

Development Variance Permit Information Package

File Number: 3090-20/20180018

Electoral Area: D

Date of Referral: May 24, 2018

Date of Application: May 4, 2018

Property Owner's Name(s): Victor and Lyda Sharman

Applicant's Name: Victor and Lyda Sharman

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 8820, Cariboo District, Plan BCP34378

Area of Application: 4 ha (9.88 ac)

Location: 1934 Ross Rd

Current Zoning: Rural 1 (RR 1)

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

Variance Requested: The applicants have requested a relaxation in Section 4.14 (e) Table 2 of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

That the combined maximum floor area for ancillary buildings and structures on properties 4 ha (9.88 ac) to less than 32 ha (79.07 ac) in size be increased from 400 sq. m (4,306 sq. ft.) to 535.12 sq. m (5,760 sq. ft.) to allow the construction of a proposed 312.15 sq. m (3,360 sq. ft.) garage/shop.

Proposal/Reasons in support: To store recreational vehicles

Existing Buildings: Dwelling – 312.15 sq. m (3,359.95 sq. ft.)
Shop - 222.96 sq. m (2,400 sq. ft.)

Proposed Buildings: Shop – 312.15 sq. m (3,360 sq. ft.)

SECTION 2: Planning Report

Planning Staff recommends that this application be considered for approval.

Background:

The subject property is zoned Rural 1 (RR 1) under the Williams Lake Fringe and 150 Mile House Area Zoning bylaw No. 3502, 1999.

It is proposed that the combined maximum floor area for ancillary buildings and structures on properties 4 ha (9.88 ac) to less than 32 ha (79.07 ac) in size be increased from 400 sq. m (4,306 sq. ft.) to 535.12 sq. m (5,760 sq. ft.) to allow the construction of a proposed 312.15 sq. m (3,360 sq. ft.) garage/shop.

Location:

Located on Ross Road, the subject property sits on a bare flat land and is 4 ha (9.88 ac) in size. It is surrounded by single family dwellings on rural size lots to the north and south of the subject property and vacant land to the west and east of the subject property.

CRD Regulations and Policies:

Williams Lake Fringe and 150 Mile House Area Zoning bylaw No. 3502, 1999.

4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES

Table 2 Maximum Floor Area

Property Size	Maximum Floor Area
4.0 ha to Less Than 32.0 ha <i>(9.88 ac to Less Than 79.07 ac)</i>	400 square metres <i>(4,306 square feet)</i>

Rationale for Recommendations:

Since the proposed shop is located towards the rear end of the property line, it has minimal visual impact from the road and adjacent properties. Based on the parcel size and proposed location of ancillary structure, planning staff recommends the approval of variance request for an increase in area of approx. 135.12 sq. m.

It is therefore recommended that the application for a Development Variance Permit pertaining to Lot 2, District Lot 8820, Cariboo District, Plan BCP34378 be approved. Further, that a Development Variance Permit be issued to vary the following:

Section 4.14 (e) Table 2 of the Williams Lake Fringe and 150 Mile House Area Zoning bylaw No. 3502, 1999 as follows:

- i) That the combined maximum floor area for ancillary buildings and structures on properties 4 ha (9.88 ac) to less than 32 ha (79.07 ac) in size be increased from 400 sq. m (4,306 sq. ft.) to 535.12 sq. m (5,760 sq. ft.) to allow the construction of a proposed 312.15 sq. m (3,360 sq. ft.) garage/shop.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: - May 25, 2018
See attached.

Ministry of Transportation and Infrastructure: - June 1, 2018
The Ministry of Transportation and Infrastructure offers no objection in principle.

Highway access permits are required for all accesses except single residential driveways on side roads. If a commercial access permit is requested, the access would need to accommodate turning movements of the type of vehicles associated with the commercial use.

All developers must apply for and receive a permit from the Ministry of Transportation before constructing or maintaining works, structure or pipe on roads or land controlled by the Minister of Transportation.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission: June 13, 2018
See attached.

