


AGENDA ITEM NO: 11.4.3

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Shelby Vevers
Development Variance Permit / 42431
Highland Drive DATE: February 28, 2025


DEPARTMENT: Planning
DVP01478 PREPARED BY:  Erin Leary / rk

1. SUMMARY OF ISSUE:

The applicant is seeking to waive the requirement that off-street parking spaces be paved in favour of gravel parking spaces in association with an accessory dwelling unit in the form of a coach house within the subject property.

2. RECOMMENDATION:

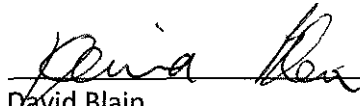
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01478 with respect to property located at 42431 Highland Drive, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01478

PREPARED BY: Erin Leary DATE: February 28, 2025
POSITION: Manager of Development Planning DEPARTMENT: Planning Department

1. BACKGROUND:

In May 2024, a Development Permit (DP001783) was approved for the form and character of a proposed coach house. Subsequently, a Building Permit (BP035028) was issued to facilitate construction of the coach house. During the Planning Final Inspection, it was noted that the off-street parking for the coach house had not been paved as required by the Zoning Bylaw and the previously approved cultured stone accents along the building façade were not provided. The applicant requests to retain the gravel parking area and wishes to omit the stone accents from the building design. As such, a Development Variance Permit is required to request to retain the parking areas as gravel and an amendment to the previously approved Development Permit (DP) is required as the design of the coach house has changed.

2. PROPOSAL:

The applicant requests to vary Zoning Bylaw standards in order to utilize the existing gravel driveway as the formal parking spaces for the coach house on the subject property. The Zoning Bylaw requires all parking spaces associated with a residential use to be surfaced with a durable, dust-free material and meet specific dimensions to ensure on-site parking is available and ensure dust and debris does not affect public highways and neighbouring properties.

The subject property is a rural lot, measuring 0.95 hectares (2.37 acres) in size with the coach house situated a considerable distance from both the main house and Highland Drive, with access provided by a gravel driveway. The applicant suggests that paving two parking spaces for the coach house is unnecessary and impractical given that the existing driveway and parking areas are gravel. Since there are ample parking locations and dedicated spaces for the coach house, the applicant is requesting to waive the requirement to pave the parking spaces to maintain the existing conditions on site. Site photos are attached to demonstrate the current conditions on site.

Should the requested DVP be approved by Council, an amendment to the previously approved Development Permit (DP01783) will be required to remove the condition that requires the parking area to be paved and to remove the requirement to add the stone accent work, as shown on the approved elevations. As the building design remains consistent with the Design Guidelines for DPA 10 (Coach Houses and Garden Suites), the application will be processed by the Director of Planning should the requested variance be approved by Council.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Rural" as designated in the Yarrow Neighbourhood Plan.

Land Use: A single-detached dwelling and a coach house.

3.2 Neighbourhood Character

The subject property is located within the Majuba Hill neighbourhood of Yarrow, surrounded by large rural residential lots with single detached dwellings in the RR (Rural) Residential Zone.

3.3 Technical Issues

Floodplain: The subject property is not located within the floodplain

Watercourses: The subject property is located within Development Permit Area 3 (Riparian Area) and is affected by a Class "B" watercourse, known as *Tenebrosus Creek*. The watercourse does not impact this application.

Geotechnical: The subject property is located within Development Permit (DP) Area 2 (Hillsides and Upland Areas) and is mapped as having "potential" geotechnical hazards. A DP was completed at the time of subdivision to address geotechnical concerns and confirms that the site is safe and suitable for the intended development.

3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the attached draft Development Variance Permit, subject to the following condition:

- a) that the development be in accordance with the plans found in Schedule "A".

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01478 with respect to property located at 42431 Highland Drive, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Substantiation:

The requested variance to waive the requirement for paving of the two parking spaces associated with the coach house is supportable in this context, given the rural setting of the property and the

existing gravel parking and driveway areas. The site provides ample parking for all vehicles, and since the entire driveway is already gravel, permitting gravel surface for these parking spaces is not expected to impact adjacent properties or the public road.

