Development Variance Permit Information Package

File Number: 3090-20/20180015
Electoral Area: F
Date of Referral: April 17, 2018
Date of Application: March 29, 2018
Property Owner’s Name(s): Randy and Claudine Kadonaga
Applicant’s Name: Randy and Claudine Kadonaga

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 9976, Cariboo District, Plan PGP41447

Area of Application: 0.72 ha (1.78 ac)

Location: South Likely Rd

Current Zoning: Lakeshore Residential (RL) under the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

Refer to: Adjacent Land Owners, Area F Advisory Planning Committee, MoE, MoTI, Health Authority

Variance Requested: The applicants have requested a relaxation in Section 7.2 (b) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 as follows:

i) That the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) to allow the construction of a single family dwelling and attached carport

And a relaxation of Section 8.9.2 (b) (i) as follows:

ii) That the required front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.

Proposal/Reasons in support: Neighbouring properties have riverfront homes and the property owners believe it will increase the value of their property to have a riverfront home.

Existing Buildings: 7.43 sq. m (79.97 sq. ft.) storage shed
55.74 sq. m (599.98 sq. ft.) pole barn
Outhouse

Proposed Buildings: 176.51 sq. m (1,900 sq. ft.) Single Family Dwelling
37.16 sq. m (400 sq. ft.) attached carport
SECTION 2: Planning Report

Background:
The applicant is seeking variances to reduce required watercourse setback from 30 m (98.4 ft.) to 15 m (49.2 ft.) and front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.

The subject property is zoned Lakeshore Residential (RL) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

Location:
The property is located in South Likely Road and is mostly surrounded by single family residential dwellings with Quesnel River to the north of the subject property.

CRD Regulations and Policies:

Central Cariboo Area Zoning Bylaw No. 3503

7.2 LAKE/WATERCOURSE SETBACK PROVISIONS
Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

(b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;

8.9 LAKESHORE RESIDENTIAL (RL) ZONE

8.9.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):
 i) Front Yard - Setback = 7.6 metres (24.9 feet)

Rationale for Recommendations:
As the Likely Road separates the parcel into two fragments, these two variances are required to construct a riverfront home on smaller fragment parcel size adjoining the Quesnel River.

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 9976, Cariboo District, Plan PGP41447 be approved. Further, that a Development Variance Permit be issued to vary the following:

Section 7.2 (b) & 8.9.2 (b) (i) of the Central Cariboo Area Zoning Bylaw No. 3503, 1999 as follows:

That the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) and front yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport.
### SECTION 3: Referral Comments

**Health Authority**: - June 11, 2018  
See attached.

**Ministry of Transportation and Infrastructure**: - April 27, 2018  
The Ministry of Transportation and Infrastructure (MoTI) has reviewed the above noted application. MoTI has no objection to reducing the watercourse setback as we do not have a flood covenant on Title. MoTI also has no objection to reducing the front yard setback as the proposed 4.57m still meets our regulations.

**Ministry of Environment**: - June 11, 2018  
The Ministry of Forests, Lands, Natural Resource Operations and Rural Development do not support this variance request due to fish habitat along the Quesnel River.

**Adjacent Property Owners**:

**Advisory Planning Commission**: May 22, 2018  
See attached.

### SECTION 4: Board Action

**Date of Meeting: May 25, 2018**

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 9976, Cariboo District, Plan PGP41447 be deferred for up to 60 days to provide other agencies sufficient time to comment.

**Date of Meeting: July 13, 2018**

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 9976, Cariboo District, Plan PGP41447 be deferred for up to six months to allow the applicant to meet Interior Health’s requirements.

### ATTACHMENTS

Appendix A: General Map  
Appendix B: Specific Map  
Appendix C: Orthographic Map
Other: Applicant’s Supporting Documentation
APC Comments
Interior Health Comments
To reduce required watercourse setback from 30 m to 15 m to allow the construction of a proposed single family dwelling and attached carport.

To reduce front yard setback from 7.60 m to 4.57 m on the southeast and southwest corners to allow the construction of a proposed single family dwelling and attached carport.