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
Interior Health Comments
APC Response Form

Appendix B: SPECIFIC MAP



LEGEND

SUBJECT PROPERTY



ALL MEASUREMENTS METRIC



DVP18018

NW 1/4

Lot 2
PL BCP794

SE 1/4

Lot 1
PL BCP34378

To increased from 400 sq. m (4,306 sq. ft.) to 535.12 sq. m (5,760 sq. ft.) to allow the construction of a proposed 312.15 sq. m (3,360 sq. ft.) garage/shop.

+/-302.465

DL

8820

45.72 m

DRIVEWAY



DWELLING
Floor Area :
312.15 sq. m

+/-133.74

33.53 m

PROPOSED
SHOP
Floor Area :
312.15 sq. m

SHOP /
STORAGE
Floor Area :
185.81 sq. m

Lot 2
PL BCP34378
(4.0 ha)

+/-283.13

SW 1/4

Lot 1
PL EPP48035

Lot 3
PL BCP34378

Ross Rd

Lot 4
PL BCP34378

Lot 2
PL EPP48035

Lot 5
PL BCP34378

Appendix C: ORTHOGRAPHIC MAP

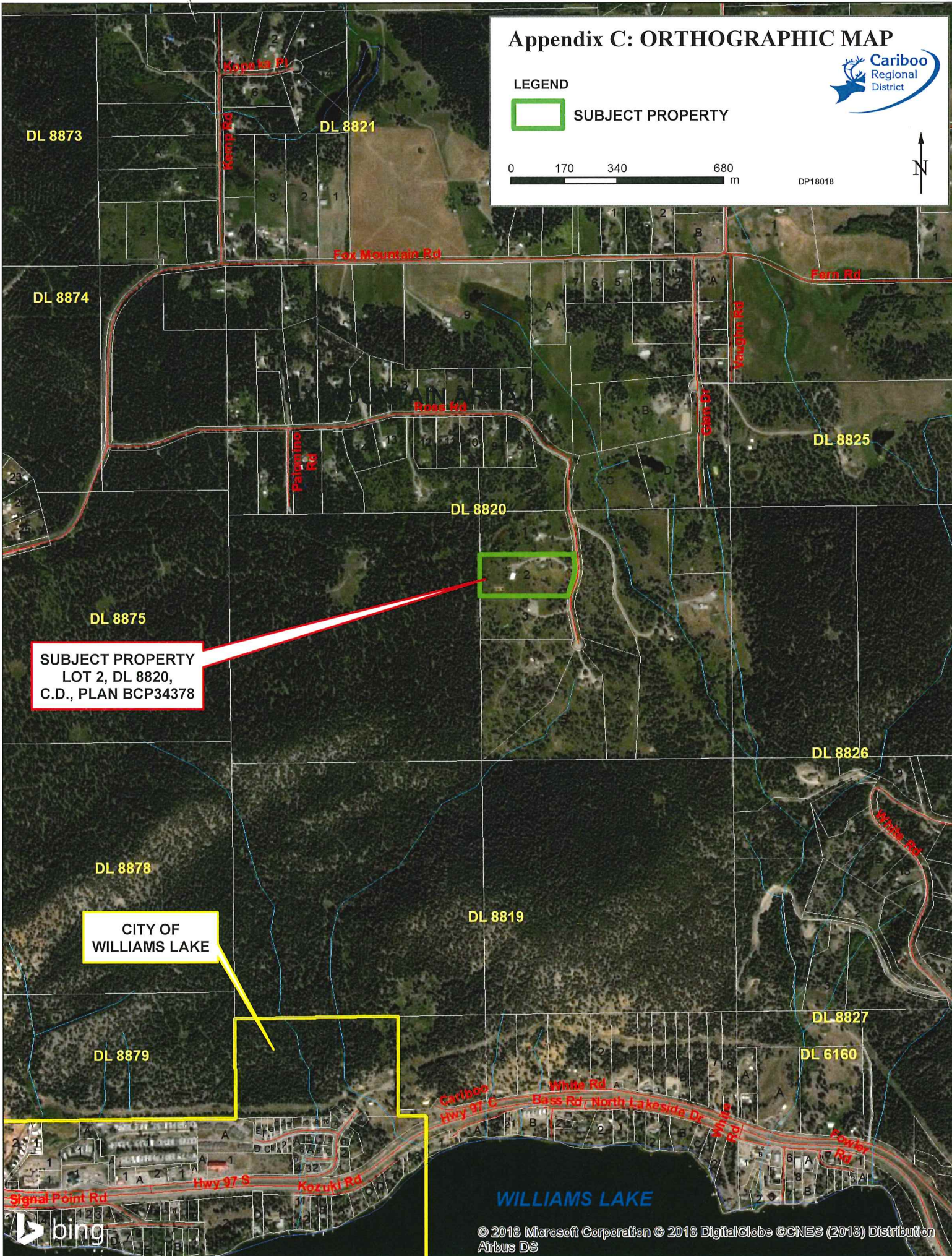


LEGEND

 SUBJECT PROPERTY

