

## Development Variance Permit Information Package

**File Number:** 3090-20/20190032

**Electoral Area:** L

**Date of Referral:** July 4, 2019

**Date of Application:** June 20, 2019

**Property Owner's Name(s):** Perry and Glenda Kisser

**Applicant's Name:** Perry and Glenda Kisser

### SECTION 1: Property Summary

**Legal Description(s):** Lot 1, District Lot 1461, Lillooet District, Plan 34641

**Area of Application:** 2.47 ha (6.103 ac)

**Location:** 8540 Little Fort Hwy 24

**Current Zoning:** Rural 2 (RR 2)

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

**Variance Requested:** The applicant has requested a variance to section 4.2 (b) and section 4.2 (c)(ii) of the South Cariboo Area Zoning Bylaw 3501, 1999 as follows:

That the minimum distance of a structure to a watercourse be reduced from 30m to 25m, and that the required elevation be reduced from 3m to 0m.

**Proposal/Reasons in support:** Unusual topography and slope puts the seasonal creek at a higher elevation than the property but is separated by a large berm.

**Existing Buildings:** House

**Proposed Buildings:** Shop

### SECTION 2: Planning Report

#### Background:

The applicants have requested that the watercourse setback be reduced from 30m (98.43 ft) to 25m (82 ft), and that the watercourse elevation be varied from 3m (9.84 ft) to 0m (0 ft) to allow the construction of a 139.35 sq. m (1500 sq. ft) detached storage shop. The requested variance is a relaxation in Section 4.2 (b), and Section 4.2 (c)(ii) respectively of the South Cariboo Area Zoning Bylaw 3501, 1999.

The subject property is zoned Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated Rural Residential 2 in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004. The property has an existing single-family dwelling on site as shown in Appendix B.

Location and Surroundings:

The subject property is 2.47 ha (6.103 ac) in size and is located on Little Fort Highway 24 with Lac Des Roches to the south-west, and seasonal creek to the south of the property as shown in Appendix A and B respectively. It is mostly surrounded by single-family dwellings and vacant residential lots.

CRD Regulations and Policies:

*3501- South Cariboo Area Zoning Bylaw, 1999*

**4.0 GENERAL PROVISIONS AND REGULATIONS**

**4.2 LAKE/WATERCOURSE SETBACK PROVISIONS**

Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

- (b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;
- (c) on ground surface or the underside of the floor system of any building or part thereof, less than 0.6 metre (1.97 feet) above the two-hundred-year flood level where it has been determined, or, where it has not been determined:
  - ii) 3 metres (9.84 feet) above the natural boundary of a watercourse.

Rationale for Recommendations:

As the requested variance of 5m reduction to the required watercourse setback is significantly small, there will be minimal impact. Further, the subject property has an unusual topography and slope that puts the seasonal creek at a higher elevation than the property which is separated by a large berm that restricts the disturbance of the watercourse. Therefore, planning staff support the variance proposal. However, CRD require a covenant to be registered on title to mention that the regional district is not liable for any future consequences.

Recommendation:

1. That the application for a Development Variance Permit pertaining to Lot 1, District Lot 1461, Lillooet District, Plan 34641 to vary the watercourse setback from 30m (98.43 ft) to 25m (82 ft), and to vary the watercourse elevation from 3m (9.84 ft) to 0m (0 ft) be approved, subject to the following condition:
  - i.) The applicant offering to enter into and entering into a covenant to ensure that the CRD is not liable for any future consequences with respect to close proximity and low elevation from the watercourse.

Further, that the cost of registration of the covenant be borne by the applicants.

### **SECTION 3: Referral Comments**

#### **Chief Building Official:** -

**Health Authority:** - July 9, 2019

See comments attached.

**Ministry of Transportation and Infrastructure:** - July 19, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Development Variance Permit (attached). Please be advised the Ministry of Transportation and Infrastructure has a minimum setback from any public highway or right-of-way a minimum 4.5 metres.

