

Development Variance Permit Information Package

File Number: 3090-20/20190038

Electoral Area: F

Date of Referral: July 24, 2019

Date of Application: July 15, 2019

Property Owner's Name(s): Brian and Candace Weatherby

Applicant's Name: Brian and Candace Weatherby

SECTION 1: Property Summary

Legal Description(s): Lot 26, District Lot 5986, Cariboo District, Plan 23980

Area of Application: 2.02 ha (5 ac)

Location: 3142 Wise Place

Current Zoning: Rural 2 (RR 2)

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

Variance Requested: The applicant has requested a variance to section 4.14 (e) and 5.19.2 (b) (iii) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw 3502, 1999 as follows:

The combined allowable floor area for ancillary structures of a property 2.0 ha (4.94 ac) to less than 4.0 ha (9.88 ac) be increased from 350 sqm (3,767 sqft) to 525 sqm (5,651.23 sqft), and;

That the minimum required interior yard setback on the southern-most property line be reduced from 7.6 m (24.93 ft) to 6.096 m (20 ft).

Proposal/Reasons in support: To construct a storage for protecting RV from the environment and legalize existing non-conformance.

Existing Buildings: House, shop, kennel, greenhouse, garden shed, craft shed

Proposed Buildings: RV structure

SECTION 2: Planning Report

Background:

The applicants have requested that the combined maximum floor area for ancillary buildings and structures on properties between 2.0 ha (4.94 ac) to less than 4.0 ha (9.88 ac) be increased from 350 sq. m (3,767 sq. ft) to 525 sq. m (5,651.23 sq. ft) and that the minimum required

interior yard setback on the southern-most property line be reduced from 7.6 m (24.93 ft) to 6.096 m (20 ft) to legalize the existing non-conformance and to construct a storage for protecting RV from the environment. The requested variance is a relaxation in Section 4.14 (e) and 5.19.2 (b) (iii) respectively of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

The subject property has an existing 218.51 sq. m (2,352 sq. ft) residential structure with an attached deck, 13.38 sq. m (144 sq. ft) craft shed, 26.76 sq. m (288 sq. ft) garden shed, 7.53 sq. m (81 sq. ft) green house, 182.83 sq. m (1968 sq. ft) open bay shed, a 13 sq. m (140 sq. ft) dog house with an attached deck, 178.37 sq. m (1920 sq. ft) shop with an attached carport of 31.68 sq. m (341 sq. ft) in size and a 71.35 sq. m (768 sq. ft) proposed RV storage as shown in Appendix B.

Location and Surroundings:

The subject property is located on Wise Place and is mostly surrounded by single-family dwellings as shown in Appendix A and C. The property is 2.02 ha (5 ac) in size and is zoned as Rural 2 (RR 2) in Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

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 <i>(Less Than 0.99 ac)</i>	250 square metres <i>(2,691 square feet)</i>
0.4 ha to Less Than 2.0 ha <i>(0.99 ac to Less Than 4.94 ac)</i>	300 square metres <i>(3,229 square feet)</i>
2.0 ha to Less Than 4.0 ha <i>(4.94 ac to Less Than 9.88 ac)</i>	350 square metres <i>(3,767 square feet)</i>
4.0 ha to Less Than 32.0 ha <i>(9.88 ac to Less Than 79.07 ac)</i>	400 square metres <i>(4,306 square feet)</i>

32.0 ha and Greater
(Greater Than 79.07 ac)

450 square metres
(4,844 square feet)

5.19.2 ZONE PROVISIONS

- (b) REQUIRED YARDS (minimum):
iii) Interior Side Yard – Setback = 7.6 metres (24.9 feet)

Rationale for Recommendations:

As the proposed variance for requesting an increase in ancillary floor area of approximately 175 sq. m is significantly large, planning staff does not support this major variance proposal for constructing new RV storage. Further, the proposal has received substantial number of opposition letters from the community raising concerns regarding the existing non-conformance on the subject property. However, the planning staff recommends that the existing non-conforming buildings be brought in compliance with the zoning bylaw.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 26, District Lot 5986, Cariboo District, Plan 23980 be received.

