

Development Variance Permit Information Package

File Number: 3090-20/20180006

Electoral Area: A

Date of Referral: March 20, 2018

Date of Application: February 15, 2018

Property Owner's Name(s): Real Gamache and Terese Michon

Applicant's Name: Real Gamache and Teresa Michon

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 3965, Cariboo District, Plan EPP69877

Area of Application: 4.41 ha (10.92 ac)

Location: 2002 Crystal Street

Current Zoning: Rural 1 (RR 1) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999

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

Variance Requested: The applicants have requested a relaxation in Section 5.17.2 (b) (iii) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

- i) That the required interior side yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) from the southern property line to allow the construction of an RV storage garage.

Proposal/Reasons in support: The applicants are requesting to vary the side yard setback for a proposed RV storage garage on their property. The property is located adjacent to Dragon Lake. This DVP application is associated with Building Permit Application No. PR20180002. The applicant did not provide justification with regards to the location of the proposed RV storage garage.

Existing Buildings: Dwelling 185.99 sq. m (2,002 sq. ft.)
Detached garage 118.22 sq. m (1,272.5 sq. ft.)
Storage building 18.95 sq. m (204.06 sq. ft.)

Proposed Buildings: 222.96 sq. m (2,400 sq. ft.) RV storage garage

SECTION 2: Planning Report

Background:

The applicant is seeking a variance to reduce interior side yard setback from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) from the southern property line for the construction of an RV storage garage.

The subject property is zoned Rural 1 (RR 1) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

Location:

The property is located at 2002 Crystal Street and is mostly surrounded by residential dwellings with Dragon Lake to the east of the subject property.

CRD Regulations and Policies:

Quesnel Fringe Area Zoning Bylaw No. 3504

5.17 RURAL 1 (RR 1) ZONE

5.17.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)

Rationale for Recommendations:

The proposed location for RV storage in the parcel is potential area for development as most of the land in the subject property is under geotechnical hazard steep slope area.

That the application for a Development Variance Permit pertaining to Lot A, District Lot 3965, Cariboo District, Plan EPP69877 be considered for approval. Further, that a Development Variance Permit be issued to vary the following:

Section 5.17.2 (b) - (iii) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

That the interior side yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) from the southern property line for the construction of an RV storage garage.

SECTION 3: Referral Comments

Chief Building Official: -

No concerns, subject to valid Building Permit.

Health Authority: -

Ministry of Transportation and Infrastructure: - April 5, 2018

The Ministry has no objection in principle to the proposal. Please be aware that there is a Geotechnical Hazard Covenant on this property.

Ministry of Environment: - March 27, 2018

The Habitat Section of FLNRORD has no comments regarding the variance request for yard setback reduction at 2002 Crystal Street, Quesnel.

Adjacent Property Owners:

See attached.

Advisory Planning Commission: - April 11, 2018

See attached.

CRD Environmental Services Department: -

Interests are unaffected.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

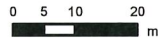
Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Adjacent Property Owner comments
APC Comments

