

Development Variance Permit Information Package

File Number: 3090-20/20190025

Electoral Area: E

Date of Referral: June 20, 2019

Date of Application: May 28, 2019

Property Owner's Name(s): Joseph and Terry Gentles

Applicant's Name: Joseph and Terry Gentles

SECTION 1: Property Summary

Legal Description(s): Block A, Section 13, Township 44, Lillooet District

Area of Application: 0.9 ha (2.24 ac)

Location: 2554 Chimney Lake Road

Current Zoning: Rural 3 (RR 3)

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

Variance Requested: The applicant has requested a variance to section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw 3503, 1999 as follows:

That the maximum floor area for ancillary structure of a lot between 0.4 ha (0.99 ac) and 2 ha (4.94 ac) be raised from 300 sqm (3,229 sqft) to 396 sqm (4,264 sqft).

Proposal/Reasons in support: To store personal recreational vehicles, and garden/lawn equipment.

Existing Buildings: Single Family Dwelling, Wood shed, Tool shed, Carport

Proposed Buildings: Shop and RV storage

SECTION 2: Planning Report

Background:

The applicants have 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 396 sq. m (4,264 sq. ft) to allow the construction of a 124.86 sq. m (1344 sq. ft) shop with two 62.43 sq. m (672 sq. ft) RV storages on each sides of the proposed shop. The requested variance is a relaxation in Section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

The subject property has an existing 103.82 sq. m (1,117.51 sq. ft) residential structure with attached deck, 8.01 sq. m (86.22 sq. ft) porch and an attached 96.25 sq. m (1,036.03 sq. ft) carport, 37.16 sq. m (400 sq. ft) tool shed, and a small wood shed of 13.01 sq. m (140 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 with an adjacent lake access road to the north of the subject property. The property is 0.9 ha (2.24 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 early this year in 2019. The property is situated north of the subject property within the same neighborhood and adjacent to Felker 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 ancillary floor area of approximately 96 sq. m is relatively smaller for the existing lot size, there will be minimal impact on the neighboring properties. Further, the proposed structure is a dry shed with no water, septic or power. Therefore, planning staff support the variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Block A, Section 13, Township 44, Lillooet District be approved. However, a lot assessment by a qualified professional is recommended to ensure sustainable onsite sewerage and water infrastructure for any future water/sewer connections.

Further, that a Development Variance Permit be issued to vary the following:

1. Section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 as follows:
 - i) That the combined maximum floor area for ancillary structures on a lot between 0.4 ha (0.99 ac) and 2 ha (4.94 ac) be increased from 300 sq. m (3,229 sq. ft) to 396 sq. m (4,264 sq. ft) to allow the construction of a detached shop/RV storage.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: - June 28, 2019

See Comments attached.

Ministry of Transportation and Infrastructure: - June 21, 2019

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

Ministry of Forests, Lands and Natural Resource Operations: -

Adjacent Property Owners:

