

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 4.5 m (14.76 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 – 244.71 sq. m

SECTION 2: Planning Report

Revised Background:

The applicants have requested variance to reduce the required front yard setback from 7.6 m (24.9 ft.) to 4.5 m (14.76 ft.) to allow the construction of 244.71 sq. m (2634 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)

Revised 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.

Revised 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 4.5 m (14.76 ft.) be approved.

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: August 24, 2018

That consideration of the application for a Development Variance Permit pertaining to Lot 13, District Lot 6195, Cariboo District, Plan 18261 be deferred for up to 60 days.

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
Email from Applicant with Revised Plans

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

SEPTIC MH
SEPTIC MH
BASEMENT ENTRY
COVERED COLUMNS
EAVES

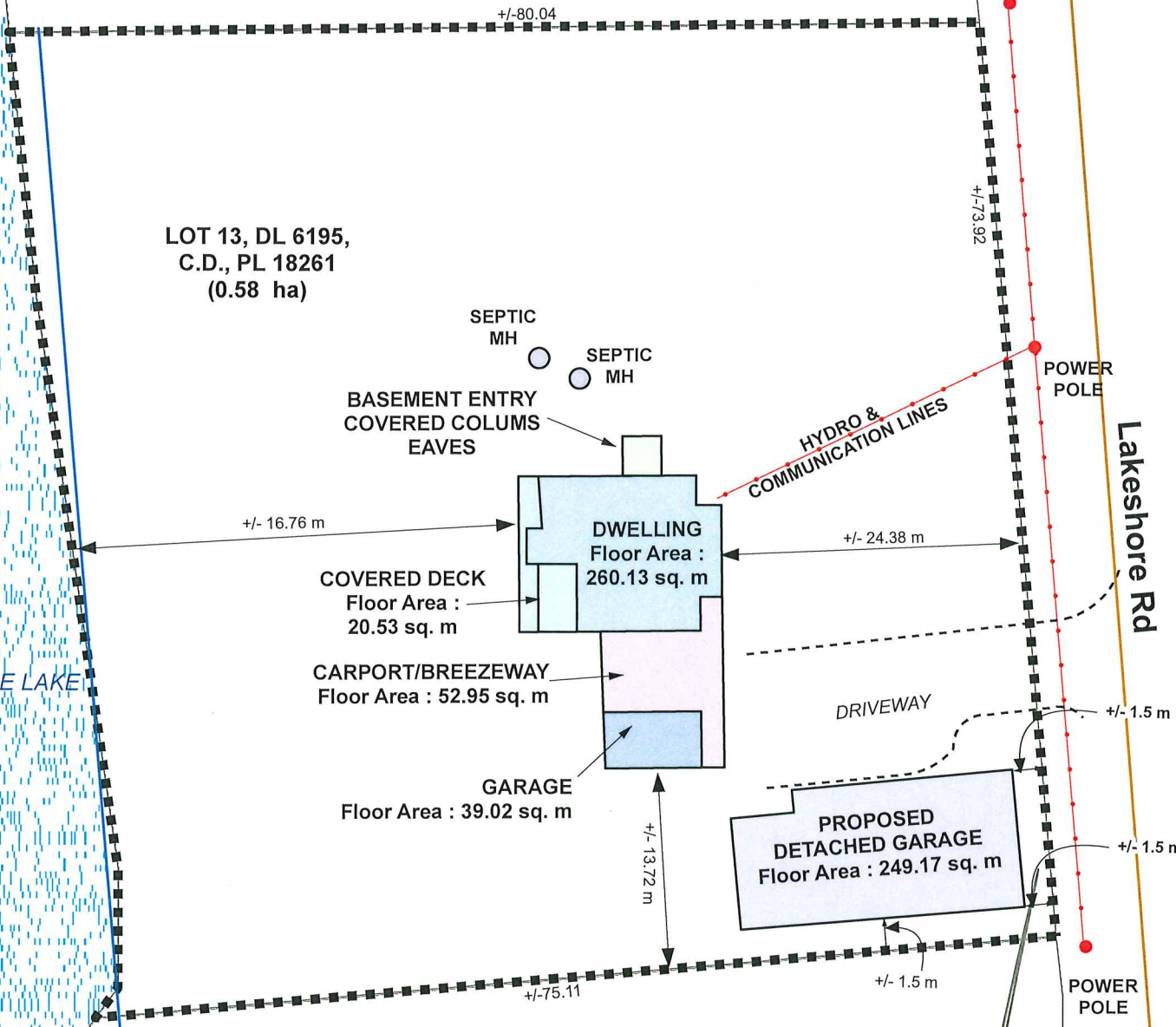
HYDRO &
COMMUNICATION LINES

DWELLING
Floor Area :
260.13 sq. m
COVERED DECK
Floor Area :
20.53 sq. m
CARPORT/BREEZEWAY
Floor Area : 52.95 sq. m
GARAGE
Floor Area : 39.02 sq. m

PROPOSED
DETACHED GARAGE
Floor Area : 249.17 sq. m

Lot 1
PL PGP41713

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.



Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY



DVP18026



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

TEN MILE LAKE

DL 6195

13

13

12

11

10

9

Lakeshore Rd

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

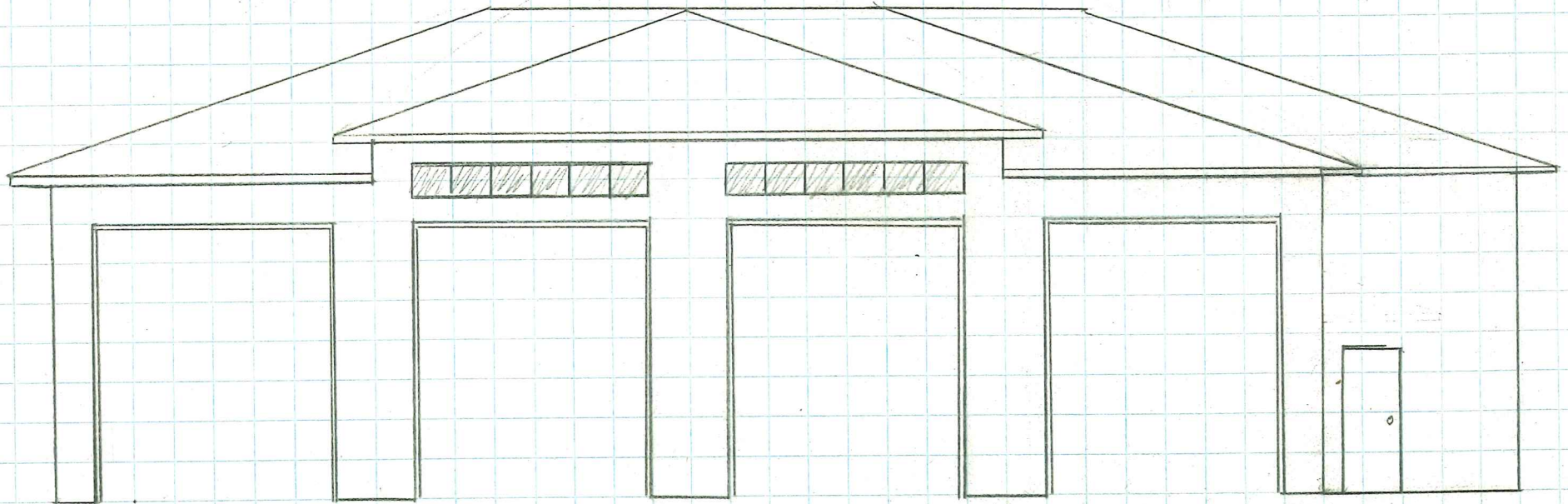
Please note that the drawings and exact dimensions are not final, upon approval from the Cariboo Regional District a professional draftsman will supply me exact dimensions and aesthetics.

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.

