

Development Variance Permit Information Package

File Number: 3090-20/20180005

Electoral Area: L

Date of Referral: March 8, 2018

Date of Application: February 2, 2018

Property Owner's Name(s): Andever Holdings Ltd.

Applicant's Name: Dave-Go Services Ltd. c/o David A. Goodwin

SECTION 1: Property Summary

Legal Description(s): Lot 12, District Lot 3721, Lillooet District, Plan 21280

Area of Application: 0.2 ha (0.5 ac)

Location: 7601 Beazely Road

Current Zoning: Residential 1 (R 1)

Refer to: Adjacent Land Owners, Advisory Planning Commission, MoE, Interior Health, CRD Chief Building Official

Variance Requested: The applicants have requested a relaxation in Section 4.14 (e) Table 2 of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the combined maximum floor area for ancillary buildings and structures on properties less than 0.4 ha (0.99 ac) in size be increased from 250 sq. m (2,691 sq. ft.) to 312.89 sq. m (3,368 sq. ft.) to allow the construction of a proposed 142.69 sq. m (1,536 sq. ft.) shop.

And a relaxation in Section 4.14 (e) Table 1

That the maximum height for detached ancillary buildings and structures on the properties less than 0.4 ha (0.99 ac) in size be increased from 6 m (19.7 ft.) to 6.587 m (21.6 ft.) to allow the construction of a proposed 142.69 sq. m (1,536 sq. ft.) detached shop.

Proposal/Reasons in support: Storage of recreational vehicles in the shop.

Existing Buildings: Cabin (to be demolished)

Proposed Buildings: Dwelling 334.26 sq. m (3,597.9 sq. ft.)
Attached garage 145.67 sq. m (1,567.97 sq. ft.)
Detached shop 142.69 sq. m (1,535.9 sq. ft.)

SECTION 2: Planning Report

Background:

The applicant is requesting variance to the combined maximum floor area for ancillary buildings and structures on properties less than 0.4 ha (0.99 ac) in size be increased from 250 sq. m (2,691 sq. ft.) to 312.89 sq. m (3,368 sq. ft.) and also a variance for the maximum height for detached ancillary buildings and structures on the properties less than 0.4 ha (0.99 ac) in size be increased from 6 m (19.7 ft.) to 6.587 m (21.6 ft.) for the construction of a proposed 142.69 sq. m (1,536 sq. ft.) detached shop.

The subject property is zoned Residential 1 (R 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

Location:

The property is located at 7601 Beazely Road and is mostly surrounded by single family residential dwellings with Deka Lake to the north of the subject property.

CRD Regulations and Policies:

South Cariboo Area Zoning Bylaw No. 3501, 1999

4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES

Table 1 Maximum Height

Property Size	Maximum Height
Less Than 0.4 ha (Less Than 0.99 ac)	6.0 metres (19.7 feet)
0.4 ha To Less Than 2.0 ha (0.99 ac To Less Than 4.94 ac)	7.5 metres (24.6 feet)
2.0 ha To Less Than 4.0 ha (4.94 ac To Less Than 9.88 ac)	8.0 metres (26.2 feet)
4.0 ha to Less Than 32.0 ha (9.88 ac to Less Than 79.07 ac)	8.5 metres (27.9 feet)
32 ha and Greater (79.07 ac)	9.0 metres (29.5 feet)

Table 2 Maximum Floor Area

Property Size	Maximum Floor Area
Less Than 0.4 ha (Less Than 0.99 ac)	250 square metres (2,691 square feet)
0.4 ha to Less Than 2.0 ha (0.99 ac to Less than 4.94 ac)	300 square metres (3,229 square feet)
2.0 ha to Less Than 4.0 ha (4.94 ac to Less Than 9.88 ac)	350 square metres (3,767 square feet)
4.0 ha to Less Than 32.0 ha (9.88 ac to Less Than 79.07 ac)	400 square metres (4,306 square feet)
32.0 ha and Greater (Greater Than 79.07 ac)	450 square metres (4,844 square feet)

Rationale for Recommendations:

As the proposed ancillary structures floor area is almost close to the principal residential dwelling floor area, the variance for requesting an increase in floor area of approximately 60 sq. m is a major change to the allowed 250 sq. m. from the Zoning Bylaw regulation.

That the application for a Development Variance Permit for combined maximum floor area of all ancillary buildings and structures on properties less than 0.4 ha (0.99 ac) in size be increased from 250 sq. m (2,691 sq. ft.) to 312.89 sq. m (3,368 sq. ft.) pertaining to Lot 12, District Lot 3721, Lillooet District, Plan 21280, not be considered for approval.

