

Development Variance Permit Information Package

File Number: 3090-20/20190013

Electoral Area: E

Date of Referral: April 10, 2019

Date of Application: April 1, 2019

Property Owner's Name(s): Christopher Purdy

Applicant's Name: Laura Purdy

SECTION 1: Property Summary

Legal Description(s): Lot 4, District Lot 858, Cariboo District, Plan 18671

Area of Application: 2.04 ha (5.04 ac)

Location: 1404 Esler Rd

Current Zoning: Rural 2 (RR 2)

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

Variance Requested: The applicant has requested a variance to section 5.19.2 (b)(i) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw 3502, 1999 as follows:

That the front setback of 7.6m (24.9ft) be reduced to 0.5m (1.64ft) to legalize an existing ACCO trailer.

Proposal/Reasons in support: Trailer existing prior to purchase of the property.

Existing Buildings: House 90sqm (968sqft), shed 12sqm (129sqft), ACCO trailer 45sqm (484sqft)

Proposed Buildings: Legalizing existing structure.

SECTION 2: Planning Report

Background:

The applicant has requested that the required front yard setback is reduced from 7.6 m (24.9 ft) to 0.5 m (1.64 ft) to legalize an existing ACCO trailer. The requested variance is a relaxation in Section 5.19.2 (b)(i) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

The subject property is zoned Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 and is designated Rural Residential 2 in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012. The property has an existing 90 sq. m (968 sq. ft) residential structure with 12 sq. m (129 sq. ft) shed and an ACCO trailer of 45 sq. m (484 sq. ft) in size as shown in Appendix B.

Location and Surroundings:

The subject property is 2.04 ha (5.04 ac) in size and is located on Esler Road as shown in Appendix A. Currently, the property is covered in grassland with moderate tree coverage and it lies within a slight slope grid range of 0% - 20%. It is mostly surrounded by single-family dwellings.

CRD Regulations and Policies:

3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

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

Rationale for Recommendations:

There is a recently renewed building permit No. PR20190203 to relocate the existing modular storage unit/ACCO trailer on the same lot towards the rear end adjacent to the existing shed. This relocation of the ACCO trailer would support compliance with the required setback.

As the proposed variance for requesting a reduction in the front yard setback of approximately 7.1 m (23.3 ft) is significantly large, planning staff does not support this major variance proposal. Further, the trailer does not comply with the required standard 4.5 metres setback in accordance with the Ministry of Transportation and Infrastructure regulations.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 4, District Lot 858, Cariboo District, Plan 18671 to reduce the front yard setback from 7.6 m (24.9 ft) to 0.5 m (1.64 ft) for legalizing an existing ACCO trailer be rejected.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: - April 11, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - April 11, 2019
The Ministry would be prepared to approve a 4.5 metre setback in accordance with our regulations.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission:

