

## Development Variance Permit Information Package

**File Number:** 3090-20/20180029

**Electoral Area:** F

**Date of Referral:** July 25, 2018

**Date of Application:** June 26, 2018

**Property Owner's Name(s):** Dick M. Kozuki

**Applicant's Name:** Doug Dodge c/o Exton & Dodge Land Surveying Inc.

### SECTION 1: Property Summary

**Legal Description(s):** Lot A District Lot 6160, Cariboo District, Plan PGP46056

**Area of Application:** 1.47 ha (3.63 ac)

**Property Size:** 3.58 ha (8.87 ac)

**Location:** 2054 White Rd

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

**Refer to:** Adjacent Land Owners, Advisory Planning Commission, 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 between 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) in size be increased from 300 sq. m (3,229 sq. ft.) to 329 sq. m (3,541.32 sq. ft.) to legalize an existing 72 sq. m (775 sq. ft.) ancillary structure.

**Proposal/Reasons in support:** The 72 sq. m structure is a guest cabin that is being decommissioned to be used as a storage ancillary building. The applicants are subdividing the property into one 1.47 ha (3.6 ac) lot and one 2.12 ha (5.23 ac) lot. Decommissioning the guest cabin and turning it into an ancillary structure is a condition of subdivision approval.

**Existing Buildings:** Dwelling - 243 sq. m (2,615.63 sq. ft.)  
Detached garage - 137 sq. m (163.85 sq. ft.)  
Shop 120 sq. m - (1,291.66 sq. ft.)  
Guest Cabin (to be decommissioned) – 72 sq. m (775 sq. ft.)

**Proposed Buildings:** No new structures proposed.

## SECTION 2: Planning Report

### Background:

It is proposed that the combined maximum floor area for ancillary buildings and structures on properties between 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) in size be increased from 300 sq. m (3,299 sq. ft.) to 329 sq. m (3,541.32 sq. ft.) to legalize an existing 72 sq. m (775 sq. ft.) ancillary structure. Appendix B shows the requested variance on the proposed area of 1.47 ha (3.63 ac).

There are existing structures on the proposed area including a 243 sq. m (2,615.63 sq. ft.) dwelling, 137 sq. m (163.85 sq. ft.) detached garage, 120 sq. m (1,291.66 sq. ft.) shop, and a 72 sq. m (775 sq. ft.) guest cabin. The 72 sq. m guest cabin is being decommissioned to be used as a storage ancillary building. The applicants are subdividing the property into two lots. Decommissioning the guest cabin and turning it into an ancillary structure is a condition of subdivision approval.

### Location and Surroundings:

The subject property is located on 2054 White Road in Williams Lake as shown in Appendix A. The property is 3.58 ha (8.87 ac) in size and is zoned Residential 2 (R 2) in Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No: 3502, 1999 and designated Residential in the Williams Lake Fringe Area Official Community plan (OCP) Bylaw No. 4782, 2012. It is mostly surrounded by single-family dwellings with few commercial businesses to the west of the subject property.

### Application History / Relevant Applications:

The development variance permit is associated with Development Permit application No. 3060-20-DP-20180028 as the property is located within the Aquatic Habitat Development Permit Area. Further, the Development Permit is associated with a Ministry of Transportation and Infrastructure (MoTI) Subdivision Application File No: 2017-02627 (our file no: 3220-20-C-06160). The proposal consists of subdividing the 3.58 ha (8.87 ac) property into one 1.47 ha (3.63 ac) lot and one 2.12 ha (5.23 ac) lot.

There are three relevant applications surrounding the subject property that got approved in the past decade. The one situated west to the proposed area is associated with Development Variance Permit and Rezoning Application where the property was rezoned from Residential 2 (R 2) to Service Commercial (C 4) Zone. The other two relevant applications are situated south to the subject property where one is associated with Development Permit Application and the other property is associated with Rezoning Application to rezone it from Rural 3 (RR 3) to Lakeshore Residential (RL) and Residential 1 (R 1) Zone.

### CRD Regulations and Policies:

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

#### **4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES**

(e) the combined or gross floor area of all ancillary buildings and structures permitted are calculated as follows:

**Table 2 Maximum Floor Area**

<b>Property Size</b>	<b>Maximum Floor Area</b>
Less Than 0.4 ha <i>(Less Than 0.99 ac)</i>	250 square metres <i>(2,691 square feet)</i>
<b>0.4 ha to Less Than 2.0 ha</b> <i>(0.99 ac to Less Than 4.94 ac)</i>	<b>300 square metres</b> <i>(3,229 square feet)</i>
2.0 ha to Less Than 4.0 ha <i>(4.94 ac to Less Than 9.88 ac)</i>	350 square metres <i>(3,767 square feet)</i>
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>
32.0 ha and Greater <i>(Greater Than 79.07 ac)</i>	450 square metres <i>(4,844 square feet)</i>

Rationale for Recommendations:

As the proposed variance for requesting an increase in floor area of approximately 29 sq. m is significantly small, there will be no impact on the adjacent properties. Being the requested variance utilizes the existing 72 sq. m (775 sq. ft.) structure into an ancillary building, planning staff support the variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot A, District Lot 6160, Cariboo District, Plan PGP46056 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 between 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) in size be increased from 300 sq. m (3,299 sq. ft.) to 329 sq. m (3,541.32 sq. ft.) to legalize an existing 72 sq. m (775 sq. ft.) ancillary structure.

