

Development Variance Permit Information Package

File Number: 3090-20/20190018

Electoral Area: E

Date of Referral: May 1, 2019

Date of Application: April 25, 2019

Property Owner's Name(s): Simon and Jillian Fraser

Applicant's Name: Simon and Jillian Fraser

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 8837, Cariboo District, Plan BCP6867

Area of Application: 2 ha (4.94 ac)

Location: 453 Johnson Way, 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 applicant has requested a variance to section 4.14 (e) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw 3502, 1999 as follows:

That the maximum floor area of a lot greater than 2 ha (4.94 ac) be raised from 350 sqm (3,767 sqft) to 485 sqm (5,220 sqft).

Proposal/Reasons in support:

Existing Buildings: Single Family Dwelling with Attached Garage

Proposed Buildings: Detached Garage

SECTION 2: Planning Report

Background:

The applicants have requested that the maximum combined floor area for ancillary structures on 2 ha (4.94 ac) or greater lot be increased from 350 sq. m (3,767 sq. ft) to 485 sq. m (5,220 sq. ft) to allow the construction of a 222.97 sq. m (2400 sq. ft) detached shop with two 78.04 sq. m (840 sq. ft) lean-tos on both sides totaling the proposed area to be 379.05 sq. m (4080 sq. ft). The requested variance is a relaxation in Section 4.14 (e) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 3502, 1999.

The subject property is zoned Rural 3 (RR 3) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 3502, 1999 and is designated Rural Residential 3 in the Williams Lake Fringe Area OCP Bylaw,

4782, 2012. The property has an existing 241.55 sq. m (2600 sq. ft) residential structure with 105.91 sq. m (1140 sq. ft) attached garage as shown in Appendix B.

Location and Surroundings:

The subject property is 2 ha (4.94 ac) in size and is located on Johnson Way, Williams Lake as shown in Appendix A. It is mostly surrounded by single-family dwellings to the south, vacant lands to the west and east, and the City of Williams Lake jurisdiction boundary to the north of the subject property.

CRD Regulations and Policies:

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

4.14 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:

Although the increase in total floor area of ancillary structures is a major variance request, there will be minimal impact on neighborhood because the proposed shop is separated from the existing car garage. Further, the parcel size is large, and the location of new shop is surrounded by dense tree coverage. Therefore, planning staff support the variance proposal.

However, a Development Permit will be required along with a Geotechnical Report from a qualified professional as the subject property lies within the "Ancient Landslide Geotechnical Hazard Development Permit Area". This will help in mitigating potential hazards and ensure safe development.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 2, District Lot 8837, Cariboo District, Plan BCP6867 to increase the maximum floor area for ancillary structures on 2 ha (4.94 ac) or greater lot from 350 sq. m (3,767 sq. ft) to 485 sq. m (5,220 sq. ft) be approved.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: - May 6, 2019

See comments attached.

Ministry of Transportation and Infrastructure: - May 6, 2019

MoTI has no objections in principle to the proposed development variance for maximum height for ancillary structures.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission: June 3, 2019