PRESENT NATURAL BOUNDARY OF QUESNEL RIVER

To reduce required watercourse setback from 30 m to 15 m to allow the construction of a proposed single family dwelling and attached carport.

To reduce front yard setback from 7.60 m to 4.57 m on the southeast and southwest corners to allow the construction of a proposed single family dwelling and attached carport.
MINUTES OF THE MEETING OF THE ELECTORAL AREA 'F' ADVISORY PLANNING COMMISSION HELD ON

[May 15, 2018] in the BIG LAKE, located at BIG LAKE, BC, commencing at 7:30 pm.

PRESENT:
Chair

Members

Recording Secretary

OWNERS/AGENT, OR CONTACTED BUT DECLINED TO ATTEND

ABSENT:

ALSO PRESENT:

AGENDA ITEMS

DVP APPLICATION – 3090-20/20180015 (LOT 1, DISTRICT LOT 9976, CARIBOO DISTRICT, PLAN PGP41447)

That the required watercourse setback be reduced from 30 m (98.4 ft.) to 15 m (49.2 ft.) and that the required rear yard setback be reduced from 7.6 m (24.9 ft.) to 4.57 m (14.9 ft.) to allow the construction of a single family dwelling and attached carport. For property located at SOUTH LIKELY ROAD be supported/rejected for the following reasons:

i) Several concerns were raised as follows:

That an approved sewage disposal field may require pumping across the South Likely Road.

ii) That the proposed single family house be above the flood zone.

FOR: Against:

CARRIED/DEFEATED

TERMINATION

That the meeting terminate.

CARRIED

TIME: 7:30 pm
June 11, 2018

Havan Surat
Development Services
Suite D, 180 N Third Avenue
Williams Lake, BC, V2G 2A4
nalexander@cariboord.ca

Dear Havan,

RE: Development Variance Permit Application for Lot 1, District Lot 9976, Cariboo District, Plan PGP41447

Thank you for the opportunity to provide comments on the above referenced Development Variance Permit Application from the viewpoint of our policies and regulations governing onsite sewerage dispersal systems and water supply.

The applicant is requesting a reduced watercourse setback from 30m to 15m to allow for the building of a riverfront residence.

It is recommended that, prior to approval, the applicant retain the services of an Authorized Person under the BC Sewerage System Regulation to provide evidence that they are able to place a type 1 sewerage dispersal system and a backup in a location on the property that is not within 30m of the river.

Please contact the undersigned if you have any questions or concerns.

Yours sincerely,

Marion Masson
Environmental Health Officer – Healthy Built Environment
November 27, 2018

Randy Kadonga
5013 Likely Street
Likely, BC
Likelylodge@hotmail.com

Quesnel Septic Service Ltd.
1611 Jade Road
Quesnel, BC
V2J 4L3

Dear Mr. Kadonga,

This letter is in reference to the variance for a septic system on Likely Road S.

This property meets all setbacks for a type 1 septic system.

The septic tanks will meet set back from the river and the septic field will also meet set back from the river. We will be installing a type one pressure system. The average KFS is 6000 and Perc rate average is 82.5 ml.

If you have any questions please contact me at Quesnel Septic Service.
250-991-6541

Kind regards,

Ben Blacklaw
R.O.W.P
Hello Havan,

I have reviewed the information the applicant has provided and can confirm that they have satisfied our recommendation by retaining the services of an Authorized Person under the Sewerage System Regulation to identify site/soil conditions favourable to placing a type 1 sewerage system outside a 30m setback from the lake.

If you have any further questions, please advise.

Regards,

Marion Masson, CIPHI(c)
Specialist Environmental Health Officer
Environmental Management
Ph: 250-420-2233
Cel: 250-919-5287
Marion.masson@interiorhealth.ca

Good Afternoon,

Please refer to the ROWP report from the applicant to this past variance application and let me know if it satisfies Interior Health concerns now.

I’ve attached IH previous comments to this application for your reference.

Thanks,

Havan

Havan Surat, MRAIC, FIIA
Manager of Development Services