

Development Variance Permit Information Package

File Number: 3090-20/20180015

Electoral Area: F

Date of Referral: April 17, 2018

Date of Application: March 29, 2018

Property Owner's Name(s): Randy and Claudine Kadonaga

Applicant's Name: Randy and Claudine Kadonaga

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 9976, Cariboo District, Plan PGP41447

Area of Application: 0.72 ha (1.78 ac)

Location: South Likely Rd

Current Zoning: Lakeshore Residential (RL) under the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

Refer to: Adjacent Land Owners, Area F Advisory Planning Committee, MoE, MoTI, Health Authority

Variance Requested: The applicants have requested a relaxation in Section 7.2 (b) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 as follows:

- i) That the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) to allow the construction of a single family dwelling and attached carport

And a relaxation of Section 8.9.2 (b) (i) as follows:

- ii) That the required front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.

Proposal/Reasons in support: Neighbouring properties have riverfront homes and the property owners believe it will increase the value of their property to have a riverfront home.

Existing Buildings: 7.43 sq. m (79.97 sq. ft.) storage shed
55.74 sq. m (599.98 sq. ft.) pole barn
Outhouse

Proposed Buildings: 176.51 sq. m (1,900 sq. ft.) Single Family Dwelling
37.16 sq. m (400 sq. ft.) attached carport

SECTION 2: Planning Report

Background:

The applicant is seeking variances to reduce required watercourse setback from 30 m (98.4 ft.) to 15 m (49.2 ft.) and front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.

The subject property is zoned Lakeshore Residential (RL) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

Location:

The property is located in South Likely Road and is mostly surrounded by single family residential dwellings with Quesnel River to the north of the subject property.

CRD Regulations and Policies:

Central Cariboo Area Zoning Bylaw No. 3503

7.2 LAKE/WATERCOURSE SETBACK PROVISIONS

Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

- (b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;

8.9 LAKESHORE RESIDENTIAL (RL) ZONE

8.9.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)

Rationale for Recommendations:

As the Likely Road separates the parcel into two fragments, these two variances are required to construct a riverfront home on smaller fragment parcel size adjoining the Quesnel River.

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 9976, Cariboo District, Plan PGP41447 be approved. Further, that a Development Variance Permit be issued to vary the following:

Section 7.2 (b) & 8.9.2 (b) (i) of the Central Cariboo Area Zoning Bylaw No. 3503, 1999 as follows:

That the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) and front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.

SECTION 3: Referral Comments

Health Authority: - June 11, 2018

See attached.

Ministry of Transportation and Infrastructure: - April 27, 2018

The Ministry of Transportation and Infrastructure (MoTI) has reviewed the above noted application. MoTI has no objection to reducing the watercourse setback as we do not have a flood covenant on Title. MoTI also has no objection to reducing the front yard setback as the proposed 4.57m still meets our regulations.

Ministry of Environment: - June 11, 2018

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development do not support this variance request due to fish habitat along the Quesnel River.

Adjacent Property Owners:

Advisory Planning Commission: May 22, 2018

See attached.

SECTION 4: Board Action

Date of Meeting: May 25, 2018

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 9976, Cariboo District, Plan PGP41447 be deferred for up to 60 days to provide other agencies sufficient time to comment.

