

## Development Variance Permit Information Package

**File Number:** 3090-20/20180026

**Electoral Area:** B

**Date of Referral:** June 28, 2018

**Date of Application:** June 15, 2018

**Property Owner's Name(s):** Mark and Laura Sauve

**Applicant's Name:** Mark and Laura Sauve

### SECTION 1: Property Summary

**Legal Description(s):** Lot 13 District Lot 6195, Cariboo District, Plan 18261

**Area of Application:** 0.58 ha (1.44 ac)

**Location:** 5189 Lakeshore Road

**Current Zoning:** Residential 2 (R 2)

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

**Variance Requested:** The applicants have requested a relaxation in Section 5.12.2 (b) (i) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

- i) That the required front yard setback be reduced from 7.6 m (24.9 ft.) to 1.5 m (4.92 ft.) to allow the construction of a detached garage.

**Proposal/Reasons in support:** Property owner would like to erect a detached garage for the purpose of storing boat, snowmobiles, lawn mower etc.

**Existing Buildings:** House – 260.13 sq. m  
Attached garage 39.02 sq. m

**Proposed Buildings:** Detached garage – 249.17 sq. m

### 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 1.5 m (4.92 ft.) to allow the construction of 249.17 sq. m (2682.04 sq. ft.) detached garage for the purpose of storing boat, snowmobiles, lawn mowers etc.

Location and Surroundings:

The subject property has an existing residential structure, and is located on Lakeshore road in Quesnel as shown in Appendix A. It is surrounded by single-family dwellings with Ten Mile Lake to the west of the subject property. The property is 0.58 ha (1.44 ac) in size and is zoned as Residential 2 (R 2) in Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and designated as Country Residential in the Quesnel Fringe Area Official Community plan (OCP) Bylaw No. 4844.

Past Relevant Applications:

There were two Development Variance Permit applications surrounding the subject property.

CRD Regulations and Policies:

**5.12 RESIDENTIAL 2 (R 2) ZONE**

5.12.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

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

Rationale for Recommendations:

The proposed variance request results in significant decrease in required front yard setback distance which also not comply with the minimum highway rights of way setback of 4.5 meters. This could potentially interfere with the safe and efficient movement of traffic on Lakeshore Road and therefore, the planning staff recommends this application be rejected.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 13, District Lot 6195, Cariboo District, Plan 18261 to vary the front yard setback from 7.6 m (24.9 ft.) to 1.5 m (4.92 ft.) be rejected.

**SECTION 3: Referral Comments**

**Health Authority:** - July 3, 2018

Northern Health has no objections to the proposal.

It would appear that there is still adequate space on the undeveloped portion of the lot for a backup sewage field, if the need were to arise and that is a distinct possibility, as the home is on its second field at this time. Although the building site chosen may be a good sight for a back-up septic field there appears to be adequate space on other parts of the lot that can meet the 100 foot set back from the lake.

It is important to know what activities will take place in this new structure, to be certain the activities will not have an environmental impact on the land or lake. As the house already has a two car garage,

another garage would not be necessary on the property, so the presumption is that the building would actually have another purpose as the land owner sited economic growth as the reason to build.

**Ministry of Transportation and Infrastructure:** - July 30, 2018

The Ministry of Transportation and Infrastructure (MOTI) does not support the proposed Development Variance application for the relaxation of the setback distance for the construction of a detached garage.

The Ministry has a minimum setback of 4.5 metres from all highway rights of way under Ministry jurisdiction and this location would not meet that minimum setback, and could interfere with the safe and efficient operation of traffic on Lakeshore Road.

**Ministry of Environment:** -

**Adjacent Property Owners:**

**Advisory Planning Commission:** July 30, 2018

Comments attached.

**CRD Environmental Services Department:** -

**CRD Chief Building Official** July 16, 2018

No concerns, subject to a valid building permit.

**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  
Comments from public, received July 17, 2018  
APC Comments and Letter

