

Temporary Permit Information Package

File Number: 3070-20/20180004

Electoral Area: H

Date of Referral: February 13, 2018

Date of Application: January 25, 2018

Property Owner's Name(s): Lorraine Fleming and Eveline Fleming

Applicant's Name: Lorraine Fleming and Eveline Fleming

SECTION 1: Property Summary

Legal Description(s): Lot 31, District Lot 2965, Lillooet District, Plan 18024

Area of Application: 0.14 ha (0.37 ac)

Location: 5100 Perkins Road

Authorization Bylaw:

Official Community Plan/Rural Land Use Bylaw:

South Cariboo Area Official Community Plan Bylaw No. 3100, 1995

Section:

Temporary Permits

Designation: Country Residential

Zoning Bylaw:

South Cariboo Area Zoning Bylaw No. 3501, 1999

Current Zoning:

Residential 1 (R 1)

Min. Lot Size Permitted:

0.4 ha (0.98 ac)

Existing Use: Residential

Proposed TP Use: The applicant would like to operate a small doggy daycare of up to 2 dogs.

Name and type of existing road system: Perkins Rd (paved, collector)

Services Available: Hydro, telephone, sewage disposal system, well

Within the influence of a Controlled Access Highway: No

Within the confines of the Agricultural Land Reserve: Yes

Is this a permitted use (Farm use or Non-Farm Use): Yes No

Section or ALR Resolution:

Required to comply with a Development Permit Area: Yes No

DP Area: N/A

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	000 – Single Family Dwelling	0.33 ha (0.88 ac)
(b) South	060 – 2 Acres or More – Single Family Dwelling, Duplex	0.87 ha (2.17 ac) – 4.5 ha (11.14 ac)
(c) East	000 – Single Family Dwelling 038 – Manufactured Home – Not in Manufactured Home Park 060 – 2 Acres or More – Single Family Dwelling, Duplex	0.17 ha (0.44 ac) – 0.46 ha (1.16 ac) 0.2 ha (0.5 ac) 0.82 ha (2.05 ac)
(d) West	060 – 2 Acres or More – Single Family Dwelling, Duplex	20.17 ha (49.85 ac)

SECTION 2: Planning Report

Planning staff recommends that this application for a temporary use permit be considered for approval.

Background:

The applicants have been operating a small dog daycare on their 0.14 ha (0.37 ac) residential property. The proposal would see the dog daycare be limited to a maximum of two dogs at a time, and no outdoor kennels. The owners are retired and operate the business more as a hobby/limited service rather than a full commercial kennel operation. The dog daycare will be centered on specialized pet care such as senior dogs and other dogs that cannot be cared for in a normal kennel environment, and the occasional pet sitting. The subject property is zoned Residential 1 (R 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated Country Residential in the South Cariboo Area Official Community Plan (OCP) Bylaw No. 3100, 1995.

Location and Surroundings:

The proposal is shown in Appendix B. The property is located in a residential subdivision on Perkins Road and Canim-Hendrix Lake Road, in Forest Grove, as shown in Appendix A. The applicants indicated that half of their property is treed, as shown in Appendices C and D. The outdoor dog run is enclosed by a 3.05 m (10.0 ft.) privacy fence and by the ancillary buildings. The property is also located in the Agricultural Land Reserve, and lands surrounding the residential subdivision consist of rural parcels.

Application History / Relevant Applications:

This Temporary Permit is associated with a Bylaw Enforcement File No. CE20170000021, for operation of the doggy daycare. This is the first temporary use permit for this type of land use in the CRD.

CRD Regulations and Policies:

As per Cariboo Regional District zoning regulation, dog daycare are considered a kennel land use, and kennels are only permitted in the Rural 1 (RR 1), the Rural 2 (RR 2), and the Resource/Agricultural (RA 1) zones. Zoning Bylaw No. 3501 defines kennel as the following.

- “KENNEL” means any building, structure, compound, group of pens or cages, or property where dogs and cats are intended to be trained, cared for, bred, boarded or kept for any purpose. A dog or cat means a member of the canine and feline species which is 4 or more months in age.

Temporary use permit are valid for a term of up to 3 years from issuance, and the permit can be renewed once, subject to Board approval. The legislation also allows local government to specify conditions under which the temporary use may be carried out.

The South Cariboo OCP considers issuance of temporary use permit in all land use designation in the Plan Implementation section. The OCP also specifies parameters to consider when evaluating the impact of temporary use permit applications, including not permanently altering the site, and not having a negative impact on adjacent lands. The general conditions from the OCP are listed below:

- a) The use must be clearly temporary or seasonal in nature;
- b) Does not cause undesirable health, safety or environmental impacts;
- c) Does not have a negative impact on adjacent lands;
- d) Has a low demand for water and sewer services; and
- e) Does not permanently alter the site upon which it is located.