If the applicant does not currently possess a valid access permit to Hwy # 24 they can apply to this office for an access permit to a controlled access highway. <http://www.th.gov.bc.ca/permits/index.asp>

**Ministry of Forests, Lands and Natural Resource Operations:** -

**Adjacent Property Owners:**

**Advisory Planning Commission:** August 5, 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

APC Comments



# Appendix A: GENERAL MAP



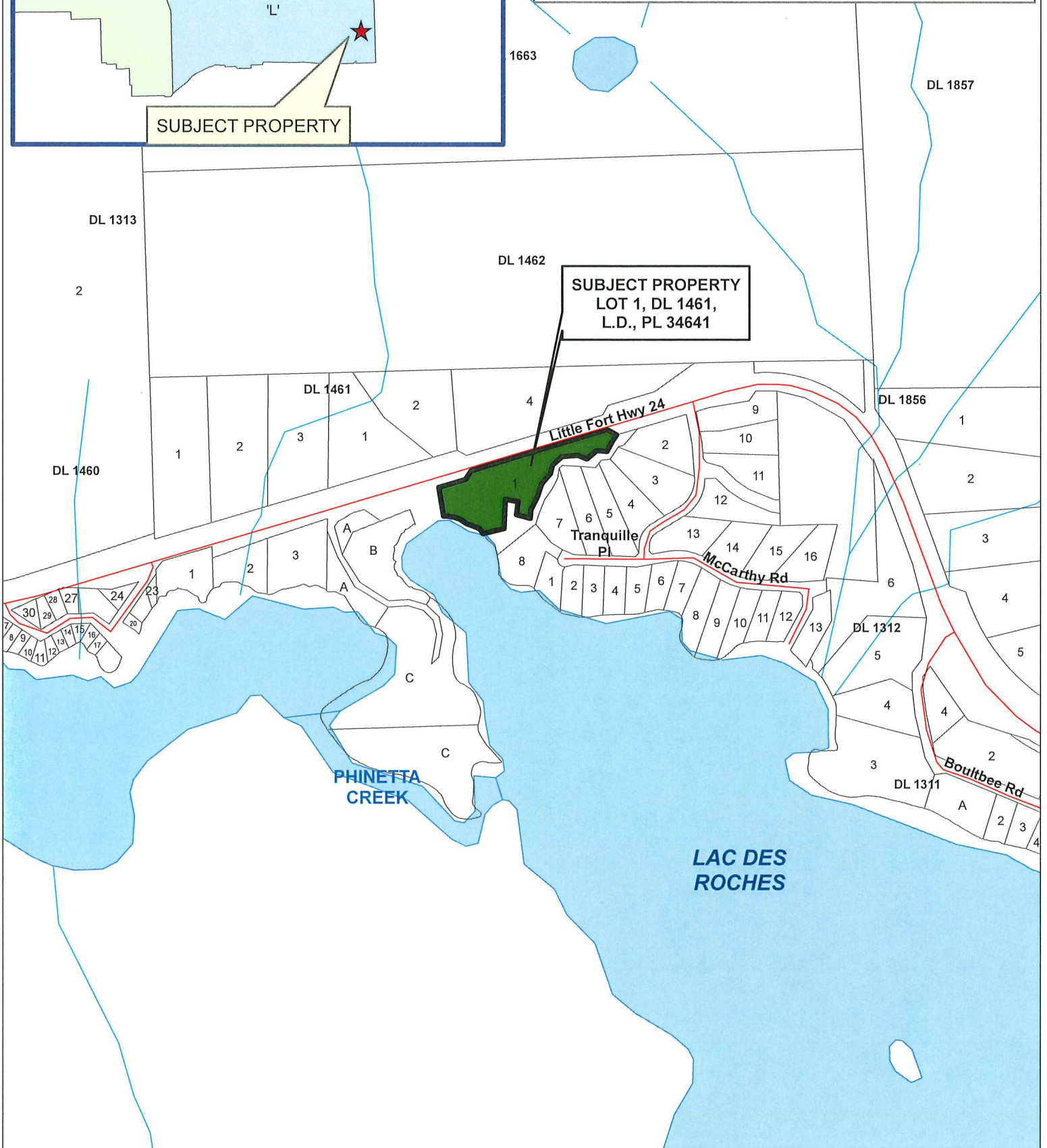
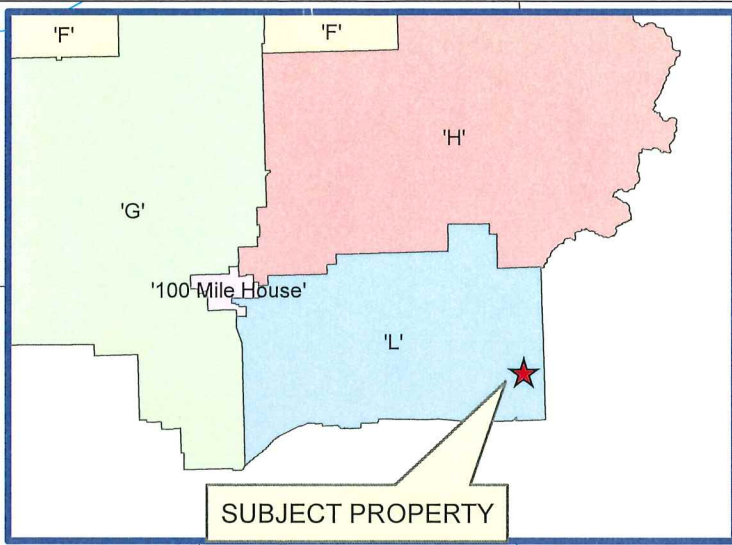
## LEGEND