Supported, see comments 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

Interior Health Comments

Advisory Planning Commission Response Form

Appendix A: GENERAL MAP



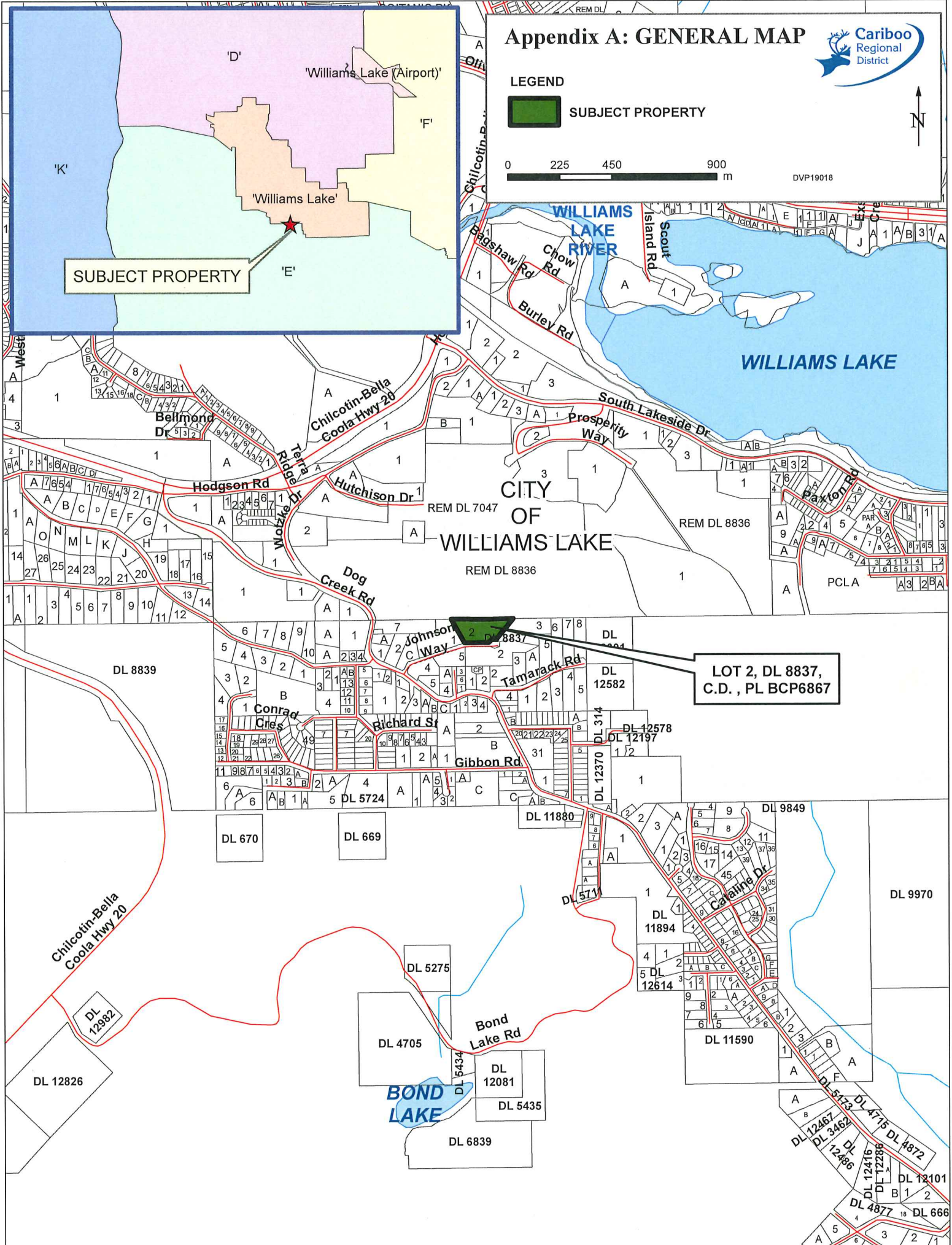
LEGEND



SUBJECT PROPERTY

0 225 450 900 m

DVP19018



Legend



SUBJECT PROPERTY



City of Williams Lake



ALL MEASUREMENTS
METRIC

DVP19018



CITY OF WILLIAMS LAKE

To increase combined
maximum floor area for
ancillary buildings and structures
from 350 sq. m to 485 sq. m.