Rationale for Recommendations:

Planning staff recommends approval of the temporary permit as the number of dogs proposed to be cared for is restricted to two animals, and there will be no outdoor kennels that limit the noise on neighboring properties. The use will also be screened by a property fence. The proposed doggy daycare therefore meets the South Cariboo OCP general conditions with regards to issuance of temporary use permits.

Recommendation:

That the application for a Temporary Use Permit pertaining to Lot 31, District Lot 2965, Lillooet District, Plan 18024 be considered for approval in principle, as per Appendix “B”, subject to the following conditions:

1. The doggy daycare be limited to two dogs to be cared for at any time;
2. No outdoor kenneling permitted on site;
3. The area used as a dog run be restricted to the fence area shown on Appendix B;
4. No dogs allowed to be kept in the dog run overnight, or unsupervised for extended periods.

SECTION 3: Referral Comments

Health Authority: - February 19, 2018

See attached

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission:

See attached

Ministry of Environment: - February 22, 2018

No concerns from a BC Parks perspective.

CRD Environmental Services Department: - February 14, 2018

Interest unaffected. No utility systems in area.

SECTION 4: Board Action

Date of Meeting: March 23, 2018

That the application pertaining to Lot 31, District Lot 2965, Lillooet District, Plan 18024, requesting the issuance of a Temporary Use Permit to allow the subject land and buildings thereon to be used to operate a small doggy daycare of up to 2 dogs, be considered for approval in principle, as per Appendix "B", subject to the following conditions:

1. The doggy daycare be limited to two dogs to be cared for at any time;
2. No outdoor kenneling permitted on site;
3. The area used as a dog run be restricted to the fenced area shown on Appendix B;
4. No dogs allowed to be kept in the dog run overnight, or unsupervised for extended periods.

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Appendix D: Orthographic Zoomed Map

