

Development Variance Permit Information Package

File Number: 3090-20/20180035

Electoral Area: D

Date of Referral: August 16, 2018

Date of Application: July 30, 2018

Property Owner's Name(s): Glen and Shirley Fillinger

Applicant's Name: Glen and Shirley Fillinger

SECTION 1: Property Summary

Legal Description(s): Lot 14, District Lot 8869, Cariboo District, Plan 12087

Area of Application: 1.19 ha (2.94 ac)

Location: 3789 Hopkins Road

Current Zoning: Rural 3 (RR 3) under the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

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

Variance Requested: : The applicants have requested a relaxation in Section 5.20.2 (b) (i) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

- i) That the required front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) to allow the construction of a storage shed.

Proposal/Reasons in support: To allow for the proposed storage shed to be erected at the same setback as the existing dwelling

Existing Buildings: Dwelling - 87.88 sq. m (946 sq. ft.)

Proposed Buildings: Storage shed - 83.61 sq. m (900 sq. ft.)

SECTION 2: Planning Report

Background:

The applicants have requested variance to reduce the required front yard setback from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) to allow the construction of a 83.61 sq. m (900 sq. ft.) storage shed. The requested variance is a relaxation in Section 5.20.2 (b) (i) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. The subject property has an existing residential structure of 87.88 sq. m in size, 31.22 sq. m sun roof and a 31.22 sq. m deck as shown in Appendix B.

Location and Surroundings:

The subject property is located on Hopkins Road, west of the Cariboo Highway 97 N and is in close proximity to the Williams Lake Airport as shown in Appendix A. It is mostly surrounded by single-family dwellings and farm land. The property is 1.19 ha (2.94 ac) in size and is zoned as Rural 3 (RR 3) in Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and designated as Rural Residential 3 in the Williams Lake Fringe Area Official Community plan (OCP) Bylaw No. 4782, 2012.

Past Relevant Applications:

A similar Variance Permit application for setback reduction was approved in 2014. The property is situated north of the subject property along the Cariboo Highway 97 N.

CRD Regulations and Policies:

3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999

5.20 RURAL 3 (RR 3) ZONE

5.20.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.93 feet)

Rationale for Recommendations:

Since the proposed variance request results in minimal impact on surroundings and also complies with the minimum highway rights of way setback of 4.5 meters, the planning staff supports this application.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 14, District Lot 8869, Cariboo District, Plan 12087 to vary the front yard setback from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) be approved.

SECTION 3: Referral Comments

Chief Building Official: - August 29, 2018

No concerns.

Health Authority: - August 24, 2018

See attached.

Ministry of Transportation and Infrastructure: - August 17, 2018

MoTI has no objection to reducing the front yard setback as the proposed 4.57m still meets our regulations.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission:

