

To: Board of Variance

File number: BV 2025-001590

BV 2025-001590, 26493 Cunningham Avenue Board of Variance Application

BACKGROUND:

Applicants:	Beth Anne Wiggins; Kevin David Cyrus Wiggins; Nicole Selena Larose; Kenneth James Larose
Property Owners:	Beth Anne Wiggins; Kevin David Cyrus Wiggins; Nicole Selena Larose; Kenneth James Larose
Legal Description:	Lot 11 Section 7 Township 15 New Westminster District Plan 54091
OCP Designation:	<i>Rural Residential</i>
Zoning:	<i>RS-3 (Single Detached Rural Residential)</i>

ANALYSIS:

Site Characteristics:

The subject property is located on Cunningham Avenue and has a total site area of 2.02 ha (5.0 acres) (Attachments B, C, and D). The site, which slopes down from the southwestern corner to the northeastern corner, has a single detached residence, workshop, and several stands of trees on it. It is bounded by single detached residences and agricultural use to the north, east, and south. To the west is Cunningham Avenue with single detached residences and agricultural use across the road.

Project Description:

The proposed development involves locating a detached garden suite in the front yard of the existing single detached residence. Information regarding the proposed development can be found on the BOV Application Form (Attachment A), Proposed Site Plan (Attachment F), Proposed Floor Plan (Attachment G), and Proposed Building Elevation Plan (Attachment H).

Proposed Variance:

The Board of Variance application requests the variance summarized in the table below. Information regarding the applicants' claimed undue hardship in terms of complying with the relevant Zoning Bylaw requirement can be found on the BOV Application Form (Attachment A).

Detached Garden Suite Siting Variance	
Variance <u>Zoning Bylaw No. 7600-2019, Part 4, Section 402.11 (1) (b)</u> <ul style="list-style-type: none">To waive the requirement for a detached garden suite to be in the rear yard of a single detached residence, to accommodate a proposed detached garden suite in the front yard of the existing single detached residence.	Staff Comment The following rationale for the variance is relevant: <ul style="list-style-type: none"><u>Existing Structures and Challenging Topography</u> It would be challenging for the applicants to construct a detached garden suite in the rear yard of the existing single detached residence since the rear yard contains slopes. It would be easier for the applicants to construct a detached garden suite in the front yard of the existing single detached residence since the front yard is relatively flat.<u>Detached Garden Suite Accessibility</u> Locating the detached garden suite in the front yard will make the detached garden suite accessible for the senior family member who the detached garden suite is intended for and whose mobility needs require a level surface without slopes or stairs.<u>Minimized Environmental Disruption</u> Locating the detached garden suite in the front yard will allow the detached garden suite to make use of existing driveways and services, which will minimize environmental disruption.

CONCLUSION:

It is recommended that the Board of Variance application be considered in relation to the requirements of Section 542 of the *Local Government Act*.

“Daniel Rajasooriar”

Prepared by: Daniel Rajasooriar, Planner 2

- Attachments:**
- (A) BOV Application Form
 - (B) Location Map

- (C) Aerial Photo Map
- (D) OCP and Zoning Map
- (E) Title Search
- (F) Proposed Site Plan
- (G) Proposed Floor Plan
- (H) Proposed Building Elevation Plan