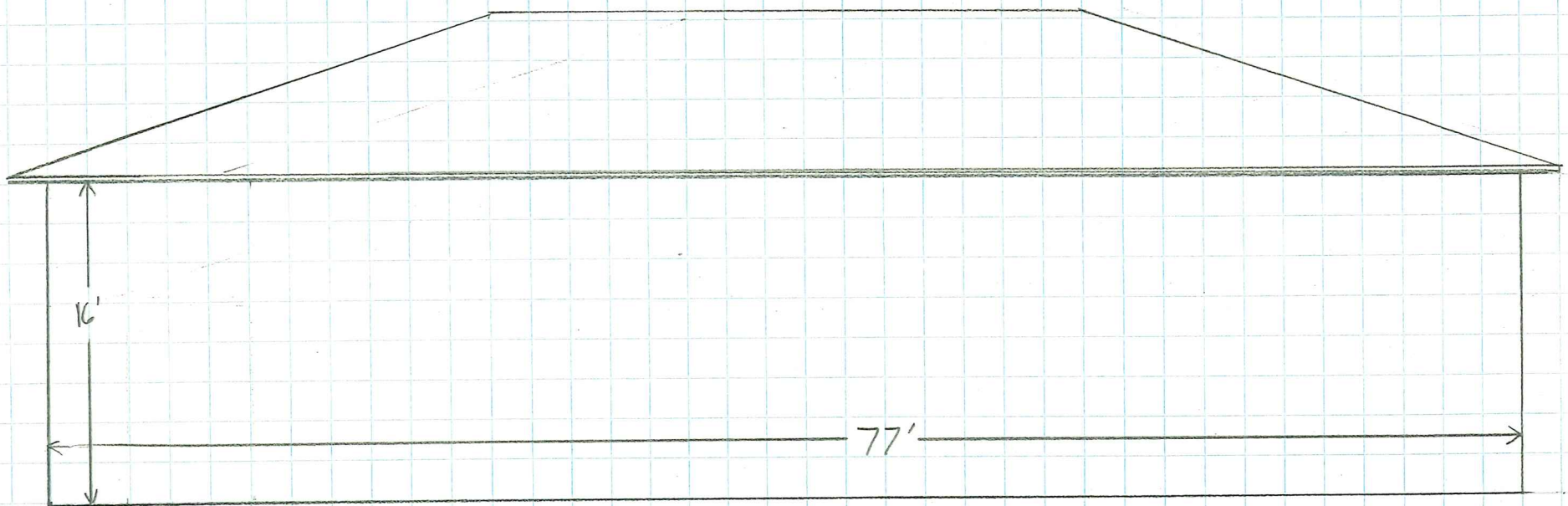
Mark Sauve

250-991-9954

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



DRIVEWAY SIDE NW



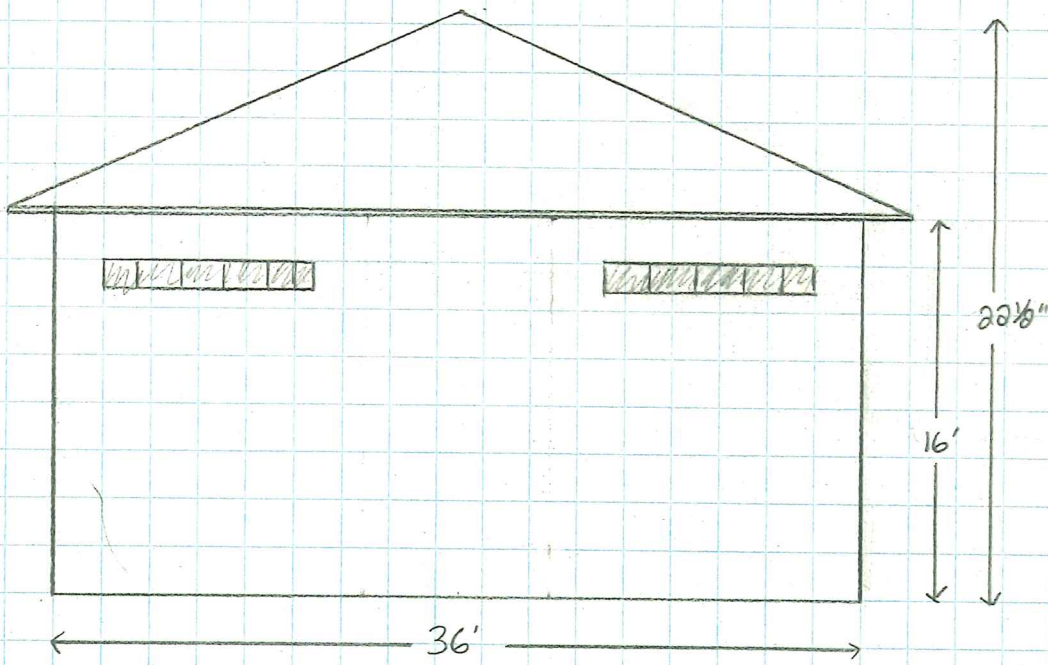
HILLSIDE TOWARDS NEIGHBOR SW

NOT TO SCALE
DRAFTSMAN TO FINALIZE

□ = 2'

NOT EXACTLY TO SCALE!
DRAFTSMAN TO FINALIZE

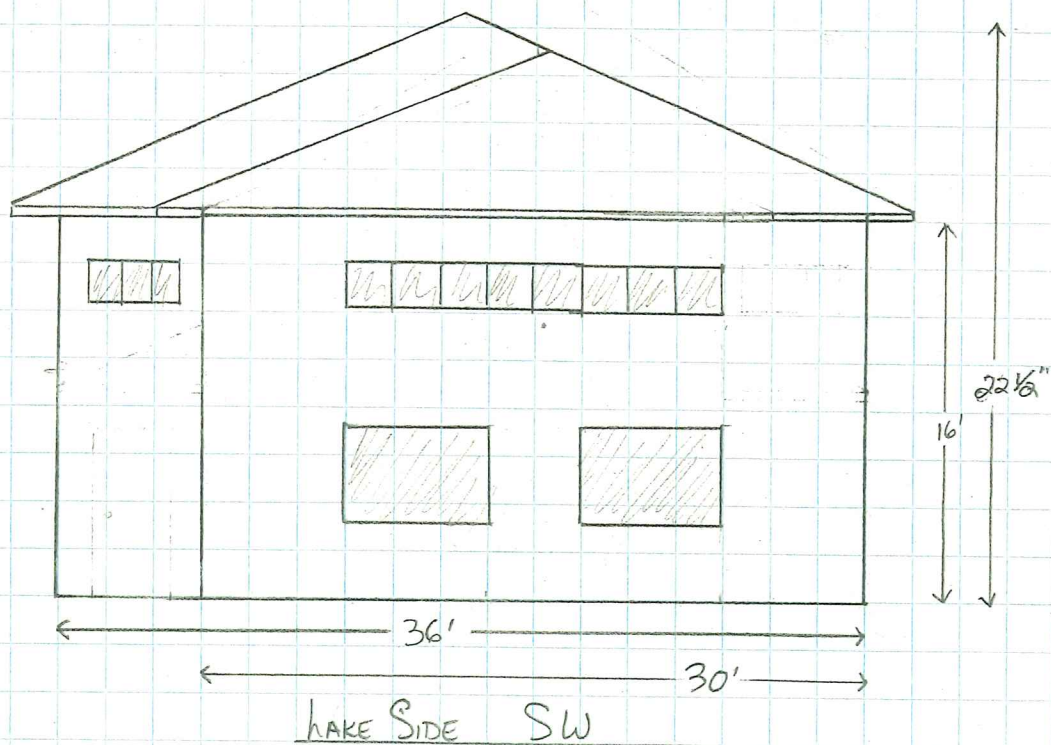
□ = 2'