- a) Further, to vary Section 4.14 (e) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

1. That the increase in maximum floor area for ancillary structures from 350 sq. m (3,767 sq. ft) to 525 sq. m (5,651.23 sq. ft) for constructing a new RV storage be rejected.

2. That the increase the maximum floor area for ancillary structures from 350 sq. m (3,767 sq. ft) to 453.66 sq. m (4883.23 sq. ft) for legalizing the existing non-conforming ancillary structures be approved.

- b) To vary Section 5.19.2(iii) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

1. That the application for a Development Variance Permit to reduce the minimum required interior yard setback on the southern property line from 7.6 m (24.93 ft) to 6.096 m (20 ft) for legalizing the existing non-conforming shop setback be approved.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: - July 26, 2019 and August 13, 2019

See Comments Attached.

Ministry of Transportation and Infrastructure: - July 25, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed development variance for increasing the ancillary area of a property 2.0ha to less than 4.0ha from 350sqm to 525sqm and to reduce the interior yard setback from 7.6m to 7.3m as outlined on the referral package submitted on July 24, 2019.

August 13, 2019

Further reduction of the interior yard setback from 7.6m to 6.096m is still within regulation of Ministry of Transportation's policies. As such, the Ministry's original response sent on July 25, 2019 remains unchanged.

Ministry of Forests, Lands and Natural Resource Operations: -

Adjacent Property Owners:

See Comments attached.

Advisory Planning Commission: August 7, 2019

Supported, see comments and adjacent property owner petitions 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 from July 26, 2019 and August 13, 2019