**SECTION 3: Referral Comments**

**Health Authority:** - August 17, 2018  
See attached.

**Ministry of Transportation and Infrastructure:** - July 27, 2018

The Ministry has no objection in principle to this application.

**Ministry of Environment:** -

**Adjacent Property Owners:**

**Advisory Planning Commission:**

**CRD Environmental Services Department:** - July 26, 2018  
Interests unaffected.

**Chief Building Official:** - July 26, 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  
APC Response Form  
Interior Health Comments





Blk C,  
DL 8827

+/-140.2

PROPOSED  
LOT 1  
+/-2.12 ha

Lot A,  
PL 7138

LOT A, DL 6160,

+/-120.2

C.D., PL PGP46056  
(3.58 ha)

WELL

REM  
DL 6160

The combined maximum floor area for  
ancillary buildings and structures on properties  
less than 0.4 ha (0.99 ac) in size, be increased  
from 300 sq. m (3,229 sq. ft.) to 329 sq. m  
(3,541.32 sq. ft.) to legalize an existing 72 sq. m  
(775 sq. ft.) ancillary structure.

6160

DL

Lot 1,  
PL 25862

PROPOSED REM  
LOT A, PGP46056  
+/-1.47 ha

SHOP  
(120 sq m)

SHED  
(9 sq m)

Cabin (72 sq m) to  
be decommissioned,  
& used for storage.

SEPTIC  
FIELD

Cabin

WELL

DWELLING  
(243 sq m)

DRIVEWAY

GARAGE  
(137 sq m)

SEPTIC  
TANK  
FIELD

+/-20.1

+/-145.16

DRIVEWAY

White Rd

White Rd

Cariboo Hwy 97 C

### Appendix B: SPECIFIC MAP



#### LEGEND



SUBJECT PROPERTY

0 5 10 20  
m

ALL MEASUREMENTS  
METRIC

DVP18029





# Appendix C: ORTHOGRAPHIC MAP



## LEGEND

 SUBJECT PROPERTY



0 105 210 420 m

DVP18029

**SUBJECT PROPERTY**  
LOT A, DL 6160,  
C.D., PLAN PGP46056

CITY OF  
WILLIAMS LAKE

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: Storage/residential

Describe the reasons in support for the application: Decommissioning cabin to save for storage building.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Area is lawn, flower beds, gravel drive

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Seasonal creek through property

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" 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"/>



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on Aug 8/18 in the Conference room, located at Home, BC, commencing at 7:00 pm. Call

LOCATIONS OF APC MEMBERS

**PRESENT:**  
Cariboo Regional District  
File No. ....

Chair GEORGE ATAMANENKO  
Members DOUG WHITE  
JACK DARNBY  
BEE HECKER

**AUG 09 2018**

Referred To .....

Recording Secretary GTA

Owners/Agent, or DOUG DODGE AGENT of OWNERS  
 Contacted but declined to attend

**ABSENT:** ROSS MCCOUBREY  
JOHN HOYROP

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

Agenda Items

**DVP APPLICATION – 3090-20/20180029 (LOT A DISTRICT LOT 6160, CARIBOO DISTRICT, PLAN PGP46056)**

/ : "THAT the application to vary the combined maximum floor area for ancillary buildings and structures on properties less than 0.4 ha (0.99 ac) in size be increased from 300 sq. m (3,229 sq. ft.) to 329 sq. m (3,541.32 sq. ft.) for property located at 2054 WHITE ROAD be supported/rejected for the following reasons:

- i) legalizes existing buildings
- ii) Support in order in residential density for the general area.

For: Moved Against: BEE HOOKER  
Seconded JACK DARNBY

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 7:15 pm

GTA  
Recording Secretary

[Signature]  
Chair

## 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 review the Development Variance permit for the addition of storage ancillary building.

The guest cabin which will be converted should have all plumbing connections removed and the tank decommissioned in accordance with the Standard of Practice Manual Volume III 7.3.3.2:

To decommission and abandon a septic or other tank, pump out all contents, and safely dispose the contents at an approved facility.

Tanks may be removed and disposed of at an approved facility. Tanks may be abandoned and decommissioned in place.

To abandon and decommission tanks in situ:

- Avoid any substantial retention of groundwater in the tank by creating holes in the bottom, or breaking away at least one side of the tank.
- Backfill the tank in a manner that provides uniform and complete soil fill of the tank, with minimal risk of settling later. This may involve completely removing the lid. Alternatively, the lid can be cut or broken, and placed within the tank in such a way that large voids are prevented.

Fill material should be selected to minimize potential settling. Well-drained native soil, such as sand or loamy sand, may be considered. Avoid cohesive or organic soils

The parcel was assessed for sustainable onsite sewerage during the subdivision review.

Interior Health has no concerns provided that the building is not capable of being utilized for habitation.

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

Signed By:  Title: Environmental Health Officer

Date: August 17m 2018 Agency: Interior Health Authority