

Development Variance Permit Information Package

File Number: 3090-20/20190012

Electoral Area: A

Date of Referral: April 4, 2019

Date of Application: March 27, 2019

Property Owner's Name(s): Reg Campbell and Shirley Minnett

Applicant's Name: Reg Campbell and Shirley Minnett

SECTION 1: Property Summary

Legal Description(s): Lot 8, District Lot 222, Cariboo District, Plan 14162

Area of Application: 0.16ha (0.42ac)

Location: 1214 Ellison Rd

Current Zoning: Residential 2 (R 2)

Refer to: Adjacent Land Owners, Area "A" APC, MoE, MoTI, CRD Chief Building Official, Northern Health Authority

Variance Requested: The applicant has requested a variance to section 5.12.2 (b)(iv) of the Quesnel Fringe Area Zoning Bylaw 3504, 1999 as follows:

That the rear setback of 3m (9.84ft) be reduced to 1.82m (6ft).

Proposal/Reasons in support: Complying with the existing setbacks would require the applicant to construct the garage over the property's well. Reduction to 1.8m (6ft) would allow for proper clearance.

Existing Buildings: House 130.43sqm (1,404sqft)

Proposed Buildings: Garage 67.6sqm (728sqft)

SECTION 2: Planning Report

Background:

The applicant has requested that the rear yard setback be reduced from 3 m (9.84 ft) to 1.82 m (6 ft) to allow the construction of a 67.6 sq. m (728 sq. ft) detached garage without obstructing the existing well. The requested variance is a relaxation in Section 5.12.2 (b)(iv) of the Quesnel Fringe Area Zoning Bylaw 3504, 1999.

The subject property is zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw, 3504, 1999 and is designated Single-Family Residential (Unserviced) in the Quesnel Fringe Area Official Community

Plan, 4844, 2014. The property has an existing 130.43 sq. m (1,404 sq. ft) residential structure with 28.61 sq. m (307.95 sq. ft) attached deck and a well on site as shown in Appendix B.

Location and Surroundings:

The subject property is 0.16 ha (0.42 ac) in size and is located on Ellison Road with Fraser River to the west of the property as shown in Appendix A. It is mostly surrounded by single-family dwellings and an Institutional lot owned by NAV Canada.

Past Relevant Applications:

A similar Variance Permit application for reducing the rear yard setback to allow the construction of an ancillary structure was approved in 2008. The property is situated south-east of the subject property and in close proximity to Dragon Lake.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.12 RESIDENTIAL 2 (R 2) ZONE

5.12.2 ZONE PROVISIONS

- (b) REQUIRED YARDS (minimum):
 - iv) Rear Yard – Setback = 3 metres (9.84 feet)

Rationale for Recommendations:

There is an existing well on the property that restricts the positioning of the proposed garage; and complying with the existing setback of 3 m (9.84 ft) would require the applicant to construct the garage over the property's well.

As the proposed variance for requesting a reduction in the rear yard setback to 1.82 m (6 ft) would allow for proper clearance from the existing well, planning staff support the variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 8, District Lot 222, Cariboo District, Plan 14162 to reduce the rear yard setback for the construction of a detached garage from 3m (9.84 ft) to 1.82 m (6 ft) be approved.

SECTION 3: Referral Comments

Chief Building Official: - April 5, 2019

No objections.

Health Authority: -

Ministry of Transportation and Infrastructure: - April 24, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Development variance as it does not appear to impact any roads under this Ministry's jurisdiction.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission: April 24, 2019

Supported. See attached.