Adjacent Property Owner comments

APC Response Form and Adjacent Property Owner Petitions

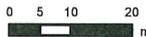
Appendix B: SPECIFIC MAP



LEGEND

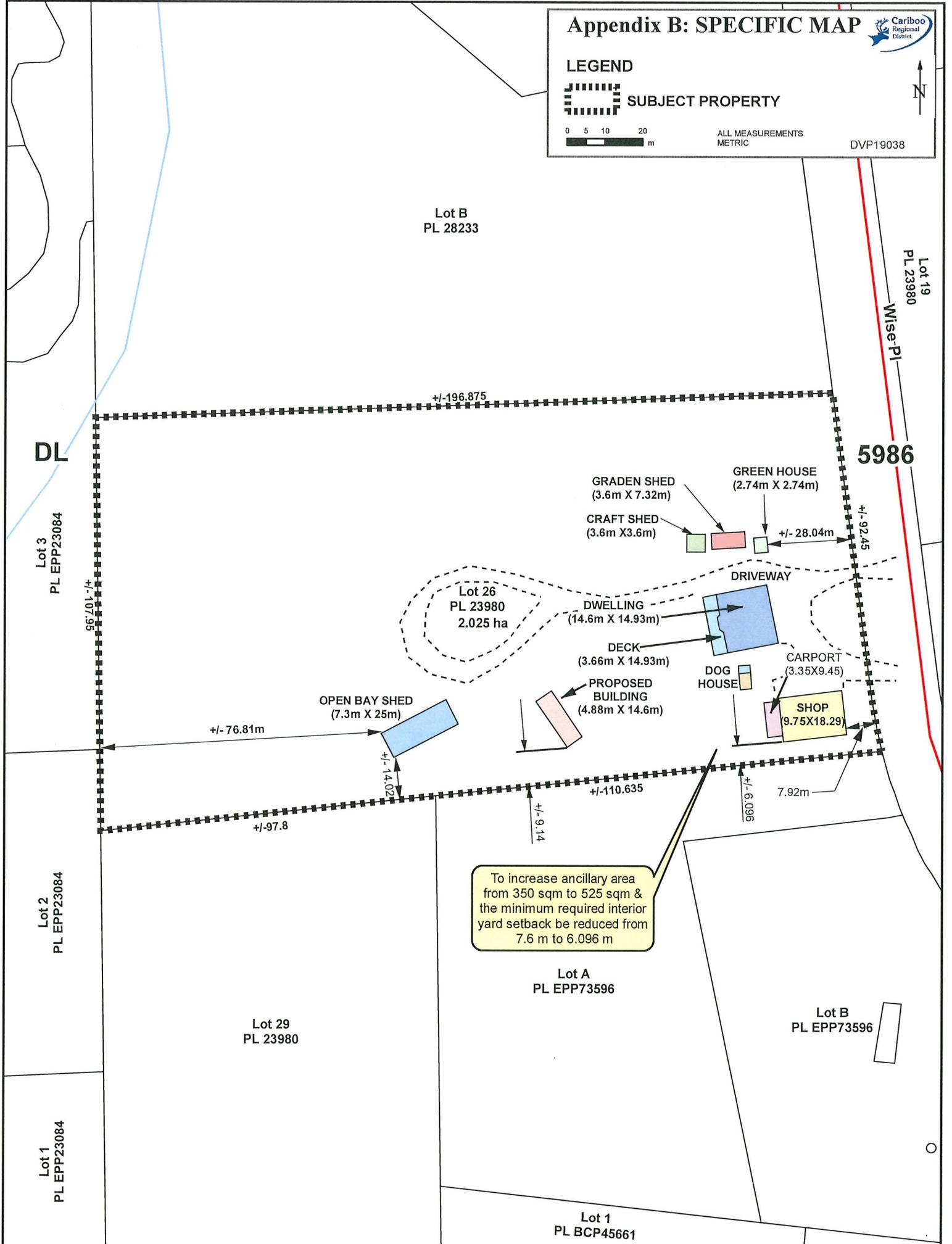


SUBJECT PROPERTY



ALL MEASUREMENTS METRIC

DVP19038



To increase ancillary area from 350 sqm to 525 sqm & the minimum required interior yard setback be reduced from 7.6 m to 6.096 m

DL

Lot 19
PL 23980

Wise-Pl

5986

Lot B
PL 28233

+/-196.875

GRADEN SHED
(3.6m X 7.32m)

GREEN HOUSE
(2.74m X 2.74m)

CRAFT SHED
(3.6m X 3.6m)

+/- 28.04m

Lot 26
PL 23980
2.025 ha

DRIVEWAY

DWELLING
(14.6m X 14.93m)

DECK
(3.66m X 14.93m)

CARPORT
(3.35 X 9.45)

DOG HOUSE

SHOP
(9.75 X 18.29)

OPEN BAY SHED
(7.3m X 25m)

PROPOSED BUILDING
(4.88m X 14.6m)

