

## 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.

<b>Existing Buildings:</b>	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**

Property Size	Maximum Floor Area
Less Than 0.4 ha (Less Than 0.99 ac)	250 square metres (2,691 square feet)
0.4 ha to Less Than 2.0 ha (0.99 ac to Less Than 4.94 ac)	300 square metres (3,229 square feet)
2.0 ha to Less Than 4.0 ha (4.94 ac to Less Than 9.88 ac)	350 square metres (3,767 square feet)
4.0 ha to Less Than 32.0 ha (9.88 ac to Less Than 79.07 ac)	400 square metres (4,306 square feet)
32.0 ha and Greater (Greater Than 79.07 ac)	450 square metres (4,844 square feet)

**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 A: GENERAL MAP



## LEGEND



SUBJECT PROPERTY

0 140 280 560 m

DVP19001



**LOT 9, SEC.24, TWP. 44,  
L.D., PL KAP26815**

FELKER LAKE

6

5

3

2

1

14

13

12

11

10

9

8

7

6

5

4

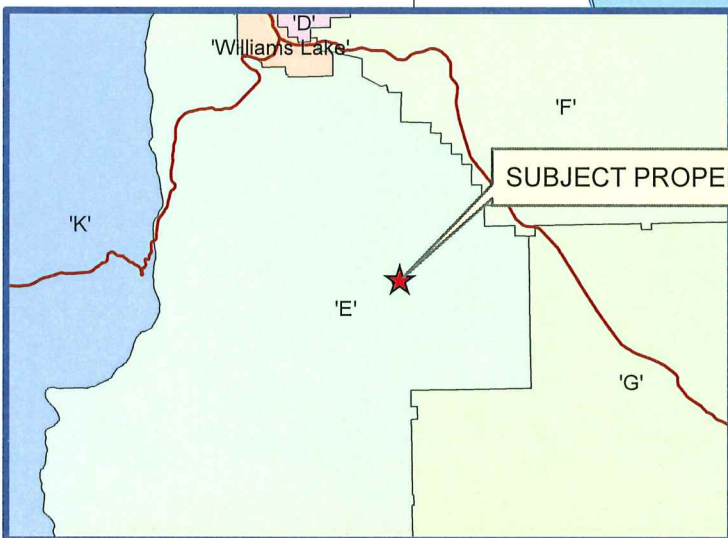
3

2

1

Chimney Lake Rd

Felker Lake Dr



# Appendix B: SPECIFIC MAP



## LEGEND



SUBJECT PROPERTY



ALL MEASUREMENTS  
METRIC

DVP19001



Lot 11  
PL 26815

To increase combined  
maximum floor area for  
ancillary buildings and structures  
from 300 sq. m to 319.97 sq. m.

Lot 10  
PL 26815

DWELLING  
Floor Area :  
86.96 sq. m

PROPOSED  
SHED  
Floor Area : 83.61 sq. m

Chimney Lake Rd

DECK  
(53.51 sq. m)

DECK  
(26.76 sq. m)

SHOP  
Floor Area :  
111.48 sq. m

GARAGE  
Floor Area :  
107.02 sq. m

GREENHOUSE  
(17.84 sq. m)

LOT 9, SEC.24, TWP. 44,  
L.D., PL KAP26815  
(0.836 ha)

DRIVEWAY

PRESENT  
NATURAL  
BOUNDARY  
OF LAKE

15 m LAKE  
SETBACK

Lot 8  
PL 26815

Lot 7  
PL 26815

FELKER LAKE



Appendix C: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY



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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





**Interior Health**  
*Every person matters*

February 13, 2019

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

Dear Development Services:

**RE: File #: DPI901- 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](mailto: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 14<sup>th</sup> Avenue, Vernon, BC V1B 2T1  
Office: 250-549-5758  
Cell: 250-540-8380  
Email: [janelle.rimell@interiorhealth.ca](mailto:janelle.rimell@interiorhealth.ca)  
[www.interiorhealth.ca](http://www.interiorhealth.ca)

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on Feb 20/19 in the Committee Rm, located at CRD Wms, BC, commencing at 2K.

**PRESENT:**Chair John DresslerMembers Dave Stafford. Henry Van Soest  
Bette McLennan.Recording Secretary Angie Delaney

Owners/Agent, or

☒ Contacted but declined to attend**ABSENT:** Kerry Chelsea.**ALSO PRESENT:** Electoral Area Director  
Staff support (if present)Angie Delaney**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 (3444.13 sq. ft). for property located at 2516 CHIMNEY LAKE ROAD, WILLIAMS LAKE be supported/rejected for the following reasons:

i)

ii)

For: 4.Against: 0CARRIED/DEFEATED**Termination**

/

: That the meeting terminate.

Time: 12:40pm.

Angie Delaney  
Recording Secretary

John Dressler  
Chair

CARRIED

Cariboo Regional District

File No. ....

FEB 22 2019

Referred To .....