That the application for a Development Variance Permit for the maximum height of detached ancillary buildings and structures on the properties less than 0.4 ha (0.99 ac) in size be increased from 6 m (19.7 ft.) to 6.587 m (21.6 ft.) pertaining to Lot 12, District Lot 3721, Lillooet District, Plan 21280, be considered for approval.

SECTION 3: Referral Comments

Chief Building Official: -

No concerns, subject to valid building permit.

Health Authority: -

Ministry of Transportation and Infrastructure: - April 11, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed variance application. Please be advised there is a 4.5 metre minimum setback from any public road under this Ministry's jurisdiction for any improvements .

Ministry of Environment: -

Adjacent Property Owners:

See attached.

Advisory Planning Commission:

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

Adjacent Property Owner Comments

Appendix A: GENERAL MAP



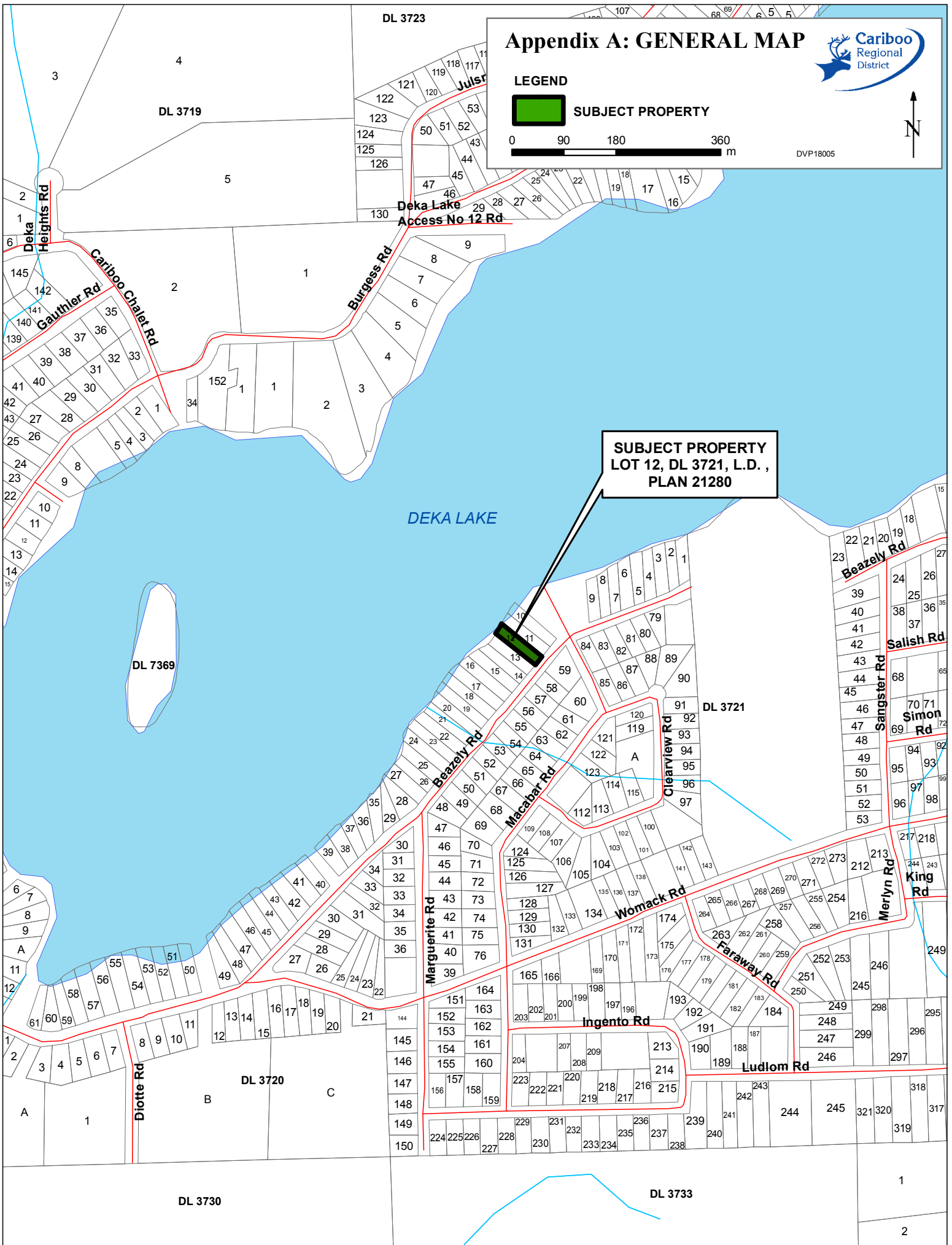
LEGEND



SUBJECT PROPERTY

0 90 180 360 m

DVP18005

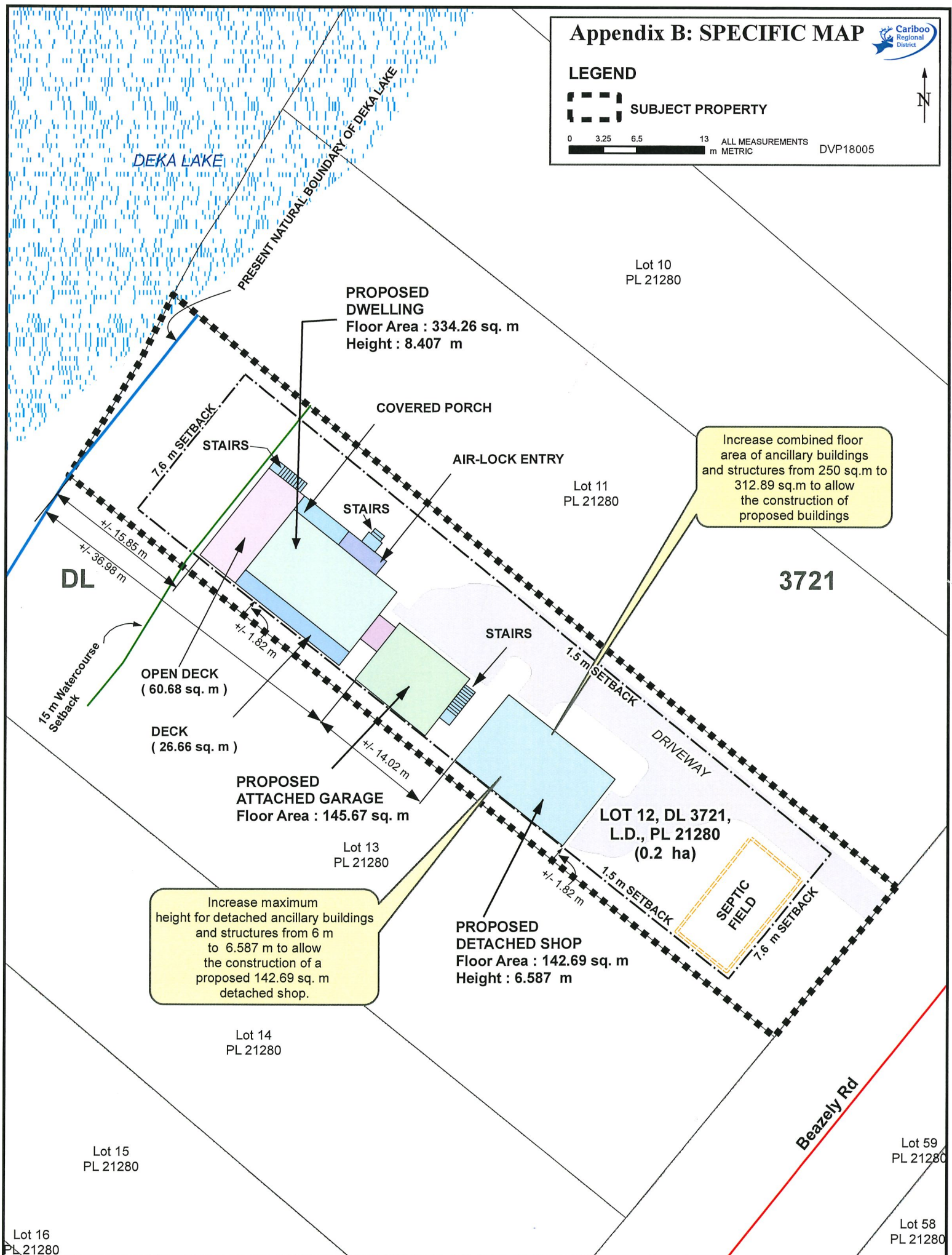




SUBJECT PROPERTY



DVP18005



Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY



DVP18005



Describe the existing use of the subject property and all buildings: EXISTING OLDER CABIN ON THE PROPERTY NON FUNCTIONAL.

Describe the proposed use of the subject property and all buildings: PROPOSED CONSTRUCTION OF NEW HOME WITH ATTACHED GARAGE. THE PROPOSED CONSTRUCTION OF THE DETACHED 1536 FT/2 ANCILLARY BUILDING TO STORE RECREATIONAL VEHICLES IN A SECURE MANNER.