0 170 340 680 m

DP18018



SUBJECT PROPERTY
LOT 2, DL 8820,
C.D., PLAN BCP34378

CITY OF
WILLIAMS LAKE

Describe the existing use of the subject property and all buildings: _____

Residential

Describe the proposed use of the subject property and all buildings: _____

Residential Storage

Describe the reasons in support for the application: _____

Support variance, room to Park RV & motor home
5th wheel

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

Field Bare land

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

Flat Land

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

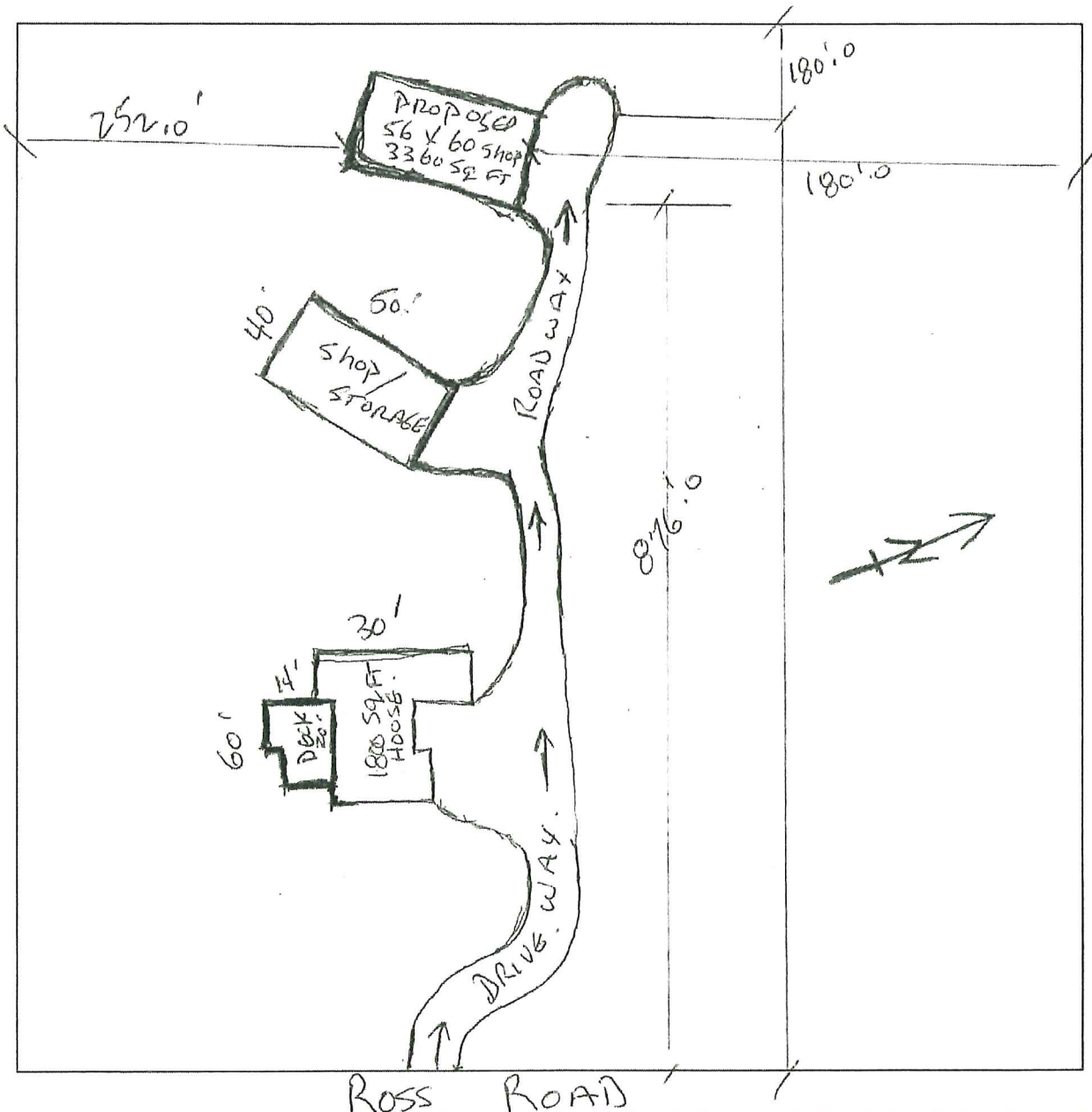
* Readily Available means existing services can be easily extended to the subject property.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" 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"/>