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

Appendix A: GENERAL MAP

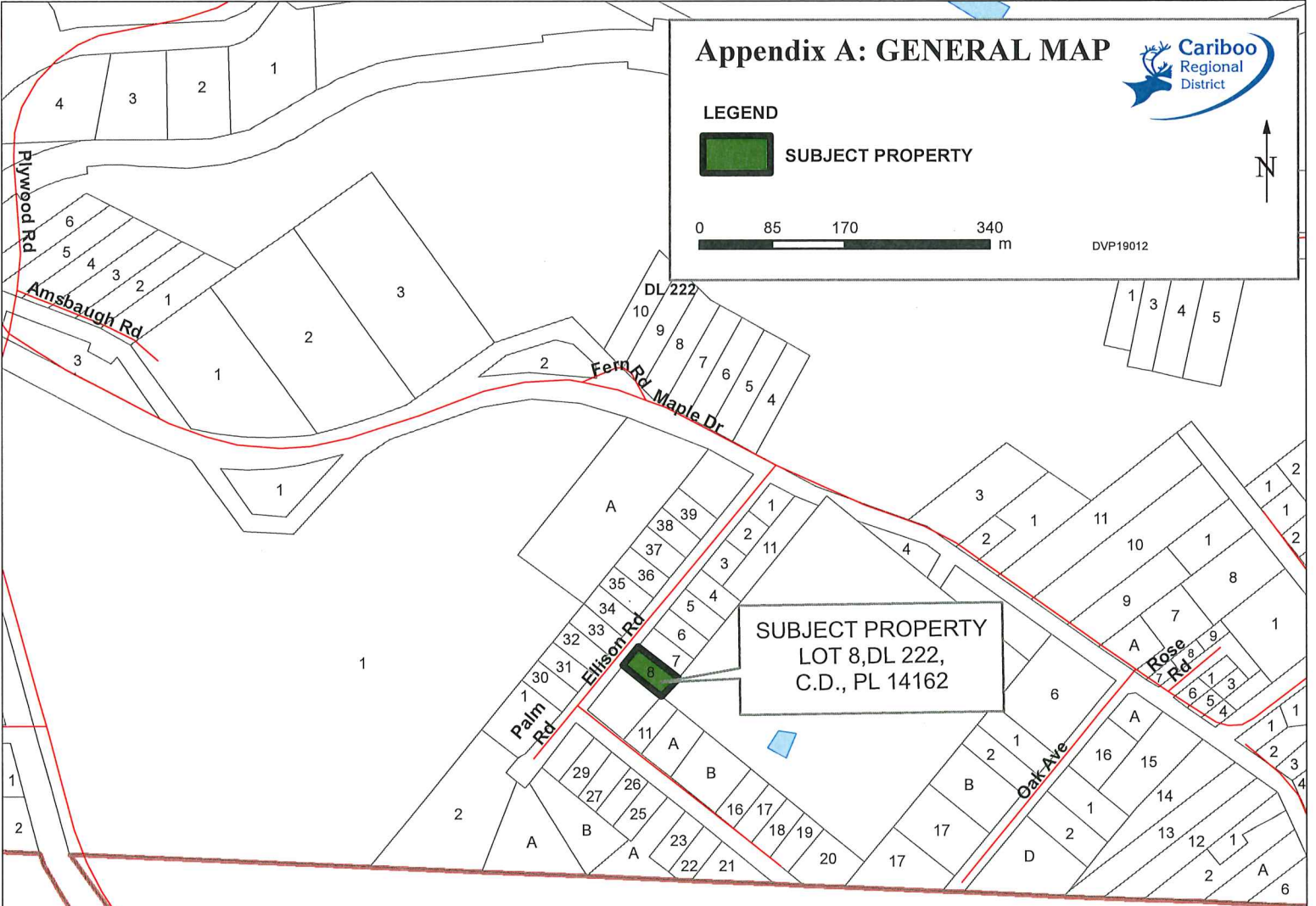


LEGEND

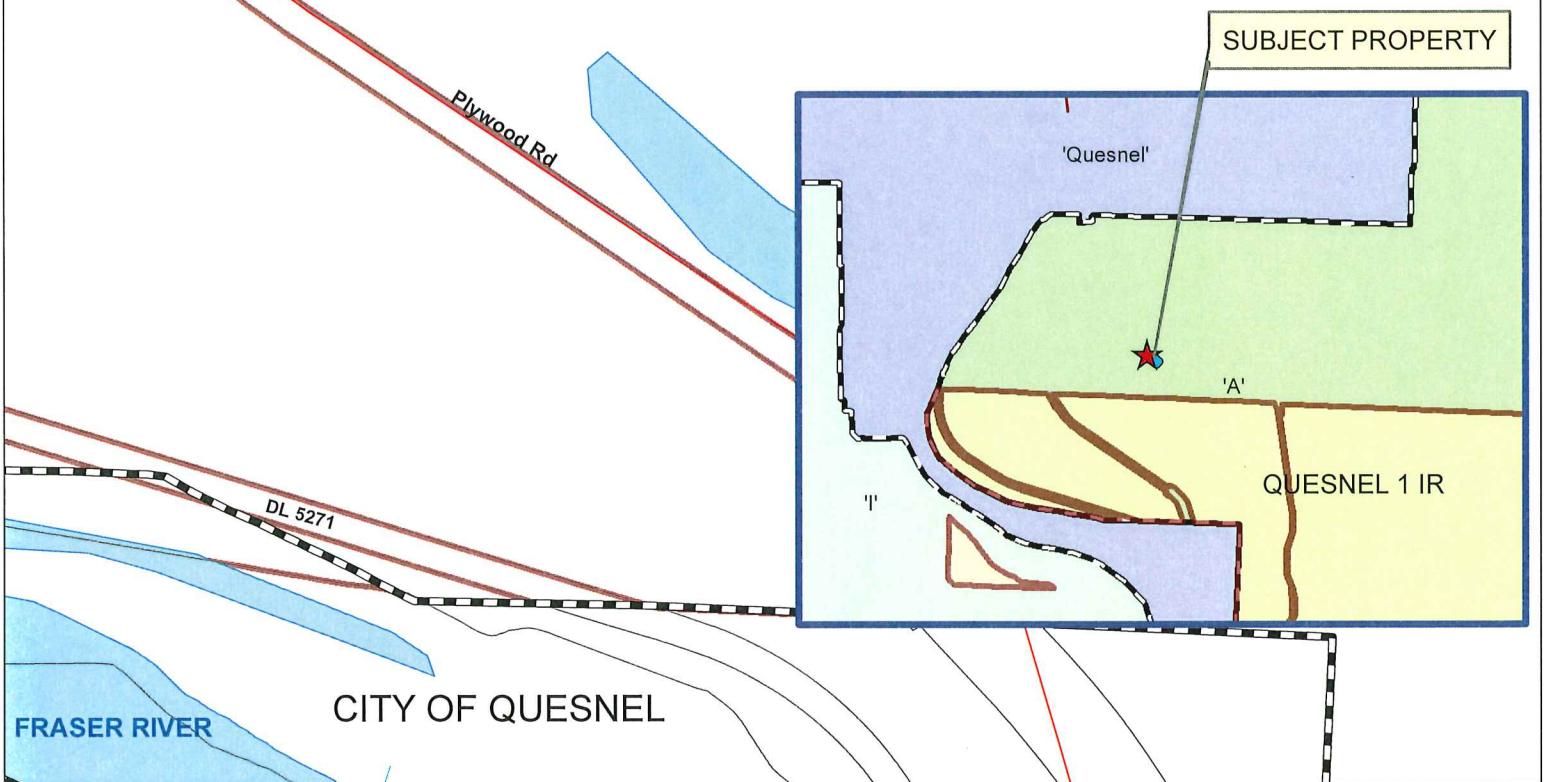
 SUBJECT PROPERTY

0 85 170 340 m

DVP19012



QUESNEL 1 IR



Appendix B: SPECIFIC MAP



LEGEND