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

Appendix A: GENERAL MAP



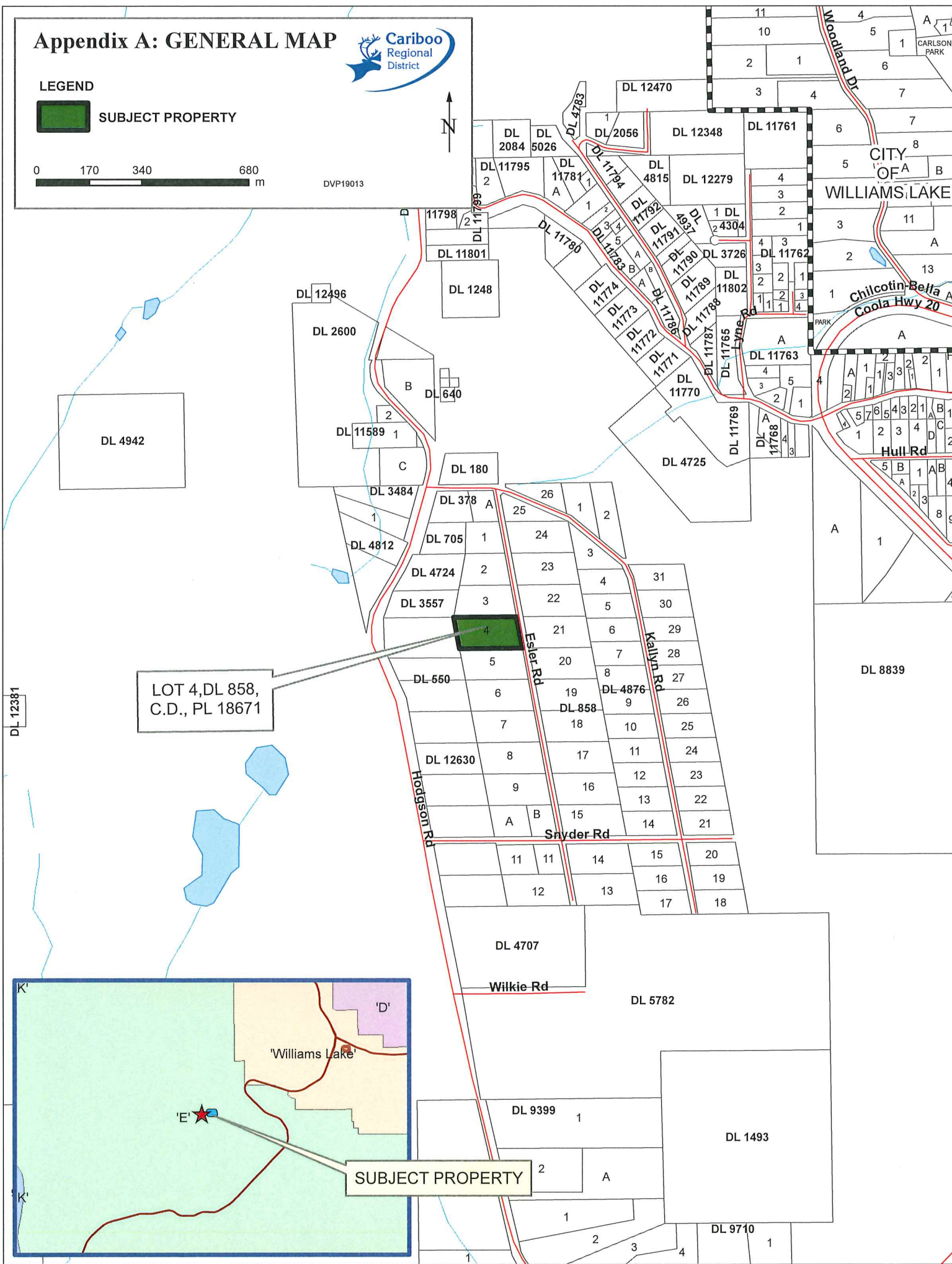
LEGEND



SUBJECT PROPERTY

0 170 340 680 m

DVP19013



LOT 4, DL 858,
C.D., PL 18671



SUBJECT PROPERTY

Appendix B: SPECIFIC MAP



LEGEND



SUBJECT PROPERTY



ALL MEASUREMENTS
METRIC

DVP19013



DL 858

PL 18671

DL 4724

DL 3557

DL 858

Lot 3
PL 18671

DL 858

Lot 22
PL 18671

Esler Rd

DWELLING
Floor Area :
90.0 sq. m

SHED
(12.0 sq. m)

+/- 5.0 m

EXISTING
ACCO TRAILER
Floor Area : 45.0 sq. m
(See Inset for Details)

**LOT 4, DL 858,
C.D., PL 18671
(2.03 ha)**

DL 858

DL 858

DL 550

+/- 201.92 m

+/- 102.14

+/- 201.85 m

+/- 102.13

7.6 m FRONT SETBACK

INSET

To reduce front yard setback
from 7.6 m to 0.5 m to legalize an
existing ACCO trailer.

PARKING

DRIVEWAY

7.6 m FRONT SETBACK

+/- 1.0 m

Esler Rd

DRIVEWAY

Lot 5
PL 18671

DL 858

Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY

0 20 40 80 m

DVP19013



DL 705

DL 4724

DL 3557

DL 2055

DL 550

DL 858

LOT 4, DL 858,
C.D., PL 18671

Esler Rd

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

Describe the proposed use of the subject property and all buildings: To allow an Acco trailer to stay in it's current position which is approximately 1 metre from the front property line.

Describe the reasons in support for the application: The Acco trailer was already in this spot when property was purchased.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Treed with some grassy areas.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Flat near front of property (25m) then hillside for 80m, then flat + treed for 100m.

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.