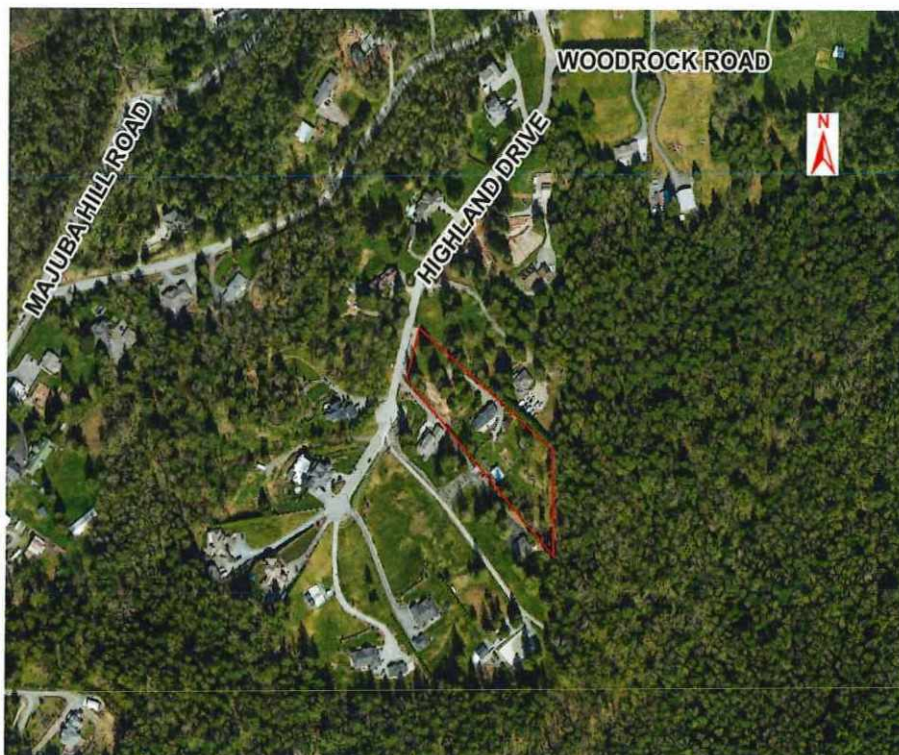
5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01478) – December 16, 2024
- Development Permit Application (DP001925) – December 16, 2024
- Development Permit Application (DP001783) – December 11, 2023
- Building Permit Application (BP035028) – March 1, 2024

Location Map



Ortho Photo



Site Photos

Gravel Driveway Between Principle Dwelling and Coach House



Coach House and Gravel Parking Area





**City of Chilliwack
Notice of Public Information Meeting
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4**

When: Tuesday, March 11, 2025 at 4:00 PM

Watch: The live council meeting broadcast at chilliwack.com/live

Development Variance Permit (DVP01478)

Location: 42431 Highland Drive

Applicant: Shelby Vevers

Purpose: To waive the requirement that off-street parking spaces be paved in favour of gravel parking spaces in association with an accessory dwelling unit in the form of a coach house within the subject property, as shown on the included map.



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on March 10, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, February 26, 2025 and Tuesday, March 11, 2025 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01478

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to waive the requirement that off-street parking spaces be paved in association with an accessory dwelling, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 023-199-547
Legal Description: LOT 6 DISTRICT LOT 429 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP24894
Address: 42431 Highland Drive

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 5.03(4)(h) Parking Requirements is waived to remove the requirement that the two parking spaces associated with the coach house be surfaced with an asphalt, concrete or similar surface that is durable and dust-free.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
 - a) that the development be in accordance with the plans found in Schedule "A".
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025