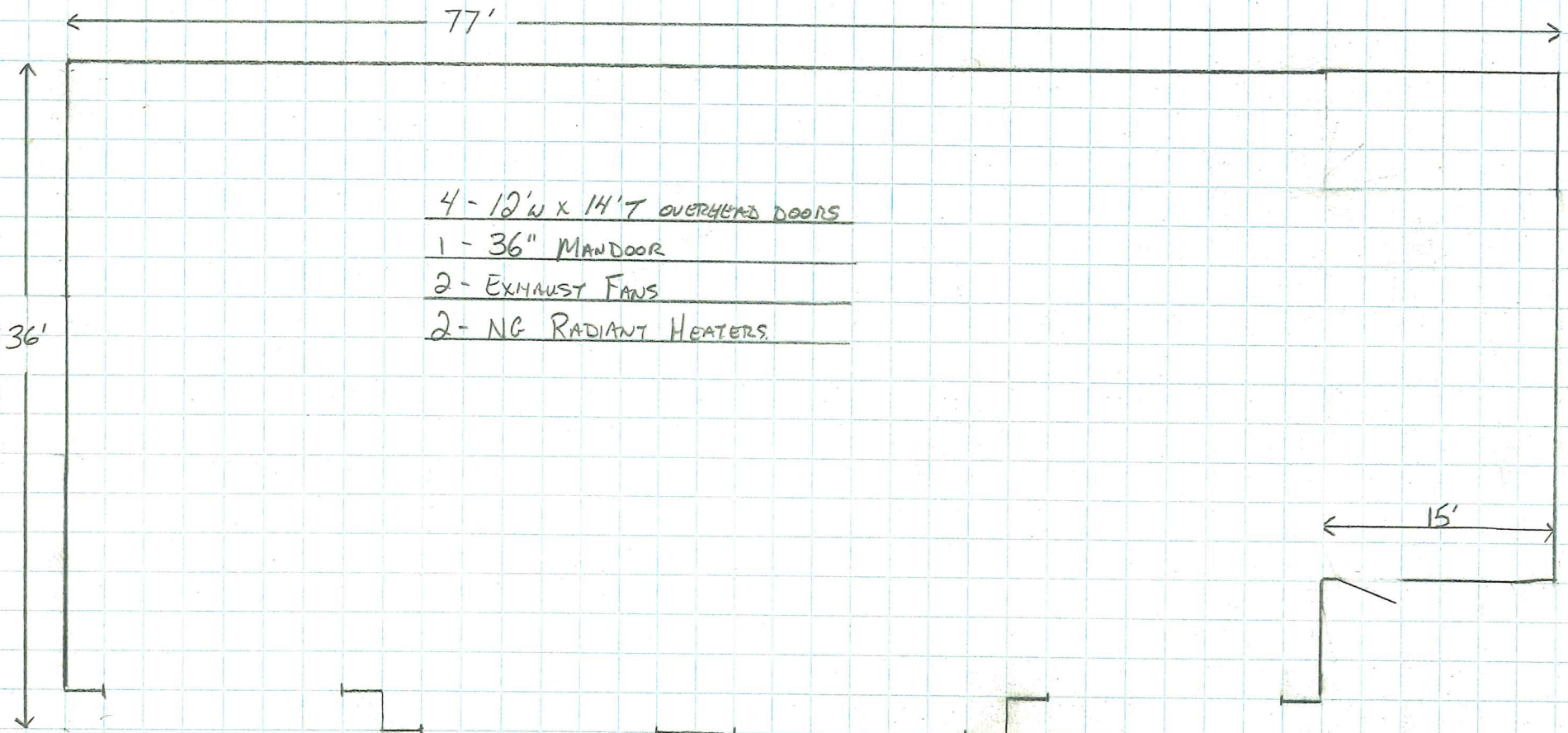


ROAD SIDE NE

NOT EXACTLY TO SCALE:
DRAFTSMAN TO FINALIZE

□ = 2'