CRD Environmental Services Department: - August 16, 2018

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
Interior Health Comments

Appendix A: GENERAL MAP

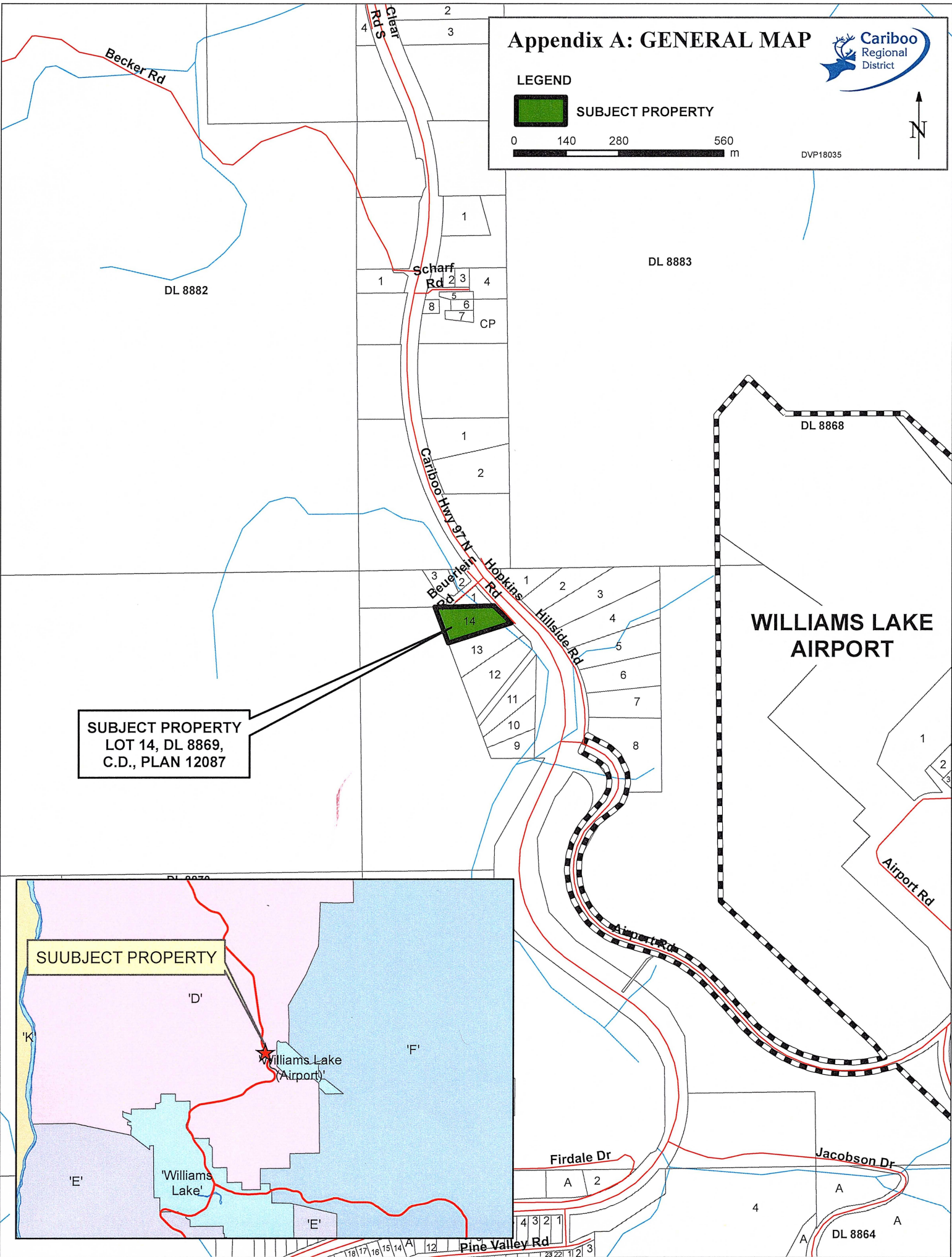


LEGEND

 SUBJECT PROPERTY

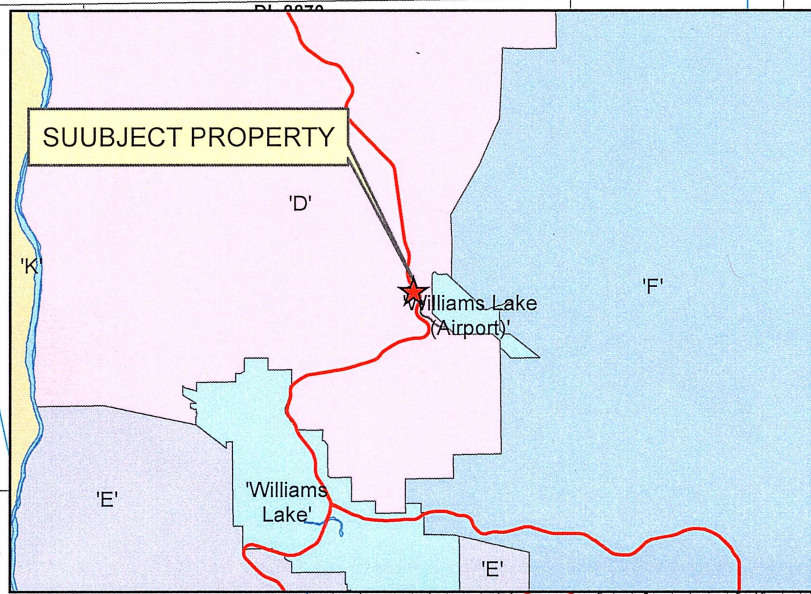
0 140 280 560 m

DVP18035



SUBJECT PROPERTY
LOT 14, DL 8869,
C.D., PLAN 12087

SUUBJECT PROPERTY



Appendix B: SPECIFIC MAP



LEGEND

SUBJECT PROPERTY



ALL MEASUREMENTS METRIC DVP18035



Lot 3
PL 17171

Lot 2
PL 17171

Lot 1
PL 17171

**LOT 14, DL 8869,
C.D., PL 12087
(1.19 ha)**

Lot 13
PL 12087

Lot 12
PL 12087

Beuerlein Rd

Hillside Rd

Hopkins Rd
Cariboo Hwy 97 N

EXISTING DWELLING

Floor Area :
87.88 sq. m

SUN ROOF

Floor Area :
31.22 sq. m

DECK

Floor Area :
31.22 sq. m

PROPOSED
STORAGE SHED
Floor Area : 83.61 sq. m

7.6 m SETBACK

DRIVEWAY

+/- 159.25

+/- 8.47

+/- 4.14 m

+/- 50.93

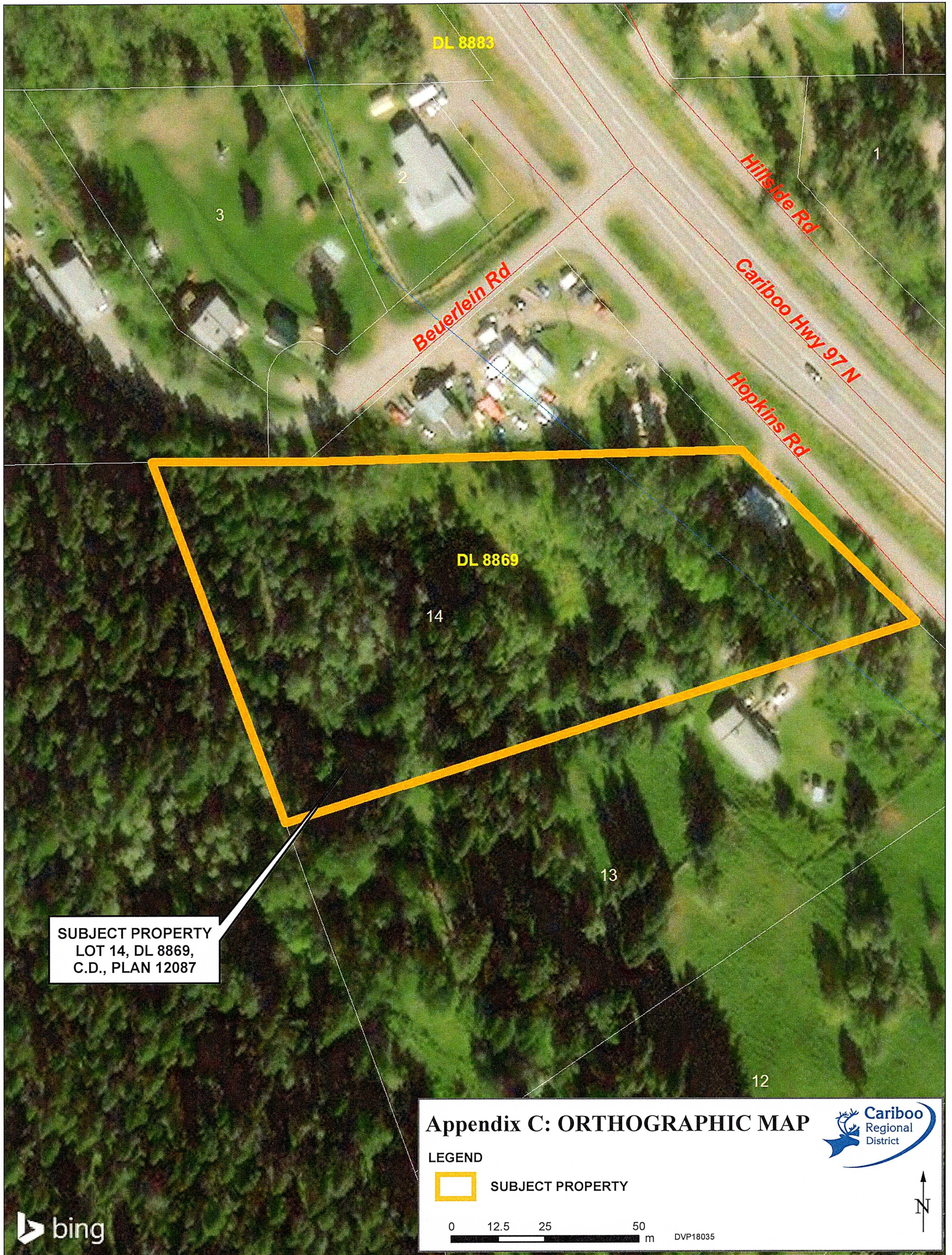
+/- 4.57 m

+/- 6.96 m

+/- 105.9

+/- 171.68

To reduce front yard setback from 7.60 m to 4.57 m to allow the construction of a proposed storage shed.



DL 8883

2

3

1

Beuerlein Rd

Hillsdale Rd

Cariboo Hwy 97 N

