

Development Variance Permit Information Package

File Number: 3090-20/20180010

Electoral Area: A

Date of Referral: March 21, 2018

Date of Application: March 5, 2018

Property Owner's Name(s): Reginald and Valerie LeBlanc

Applicant's Name: Reginald and Valerie LeBlanc

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 3971, Cariboo District, Plan 25230

Area of Application: 0.19 ha (0.46 ac)

Location: 1392 Weldon Road

Current Zoning: Residential 2 (R 2) under the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999

Refer to: Adjacent Land Owners, Area A Advisory Planning Committee, CRD Chief Building Official, MoTI, Health Authority, MoE

Variance Requested: The applicants have requested a relaxation in Section 5.12.2 (b) (ii) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

- i) That the required exterior side yard setback be reduced from 7.6 m (24.9 ft.) to 4.9 m (16.1 ft.) to allow the construction of an RV storage shelter.

And a relaxation of Section 5.12.2 (b) (iv) as follows:

- ii) That the required rear yard setback be reduced from 3 m (9.84 ft.) to 1.9 m (6.2 ft.) to allow the construction of an RV shelter.

Proposal/Reasons in support: For the safe storage of RV and side-by-side trailer. The RV and trailer are currently being stored at a nearby storage facility which has been broken into many times. The proposed location is the only spot on the property that will allow the RV and trailer to be safely backed in as the rest of the property is treed and landscaped

Existing Buildings:

- Dwelling 191.8 sq. m (2,065 sq. ft.)
- Attached carport 29.7 sq. m (320 sq. ft.)
- Storage shed 28.2 sq. m (304 sq. ft.)

Proposed Buildings: 84.7 sq. m (912 sq. ft.) Post and beam style RV shelter

SECTION 2: Planning Report

Background:

The applicant is seeking a variance to reduce the required exterior side yard setback from 7.6 m (24.9 ft.) to 4.9 m (16.1 ft.) and rear yard setback be reduced from 3 m (9.84 ft.) to 1.9 m (6.2 ft.) for the construction of an RV shelter.

The subject property is zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

Location:

The property is located at 1392 Weldon Road, the corner of Lust Rd and Weldon Rd and is mostly surrounded by single family residential dwellings.

CRD Regulations and Policies:

Quesnel Fringe Area Zoning Bylaw No. 3504

5.12 RESIDENTIAL (R 2) ZONE

5.12.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.93 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
B/L 4183 Notwithstanding the above, where abutting a lake access road the exterior side yard – setback may be reduced to 4.57 metres (15 feet).
- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
- iv) Rear Yard - Setback = 3 metres (9.84 feet)

Rationale for Recommendations:

The proposed location is the only spot on the property that will allow the RV and trailer to be safely backed in as the rest of the property is treed and landscaped.

That the application for a Development Variance Permit pertaining to Lot 2, District Lot 3971, Cariboo District, Plan 25230 be considered for approval. Further, that a Development Variance Permit be issued to vary the following:

Section 5.12.2 (b) - (ii) and (iv) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

That the exterior side yard setback be reduced from 7.6 m (24.9 ft.) to 4.9 m (16.1 ft.) and rear yard setback be reduced from 3 m (9.84 ft.) to 1.9 m (6.2 ft.) for the construction of an RV shelter.

SECTION 3: Referral Comments

Chief Building Official: -

No concerns subject to a valid Building Permit.

Health Authority: -

Ministry of Transportation and Infrastructure: - April 9, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Development Permit Variance as the setback distance is over the Ministry's requirement of 4.5 meters from the property line.

Ministry of Environment: - March 27, 2018

The Habitat Section of FLNRORD has no comments regarding the variance request for yard setback reduction for 1392 Weldon Road, Quesnel.

Adjacent Property Owners:

Advisory Planning Commission: - April 11, 2018

See attached.

CRD Environmental Services Department: -

Interests unaffected.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
APC Comments