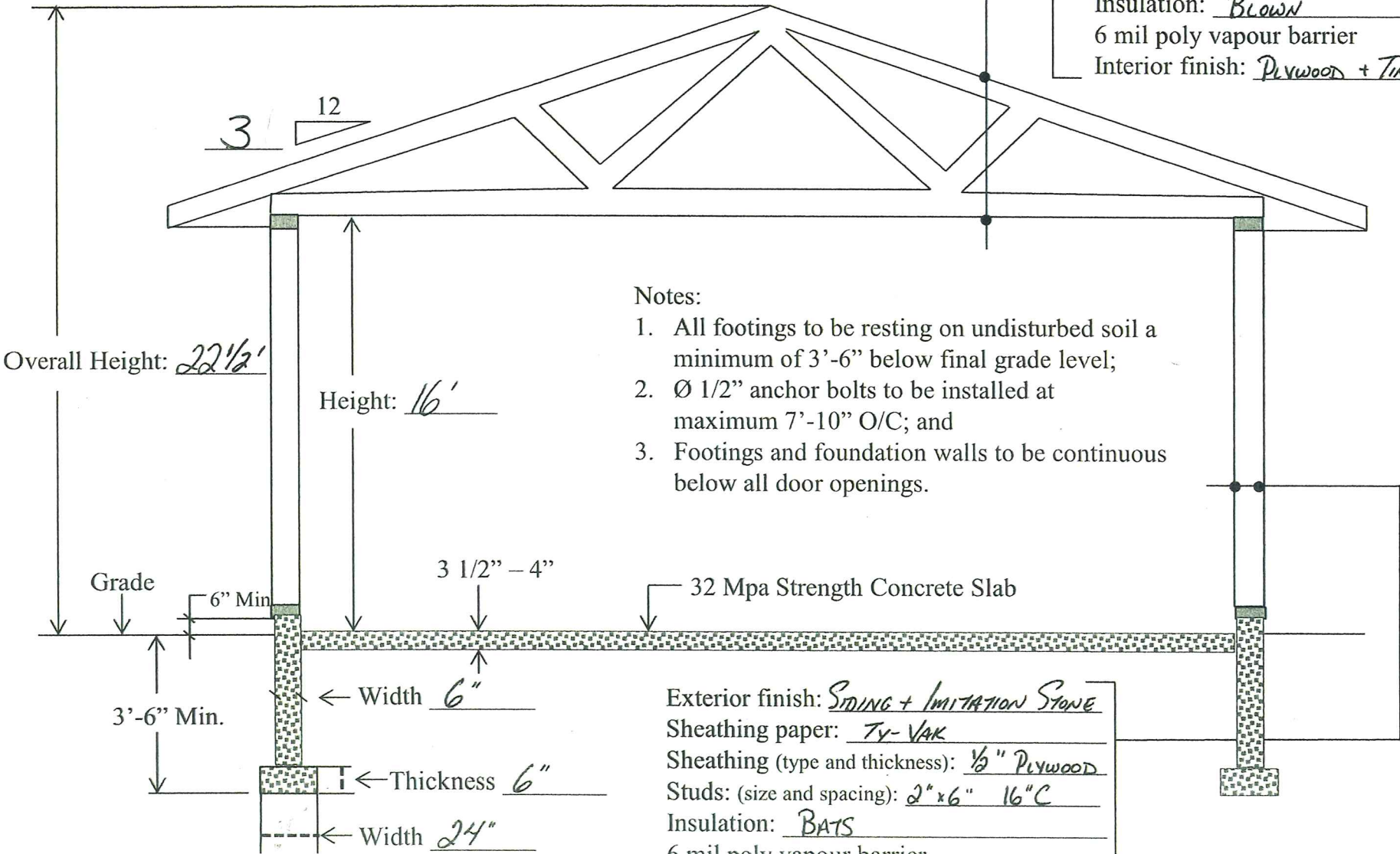




TOP VIEW

Cross Section – Frost Protected Foundation

Roofing: SHINGLES TO MATCH HOUSE
 Sheathing (type and thickness): 1/2" PLYWOOD
 Engineered roof trusses at 24" o/c
 Insulation: BLOWN
 6 mil poly vapour barrier
 Interior finish: PLYWOOD + TIN



Notes:

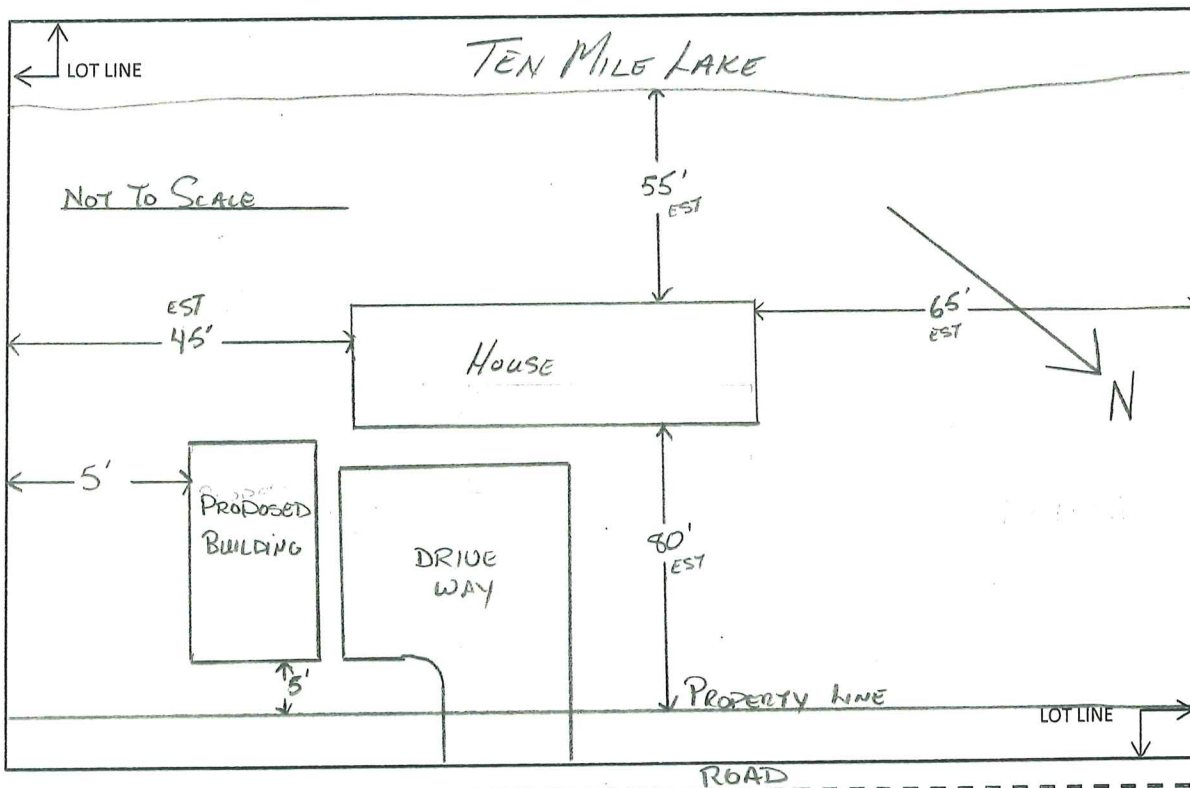
1. All footings to be resting on undisturbed soil a minimum of 3'-6" below final grade level;
2. Ø 1/2" anchor bolts to be installed at maximum 7'-10" O/C; and
3. Footings and foundation walls to be continuous below all door openings.

Exterior finish: SIDING + IMITATION STONE
 Sheathing paper: TY-VAK
 Sheathing (type and thickness): 1/2" PLYWOOD
 Studs: (size and spacing): 2" x 6" 16" C
 Insulation: BATS
 6 mil poly vapour barrier
 Interior finish: PLYWOOD + TIN



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 SAUIVE

PID: LOT 13 PLAN PGP18261
DISTRICT LOT 6195
003-689-522

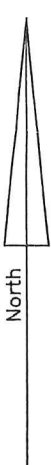
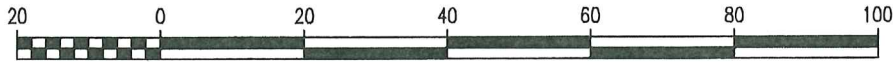
In the matter of:

British Columbia Land Surveyor's Certificate of Location
on Lot 13, District Lot 6195, Cariboo District, Plan 18261.
for Cariboo Regional District Development Variance Application.