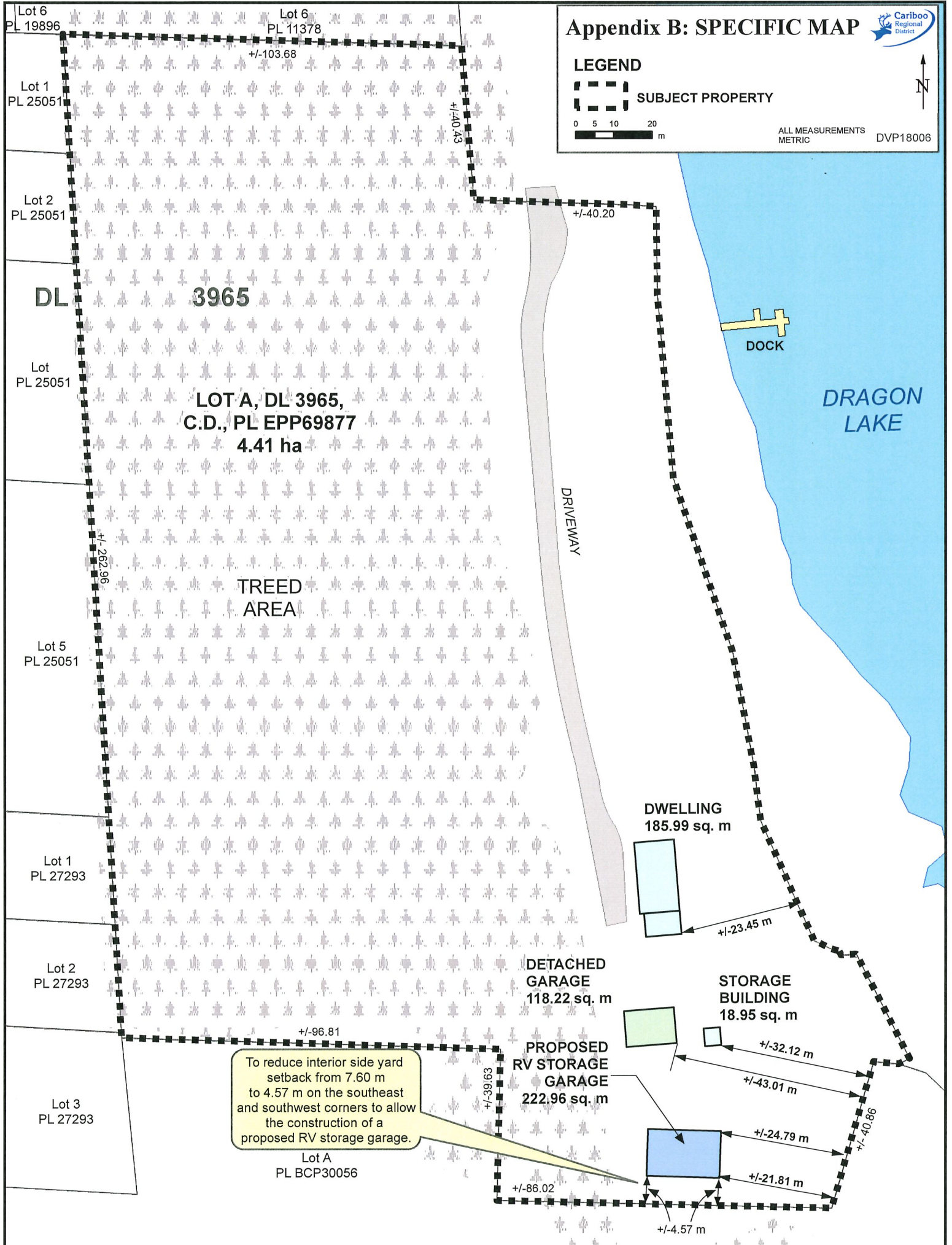
Appendix B: SPECIFIC MAP

LEGEND

 SUBJECT PROPERTY



ALL MEASUREMENTS METRIC DVP18006



To reduce interior side yard setback from 7.60 m to 4.57 m on the southeast and southwest corners to allow the construction of a proposed RV storage garage.