Advisory Planning Commission: August 2, 2019

Conditionally 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

- Email conversation with Interior Health dated July 25, 2019

- Email conversation with Interior Health dated August 13, 2019

Appendix A: GENERAL MAP



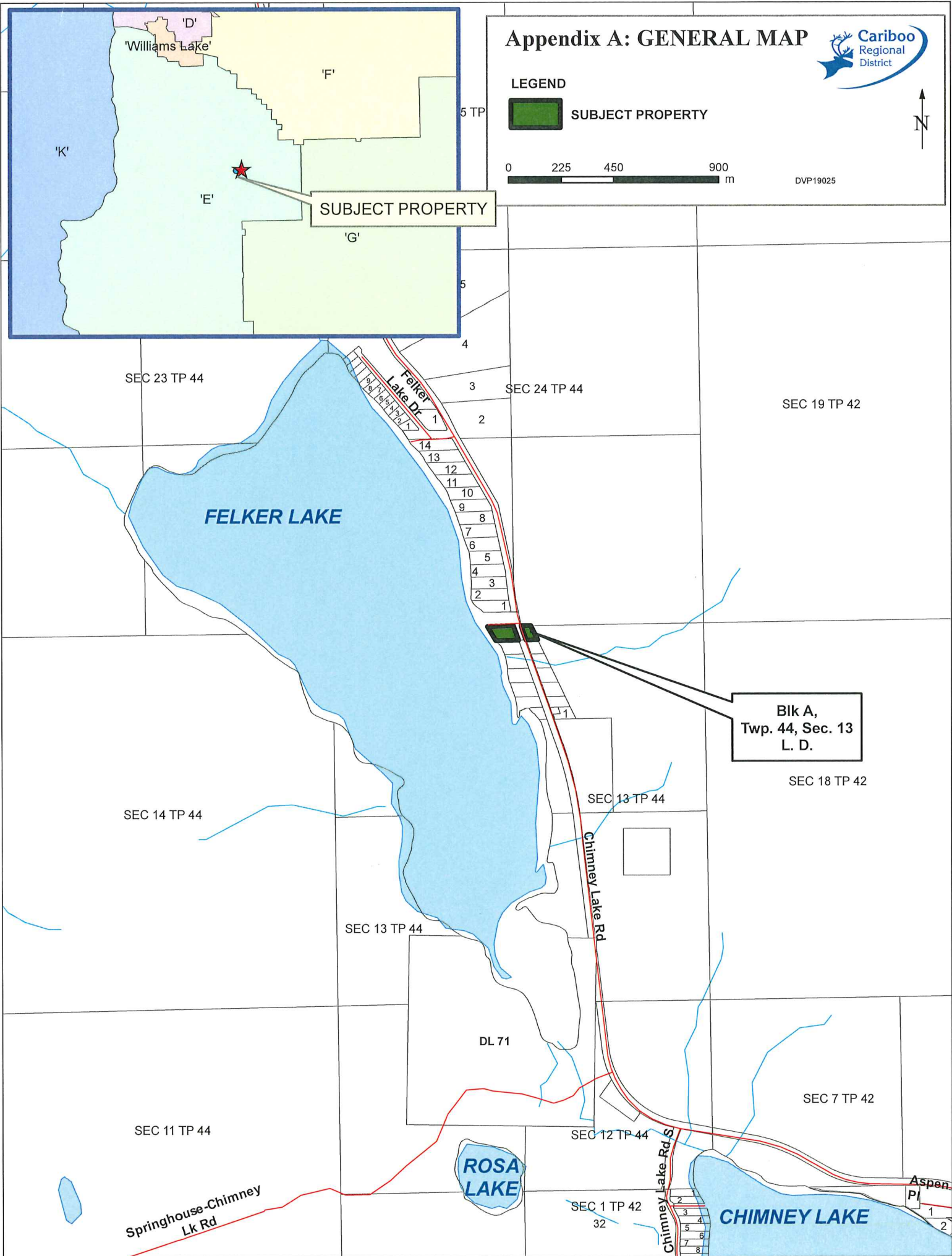
LEGEND



SUBJECT PROPERTY

0 225 450 900 m

DVP19025



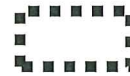
L 2 PL 26815

L 1 PL 26815

APPENDIX B: Specific Map



Legend



SUBJECT PROPERTY

0 5 10 20
m

ALL MEASUREMENTS
METRIC

DVP19025



SE1/4 SEC 24 TP 44

Felker Lake Access No 1 Rd

To increase combined
maximum floor area for
ancillary buildings and structures
from 300 sq. m to 396 sq. m.

WOOD SHED
(13.01 sq. m)

+/-3.1 m

+/-3.1 m

CARPORT
(96.25 sq. m)

+/-12.2 m

TOOL SHED
(48.31 sq. m)

DWELLING
(103.82 sq. m)

PORCH
(8.01 sq. m)

PROPOSED
RV STORAGE
(62.43 sq. m)

PROPOSED
RV STORAGE
(62.43 sq. m)

PROPOSED
SHOP
(124.86 sq. m)