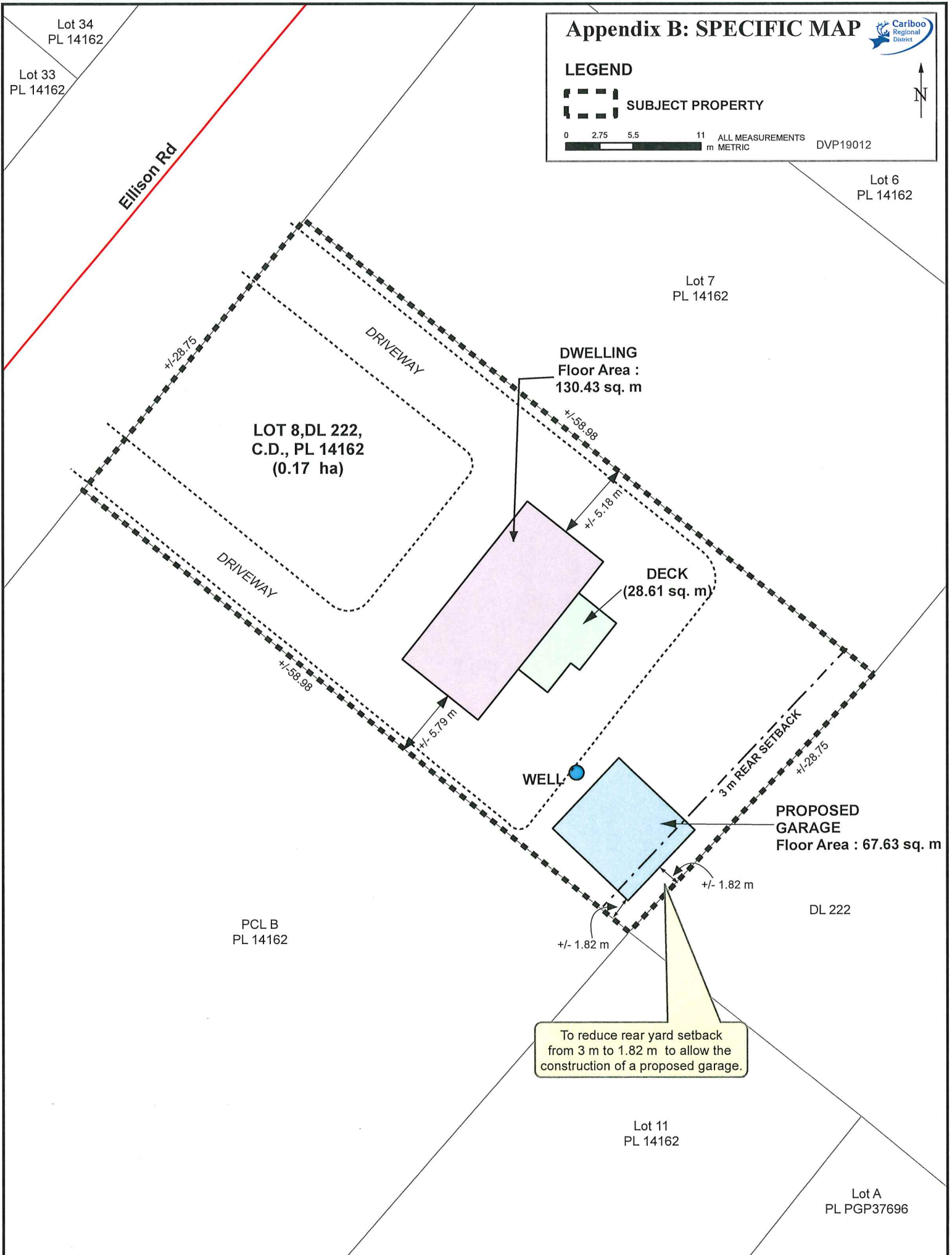


SUBJECT PROPERTY

0 2.75 5.5 11
m METRIC

ALL MEASUREMENTS
m METRIC

DVP19012



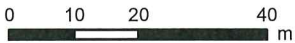
Appendix C: ORTHOGRAPHIC MAP



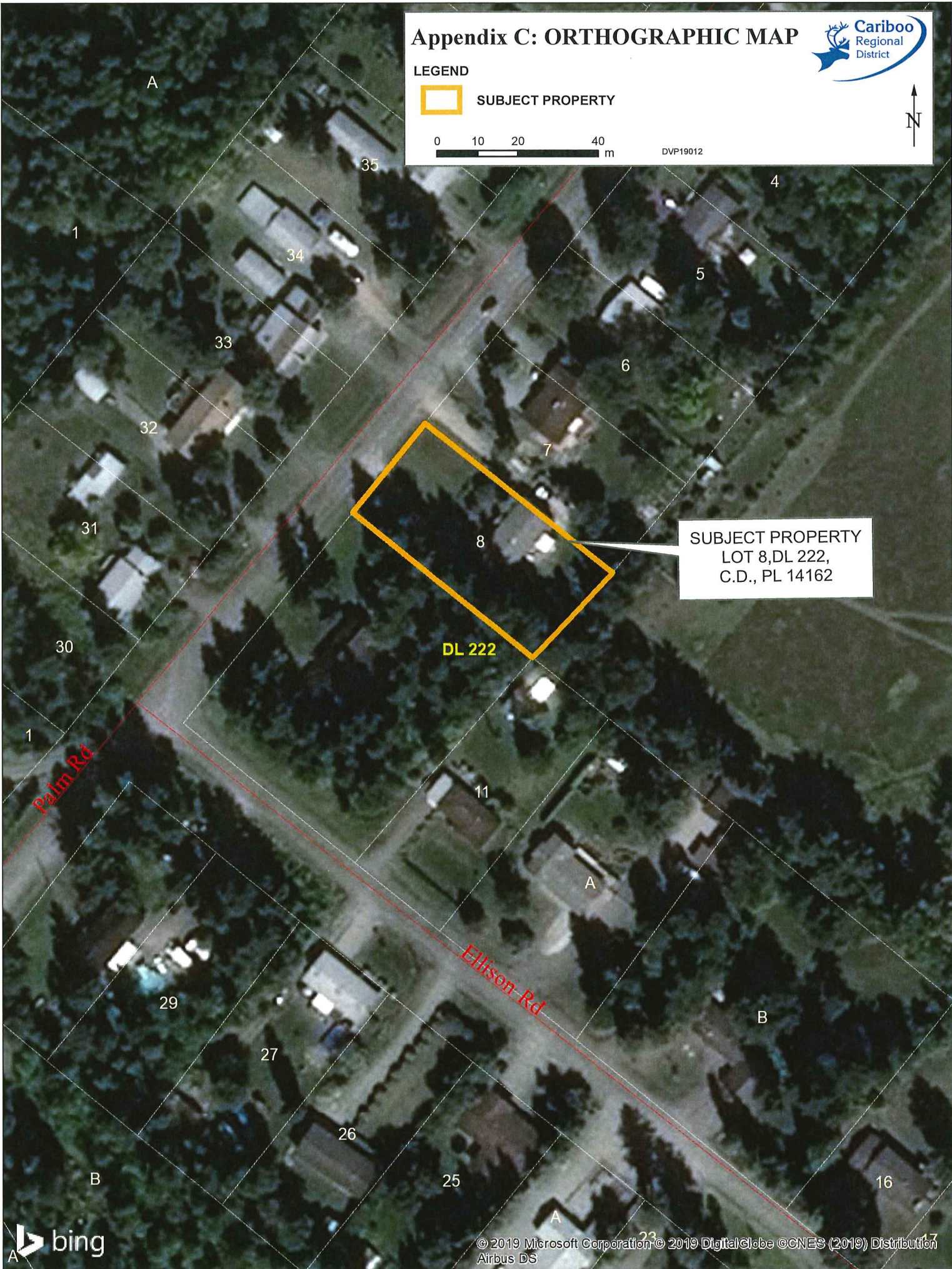
LEGEND



SUBJECT PROPERTY



DVP19012



Describe the existing use of the subject property and all buildings: RESIDENTIAL

Describe the proposed use of the subject property and all buildings: Adding detached garage

Describe the reasons in support for the application: Well prohibiting conformance to setbacks

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Lawn + gardens

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): fairly flat, small slope

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 type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