City of Williams Lake Boundary

+/- 266.1

**LOT 2, DL 8837,
C.D. , PL BCP6867,
2.0 ha**

**PROPOSED
SHOP
(222.97 sq. m)**

**PROPOSED
LEAN-TO
(78.04 sq. m)**

**PROPOSED
LEAN-TO
(78.04 sq. m)**

**DWELLING
(241.55 sq. m)**

**ATTACHED
GARAGE
(105.91 sq. m)**

Lot 3
BCP6867

Lot 1
BCP6867

+/- 118.3
+/- 21.3 m
+/- 15.2 m

+/- 30.5 m

DRIVEWAY

+/- 103.4

Johnson Way

+/- 39.6 m

+/- 39.6 m

+/- 45.7 m

+/- 15.1

+/- 26.3

+/- 110.2

+/- 47.6

Lot 5
28963

Lot 2
PGP39657

Lot A
BCP25724

Bowe Rd

Lot 3
11671

Lot 6
11671

Lot 1
PGS325

Lot CP
PGS325

Lot 2
PGS325

Lot 2
26167

Lot 3
26167

Appendix C: ORTHOGRAPHIC MAP



LEGEND



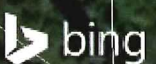
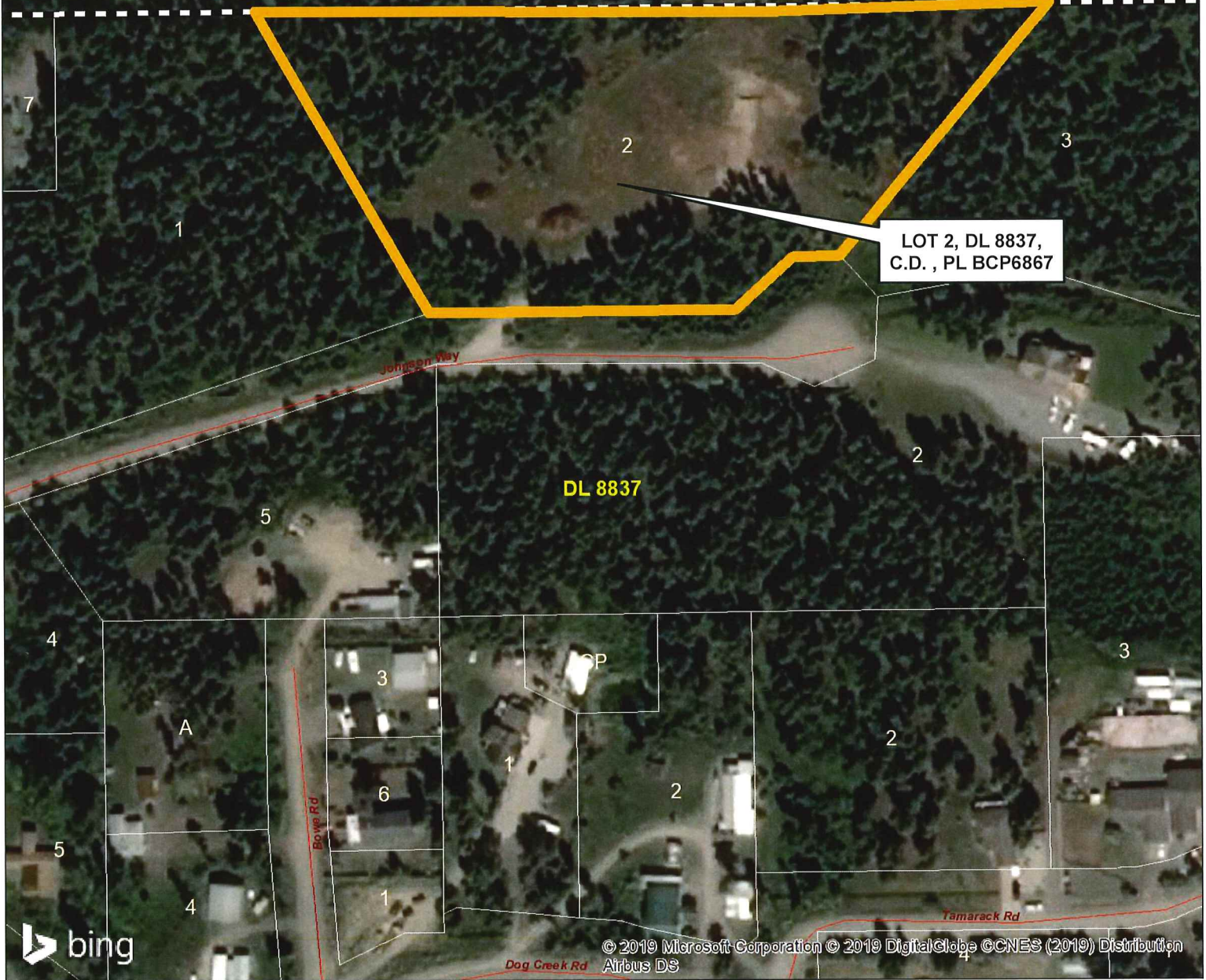
SUBJECT PROPERTY



REM DL 8836

DL 8836

CITY OF WILLIAMS LAKE



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

Describe the proposed use of the subject property and all buildings: Residential Dwelling

Describe the reasons in support for the application: See reasons attached

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

Treed with natural vegetation, (Grass, brush)

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

Sloping Property gently towards the North.