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation

APC Comments

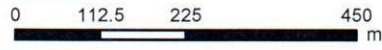
Interior Health Comments

Appendix A: GENERAL MAP

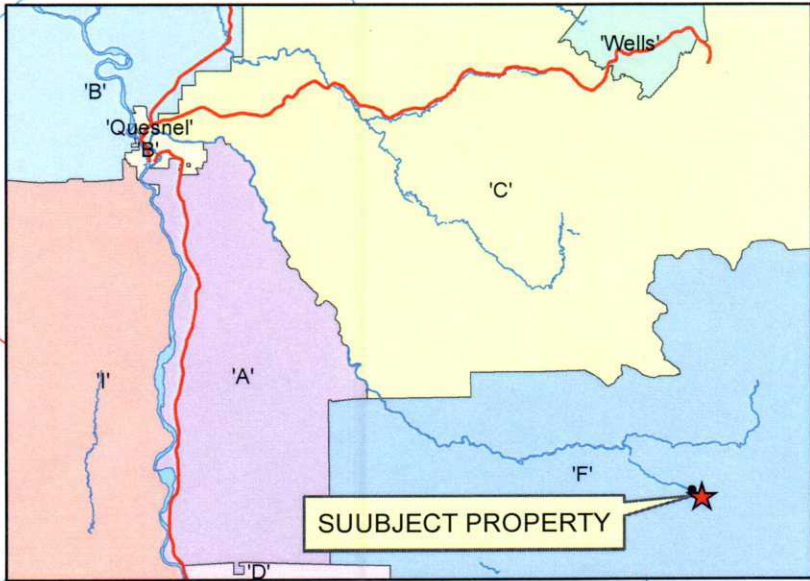
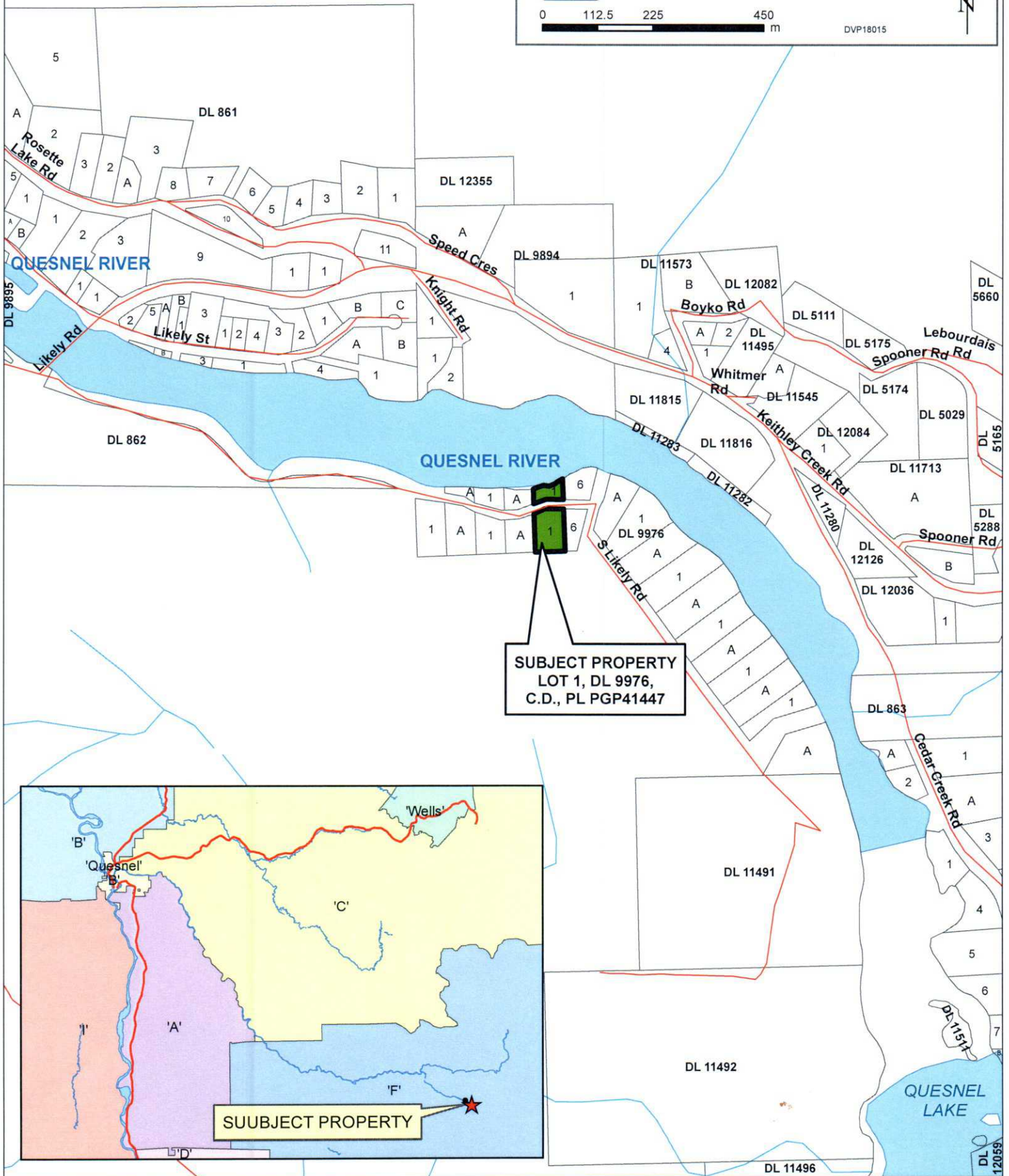