# Appendix A: GENERAL MAP

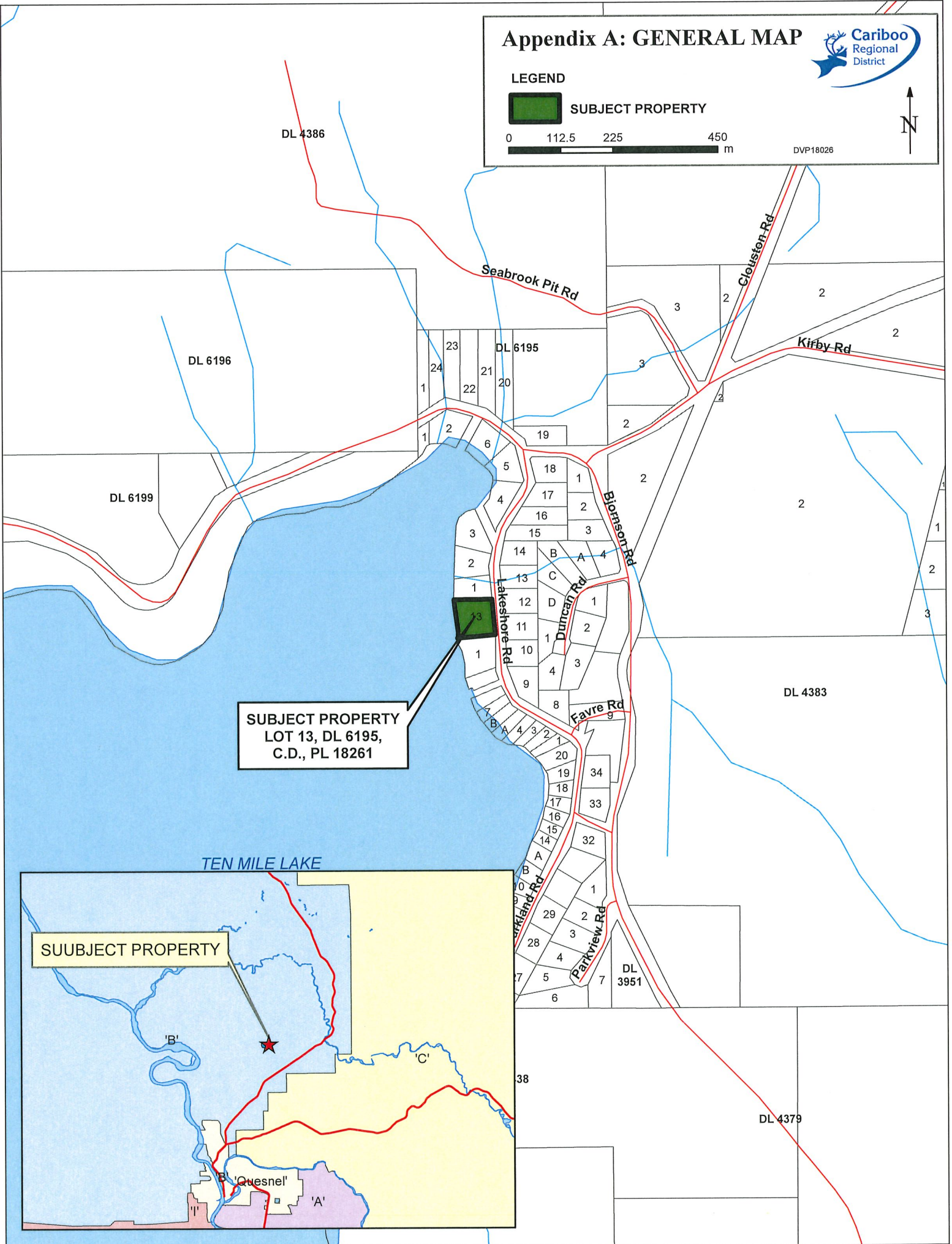


## LEGEND

 SUBJECT PROPERTY

0 112.5 225 450  
m

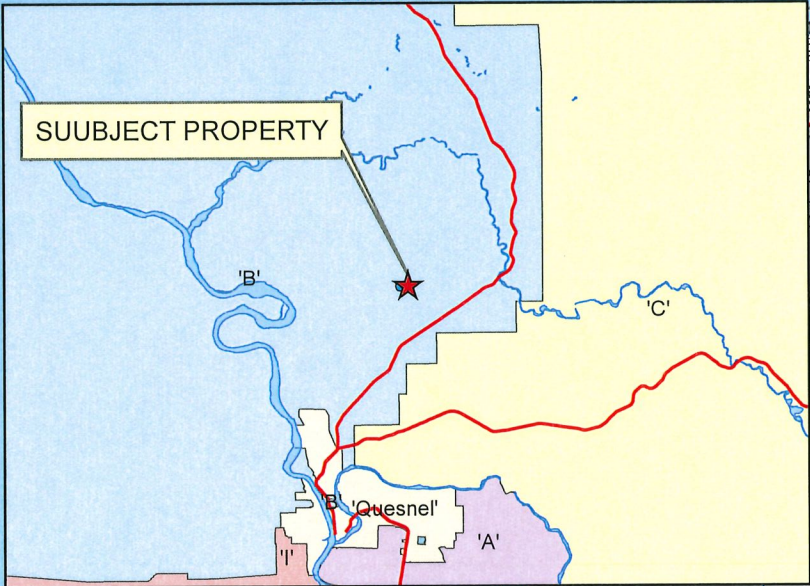
DVP18026



SUBJECT PROPERTY  
LOT 13, DL 6195,  
C.D., PL 18261

TEN MILE LAKE

SUBJECT PROPERTY



# Appendix B: SPECIFIC MAP



## LEGEND

SUBJECT PROPERTY

0 4 8 16 ALL MEASUREMENTS  
m METRIC

DVP18015

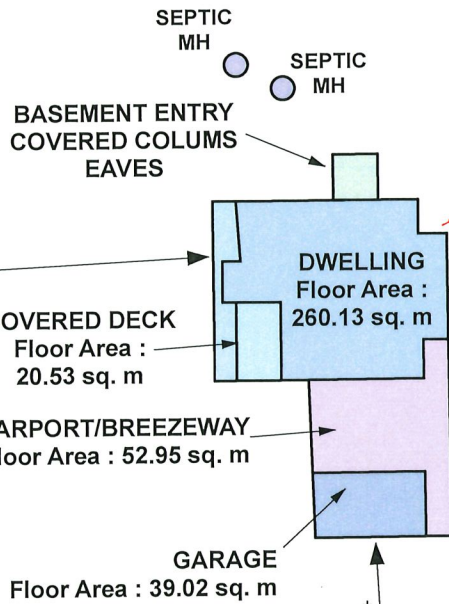


Lot 1  
PL 20898

LOT 13, DL 6195,  
C.D., PL 18261  
(0.58 ha)