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"/>

Shivani Sajwan

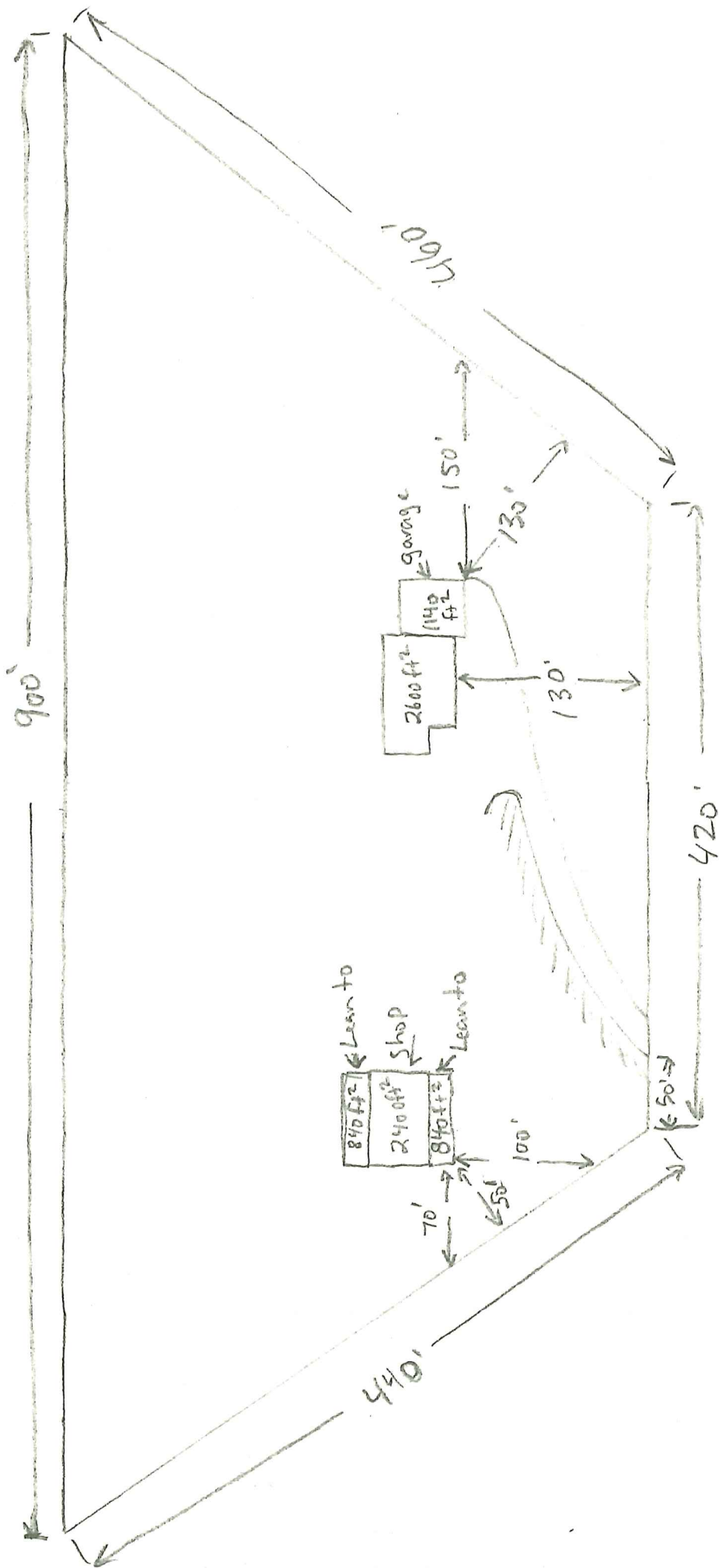
From: simon.fraser@shaw.ca
Sent: June 12, 2019 4:29 PM
To: Shivani Sajwan
Subject: SIMON FRASER GARAGE VARIANCE, 453 JOHNSON WAY

Follow Up Flag: Follow up
Flag Status: Completed

Hello Shivani,
Please see the following points supporting my application for a variance,

- The location of the detached garage is surrounded by trees and not visible from adjacent lots
- Only one lot is adjacent to my property on the side the shop is proposed and that lot is vacant and the shop is concealed by trees
- The size of the garage is to accommodate storing antique vehicles passed down to me by my grandfather
- The lean-to's are required to store my RV and boats and personal vehicle, keeping them out of the weather reduces costly repairs due to UV rays and harmful snow loads
- The peak of the garage is lower in elevation than Johnson way road further concealing it from future development
- Garage to match the house in exterior finish for esthetic appeal

Thank you for the opportunity to provide comments supporting the variance application.
Simon Fraser





Interior Health
Every person matters

May 6, 2019

Nyree Alexander
Cariboo Regional District
Suite D, 180 North 3rd Ave
Williams Lake, BC V2G 2A4
<mailto:nalexander@cariboord.ca>

Dear Nyree Alexander:

RE: File #: 3090-20/20190018
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

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on
May 15, 2019 in the CRD Board Room, located at WMS UK, BC,
commencing at

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

Recording Secretary Angie Delaney

Owners/Agent, or

☒ Contacted but declined to attend

Cariboo Regional District

File No.

JUN 03 2019

ABSENT: Kerry Chelsea.

Referred To

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

Agenda Items

DVP APPLICATION – 3090-20/20190018 (LOT 2, DISTRICT LOT 8837, CARIBOO DISTRICT, PLAN BCP6867)

/ : "THAT the application to vary the for property
located at 453 JOHNSON WAY, WILLIAMS LAKE be supported/rejected for the following
reasons:

i)

ii)

For: (4)

Against: 0

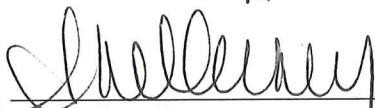
CARRIED/DEFEATED

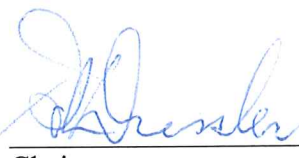
Termination

/ : That the meeting terminate.

CARRIED

Time: 12:05pm.


Recording Secretary


Chair