grow this farm and its legacy and in order to do so we are requesting the addition of a modular home that would house our son Alex Otsig, Charissa Kelly and their 3 young children. They are an integral part to the support needed to allow this farm to function. Alex is a Red Seal Heavy Duty mechanic and has taken over the roll that his grandfather Alvin would have

previously filled. Charissa, because she is home, busy raising children she is our go to for in home family support as well as tech support.

We do recognize that the regulations state that the home should be placed within 50 m of the existing home but by placing a new residence within that required distance we would actually negatively impact the viability of our business and land usage.

The land itself is used to grow and store forage/horse feed as well as the equipment required to work our own land and facilitate custom cutting of other local farms. If the modular home is placed within 50 m. of the existing home it would take away currently farmed forage crop area. The alternate site we are suggesting the modular be placed on, is in the North East corner of the property. This corner of the land is lower and dense with peat, making it a less desirable growing area. The proposed corner also has an existing water supply and driveway to easily service the modular.

If this application and variance are granted our family would see its sixth generation raised on and supported by this farm. Your consideration in this regard is greatly appreciated.

Sincerely,
Gail and Greg Otsig

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2020-007

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia,
V3Y 2B5

(hereinafter called the "City")

TO: **PENNY LOUISE OTSIG**
ALVIN LEONARD OTSIG
17480 FORD ROAD DETOUR
PITT MEADOWS, BC
V3Y 0A6

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 002-457-407

Legal Description: Parcel "D" (307554E) Except: Part (Reference Plan 13135); of Block "A" Section 5 Block 5 North Range 1 East New Westminster District Plan 1167

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. All development of lands shall conform to all requirements contained in the City's Bylaws except where specifically varied or supplemented by this Development Variance Permit.
2. Section 8.1.7 (c) (ii), Siting – Residential Buildings, Requirements of Zoning Bylaw 2505, 2011, is varied to increase the maximum separation between all residential buildings from 50 m to 195 m for a mobile home. The subject mobile home is labelled as "Proposed

Variance Site” and siting of it shall be in accordance with the Site Plan attached to and forming part of this permit as “Attachment A”.

- 3. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
- 4. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
- 5. This Permit shall expire upon removal of the subject mobile home.
- 6. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 7. This permit is not a building permit.

AUTHORIZING RESOLUTION passed by Council the day of , 2021

ISSUED by the City of Pitt Meadows the day of , 2021

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was hereunto affixed on the day of , 2021

Bill Dingwall, Mayor, BGS, LL.B., CPHR

Kate Barchard, Corporate Officer

Owner of the Lands

(PRINT name of Owner)

Owner of the Lands

(PRINT name of Owner)

SIGNED, SEALED AND DELIVERED BY

the Owner(s) on the day of , 2021

DRAFT

ATTACHMENT A: Site Plan