Other: Health Authority comments received on February 19, 2018

APC comments

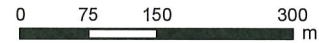
Results of Public Meeting

Appendix A



LEGEND

 SUBJECT PROPERTY



TP18004



DL 2958

Back Valley Rd

SUBJECT PROPERTY
Lot 31, DL 2965, L.D.
PL 18024

Canim-Hendrix Lake Rd
32
31
30
29

DL 2965

Perkins Rd

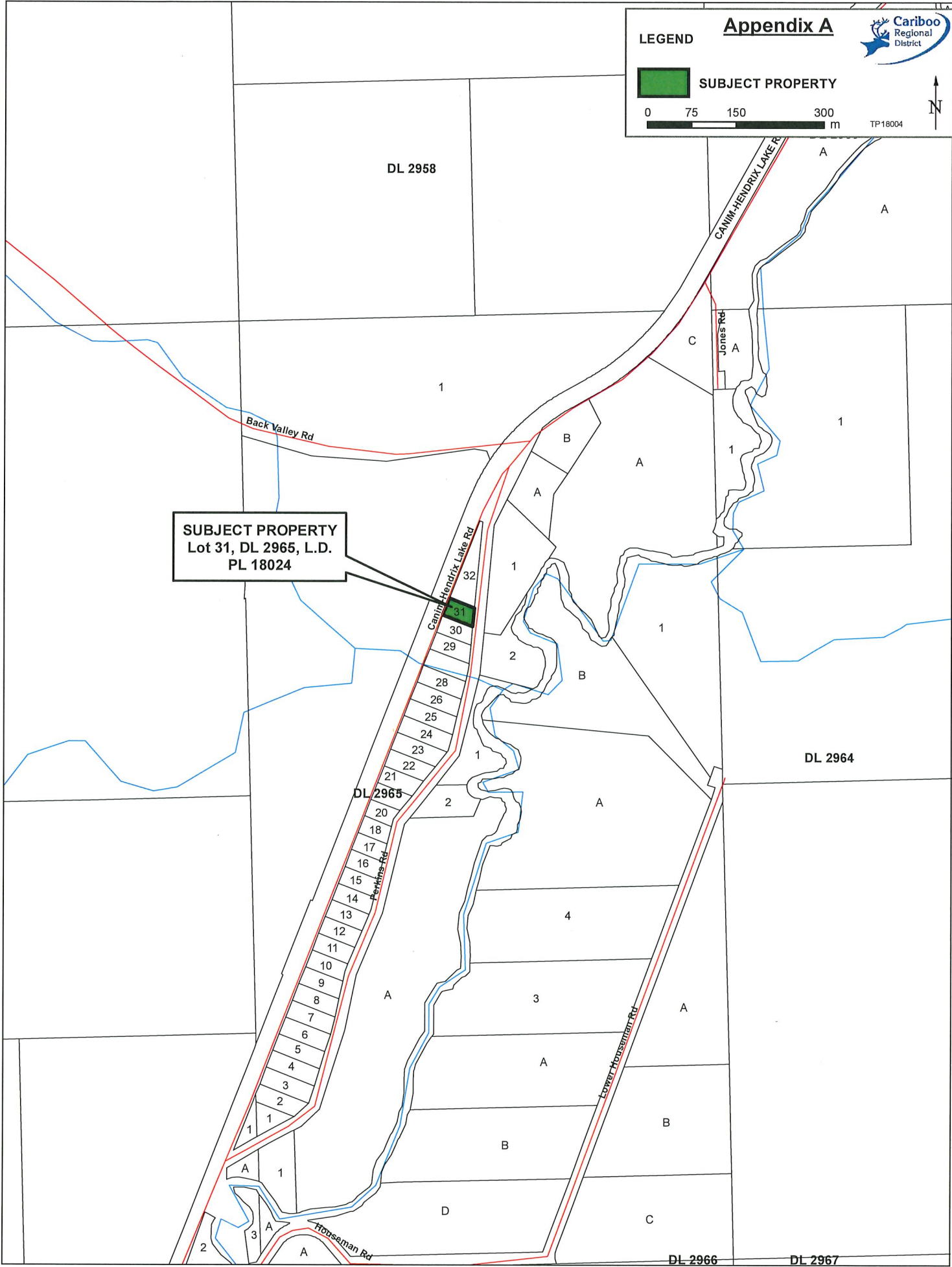
DL 2964

Lower Houseman Rd

Houseman Rd

DL 2966

DL 2967



LEGEND

APPENDIX B

- SUBJECT PROPERTY
- PROPOSED AREA FOR TEMPORARY USE PERMIT



MEASUREMENTS
ARE METRIC

TP18004



DL

Canim-Hendrix Lake Rd
+/- 30.48 m

Lot 32
PL 18024

2965

WOOD SHED
SHED
+/- 45.26 m

Dog Daycare Area
(10.68m x 12.19m)

TREED AREA

DECK
DWELLING

CARPORT

DRIVEWAY

+/- 31.69 m

Perkins Rd

Lot 31, DL 2965,
L.D. , PL 18024,
+/- 0.14 ha

+/- 53.93 m

Lot 30
PL 18024


2965

DL

Lot 29
PL 18024



Appendix C

LEGEND

 SUBJECT PROPERTY

0 45 90 180 m

TP18004

SUBJECT PROPERTY
 Lot 31, DL 2965, L.D.
 PL 18024

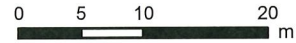


LEGEND

Appendix D



SUBJECT PROPERTY



TP18004



Canim-Hendrix Lake Rd

Perkins Rd

32

31

DL 2965

30

29

2

1

SUBJECT PROPERTY
Lot 31, DL 2965, L.D.
PL 18024





Interior Health

Every person matters

Cariboo Regional District
File No.

FEB 19 2018

February 16, 2018

Referred To

Francesca Sanna
Suite D, 180 N 3rd Ave
Williams Lake, BC V2G 2A4
<mailto:bethier@cariboord.ca>

Dear Francesca Sanna:

RE: File #: 3070-20/20180004
Our interests are unaffected

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on February 23/18 in the Held by conf. call, located at _____, BC, commencing at 7pm

Cariboo Regional District

File No.

FEB 23 2018

Referred To

PRESENT: Chair Peter Sanders
Members Jorge Herzmann
Paul Leepky
Hori Frame
Tom Price
Recording Secretary Ken Baume
Elisa Marocchi
Owners/Agent, or
 Contacted but declined to attend

ABSENT: Louis Jackson

ALSO PRESENT: Electoral Area Director Margo Wagne
on phone Staff support (if present)

Agenda Items

TEMPORARY PERMIT APPLICATION – 3070-20/20180004 (Lot 31, District Lot 2965, Lillooet District, Plan 18024)

P. Leepky IK Baume : "THAT the application for a temporary permit at 5100 PERKINS ROAD be supported / rejected for the following reasons:

- i) Only 2 dogs. - would like to ensure appropriate
- ii) hauling/skatted, & fencing between neighbours supplied

For: 7 Against: 0

CARRIED/DEFEATED

Termination
T. Price IK Baume : teleconference That the meeting terminate.