Hopkins Rd

DL 8869

14

13

12

SUBJECT PROPERTY
LOT 14, DL 8869,
C.D., PLAN 12087

Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY

0 12.5 25 50 m

DVP18035



Describe the existing use of the subject property and all buildings: PERSONAL HOME,
RESIDENTIAL

Describe the proposed use of the subject property and all buildings: PERSONAL STORAGE

Describe the reasons in support for the application: APPLICATION IS TO ALLOW
PROPOSED BUILDING TO BE ERECTED WITH THE SAME
SET BACK AS EXISTING HOME. (SEE COMMENTS PAGE 1/A)

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
WEST SIDE OF HIGHWAY 97 11 KM NORTH OF
WILLIAMS LAKE BC

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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Outlined Below

Approval Not Recommended Due to Reasons Outlined Below

Interior Health thanks you for the opportunity to provide comments on the Development Variance permit.

The development proposal should ensure that a sustainable onsite sewerage and drinking water supply remains viable for this parcel.

Please note Interior Health did not review internal files to provide these comments and the lot plan did not provide the servicing information.

If you have any questions, please contact me at 250-851-7347

Signed By:  Title: Environmental Health Officer

Date: August 24, 2018 Agency: Interior Health Authority

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on AUG 29, 2018 in the CRD MEETING ROOM, located at WILLIAMS LAKE, BC, commencing at 7:14 PM

PRESENT: Chair RON KAUFMAN
Members DANIEL JALBERT
TORY LEE

Recording Secretary

Owners/Agent, or
 Contacted but declined to attend

ABSENT: GORD KEENER
CHARLENE HAYES
PHYLLIS WEBSTAD
HOWIE CHAMBERLIN
BOBBY JO MCNAIR

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

Agenda Items

DVP APPLICATION – 3090-20/20180035 (LOT 14, DISTRICT LOT 8869, CARIBOO DISTRICT, PLAN 12087)

/ : "THAT the application to vary the front yard setback from 7.6 m (24.9 ft.) to 4.57 m (15 ft.) to allow the construction of a storage shed for property located at 3789 HOPKINS ROAD be supported/rejected for the following reasons:

i)

ii)

For: 3 Against: 0

CARRIED UNANIMOUSLY WITHOUT QUORUM CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 7:20

[Signature]
Recording Secretary

Chair