Appendix A: GENERAL MAP

LEGEND

 SUBJECT PROPERTY

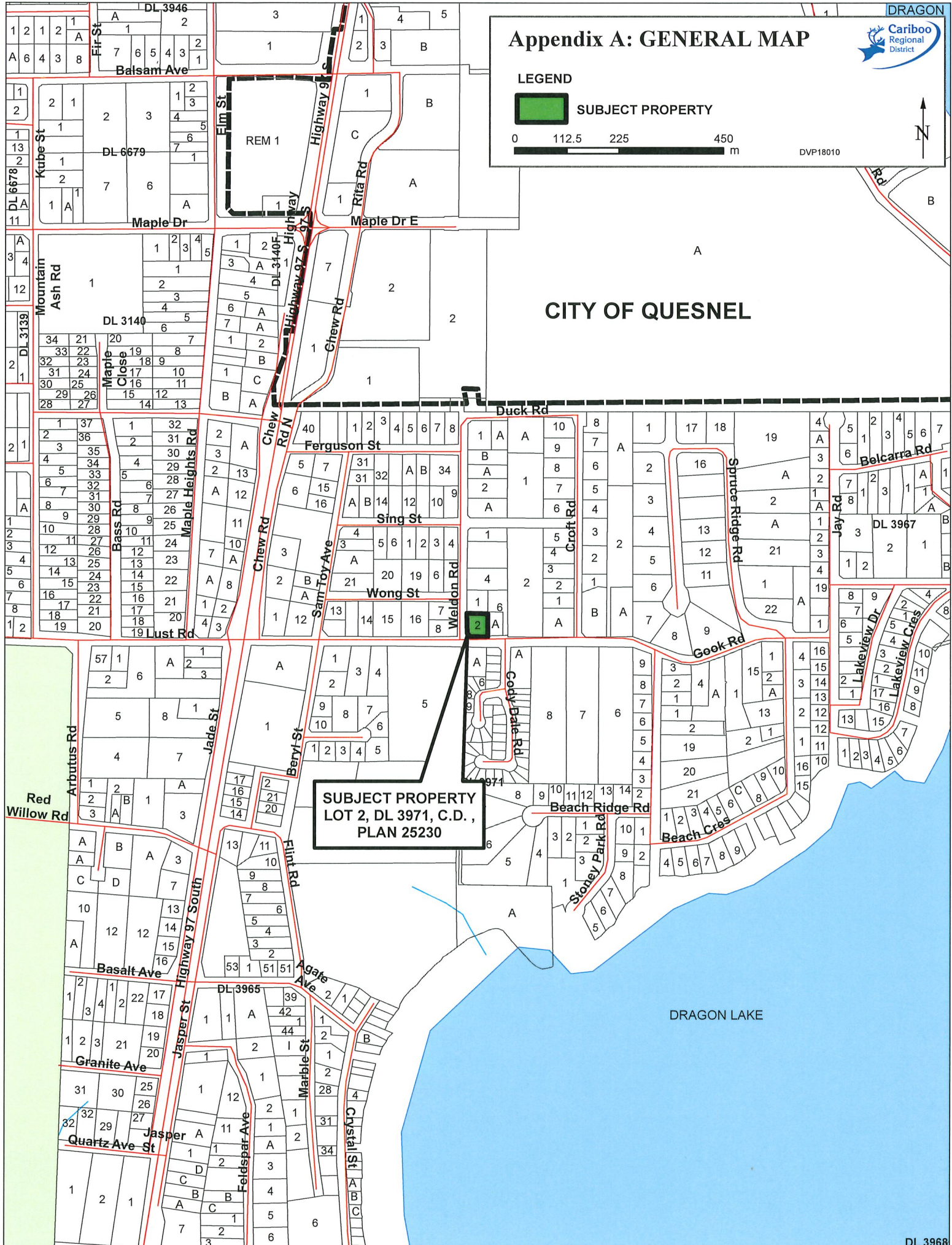
0 112.5 225 450 m

DVP18010



CITY OF QUESNEL

SUBJECT PROPERTY
LOT 2, DL 3971, C.D.,
PLAN 25230



Appendix B: SPECIFIC MAP



LEGEND

SUBJECT PROPERTY



ALL MEASUREMENTS METRIC DVP18010

To reduce exterior side yard setback from 7.6 m to 4.9 m on the west property line and to reduce the rear yard setback from 3 m to 1.9 m north property line to allow the construction of a proposed RV storage garage.

Existing storage shed to be removed (28.2 sq m)

Lot 1
PL 25230

WELDON ROAD

DL

+/-41.93

4.9 m

1.9 m

+/-42.78

WELL



3971

LOT 2, DL 3971,
C.D., PL 25230
0.19 ha

DRIVEWAY & PARKING

Lot 2
PL 25230

CARPORT

PORCH

ENTRY

DWELLING
(191.8 sq. m)

SUN ROOM

SUN DECK

BI-LEVEL
ENTRY

+/-8.47

+/-36.7

GOOK ROAD

Lot A
PL BCP18776
+/-99.67

Appendix C: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY



DVP18010



CITY OF QUESNEL

SUBJECT PROPERTY
LOT 2, DL 3971, C.D. ,
PLAN 25230

DRAGON LAKE



Describe the existing use of the subject property and all buildings: Single family residence with home office for small family owned consulting business. Shed is used to store garden tools, snowmobile and Side X Side.

Describe the proposed use of the subject property and all buildings: Residence use will not change. Proposed RV shelter will allow us store our recently purchased RV and Side X Side trailer at home instead of in rental storage bays. Our new RV is now stored in a nearby Storage Facility and has been broken into twice in the last 4 months. We are anxious to bring it home.

Describe the reasons in support for the application: Shelter will allow more secure storage of RV and RV trailer. Variance is needed to allow us to place shelter in a location that will allow us to back RV and RV trailer into unit without interference from house, carport and sidewalks.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Well established, treed corner lot with lawn and garden plots. We have resided at this address since June, 1988.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Gently sloping lot with no outstanding physical features, water courses, etc.

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APR 11 2018

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Referred To ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on 9 April/18 in the CRD office, located at Quesnel, BC, commencing at 6 AM.

PRESENT:

Chair

Members

Mary Gostrom

Recording Secretary

Doug SERVIC

Owners/Agent, or

Contacted but declined to attend

ABSENT:

ALSO PRESENT:

Electoral Area Director
Staff support (if present)

Ted Armstrong

Agenda Items

DVP APPLICATION – 3090-20/20180010 (LOT 2, DISTRICT LOT 3971, CARIBOO DISTRICT, PLAN 25230)

/ : "THAT the application to reduce the exterior side yard setback from 7.6 m (24.9 ft.) to 4.9 m (16.1 ft.) and the rear yard setback from 3 m (9.84 ft.) to 1.9 m (6.2 ft.) to allow the construction of an RV shelter on property located at 1392 WELDON ROAD be supported/rejected for the following reasons:

i)

ii)

No Objections

For:

Against:

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

Mary Gostrom
Chair