TEN MILE LAKE

Lakeshore Rd

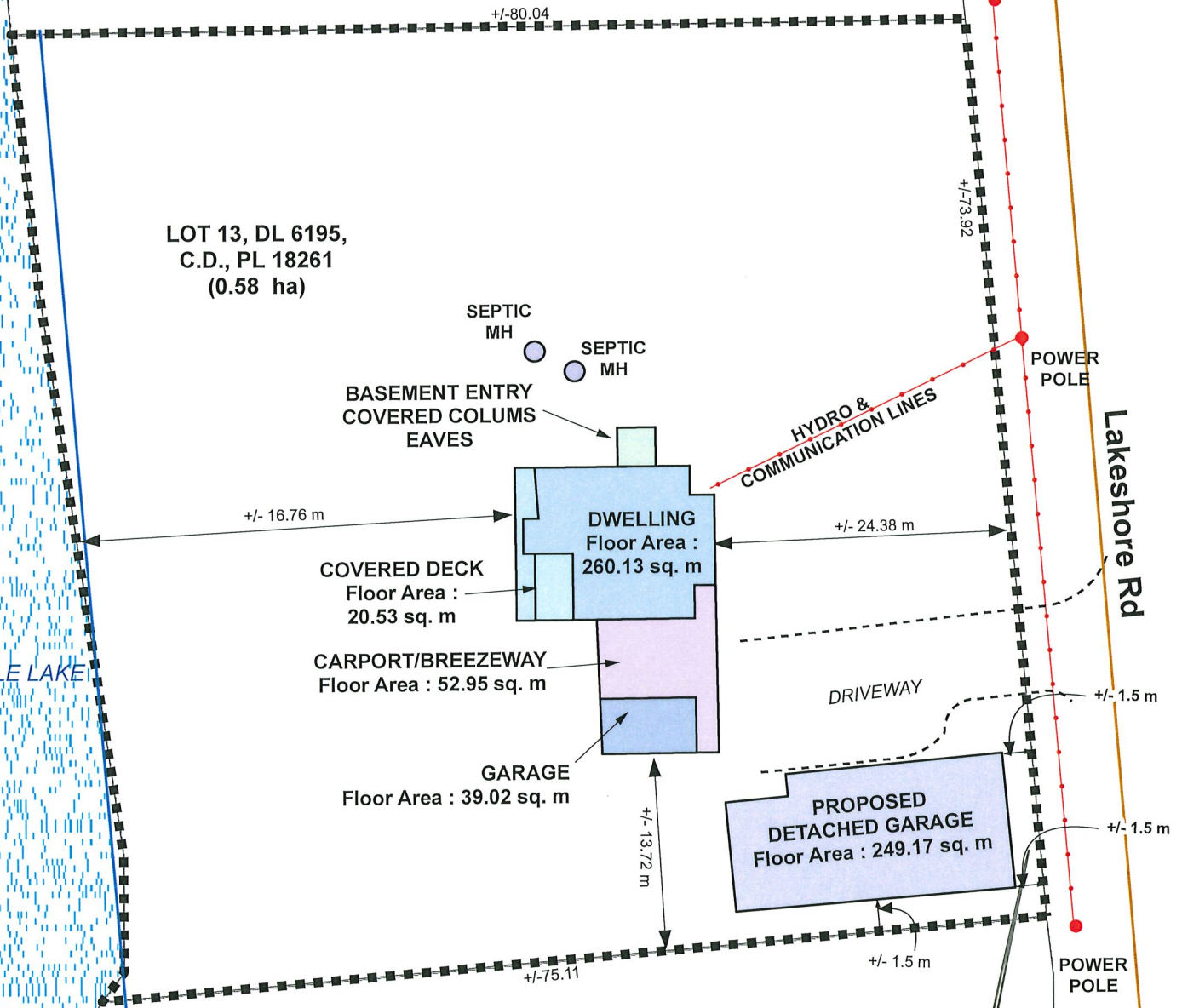


HYDRO & COMMUNICATION LINES



To reduce front yard setback from 7.60 m to 1.5 m on the southeast and northeast corners to allow the construction of a proposed detached garage.

Lot 1  
PL PGP41713



# Appendix C: ORTHOGRAPHIC MAP



## LEGEND



SUBJECT PROPERTY



DVP18026



SUBJECT PROPERTY  
LOT 13, DL 6195,  
C.D., PL 18261

TEN MILE LAKE

DL 6195

13

Lakeshore Rd

13

12

11

10

9

May 16, 2018

**RE: VARIANCE REQUEST 5189 LAKESHORE ROAD**

To whom it may concern,

I am writing a short letter to accompany my application to assist everyone involved to have a better understanding of my request.

My full time residence is located at 5189 Lakeshore Road in Quesnel. This lot is 1.5 acres in size located on Ten Mile Lake, due to the lay of the land and home location it restricts the options to erect a building of this stature.

The location of the proposed building would have no impact on neighbor's views, would be aesthetically pleasing, and the same driveway can be used. The building would be used for storing and maintaining my personal assets ex: boat, snowmobiles and lawn mowers that are currently stored in rental storage.

In order for me to build the size of building required to properly look after my assets the same as numerous of my neighbors I am requesting a variance from Cariboo Regional District in regards to the allowable setbacks from property lines. I am requesting that the front property setback be reduced from twenty 25 to 5 feet.