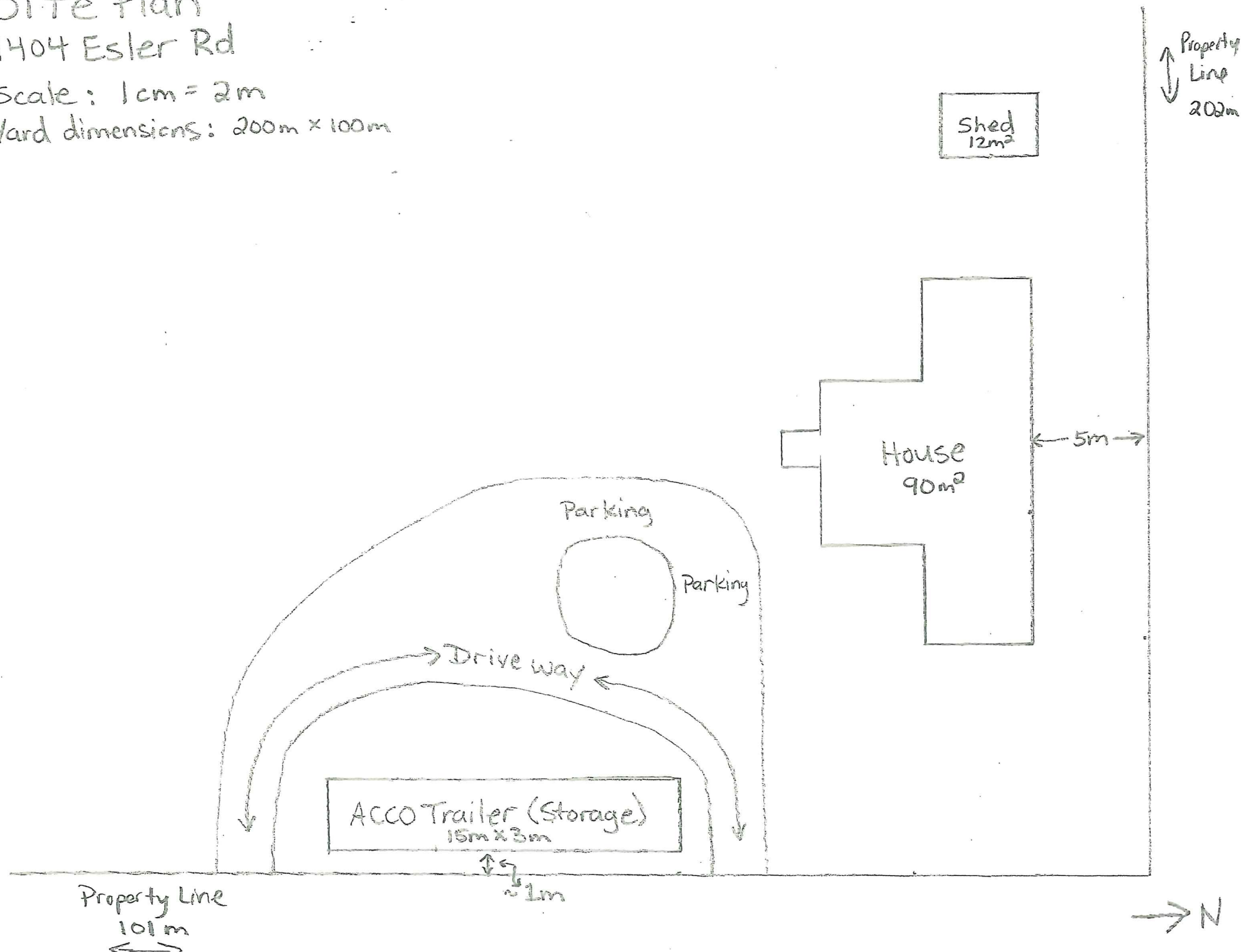
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Site Plan

1404 Esler Rd

Scale: 1cm = 2m

Yard dimensions: 200m x 100m





Interior Health
Every person matters

April 11, 2019

Nyree Alexander
Cariboo Regional District
Suite D, 180 N Third Ave
Williams Lake, BC V2G 2A4
<mailto:nalexander@cariboord.ca>

Dear Nyree Alexander:

**RE: File #: 3090-20/20190013 – 1404 Esler Road
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,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority