Development Variance Permit Information Package

File Number: 3090-20/20190001
Electoral Area: E
Date of Referral: February 7, 2019
Date of Application: January 7, 2019
Property Owner’s Name(s): Daniel and Susan Moxey
Applicant’s Name: Daniel Moxey

SECTION 1: Property Summary

Legal Description(s): Lot 9 Section 24 Township 44, Lillooet District, Plan KAP26815

Area of Application: .836 ha (2.07 ac)

Location: 2516 Chimney Lake Road, Williams Lake

Current Zoning: Rural 3 (RR 3)

Refer to: Adjacent Land Owners, Area “E” APC, MoE, MoTI, CRD Chief Building Official, Interior Health Authority

Variance Requested: The applicants have requested a variance to Section 7.13(e) of the Central Cariboo Area Zoning Bylaw No. 3503, 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) be increased from 300 sq. m (3,229 sq. ft) to 319.97 sq. m (3444.13 sq. ft).

Proposal/Reasons in support: Additional space for personal storage.

Existing Buildings: Dwelling (incl. attached decks) 167.23 sq. m (1,800 sq. ft.)
Detached garage 107.02 sq. m (1,152 sq. ft.)
Detached shop 111.48 sq. m (1,200 sq. ft.)
Greenhouse 17.84 sq. m (192 sq. ft.)

Proposed Buildings: Detached Shed 83.61 sq. m (900 sq. ft.)

SECTION 2: Planning Report

Background:

The applicant has requested 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) be increased from 300 sq. m (3,229 sq. ft) to 319.97 sq. m (3444.13 sq. ft) to allow the construction of an 83.61 sq. m (900 sq. ft) detached storage shed. The requested variance is a relaxation in Section 7.13 (e) of the Central Cariboo Area Zoning Bylaw No. 3503, 1999.
The subject property has an existing 167.23 sq. m (1,800 sq. ft) residential structure with attached decks, 107.02 sq. m (1,152 sq. ft) detached garage, 111.48 sq. m (1,200 sq. ft) detached shop, and a greenhouse of 17.84 sq. m (192 sq. ft) in size as shown in Appendix B.

**Location and Surroundings:**

The subject property is located on Chimney lake Road with Felker Lake to the west of the property as shown in Appendix A. It is mostly surrounded by single-family dwellings. The property is 0.837 ha (2.07 ac) in size and is zoned as Rural 3 (RR 3) in Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

**Past Relevant Applications:**

A similar Variance Permit application for increasing the combined maximum floor area for ancillary buildings and structures was approved in 2014. The property is situated south-east of the subject property and adjacent to Chimney Lake.

**CRD Regulations and Policies:**

*3503-Central Cariboo Area Rural Land Use Bylaw, 1999*

### 7.13 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**

<table>
<thead>
<tr>
<th>Property Size</th>
<th>Maximum Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less Than 0.4 ha (Less Than 0.99 ac)</td>
<td>250 square metres (2,691 square feet)</td>
</tr>
<tr>
<td>0.4 ha to Less Than 2.0 ha (0.99 ac to Less Than 4.94 ac)</td>
<td>300 square metres (3,229 square feet)</td>
</tr>
<tr>
<td>2.0 ha to Less Than 4.0 ha (4.94 ac to Less Than 9.88 ac)</td>
<td>350 square metres (3,767 square feet)</td>
</tr>
<tr>
<td>4.0 ha to Less Than 32.0 ha (9.88 ac to Less Than 79.07 ac)</td>
<td>400 square metres (4,306 square feet)</td>
</tr>
<tr>
<td>32.0 ha and Greater (Greater Than 79.07 ac)</td>
<td>450 square metres (4,844 square feet)</td>
</tr>
</tbody>
</table>
Rationale for Recommendations:

As the proposed variance for requesting an increase in floor area of approximately 19.97 sq. m is significantly small, there will be no impact on the adjacent properties. Therefore, planning staff support the variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 9, Section 24, Township 44, Lillooet District, Plan KAP26815 to increase the combined maximum floor area for ancillary buildings and structures from 300 sq. m (3,229 sq. ft) to 319.97 sq. m (3444.13 sq. ft) be approved.

SECTION 3: Referral Comments

Chief Building Official: - February 14, 2019
No objections, subject to a valid building permit.

Health Authority: - February 13, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - February 20, 2019
MoTI has no objection to increasing the combined maximum floor area for ancillary buildings and structures on the subject property.

Ministry of Environment: - February 8, 2019
No comments on the location or size of the proposed detached shed.

Adjacent Property Owners:

Advisory Planning Commission: February 22, 2019
Supported. See comments attached.

CRD Environmental Services Department: - February 14, 2019
CRD Environmental Services interests are unaffected by the DVP application.

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
  Interior Health Comments
  APC Response Form
Appendix C: ORTHOGRAPHIC MAP

LEGEND

SUBJECT PROPERTY

0 12.5 25 50 m

SUBJECT PROPERTY
LOT 9, SEC. 24, TWP. 44, L.D., PL KAP26815
Describe the existing use of the subject property and all buildings: Residential

Describe the proposed use of the subject property and all buildings: Residential & Hobby Shop

Describe the reasons in support for the application: Personal Storage

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Treed Coverage at Lake Front; Grassland

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Adjacent to Felker Lake

<table>
<thead>
<tr>
<th>Services</th>
<th>Currently Existing?</th>
<th>Readily Available?*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydro</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Telephone</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Community Water System</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Community Sewer System</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Sewage Disposal System</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Well</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
February 13, 2019

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

Dear Development Services:

RE: File #: DP1901- Moxey
Our interests are unaffected

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at Healthy Built Environment.

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Healthy Communities
Interior Health Authority
Vernon Health Centre
1440 14th Avenue, Vernon, BC V1B 2T1
Office: 250-549-5758
Cell: 250-540-8380
Email: janelle.rimell@interiorhealth.ca
www.interiorhealth.ca
ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ‘E’ advisory planning commission held on Feb 2019 in the Committee Room, located at 950 Wmsuk, BC, commencing at

PRESENT:
Chair
John Dressler
Members
Dave Stafford, Henry Van Soest, Bette McLennan

Recording Secretary
Angie Delauney

Owners/Agent, or
☒ Contacted but declined to attend

ABSENT:
Kerry Chelsea

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

Agenda Items

DVP APPLICATION – 3090-20/20190001 (LOT 9 SECTION 24 TOWNSHIP 44, LILLOOET DISTRICT, PLAN KAP26815)

D. Stafford / H. Van Soest: “THAT the application to vary 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) be increased from 300 sq. m (3,229 sq. ft) to 319.97 sq. m (3,444.13 sq. ft) for property located at 2516 CHIMNEY LAKE ROAD, WILLIAMS LAKE be supported/rejected for the following reasons:

i)

ii)

For: 4
Against: 0
CARRIED/DEFEATED

Termination

: That the meeting terminate.
CARRIED

Time: 12:40pm.

Recording Secretary
Angie Delauney
Chair
John Dressler

File No. 3090-20/20190001
Cariboo Regional District
FEB 22 2019
Referred To