I believe the decrease in property line set back would have no effect on the road system for safety, maintenance or growth, as the current road is 25 feet from my property line and the proposed building would be 5 feet further inside the property line away from the road. Lakeshore Road is a short loop road that services only twenty homes that are located on each side of the road. The road approximately 60 feet away from the rear of the proposed building site would be higher than the building thus having no visual impact on traffic

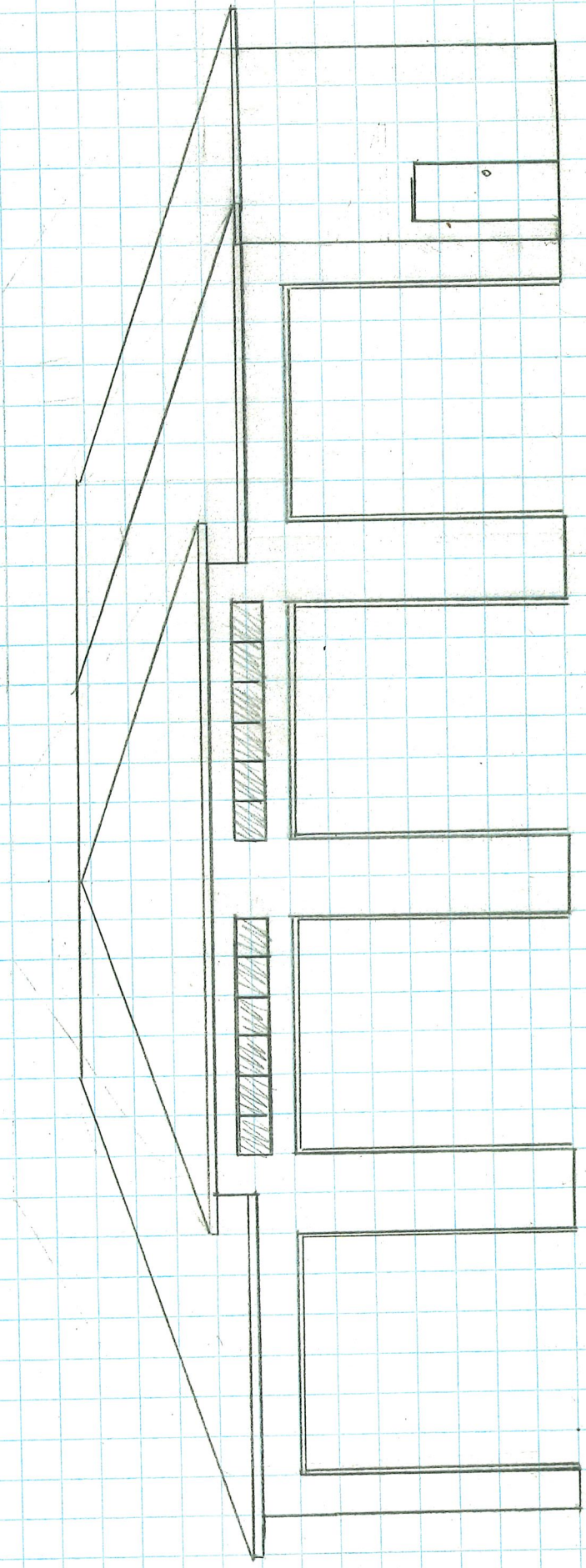
Please note that the drawings and exact dimensions are not final, upon approval from the Cariboo Regional District a professional draftsman will supply me exact dimensions and aesthetics.

I hope this gives you an insight of why I believe the variance should be approved. If there is anything further that I can assist with please feel free to contact me. I thank you for taking the time to review my request.