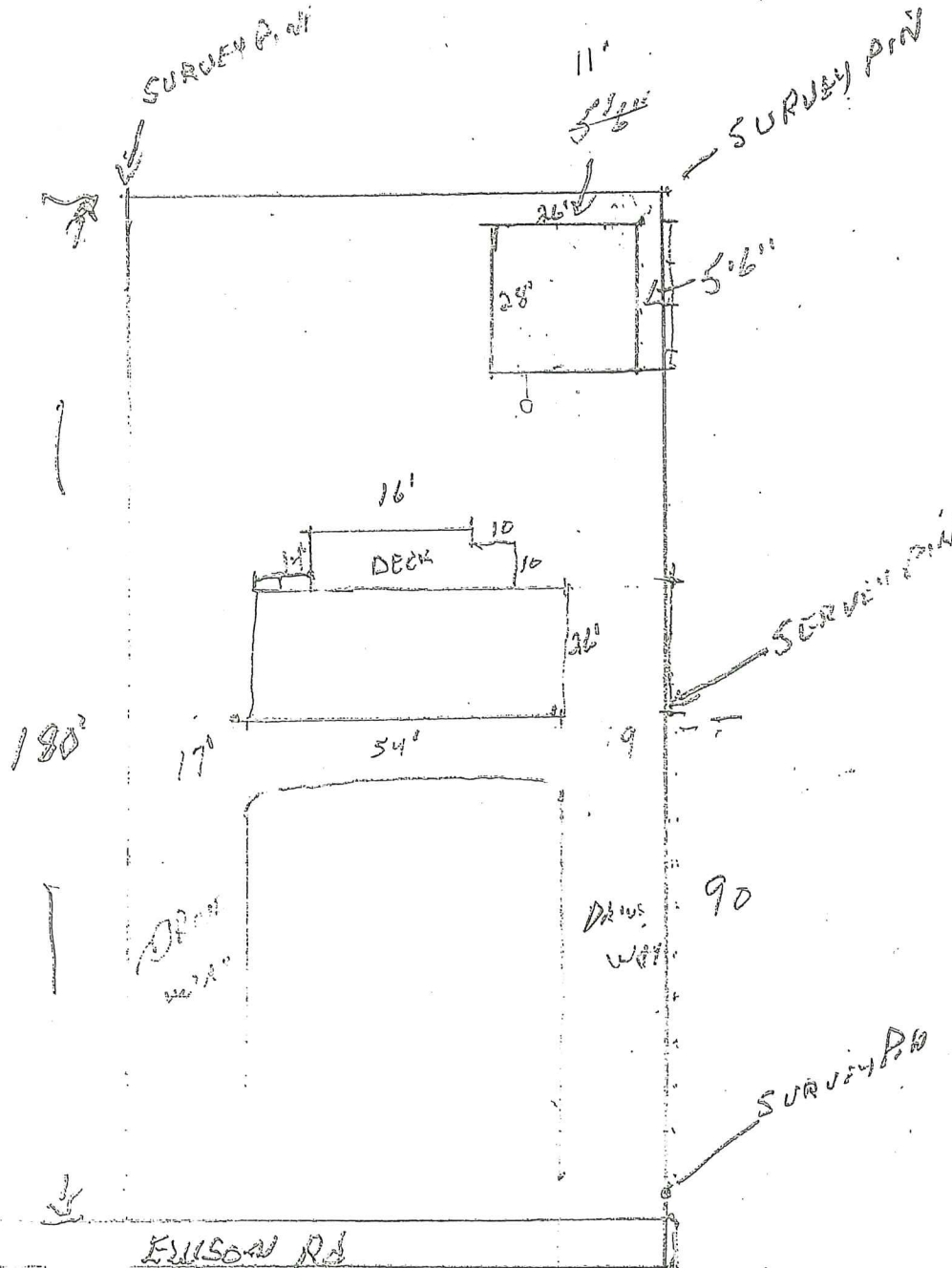
JAN 30 2019

Referred to

COPY

PLEASE ENSURE THIS MARKED-UP COPY OF
BUILDING PLANS REMAINS ON THE
JOB SITE THROUGHOUT THE
ENTIRE CONSTRUCTION PROCESS

Changes to Approved Drawings
Any changes to these approved
drawings are to be submitted to the
CRD Building Department in writing
prior to onsite construction



* Building Survey May
Be Required *

RESPONSIBILITY OF OWNER
The owner of the building shall be responsible
for carrying out the provisions of the BC
Building Code. The owner of the building is in
no way relieved of full responsibility for
complying with this code by the CRD:
a. Issuing a building permit,
b. Approving drawings or specifications, or
c. Carrying out inspections

Cariboo Regional District
Building Inspection Division
Plans Reviewed

For Building Permit No: 190042
Date: Feb 6/19
Signed: U.H.

Construction must conform to any conditions
on reviewed plans and all other relevant CRD
and Provincial Regulations

Drawings must be kept on site during
construction

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on April 23/19 in the CRD office, located at Oversand, BC, commencing at

PRESENT:

Chair Dave Moffatt

Members

Drug SERVICE.
Carolyn Mitchell

Recording Secretary

Owners/Agent, or

☐ Contacted but declined to attend

ABSENT:

Ted Armstrong & Vinie Berlinguette

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

Mary Spston

Agenda Items

DVP APPLICATION – 3090-20/20190012 (LOT 8, DISTRICT LOT 222, CARIBOO DISTRICT, PLAN 14162)

/ : "THAT the application to vary the rear yard setback for property located at 1214 ELLISON ROAD be supported/rejected for the following reasons:

i)

No objections

ii)

For:

Against:

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time:

9:45 AM.

[Signature]
Recording Secretary

[Signature]
Chair