SUBJECT PROPERTY

0 112.5 225 450 m

DVP19032



# Appendix B: SPECIFIC MAP



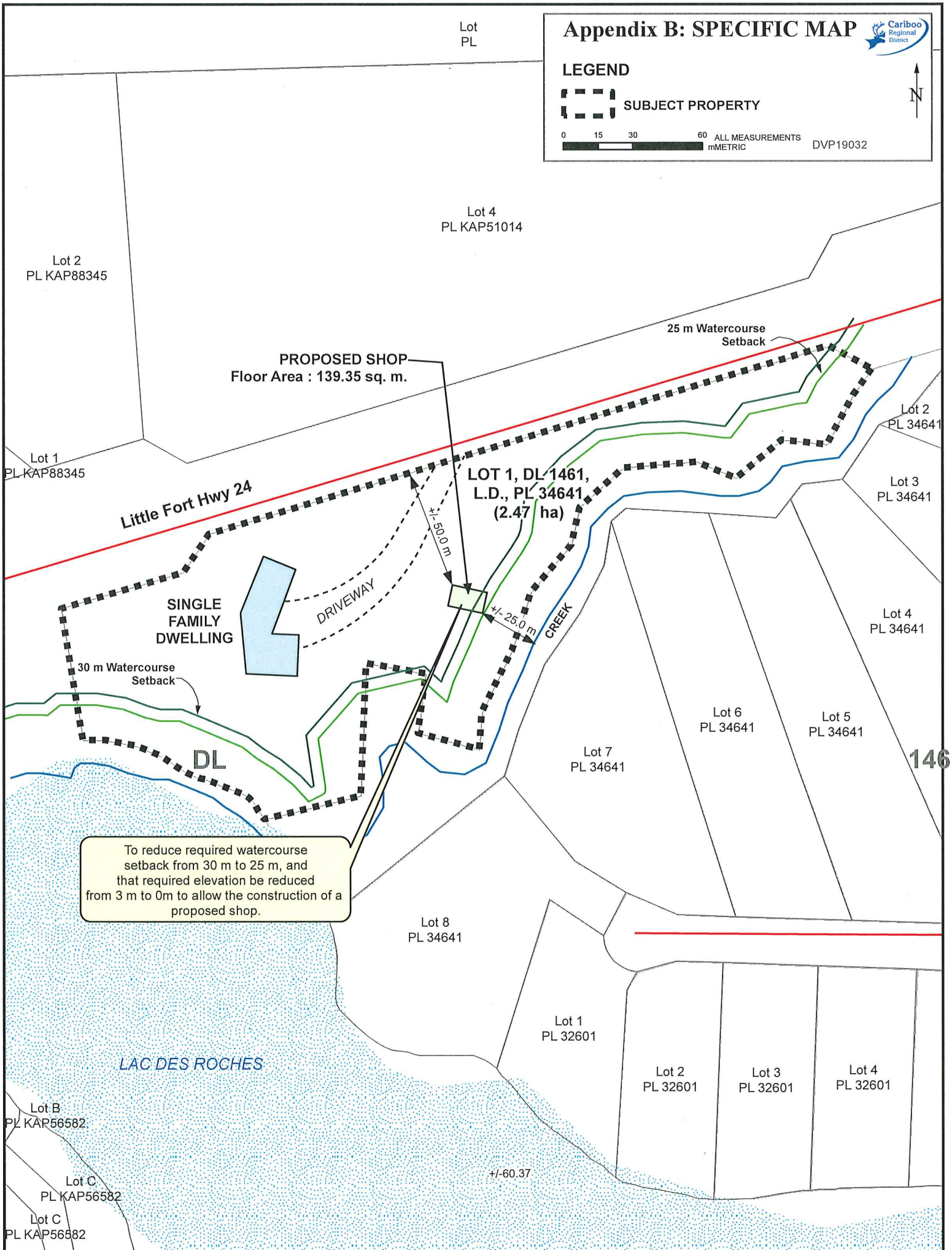
## LEGEND



SUBJECT PROPERTY

0 15 30 60 ALL MEASUREMENTS  
mMETRIC

DVP19032









Describe the existing use of the subject property and all buildings: residential use with  
single family dwelling

Describe the proposed use of the subject property and all buildings: to build 30 x 50 shop  
cold storage only for storing our boat. 20ft carport  
on front of shop

Describe the reasons in support for the application: Existing house same elevation  
as proposed shop

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): stream  
to rear of proposed shop

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

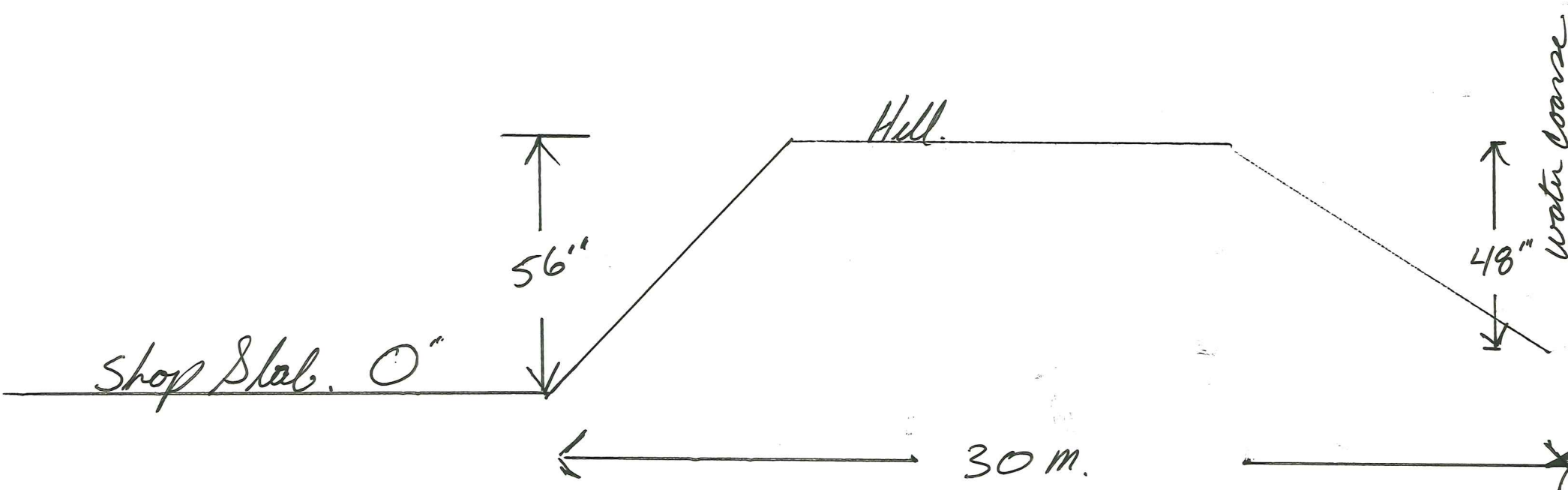
\* Readily Available means existing services can be easily extended to the subject property.

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"/>













**Interior Health**  
*Every person matters*

July 9, 2019

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

Dear Nyree Alexander:

**RE: File #: 3090-20/20190032**  
**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,

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



Minutes of the CRD Area L APC  
August 5, 2019  
Meeting Place: 869 Alder, 100 Mile House

Meeting called to order at 19:00

Present:

Peter Crawshay (Chair), Art Guimond, Chris Lance

Also Present:

Director Willow MacDonald

Applicants P&G Kisser

No conflicts of interest were declared.

**Application 3360-20/20190032, P&G Kisser**

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Creek is small and intermittent. The existing house and the proposed storage building are protected by a large berm between themselves and the creek.

**Application 3360-20/20190016, L&J Wiebe**

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Proposed 2 lots are similar to lot sizes along the lakeshore to the West.

**Application 3360-20/20190028, K&M Roseboom**

Moved by Chris Lance Seconded by Art Guimond

That the application be approved.

Motion Carried

Reason: Little if any demand for light industrial land in this area.

Meeting was adjourned at 20:00

Signed by



Peter Crawshay, Chairperson, Area L APC