Mark Sauve

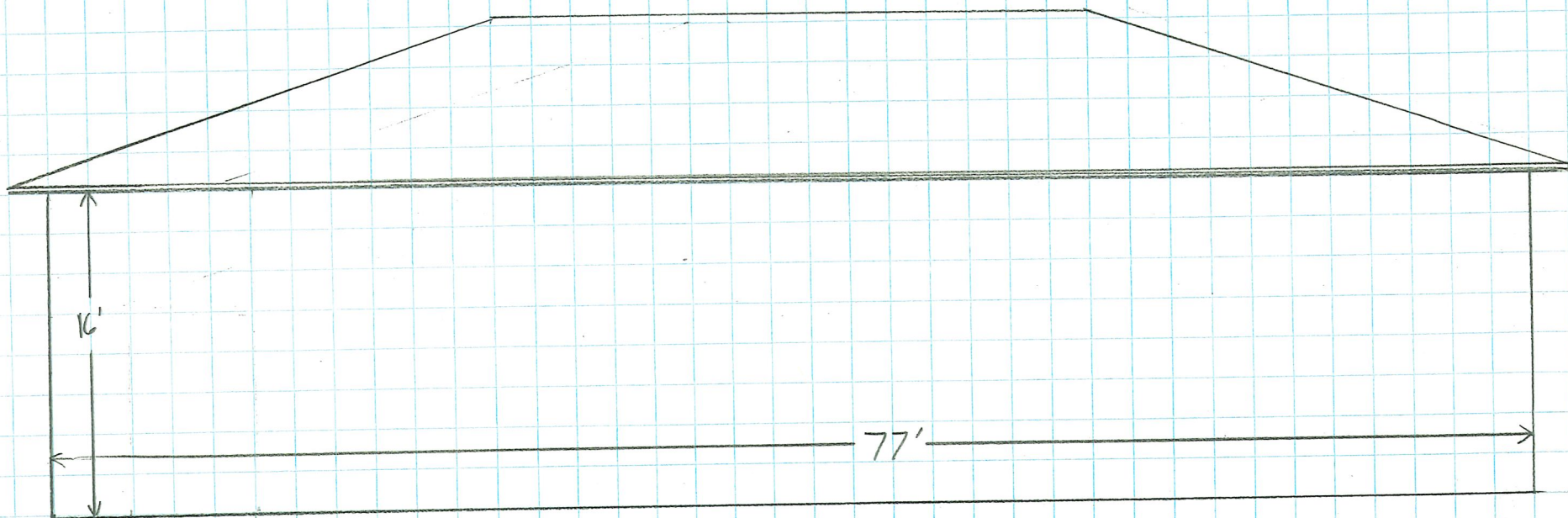
250-991-9954

NOT EXACTLY TO SCALE:  $\square = 2'$   
DRAFTSMAN TO FINACIZE



DRIVEWAY SIDE NW





HILLSIDE TOWARDS NEIGHBOR SW

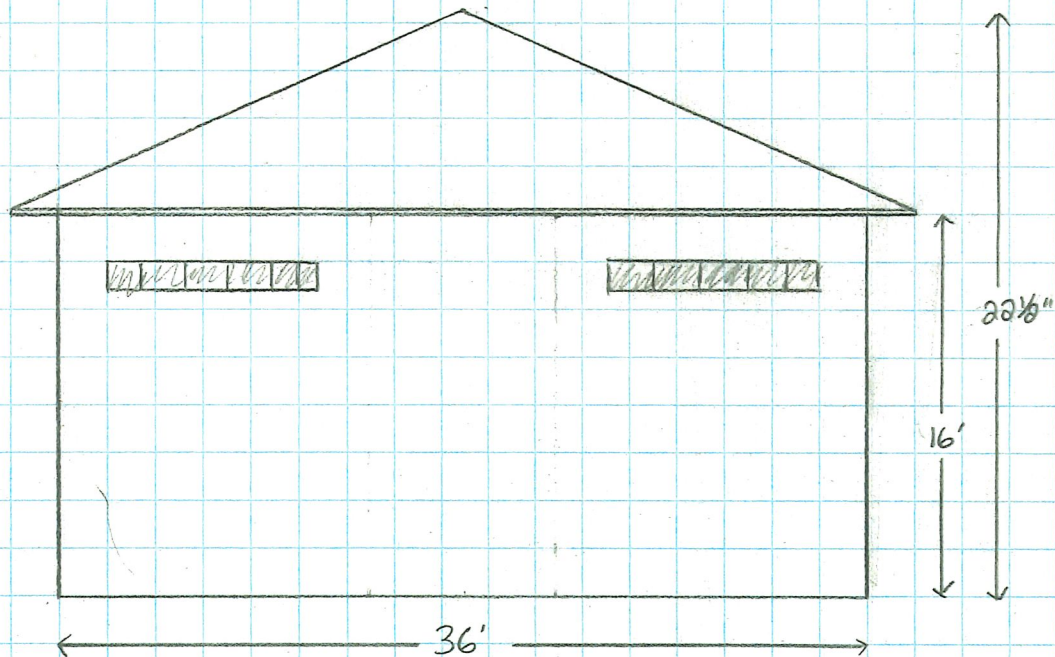
NOT TO SCALE

DRAFTSMAN TO FINALIZE

□ = 2'