Blk A,
Twp. 44, Sec. 13
L. D.,
0.9 ha

BK J SEC 13 TP 44

+/-47.6 m

BK B SEC 13 TP 44 EXC ROAD

BK B SEC 13 TP 44 EXC ROAD

BK C SEC 13 TP 44 EXC ROAD

BK C SEC 13 TP 44 EXC ROAD

Chimney Lake Rd

FELKER LAKE



Appendix C: ORTHOGRAPHIC MAP

LEGEND



SUBJECT PROPERTY

0 15 30 60 m

DVP19025



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

Describe the proposed use of the subject property and all buildings: Shop and storage

Describe the reasons in support for the application: To store personal recreation vehicles and garden/lawn equipment, tools, etc

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

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

Services Currently Existing or Readily Available to the Property (check applicable area)

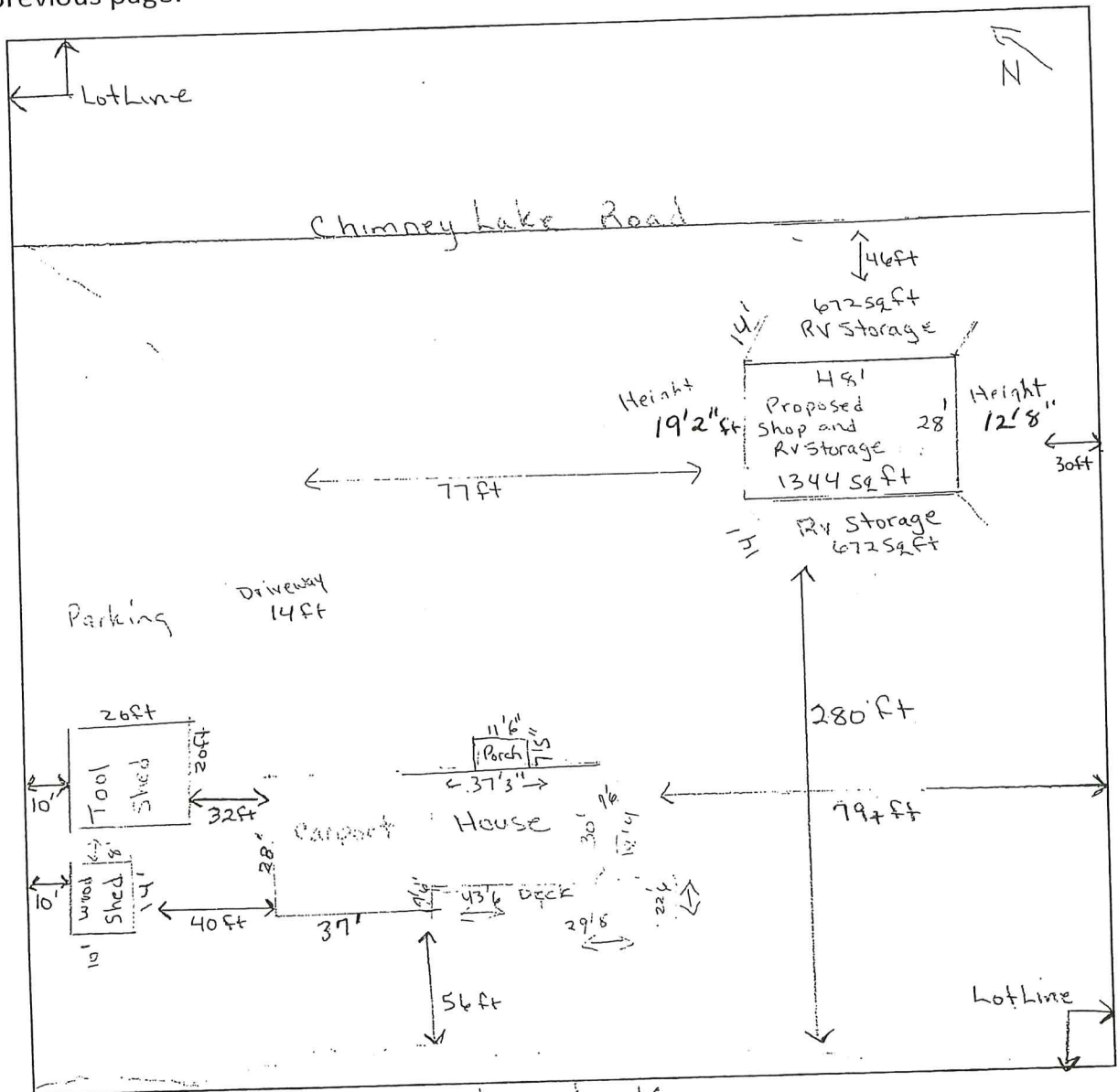
* Readily Available means existing services can be easily extended to the subject property.

