

## 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

# Appendix A: GENERAL MAP

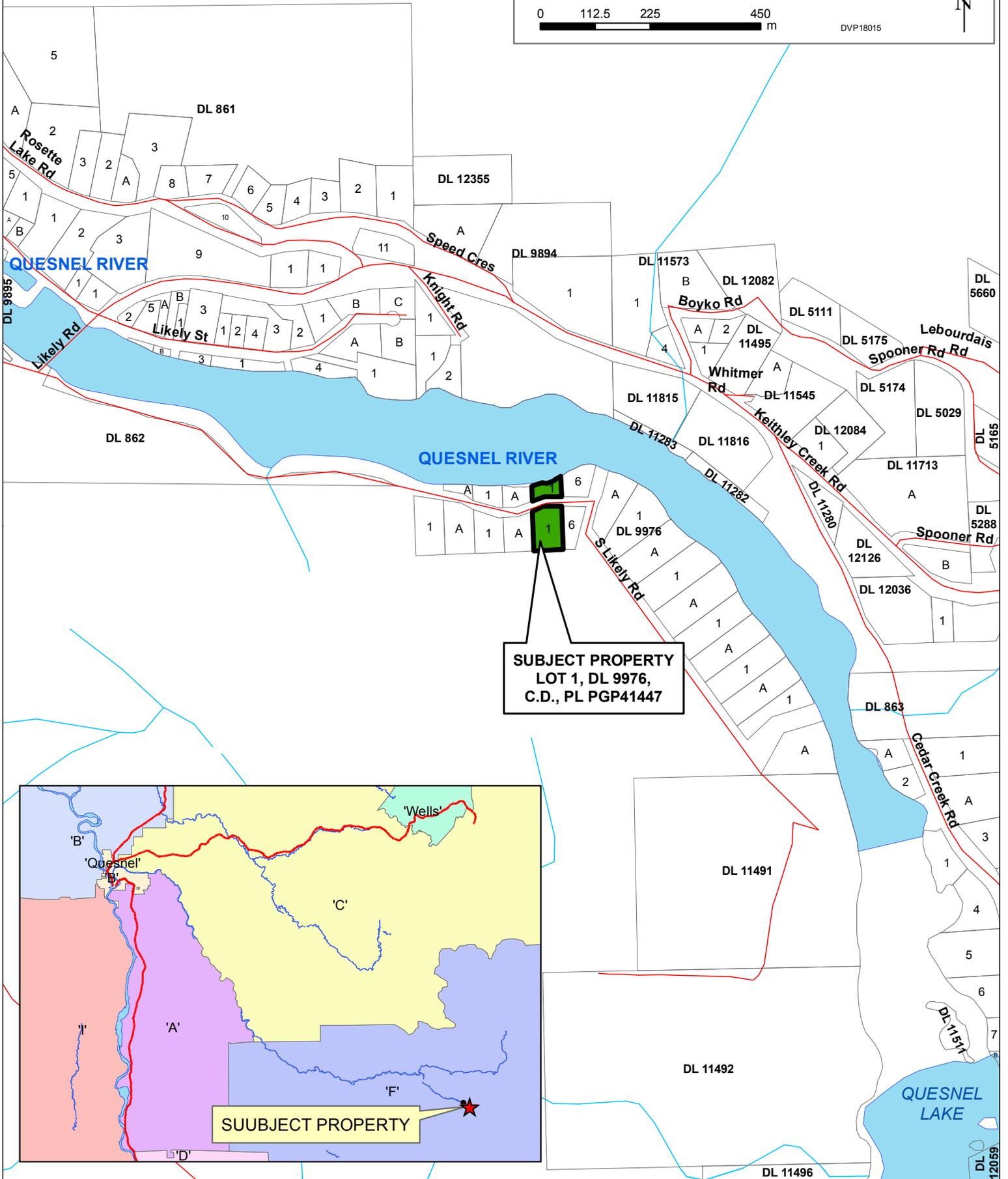


## LEGEND

 SUBJECT PROPERTY

0 112.5 225 450 m

DVP18015



# Appendix B: SPECIFIC MAP



## LEGEND

SUBJECT PROPERTY

0 5 10 20 m ALL MEASUREMENTS METRIC DVP18015



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.