BCGS 93G.008

Scale 1:1000

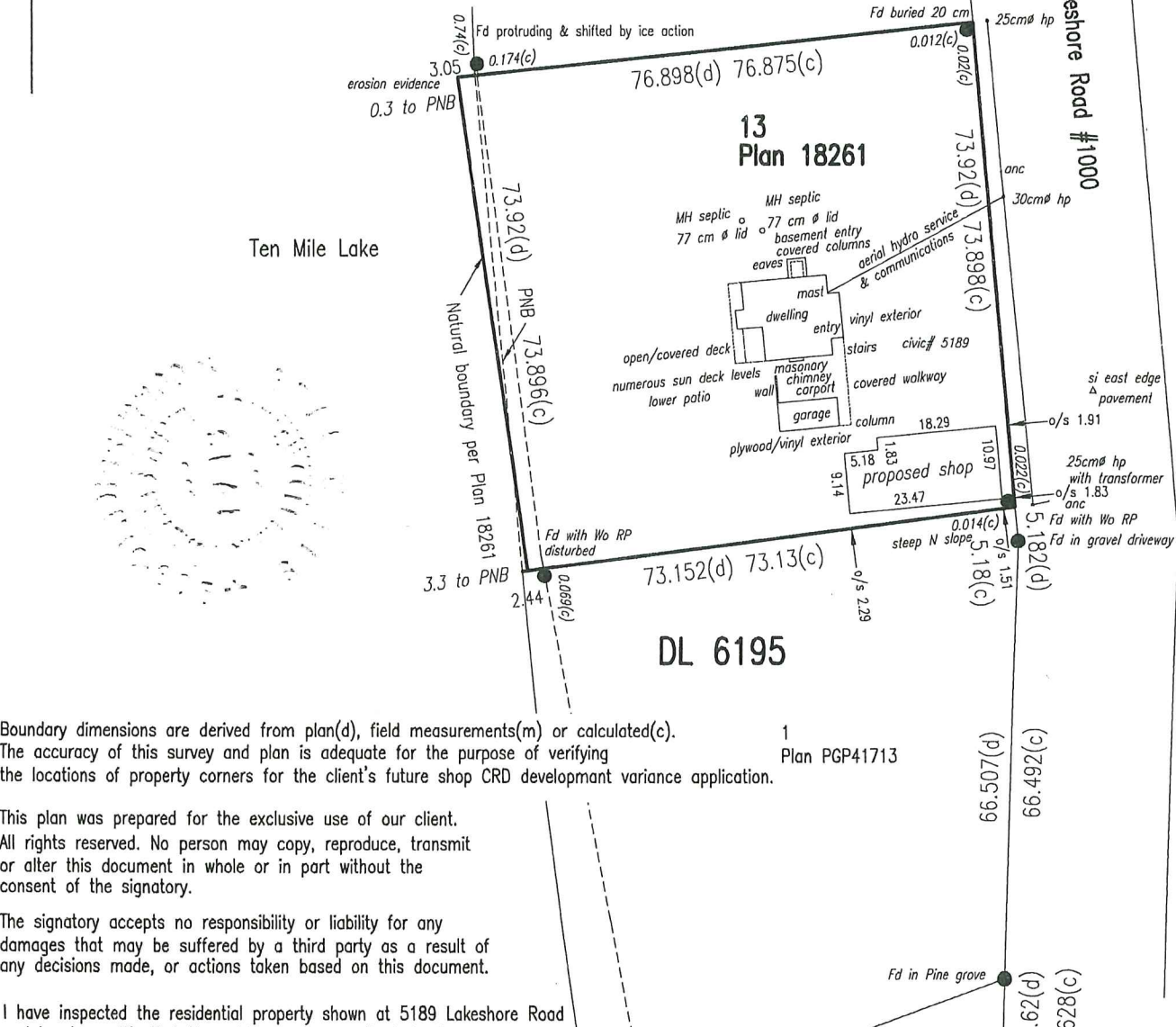
All distances shown in metres and decimals thereof.



Legend

- indicates subject property boundaries
- Fd indicates iron post found
- indicates building offset to property boundary
- indicates wooden reference post
- si indicates spike
- indicates manhole
- indicates hydro pole
- indicates anchor

PID 003-689-522
Client: Mark Sauve
tel 250-992-5303 cel 250-991-9954
Arranged by telephone on May 17, 2018
Drawn on June 8, 2018.



Boundary dimensions are derived from plan(d), field measurements(m) or calculated(c).
The accuracy of this survey and plan is adequate for the purpose of verifying
the locations of property corners for the client's future shop CRD development variance application.

This plan was prepared for the exclusive use of our client.
All rights reserved. No person may copy, reproduce, transmit
or alter this document in whole or in part without the
consent of the signatory.

The signatory accepts no responsibility or liability for any
damages that may be suffered by a third party as a result of
any decisions made, or actions taken based on this document.

I have inspected the residential property shown at 5189 Lakeshore Road
and hereby certify that the said property is situated with respect

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.
C. Atkinson

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 QUESNEL, BC, commencing at 7:10 PM.

Cariboo Regional District
File No.

PRESENT:

Chair JIM MUSCHIK
SIBILLE MUSCHIK
Members NEIL MCDUGAL
MAGNUS VINJE

JUL 30 2018

Referred To

Recording Secretary ELIZABETH MONTGOMERY

Owners/Agent, or MARK, LAURA SAUVÉ

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

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

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

Nyree Alexander

From: Shivani Sajwan
Sent: September-13-18 12:10 PM
To: Havan Surat
Cc: Nyree Alexander
Subject: FW: Building setback update!
Attachments: image003.png; Revised Plans.pdf

F Y I

Shivani Sajwan, MCP, B.Arch.
Planning Officer
ssajwan@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812

Please think about the environment before you print

From: Mark Sauve <activemark@shaw.ca>
Sent: September 13, 2018 9:36 AM
To: Shivani Sajwan <ssajwan@cariboord.bc.ca>
Subject: Re: Building setback update!