Lot A
PL BCP30056

DL 3965

LOT A, DL 3965,
C.D., PL EPP69877
4.41 ha

TREED
AREA

DRIVEWAY

DOCK

DRAGON
LAKE

DWELLING
185.99 sq. m

DETACHED
GARAGE
118.22 sq. m

STORAGE
BUILDING
18.95 sq. m

PROPOSED
RV STORAGE
GARAGE
222.96 sq. m

Lot 6
PL 19896

Lot 6
PL 11378

+/-103.68

Lot 1
PL 25051

Lot 2
PL 25051

Lot
PL 25051

Lot 5
PL 25051

Lot 1
PL 27293

Lot 2
PL 27293

Lot 3
PL 27293

+/-262.96

+/-96.81

+/-39.63

+/-86.02

+/-40.20

+/-23.45 m

+/-32.12 m

+/-43.01 m

+/-24.79 m

+/-21.81 m

+/-4.57 m

+/-40.86

Appendix C: ORTHOGRAPHIC MAP



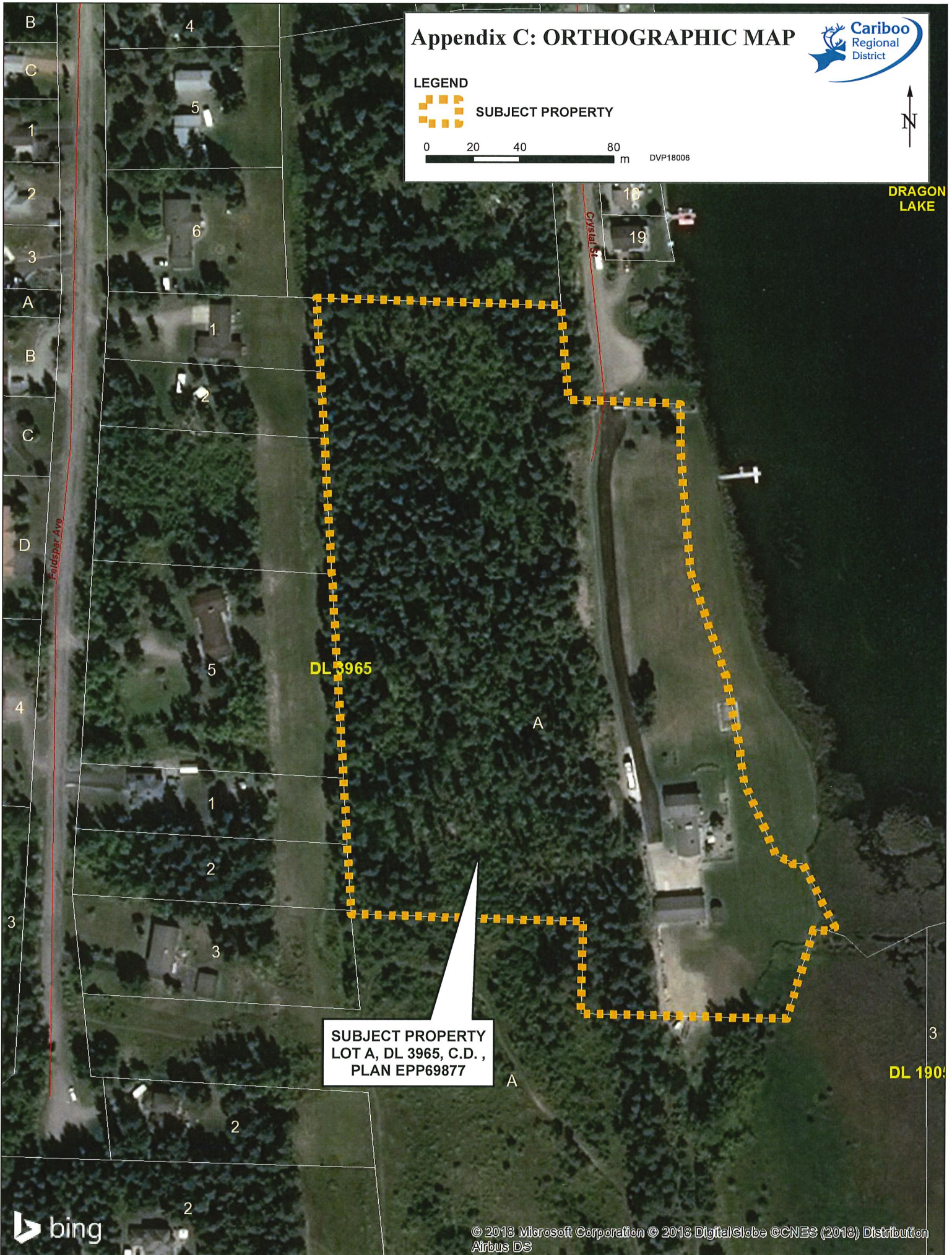
LEGEND



SUBJECT PROPERTY



DRAGON LAKE



DL 3965

SUBJECT PROPERTY
LOT A, DL 3965, C.D.,
PLAN EPP69877

DL 190

Describe the existing use of the subject property and all buildings: Main residence

Describe the proposed use of the subject property and all buildings: residence of structure

Describe the reasons in support for the application: Need the space to enter the shed with boat + motorhome.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): gravel

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): beside Dragon LAKE

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"/>

Brenda Ethier

From: rick sales <rw874@hotmail.com>
Sent: April-04-18 6:31 PM
To: CRD Planning
Subject: variance permit

File:3090-20/20180006

Application for a Development Variance Permit
Lot A, District Lot 3965, Cariboo District, Plan EPP69877

I, Debbie Sales object to this application and feel there is no justification to this proposal. Real Gamache has plenty of his own acreage, as he owns well over 20 acres. He had option to buy that particular piece of land, but did not want to purchase it. This, what he wants to do will devalue my own land, and this is my future, financially. I have some perspective buyers, and I don't need this in my way. Please don't allow this to go through, he definitely has plenty of his own land.

Sincerely
Debbie Sales

Sent from [Mail](#) for Windows 10

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 Quasnel, BC, commencing at 6 PM

PRESENT: Chair

Members Mary Gostrom Dore Moffatt

Recording Secretary Doug SERVICE

Owners/Agent, or Contacted but declined to attend

ABSENT:

ALSO PRESENT: Electoral Area Director Ted Armstrong
Staff support (if present)

Agenda Items

DVP APPLICATION – 3090-20/20180006 (LOT A, DISTRICT LOT 3965, CARIBOO DISTRICT, PLAN EPP69877)

/ : "THAT the application to vary the side yard setback for a proposed RV storage garage for property located at 2002 CRYSTAL STREET 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