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



Site Plan Worksheet

Please draw a site plan depicting your property and proposal as instructed on the previous page:



Felker Lake

Street or Road Number/Name: 2554 Chimney Lake Road

Owner's name: Joseph Gentles and Terry Gentles

PID: 0116-416-791

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Outlined Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

The proposal is to vary the maximum floor area for an ancillary structure. The parcel is on Felker Lake which is considered moderate sensitivity for development of onsite effluent disposal as per the Lakeshore Management Policy. Interior Health would recommend that the area where they are proposing to increase the ancillary building might be protected to ensure onsite sewerage can be accommodated both the existing and future reserve needs for the development.

Interior Health would recommend that the owner provide a report to demonstrate the suitability of the parcel to accommodate existing and future onsite sewerage and water infrastructure for the development.

If you have any questions, please contact me at 250-851-7347 or
HBE@interiorhealth.ca

Signed By:  Title: Environmental Health Officer

Date: June 28, 2019 Agency: Interior Health Authority

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on 01.08.19 @ 12:05 hr in the CRD building, located at Williams Lake, BC, commencing at

PRESENT:

Chair Angie Delaine

Members Bette McLennan, John Dressler,
Dave Stafford, Bernd Eisele

Recording Secretary Bernd Eisele

Owners/Agent, or

☒ Contacted but declined to attend

ABSENT: Henry Van Soest, Susan Tritt, Kerry Chelsea

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

Agenda Items

DVP APPLICATION – 3090-20/20190025 (BLOCK A, SECTION 13, TOWNSHIP 44, LILLOOET DISTRICT)

Moved by: Bernd Eisele

Seconded by: Dave Stafford

: "THAT the application to vary the maximum floor area for ancillary structure of a lot between 0.4 ha (0.99 ac) and 2 ha (4.94 ac) from 300 sqm (3,229 sqft) to 396 sqm (4,264 sqft). for property located at 2554 CHIMNEY LAKE ROAD, be CONDITIONALLY SUPPORTED for the following reasons:

- i) Applicant must ensure that water runoff from structure roof has adequate drainage, so as not to affect neighbouring properties
- ii) Applicant must ensure that there is sufficient alternate space to accommodate a new drainage field if the old one fails

For: 4

Against: 0

CARRIED

Termination

Moved by:

Seconded by:

: That the meeting terminate.

☐ CARRIED

Time: 12:35

Recording Secretary

Chair

Shivani Sajwan

From: terry gentles <terrysgentles@yahoo.ca>
Sent: July 27, 2019 9:20 AM
To: Shivani Sajwan
Subject: Re: DVP Condition from Interior Health Authority

Hi Shivani
We are building a storage facility not a shop
It only has 3 walls and a roof
There is no water, heat or power
Having a lot assessment done seems unnecessary and costly?
Thanks
Terry

Sent from Yahoo Mail on Android

On Thu., 25 Jul. 2019 at 10:14 a.m., Shivani Sajwan
<ssajwan@cariboord.ca> wrote:

Good morning,

This is to inform you that we have received the comments from Interior Health Authority (IHA) in regard to your Development Variance Permit Application.

As per IHA, it is possible that the proposed shop/RV storage maybe located on the suitable land to use for a back-up sewerage system. Therefore, it is recommended that a lot assessment be conducted by a qualified professional (Registered Onsite Wastewater Practitioner) prior to the construction of the proposed structure to determine if there are other suitable areas available elsewhere on the parcel. As the property is located adjacent to a lake with sloped driveway, this lot assessment report will ensure sustainable onsite sewerage and water infrastructure for the development.