Good morning

I have attached the revised plans as per our conversations. Along with the revised plan I ask that the CRD reduce their frontage set back guideline from 7.6m and match MOTI set back guideline of 4.5m. With the combination of the revised plans and CRD allowance to match MOTI there should be no reasons for this application to not be approved.

If you have any further question please feel free to reach out to me so we can discuss.

Thanks.

Mark Sauve | President

Email: activemark@shaw.ca



Equipment Rentals & Sales: 250.
Event Rentals & Sales: 250.95
1905 Cariboo Hwy 97N

Website : www.activerentall.ca

From: "Shivani Sajwan" <ssajwan@cariboord.bc.ca>
To: "activemark" <activemark@shaw.ca>
Sent: Thursday, September 6, 2018 11:55:34 AM
Subject: Building setback update!

Hi Mark,

As discussed, we have contacted our building department regarding building setbacks; and this is to inform you that there isn't any specific building setback in the building code.
Now if you can send me the revised drawings, I'll update my planning comments on your application.

Hope this helps!

Shivani Sajwan, MCP, B.Arch.
Planning Officer
ssajwan@cariboord.ca



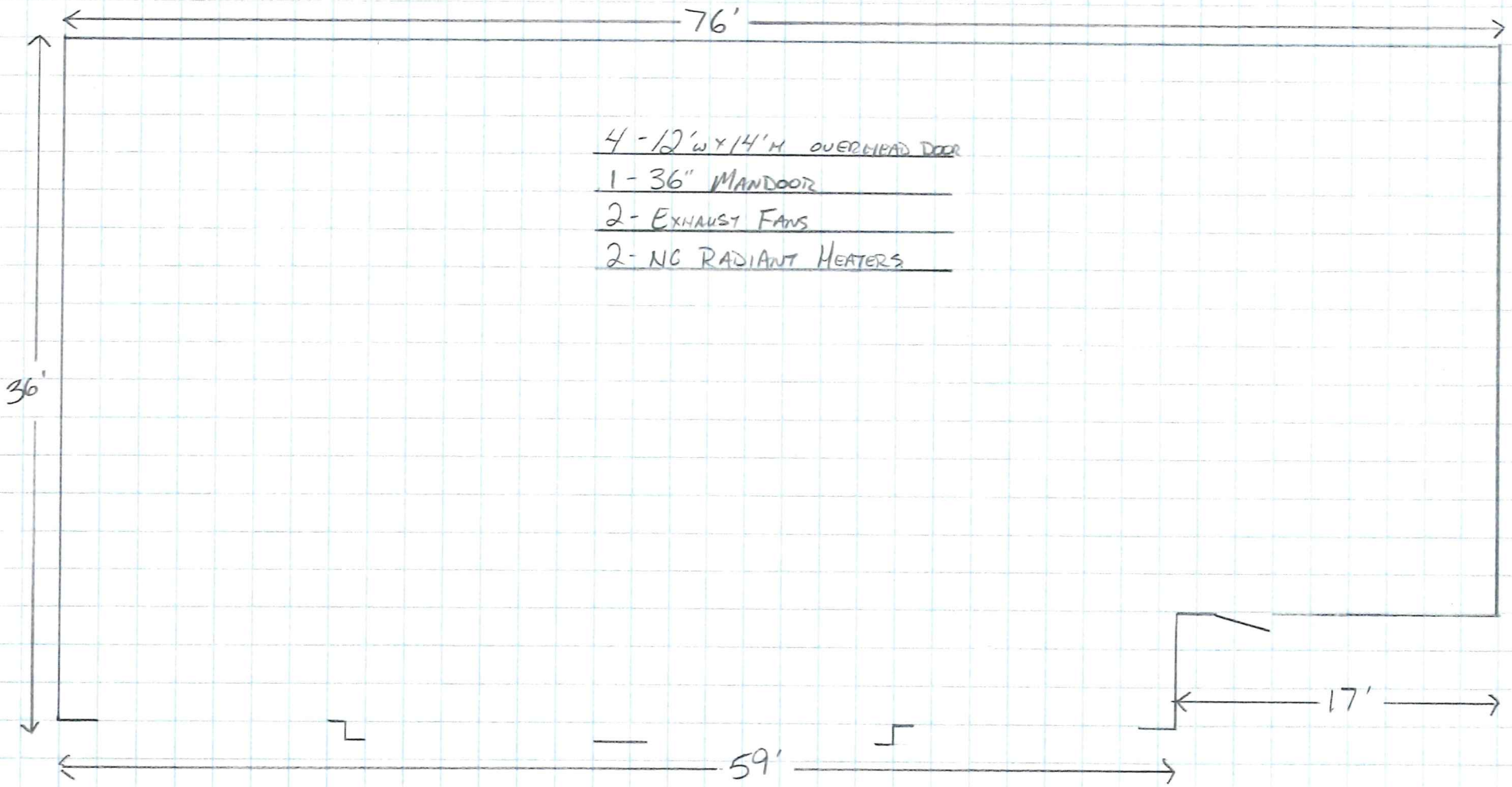
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812