**PROPOSED SINGLE FAMILY DWELLING**  
Floor Area : 176.51 sq. m

PRESENT NATURAL BOUNDARY OF QUESNEL RIVER

15 m Watercourse Setback

Lot A  
PL PGP41446

30 m Watercourse Setback

**SHED**  
Floor Area : 7.43 sq. m

**PROPOSED ATTACHED CARPORT**  
Floor Area : 37.16 sq. m

Lot 6  
PL 2017

98.39 +/-  
+/- 24.00 m  
+/- 16.00 m  
+/- 4.57 m  
+/- 4.57 m  
+/- 4.00 m  
+/- 34.84 m  
+/- 29.86 m  
+/- 26.94 m

DRIVEWAY

S Likely Rd

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.

**OUTHOUSE**

**POLE BARN**  
Floor Area : 55.74 sq. m

DL

9976

**LOT 1, DL 9976, C.D., PL PGP41447 (0.72 ha)**

Lot 6  
PL 2017

Lot A  
PL PGP41446

+/-80.71

+/-88.50

+/-60.37

+/-37.61

+/-24.77

# Appendix C: ORTHOGRAPHIC MAP



## LEGEND



SUBJECT PROPERTY



DVP18015



QUESNEL RIVER



**SUBJECT PROPERTY**  
LOT 1, DL 9976,  
C.D., PL PGP41447

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on MAY 15/18 in the BIG LAKE, located at BIG LAKE, BC, commencing at 7:10 pm. COMMUNITY HALL

**PRESENT:**

Chair GEORGE ATAMANENKO

Members DOUG WHITE  
ROSS MCCOY  
JOHN WYRUP

Cariboo Regional District  
File No. ....

MAY 22 2018

Recording Secretary

Referred To .....

Owners/Agent, or

Contacted but declined to attend

**ABSENT:**

**ALSO PRESENT:** Electoral Area Director JOAN SORRELY  
Staff support (if 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
- ii) that on approved sewage disposal field may require pumping across the South likely road.
- 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

GTA  
Recording Secretary

[Signature]  
Chair



June 11, 2018

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

Quality & Service  
45  
YEARS



# Quesnel Septic Service Ltd.

-Quesnel's Full-Service Septic Systems Company-

1611 Jade Road, Quesnel, B.C. V2J 4L3  
Phone 250-747-5126 Fax 250-747-5133

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SITE ASSESSMENTS • DESIGNS • INSTALLATIONS • INSPECTIONS • MAINTENANCE & REPAIRS • LOCATING

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November 27, 2018

Randy Kadonga  
5013 Likely Street  
Likely, BC  
[Likelylodge@hotmail.com](mailto: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,

A handwritten signature in black ink, appearing to read "Ben Blacklaw".

Ben Blacklaw  
R.O.W.P



QUESNEL RIVER

PROPOSED HOUSE WITH CARPORT

OUT HOUSE

S LIKELY ROAD

60M

SHED

TEST PIT 1

TEST PIT 2

LOT 1, DL 9976  
C.D. PL PGP41447  
.72 HA

QUESNEL SEPTIC SERVICE LTD  
BEN BLACKLAW  
R.O.W.P



## Havan Surat

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**From:** Masson, Marion <Marion.Masson@interiorhealth.ca>  
**Sent:** November 29, 2018 9:58 AM  
**To:** Havan Surat  
**Cc:** Leung, Carol  
**Subject:** RE: Development Variance Permit - Deferred

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](mailto:Marion.masson@interiorhealth.ca)

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**From:** Havan Surat [mailto:hsurat@cariboord.ca]  
**Sent:** Wednesday, November 28, 2018 3:35 PM  
**To:** HBE  
**Subject:** FW: Development Variance Permit - Deferred

**CAUTION:** This email originated from outside of Interior Health. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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, FIAA  
*Manager of Development Services*