Site Plan Worksheet

Please draw a site plan depicting your property and proposal as instructed on the previous page:



Street or Road Number/Name: 1934 ROSS ROAD.

Owner's name: Victor Sharmar

PID: _____
VICTOR SHARMAN



Interior Health

Every person matters

May 25, 2018

Havan Surat
Suite D, 180 North 3rd Ave
Williams Lake, BC V2G 2A4
<mailto:nalexander@cariboo.bc.ca>

Cariboo Regional District
File No.

MAY 25 2018

Referred To
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Dear Havan Surat:

RE: File #: 3090-20/20180018
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 a meeting of the Electoral Area 'D' Advisory Planning Commission held on **Monday, June 11th,** 2018 in the CRD Committee Room at 180D North 3rd Avenue, Williams Lake

PRESENT: Chair/Recording Secretary Ron Kaufman
Members Howie Chamberlin
Dan Jalbert

ABSENT: Phyllis Webstad
Bobbie-Jo MacNair
Charliene Hays
Gordon Keener

ALSO PRESENT: Electoral Area Director Steve Forseth

A QUORUM WAS NOT PRESENT

Meeting called to order at 7:08pm

Agenda Item:

Development Variance Permit Application (3090-20/20180018/Lot 2, DL 8820, Cariboo District, Plan BCP34378)

BY CONSENSUS WITH MEMBERS PRESENT – THAT the Development Variance Permit Application to allow the combined maximum floor area for ancillary buildings and structures on properties 4 ha (9.88ac) to less than 32 ha (79.07 ac) in size be increased from 400 sq. m (4,306 sq. ft.) to 535.12 sq. m (5,760 sq. ft.) to allow the construction of a proposed 312.15 sq. m (3,360 sq. ft.) garage/shop at 1934 Ross Road on Fox Mountain **BE APPROVED**

The Chair declared the meeting adjourned at 7:20pm



Ron Kaufman, Chair/Recording Secretary
Cariboo RD Electoral Area 'D' Advisory Planning Commission

Cariboo Regional District
File No.

JUN 13 2018

Referred To
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