Please think about the environment before you print

*****DISCLAIMER*****

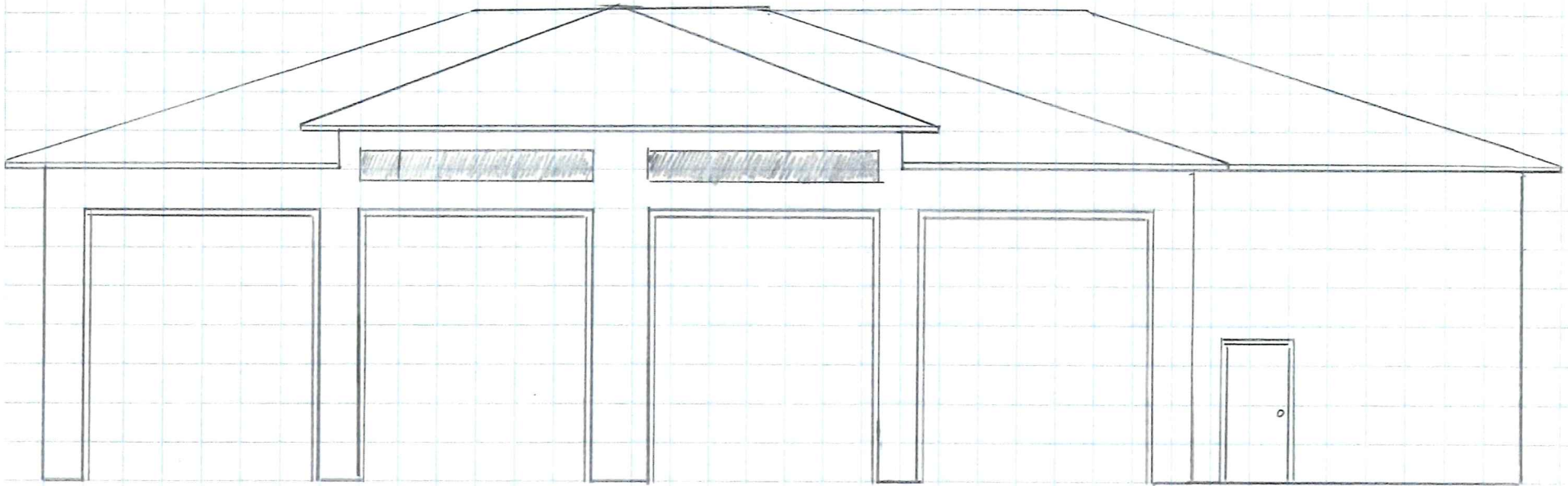
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*****DISCLAIMER*****

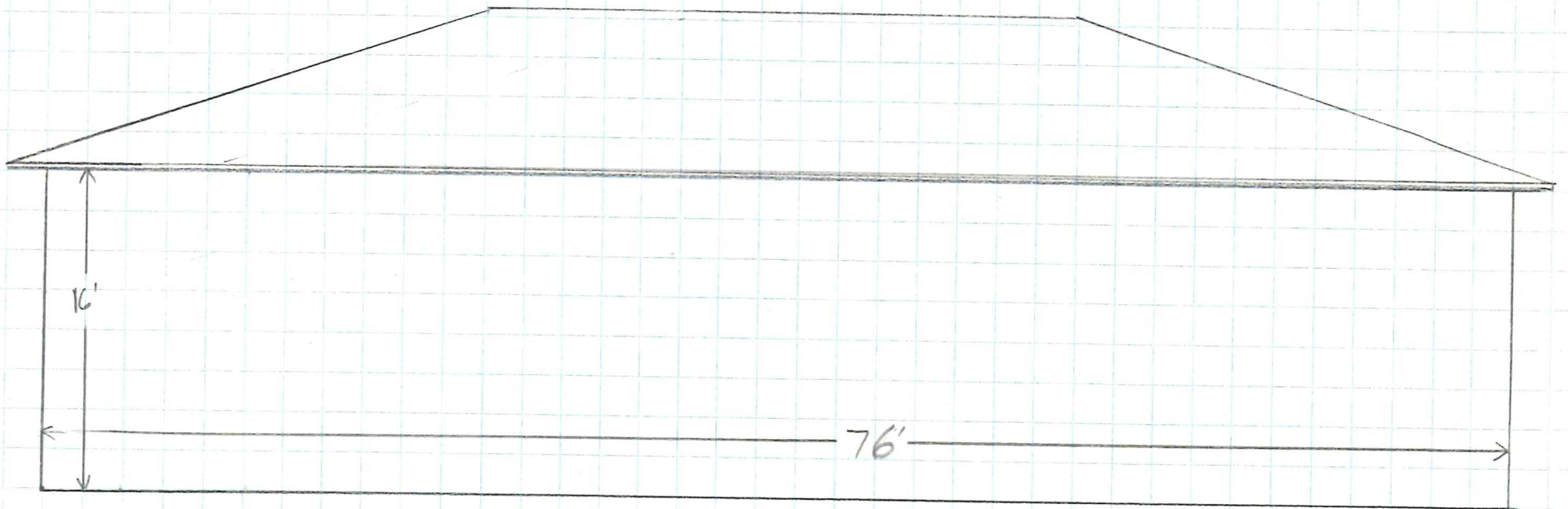


TOP VIEW

NOT EXACTLY TO SCALE $\square = 2'$
DRAFTMAN TO FINALIZE



DRIVEWAY SIDE NW



HILLSIDE TOWARDS NEIGHBOR SW

NOT TO SCALE

DRAFTSMAN TO FINALIZE

□ = 2'

NOT EXACTLY TO SCALE:
DRAFTSMAN TO FINALIZE

□ = 2'



NOT EXACTLY TO SCALE!
DRAFTSMAN TO FINALIZE

□ = 2'