NOT EXACTLY TO SCALE!  
DRAFTSMAN TO FINALIZE

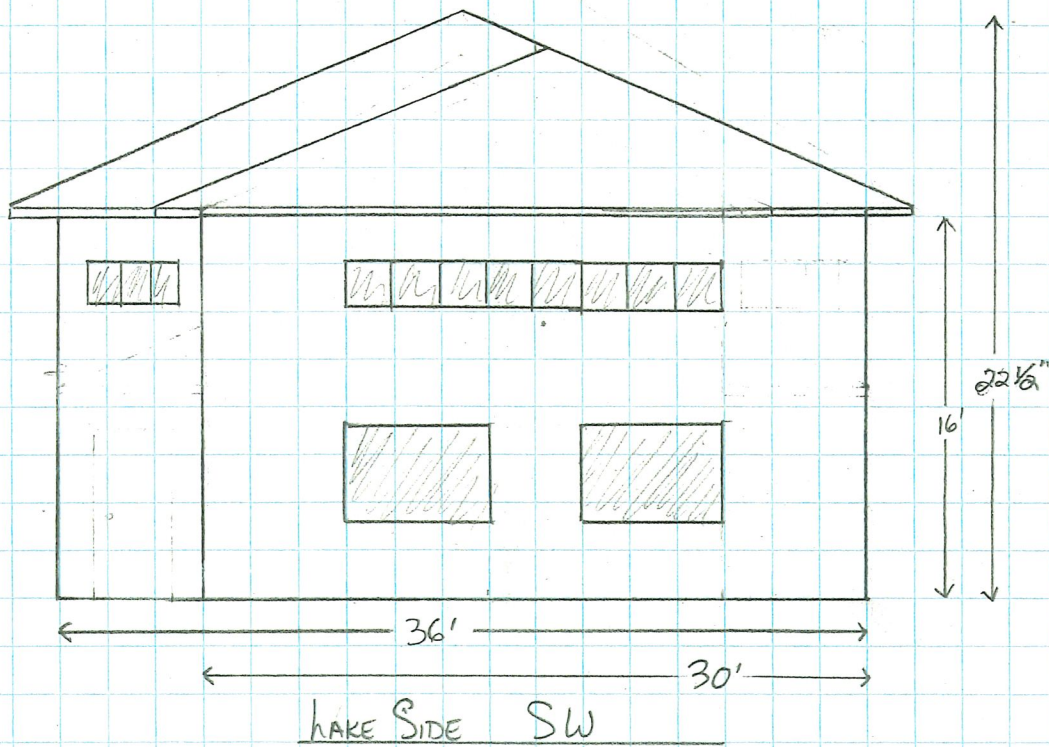
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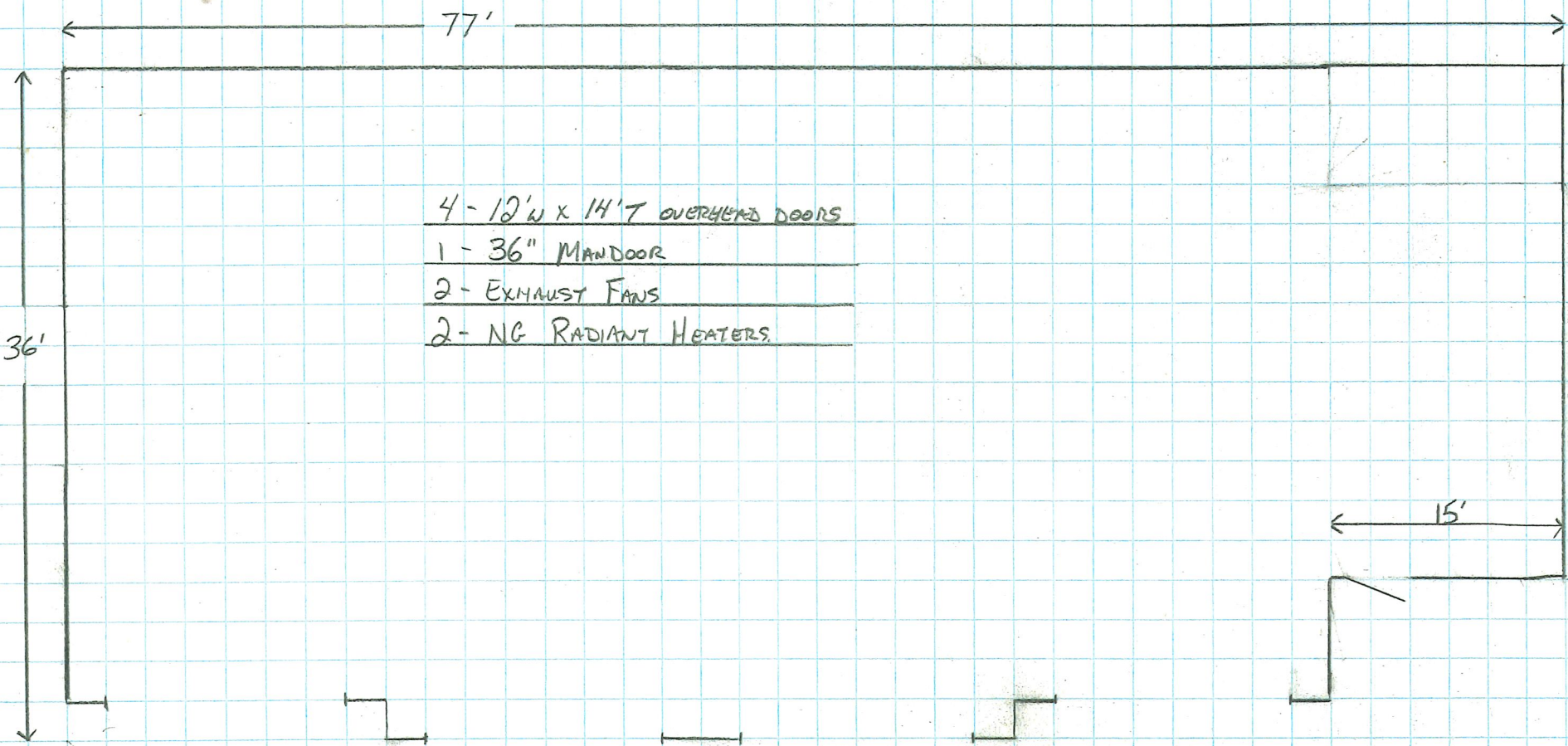