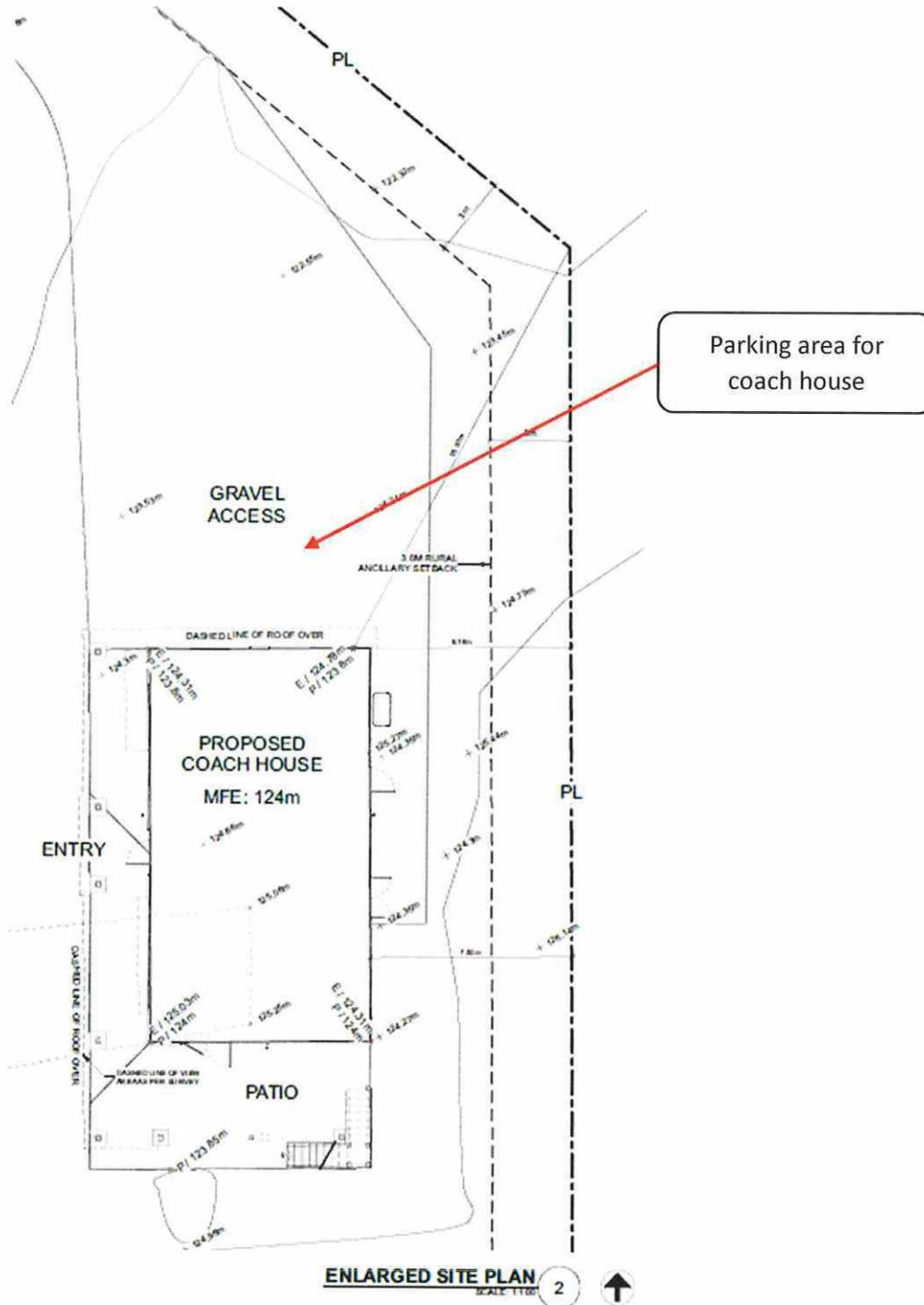
CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)

A2.1	FOUNDATION & ROOF PLAN	1/4"=1'-0"
A3.0	SECTIONS	1/4"=1'-0"
A4.0	ELEVATIONS	1/4"=1'-0"
A5.0	CONCEPT RENDERINGS	NTS
5	SHEETS IN SET	

SEE ALSO CONSTRUCTION DETAIL BOOKLET



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