If you or a ROWP (once selected) have any specific question regarding this condition, please contact **Faith Kwong** (Environmental Health Officer, Interior Health Authority) at **(p) 250-549-5758**.

Email: faith.kwong@interiorhealth.ca

Also, here is the link for **(Registered Onsite wastewater Practitioner) ROWP Finder** below:

<https://owrp.asttbc.org/rowp-finder/>

Please contact some ROWPs in your locality and choose one as per your convenience to conduct the required lot assessment.

Keep us updated by sending the report prepared by the ROWP as soon as possible.

We'll look forward to hearing back from you.

Regards,

Shivani Sajwan, MCP, B.Arch.

Planning Officer

ssajwan@cariboord.ca



Cariboo Regional District

Suite D, 180 North 3rd Avenue

Williams Lake, BC V2G 2A4

Phone: 250-392-3351 Ext 264

Fax: 250-392-2812

Please think about the environment before you print

Shivani Sajwan

From: Shivani Sajwan
Sent: August 13, 2019 11:05 AM
To: Faith.Kwong@interiorhealth.ca
Cc: Audet, Clare
Subject: FW: DVP Condition_Gentles

Good morning,

This is to inform you about our decision regarding Gentles Development Variance Permit Application. As per our recent discussion with Clare Audet, we have come to a conclusion that the owners **will not** require the lot assessment at this moment for their current proposal of a dry shed with no water, septic or power. However, we have mentioned to the owners that a lot assessment by a qualified professional will be required to ensure sustainable onsite sewerage and water infrastructure for any future water/sewer connections.

Regards,

Shivani Sajwan, MCP, B.Arch.
Planning Officer
ssajwan@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812

Please think about the environment before you print

From: terry gentles <terrysgentles@yahoo.ca>
Sent: July 29, 2019 10:50 AM
To: Shivani Sajwan <ssajwan@cariboord.ca>
Subject: Fw: DVP Condition

Sent from Yahoo Mail on Android

----- Forwarded message -----

From: "Kwong, Faith" <Faith.Kwong@interiorhealth.ca>
To: "terrysgentles@yahoo.ca" <terrysgentles@yahoo.ca>
Cc: "Audet, Clare" <Clare.Audet@interiorhealth.ca>
Sent: Fri., 26 Jul. 2019 at 3:03 p.m.
Subject: RE: DVP Condition

Hi Terry,

Thank you for your email.

We received your application from the Cariboo Regional District as one of several agencies that reviews referrals and provides comments. Our recommendations were offered and consistent from the standpoint of long term sustainability for a property on independent onsite water and sewer servicing. We noted that your property has existing development (e.g. home, other buildings, driveway, etc.) that may constrain or restrict options available for a replacement sewerage disposal system, thus the reason for our comments to the regional district.

Please note, our comments were provided as part of a recommendation to the Cariboo Regional District's planning process; therefore, whether or not an assessment for onsite sewerage disposal is required as part of your application, is a discussion that needs to occur between yourself and the referral agency.

Hope this helps provide further clarity. Please do not hesitate to contact us if you have further questions.

Thanks,

Faith

Faith Kwong, BSc., BASc., CPHI(C)

Healthy Communities - Environmental Health Officer

Interior Health Authority

Population Health

Vernon Health Centre, 1440 14th Ave, Vernon, BC V1B 2T1

Bus: 250-549-5758 | Cell: 250-540-8380 | Fax: 250-549-6367

Email: faith.kwong@interiorhealth.ca

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From: terry gentles [<mailto:terrysgentles@yahoo.ca>]

Sent: Thursday, July 25, 2019 5:33 PM

To: Kwong, Faith

Subject: DVP Condition

Hi Faith

I have received a letter from the William's Lake CRD office requiring me to have a lot assessment done to determine if there are suitable areas for a back-up sewerage system??

I am not putting water in the storage facility that we want to construct so dont need a sewer system.

My current system for my home works wonderfully.

If for some reason that system failed I have a lot of suitable property or could reset the existing property for a back-up.

This sounds like a unnecessary and costly request for such a simple structure.

Terry

Sent from Yahoo Mail on Android