ROAD SIDE NE

NOT EXACTLY TO SCALE:  
DRAFTSMAN TO FINALIZE

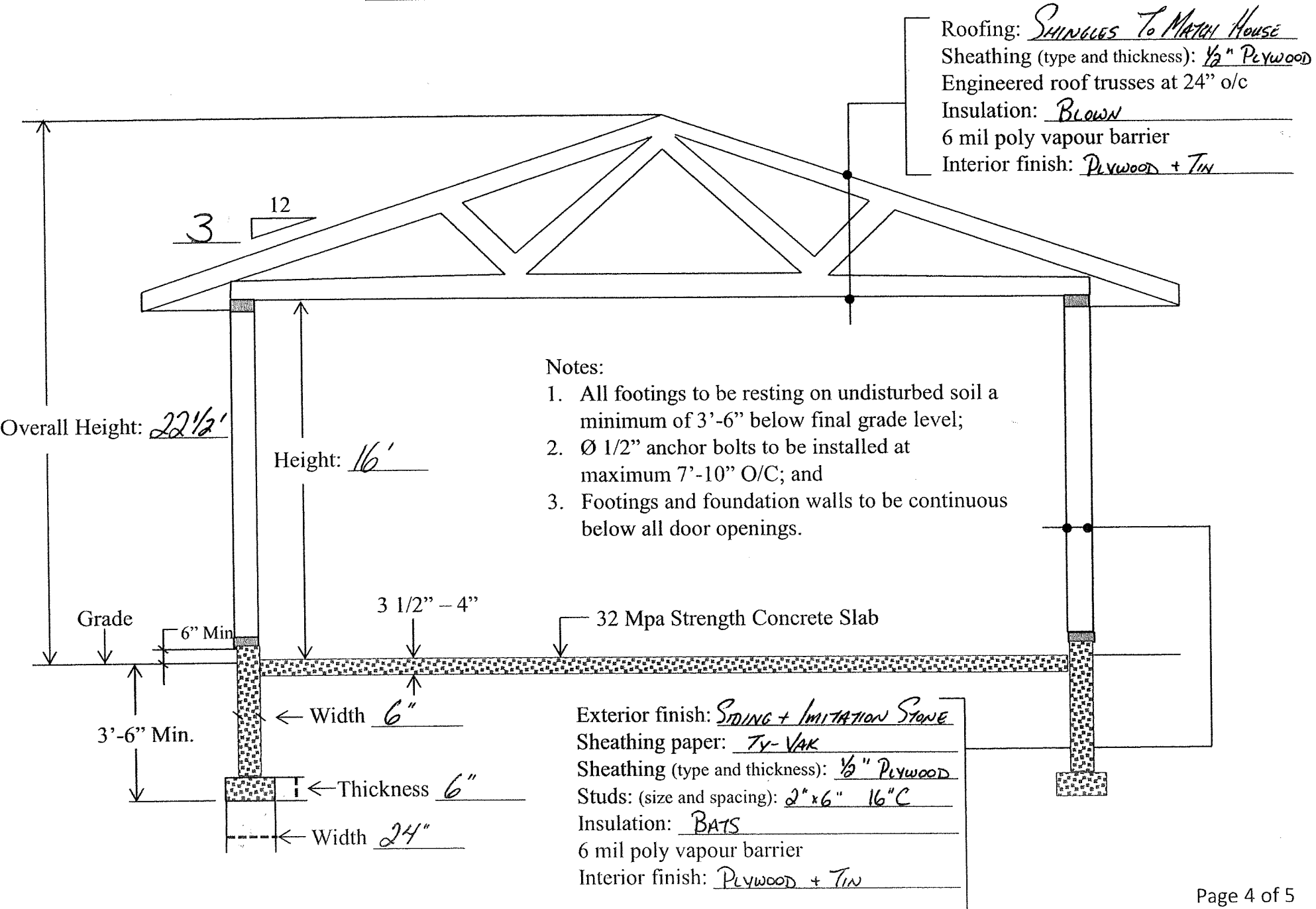
□ = 2'





TOP VIEW

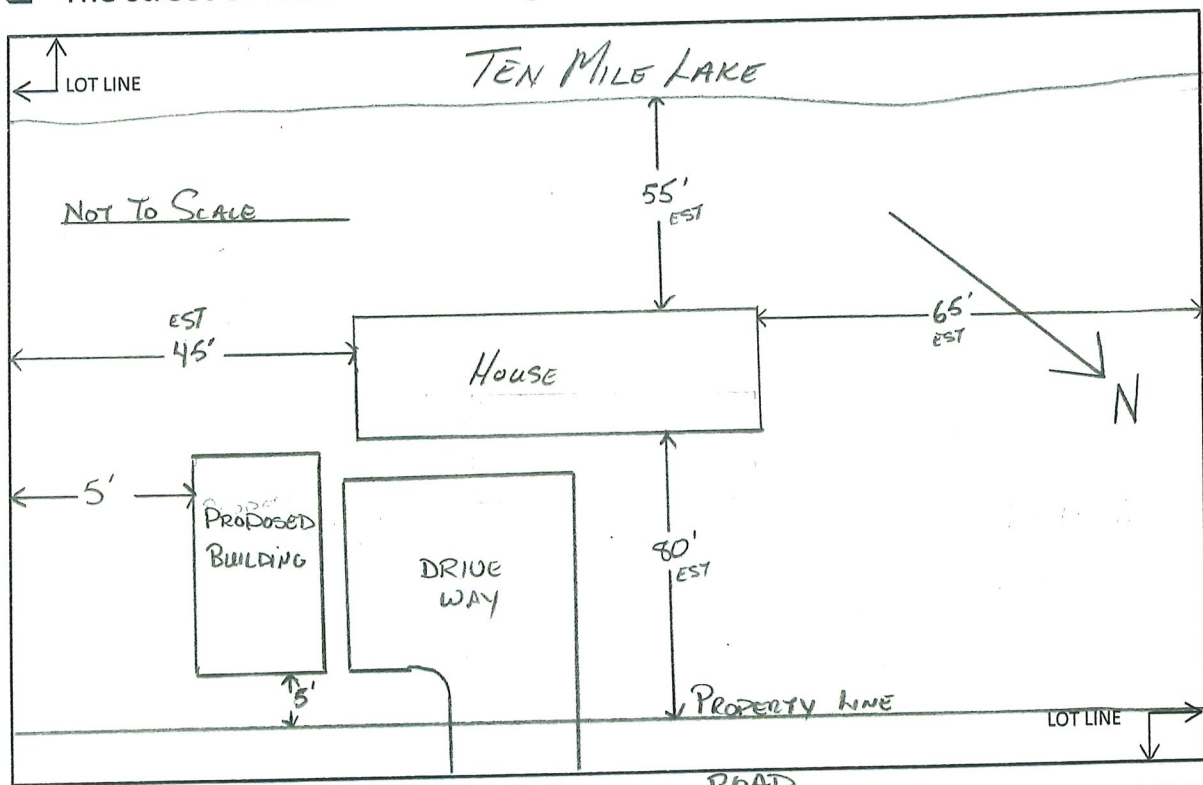
# Cross Section – Frost Protected Foundation





# Site Plan Worksheet

- The lot lines;
- Sketch in the location and dimensions (footprint) of all buildings (existing and proposed), including second storeys, decks, carports and sheds;
- Label use of each building as shown on sketch;
- Show the distance to each lot line and the distance between other existing buildings;
- The location of any creek, watershed, and/or lake that may be present;
- The location of the driveway and all lanes or streets on which the property borders;
- Draw an arrow indicating the North direction; and
- The street or road name and legal description/PID of the property.