+/- 76.81m

+/- 14.02

+/-110.635

+/- 6.096

7.92m

+/-97.8

+/- 9.14

Lot A
PL EPP73596

Lot B
PL EPP73596

Lot 29
PL 23980

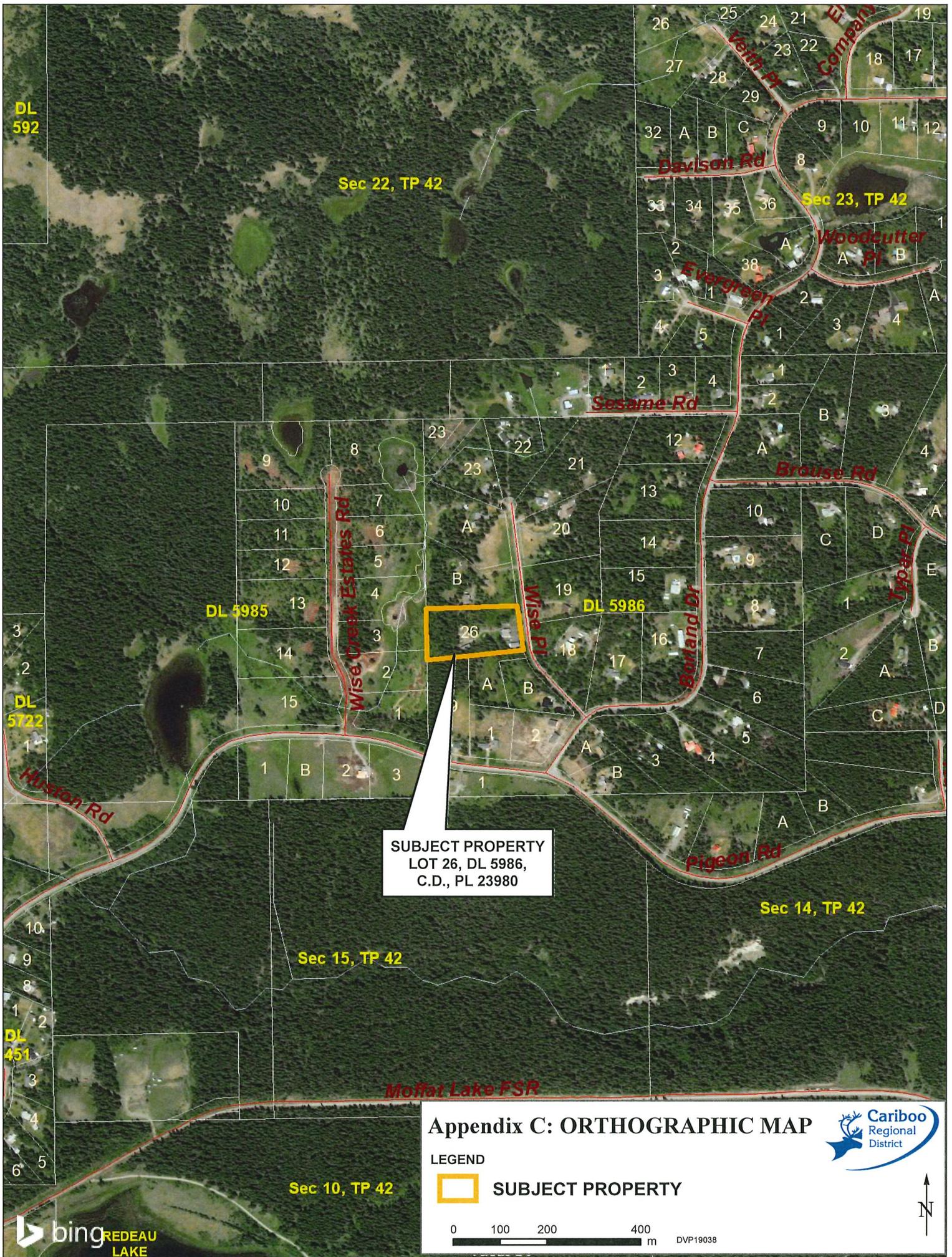
Lot 1
PL BCP45661

Lot 3
PL EPP23084

+/-107.6

Lot 2
PL EPP23084

Lot 1
PL EPP23084



SUBJECT PROPERTY
 LOT 26, DL 5986,
 C.D., PL 23980

Appendix C: ORTHOGRAPHIC MAP

LEGEND

 SUBJECT PROPERTY



DVP19038



Describe the existing use of the subject property and all buildings: Residential home,
home industry for roofing

Describe the proposed use of the subject property and all buildings: Shelter for 5th Wheel

Describe the reasons in support for the application: Protection from winter elements

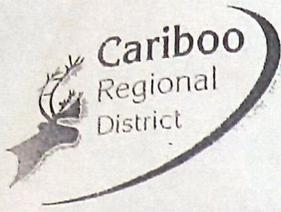
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Treed: poplar