LEGEND

 SUBJECT PROPERTY



DVP18015



Appendix B: SPECIFIC MAP



LEGEND

SUBJECT PROPERTY



ALL MEASUREMENTS METRIC DVP18015



QUESNEL RIVER

To reduce required watercourse setback from 30 m to 15 m to allow the construction of a proposed single family dwelling and attached carport.

PROPOSED SINGLE FAMILY DWELLING
Floor Area : 176.51 sq. m

PRESENT NATURAL BOUNDARY OF QUESNEL RIVER

15 m Watercourse Setback

Lot A
PL PGP41446

30 m Watercourse Setback

SHED
Floor Area : 7.43 sq. m

PROPOSED ATTACHED CARPORT
Floor Area : 37.16 sq. m

Lot 6
PL 2017

DRIVEWAY

S Likely Rd

To reduce front yard setback from 7.60 m to 4.57 m on the southeast and southwest corners to allow the construction of a proposed single family dwelling and attached carport.

OUTHOUSE

POLE BARN
Floor Area : 55.74 sq. m

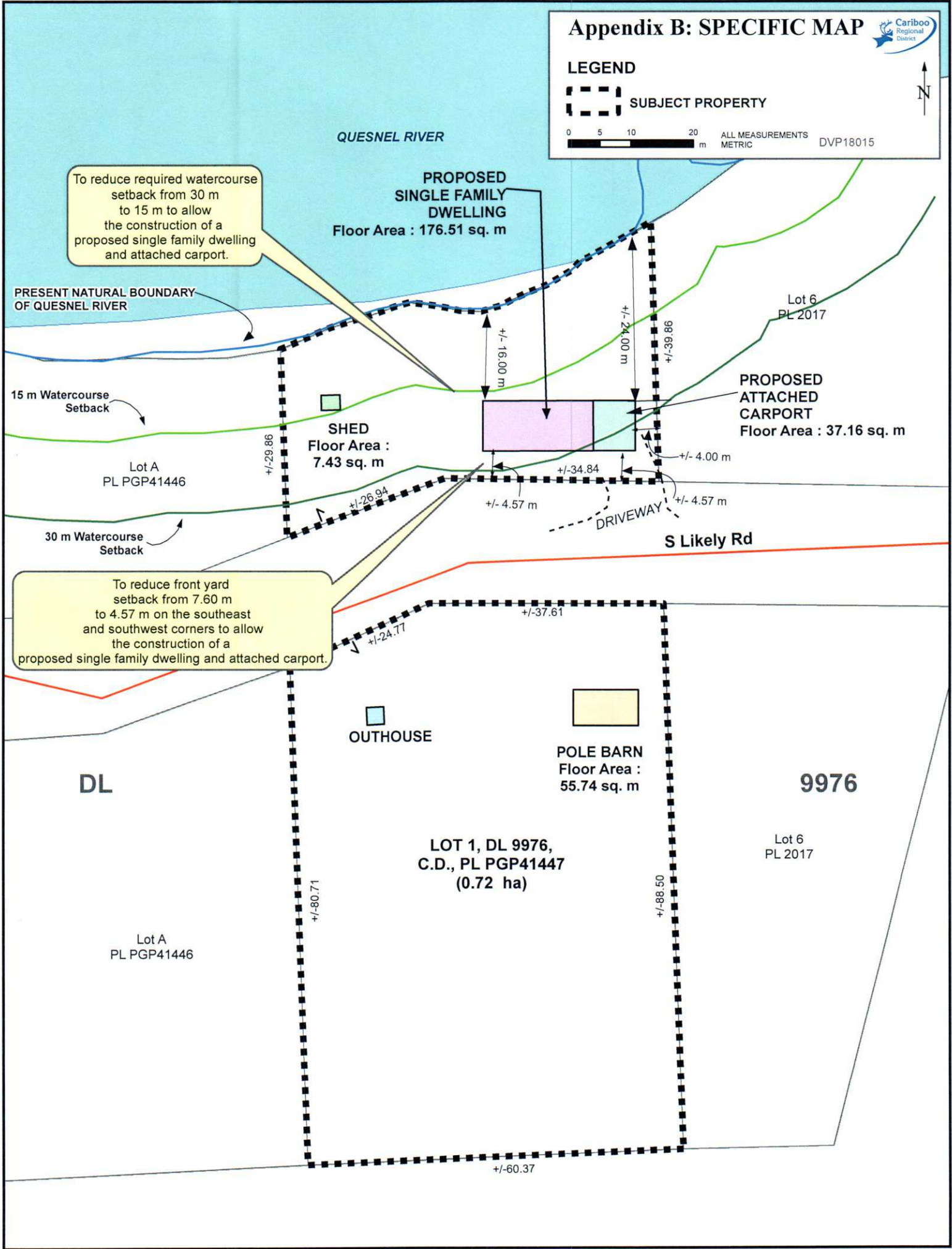
DL

9976

LOT 1, DL 9976, C.D., PL PGP41447 (0.72 ha)

Lot 6
PL 2017

Lot A
PL PGP41446



Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY



QUESNEL RIVER



SUBJECT PROPERTY
LOT 1, DL 9976,
C.D., PL PGP41447

Describe the existing use of the subject property and all buildings: RECREATIONAL PROPERTY
STORAGE SHED & FIXTURE

Describe the proposed use of the subject property and all buildings: SINGLE FAMILY
DWELLING YEAR ROUND OCCUPANCY

Describe the reasons in support for the application: MOST HOMES ARE BUILT
ON WATER FRONT. ENHANCES VALUE OF HOME.
ATTACHED GARAGE

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): BIRCH, FIR,
AND POPULAR TREES, ALDER BUSH, WILD FLOWERS (MINIMAL)
SOME GRASS MAINTAIN ROCKS.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): QUESNEL
RIVER,

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on MAY 15/18 in the BIG LAKE, located at BIG LAKE, BC, commencing at 7:10 pm COMMUNITY HALL

PRESENT: Chair GEORGE ATAMANENKO
Members DOUG WHITE
ROSS MICOUBREY
JOHN WUYRUP

Cariboo Regional District
File No.

MAY 22 2018