Street or Road Number/Name: 5189 LAKESHORE ROAD

Owner's name: MARK + LAURA SAUVE

PID: LOT 13 PLAN PGP18261

DISTRICT LOT 6195

003-689-522



# Development Variance Permit Information Package

File Number: 3090-20/20180026

Electoral Area: B

Date of Referral:

Date of Application: June 15, 2018

Property Owner's Name(s): Mark and Laura Sauve

Applicant's Name: Mark and Laura Sauve

Cariboo Regional District

File No. ....

JUL 17 2018

Referred To .....

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**Proposal/Reasons in support:** Property owner would like to erect a detached garage for the purpose of storing boat, snowmobiles, lawn mower etc. The proposed located is the only possibility without constructing within the Aquatic Habitat Development Permit Area

**Existing Buildings:** House – 260.13 sq. m  
Attached garage 39.02 sq. m

**Proposed Buildings:** Detached garage – 249.17 sq. m

## SECTION 2: Planning Report

*I don't approve:*  
with regard to above:  
I don't know how high the roof of the structure will be in addition to the height of the structure; therefore don't know if it will impede views. Aesthetically too large. I don't think 1.5m is enough setback front or side  
Approach



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'B' advisory planning commission held on July 23, 2018 in the 5189 LAKESHORE, located at QUEENSLAND, BC, commencing at 7:10 PM. Cariboo Regional District

**PRESENT:** Chair JIM MUSCHIK  
Members SIBILLE MUSCHIK  
NEIL MCDUGAL  
MAGNUS VINJE

File No. ....

**JUL 30 2018**

Referred To .....

Recording Secretary ELIZABETH MONTGOMERY

Owners/Agent, or MARK, LAURA SAUVE  
 Contacted but declined to attend

**ABSENT:** TONY MCHALE SHANE STOBBS  
STAN HALL LOWEN GIESBRECHT  
DESIREE STOBBE

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

Agenda Items

**DVP APPLICATION – 3090-20/20180026 (LOT 13, DISTRICT LOT 6195, CARIBOO DISTRICT, PLAN 18261)**

JIM MUSCHIK / NEIL MCDUGAL: "THAT the application to vary the front yard setback from 7.6 m (24.9 ft.) to 1.5 m (4.92 ft.) to allow the construction of a detached garage. for property located at 5189 LAKESHORE ROAD be supported/rejected for the following reasons:

- i) Reason 1 - ROAD FRONTAGE PROPOSAL SETBACK IS TOO SMALL
- ii)

For: 1 Against: 4

CARRIED/DEFEATED

Termination

JIM MUSCHIK / NEIL MCDUGAL : That the meeting terminate.

CARRIED

Time: 7:50 pm

[Signature]  
Recording Secretary

[Signature]  
Chair

FILE #  
3390-20/20180026

AREA B, ADVISORY PLANNING COMMISSION  
July 23, 2018

Cariboo Regional Board  
Suite D, 180 N Third Avenue  
Williams Lake, BC  
V2G 2A4

Cariboo Regional District  
File No. ....

JUL 30 2018

ATTENTION:

Referred To .....  
.....

SHIVANI SAJWAN. MCP, B. Arch  
Planning Officer

RE: Application for a Development Variance Permit -  
Lot 13, District Lot 6195, Cariboo District Plan 18261

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A meeting of the Advisory Planning Commission for Area B was held on July 23, 2018 as it relates to the request Application for a Development Variance Permit. We examined the application for submission to relaxation in Section 5.12.2 (b) (ii) of the 3504 - Quesnel Fringe Area Zoning Bylaw, 1999 at 5189 Lakeshore Road. The Variance requested i). That the required front yard setback new reduced from 7.6 m (24.9 ft.) to 1.5 m (4.92 ft.) To allow the construction of a detached garage. We are forwarding our decision by which the Advisory Planning Commission **REJECTS** for the following reason;

**i. Road frontage proposal setback is too small.**

Section 2.1.5 (d) of the 3504 - Quesnel Fringe Area Zoning Bylaw, 1999 as follows:

(d) **traffic and access**, especially where a controlled access highway is involved.

Section 4.4 Visibility of the 3504 - Quesnel Fringe Area Zoning Bylaw, 1999 as follows:

No person shall, within any sight triangle area, park a motor vehicle, or place or permit to be placed or grow any tree, shrub, plant, fence or **other structure** so as to create an obstruction to the field of vision between the heights of 1 metre (3.28 feet) and 3 m (9.84 above the natural grade of any highway.

After reviewing the material provided, the Advisory Planning Commission rejects this application. If you have any questions and or concerns, please do not hesitate to contact me at 250.249.0102 or email me @ [lizdan1985@gmail.com](mailto:lizdan1985@gmail.com)

Respectfully



Elizebeth Montgomery  
Area B Secretary  
Advisory Planning Commission

Jim Muschik - concurs with the decision  
Sybille Muschik - concurs with the decision  
Magnus Vinje - concurs with the decision  
Elizebeth Montgomery - concurs with the decision  
Neil McDougall - disagrees with the decision  
Stan Hall - Absent  
Tony McHale - Absent  
Lowen Giesbrecht - Absent  
Desiree Stobbe - Absent  
Shane Stobbe - Absent