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

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

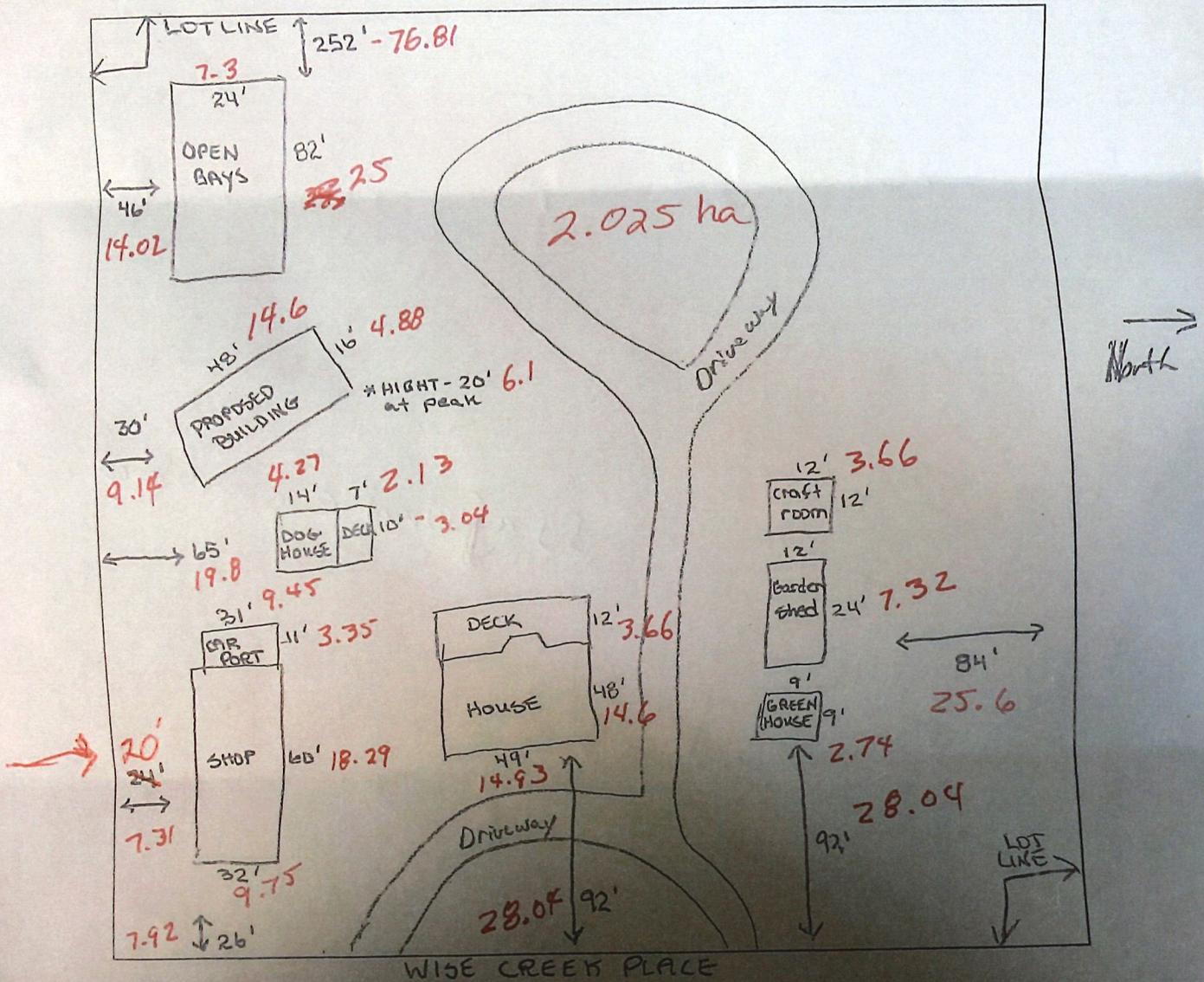
* Readily Available means existing services can be easily extended to the subject property.