CARRIED

Time: 7:15 p

Via teleconference
Recording Secretary

Margo Wagne
Chair
Convening call.

RESULTS OF PUBLIC MEETING

File No: 3070-20/20180004

Date: May 15, 2018

Location: Forest Grove Community Hall

Re: **TEMPORARY PERMIT – LOCATED AT 5100 Perkins Road AND LEGALLY DESCRIBED AS Lot 31, District Lot 2965, Lillooet District, Plan 18024**

Persons Present:

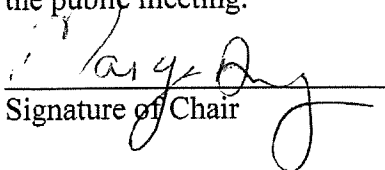
- Director:
- Owner(s):
- Agent:
- Public: See attached list
- Staff:
- No public in attendance (excluding owner/agent)

-
- Waited ten (10) minutes and then called the meeting adjourned.
 - Welcome and introduction by the Area Director/Alternate
 - The "Purpose of a Public Meeting", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 7:00pm.
 - The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
 - The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: May 11/2018 Name: Worthington
 - 2) Date: May 14/2018 Name: Corinne McIntyre
 - The following verbal comments and questions were received: (add additional sheet if required)

Comments in favour: None

Comments of concern/opposition:
noted on separate sheet both by Ms. McIntyre & CRD Director.
 - Attendees were asked three times for further comments and/or questions.
 - The Chair called the meeting adjourned at 7:17PM.

I certify this is a fair and accurate report on the results of the public meeting.


Signature of Chair

fence is 20 ft from property line.

Threatening to harm McIntyre's dog.

Harassment by property owner.

Not always limited to 2 dogs - up to 6 dogs seen. None are her own.

RCMP have attended.

Neighbour states dogs that are in ^{fleming's} her care are stressed because they are out of their normal habitat.

Trespassed a McIntyre property when their puppy was young. Ms. McIntyre opened door to find Ms Fleming holding her puppy in McIntyre yard.

Mary Angus

Cariboo Regional District
File No

MAY 17 2018

Referred to

Barry and Diana Worthington
5103 Perkins Road
PO Box 441, 100 Mile House, BC V0K 2E0
May 10, 2018

Attention : Havan Surat, MRAIC, FIIA
Manager of Development Services
Cariboo Regional District
Williams Lake, BC V2G 2A4

RE: Notice of Temporary Permit – 5100 Perkins Road

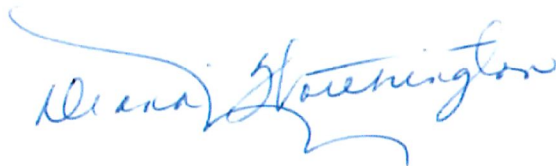
Attention : Havan Surat, MRAIC, FIIA:

I am writing to you in response to the Temporary Use Permit requested by Lorraine and or Eveline Fleming of Lot 31, District Lot 2965, Lillooet District, Plan 18024.

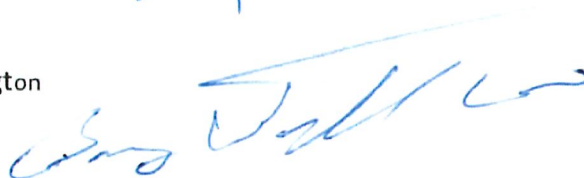
We, Barry and Diana Worthington, owners of Lot 30, (picket fence is the divider between our lots) **have absolutely no objection** to Lorraine and or Eveline Fleming having a small doggy day care up to 2 dogs.

Lorraine has been our neighbour for 8 years without any issues.

Sincerely,



Barry & Diana Worthington



5100 Perkins

- ① Too close within 30ft
- ② not properly fenced
- ③ Decrease of Property Value
- ④ Seen Small Dog on Canin + Hendrick Rd from 5100 Perkins (more than 2)
- ⑤ yelling and screaming over fence "Shut your F...en dog up"
a comon phase used
- ⑥ My dog fixated on 5100 Perkins due to coming and going of Distressed Dogs
- ⑦ my dog force wear Bark collar since 10 month old
- ⑧ ~~Threats~~ Threatening my dog wife
- ⑨ Menaced me while on Chemo trying to make get rid of my dog
- ⑩ Trespassing
- ⑪ numerous calls to RAMP + CRD
5098 Perkins rd.
5150 Perkins rd.

Cecilia + James McEntyre
250-397-2267