Recording Secretary

Referred To

Owners/Agent, or

Contacted but declined to attend

ABSENT:

ALSO PRESENT: Electoral Area Director JOAN SORRELY
Staff support (if present)

Agenda Items

DVP APPLICATION – 3090-20/20180015 (LOT 1, DISTRICT LOT 9976, CARIBOO DISTRICT, PLAN PGP41447)

/ : "THAT the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) and that the required rear yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport. for property located at SOUTH LIKELY ROAD be supported/~~rejected~~ for the following reasons:

- i) Several concerns were raised as follows
- ii) that an approved sewage disposal field may require pumping across to South likely road.
- that the proposed single family house be above the flood zone

For: Against:

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 7:30 pm

GTA
Recording Secretary

[Signature]
Chair



June 11, 2018

Havan Surat
Development Services
Suite D, 180 N Third Avenue
Williams Lake, BC, V2G 2A4
nalexander@cariboord.ca

Dear Havan,

RE: Development Variance Permit Application for Lot 1, District Lot 9976, Cariboo District, Plan PGP41447

Thank you for the opportunity to provide comments on the above referenced Development Variance Permit Application from the viewpoint of our policies and regulations governing onsite sewerage dispersal systems and water supply.

The applicant is requesting a reduced watercourse setback from 30m to 15m to allow for the building of a riverfront residence.

It is recommended that, prior to approval, the applicant retain the services of an Authorized Person under the BC Sewerage System Regulation to provide evidence that they are able to place a type 1 sewerage dispersal system and a backup in a location on the property that is not within 30m of the river.

Please contact the undersigned if you have any questions or concerns.

Yours sincerely,

Marion Masson
Environmental Health Officer – Healthy Built Environment