Describe the reasons in support for the application: THE CLIENT WISHES TO MAKE THIS APPLICATION TO ENABLE THE SAFE AND SECURE STORAGE OF RECREATIONAL VEHICLES. THE LONGTERM PLAN IS FOR FUTURE RETIREMENT

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
THE PROPERTY IS ESSENTIALLY BARE OF ANY TREES OR FORAGE CROPS. THE SUBJECT PROPERTY HAS PREVIOUSLY BEEN CLEARED.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
THE PROPERTY IS ADJACENT TO DEKA LAKE. THE PROPERTY SLOPES TO THE FRONT OF THE SITE FACING DEKA 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on
MARCH 26 2018 in the **FIRE HALL**, located at **LONE BUTTE**, BC,
commencing at **7.00 PM**

PRESENT: Chair **RAY CARLSON**

Members **PETER CRANSHAW, ART GUIMOND,
STEVE BROWN, DAVE LEVICK, ALAN BOYD, JUSTIN GUIMOND**

Recording Secretary **RAY CARLSON**

Owners/Agent, or **DAVE GOODWIN**
☐ Contacted but declined to attend

ABSENT: **HAROLD MOBBS, PETER BONTNER**

ALSO PRESENT: Electoral Area Director **BRIAN COAKLEY**
Staff support (if present)

Cariboo Regional District

File No.

MAR 28 2018

Referred To

Agenda Items

**DVP APPLICATION – 3090-20/20180005 (LOT 12, DISTRICT LOT 3721, LILLOOET
DISTRICT, PLAN 21280)**

/ : "THAT the application to increase the combined
maximum floor area for ancillary buildings and structures on property located at 7601
BEAZELY ROAD, be supported/rejected for the following reasons:

- i) **MOVED BY ALAN BOYD, SECONDED BY ART GUIMOND
THAT THE APPLICATION BE REJECTED IN KEEPING WITH THE
SURROUNDING NEIGHBOURHOOD. ALSO DEVELOPMENT SHOULD STAY**
ii) **WITHIN THE EXISTING BYLAW.**

For: **7** Against: **0**

CARRIED/DEFEATED

Termination

MOVED BY JUSTIN GUIMOND : That the meeting terminate.
SECONDED BY DAVE LEVICK

Time: **8 PM**

CARRIED

R. Carlson
Recording Secretary

R. Carlson
Chair

(SEE OVER)

7A MOVED BY STEVE BROWN, SECONDED
BY PETER CRAWSHAY THAT THE HEIGHT OF
THE SHOP BE INCREASED FROM 6 metres
TO 6.587 metres.

7 FOR 0 AGAINST CARRIED

April, 12/18

To whom it may concern,

~~7010~~ 7601 Beazely Rd

I am opposed to the DVP application

to increase the size & height of the proposed detached garage.

The reason I am opposed to this application is that the lot is very small, only 0.44 ac in size. Further, the height of the proposed detached garage will block our view of the lake.

WE ARE ALSO CONCERNED ABOUT HOLDING COMPANY OWNERSHIP.

HEIKKI & PIIRKKO PERTTOLA APRIL 12-2018

Heikki Perttola

Piirko Perttola

Cariboo Regional District
File No. DVP 1805

APR 12 2018

Referred To

Ms. Haley Campbell
Cariboo Regional District
Suite D
180 N Third Avenue,
Williams Lake, BC
V2G-2A4

April 13, 2018

Re: Application for a Development Variance Permit
7601 Beazely Rd., Lot 12, District Lot 3721, Lilloet District, Plan 21280

Dear Ms. Campbell,

In response to Ms. Francesca Sanna's March 15, 2018 letter regarding the variance application for the property at 7601 Beazely Rd, our position on the variance application is as follows:

- a. we support development of Deka Lake properties in a manner that is consistent with existing Cariboo Regional District building bylaws and regulations, and
- b. we support Cariboo Regional District Area Directors and planning personnel ensuring that CRD building bylaws and regulations are adhered to.

On April 6, 2018 I received a phone call from Area Director Brian Coakley to inform me:

- a. that his committee had done an initial review of the variance application and building plans for 7601 Beazely,
- b. that his committee would require the applicant to be in compliance with the lot coverage maximum of 40%, and
- c. that his committee would permit the variance to build ancillary buildings to a height of 21.6ft.

The position taken by Mr. Coakley and his committee as he explained to me on April 6, 2018 and confirmed in a subsequent phone call to me the following week seem reasonable and we support them.

Mr. M. Safek and Mrs. E. Safek
7599 Beazely Rd.
Deka Lake