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 Worksheet

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



Street or Road Number/Name: 3142 WISE PLACE, 150 MILEHOUSE

Owner's name: Brian & Candace Weatherby

PID: 004-805-321



Interior Health
Every person matters

July 26, 2019

Nyree Alexander
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
nalexander@cariboord.ca

Dear Nyree Alexander:

**RE: File #: DVPI938 Weatherby
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

Shivani Sajwan

From: Bob Willard <bobwillard174@gmail.com>
Sent: August 2, 2019 3:57 PM
To: Shivani Sajwan
Subject: Variance Permit Weatherby

Follow Up Flag: Follow up
Flag Status: Flagged

We are writing you today in reference to an application for a minimum required setbacks to property lines regarding Brian and Candace Weatherby's residence. We are very much opposed to this application. It is well known in the neighbourhood than when Brian Weatherby started construction of his shop that he was too close to the road (Wise Place) and to the and at the time un-occupied property. (Now our property) Many heated arguments in-sued, particularly with one neighbour. Yet Brian went ahead and constructed his shop leaving everyone at that time believing it to be in violation. The bylaw for anyone doing his due diligence clearly states what is required for setbacks. I am submitting that he knew he was in violation of the bylaw setback before construction.

The Site Plan that he submitted and that you have sent us a copy of, I dispute his measurements. He has listed the southern setback at 24 ft, my belief is that it is 18 ft from the building wall to my property and there there is approximately 2ft overhang which reduces the setback to 16ft from my property. He has also stated that the eastern setback is 26ft, I dispute this as well, (26 ft would put it outside of his fence)my belief is that the setback is only 21 ft form the property line. However the only point of reference to go by is where he has constructed his fence, but I don't think he would have constructed his fence short of the actual property line. I must inform you that I did not physically use a measuring tape or laser to acquire these measurements, I used a range finder.

Nevertheless at this time we strongly oppose this application for a variance permit, at least until a proper and precise measurement has been taken.

Shivani Sajwan

From: Bob Willard <bobwillard174@gmail.com>
Sent: August 2, 2019 3:59 PM
To: Shivani Sajwan
Subject: Ancillary area Weatherby property

Follow Up Flag: Follow up
Flag Status: Flagged

We are writing you today in reference to an application for allowable ancillary area on Brian and Candace Weatherby's property at Wise Place 150 Mile House. As the next door neighbours to this property we are very much opposed to this application for the following reasons.

The bylaw clearly states what is allowed for building on their property. Yet over the past several years with reckless abandonment he has proceeded, by constantly constructing buildings without any regards for the bylaws and rules that are in place. When confronted about this, his response was, its my property, I built them at the back, out of sight out of mind! He has continued to construct more buildings than what is clearly stated as acceptable. Only coming forward now, asking for variance because he has finally been reported and his wrong doing has come to light.

We challenge his stated measurements and omissions that he has put forward on his Site Plan Worksheet. He has stated that his shop is 32 ft by 60 ft with an 11ft carport, my measurements has it at 32ft by 78ft including the carport, omitted here is the 10ft by 32 ft mezzanine thats inside. His open bay shed, he has at 24 ft by 82 ft with no mention of an enclosed storage area at the east end. My measurements is 24ft by 104 ft including the storage area which has a mezzanine in it approximately 10ft by 24 ft. Also omitted he has a metal container in the property estimated 8ft by 24 ft which is used for storage for work related items such as generators and scaffolds. I did not physically take these measurements, I once again used my range finder, I openly admit that my measurements are not precise as I did not have the luxury of actually using a measuring tape or lazer.

Applying his stated measurement he has reported that the total square footage is 5,651 square feet, my estimate of measurements and adding in his omissions, my total of square footage is 7,155 square feet.

Regardless, the amount of overbuild here is "massive" over 3000 sq ft (80%) over what is acceptable, and now he is proposing even more! This is not a small chicken coop or dog house, these are large constructed buildings with 14 ft high walls. He had to use contractors and machinery and obtain electrical permits to complete these structures.

He has stated in his application he needs this variance in order to shelter his RV. How did he arrive at this position of massive overbuilding but yet have any place for his RV? You only have to look at these buildings and realize what they are being used for to understand, that it is to accommodate his commercial business! He has laid out or designed his property to facilitate his roofing and excavating businesses. To be able to load and unload his many trailers and machines. The large open bay building and massive circular driveway enables him to drive around and unload and store his many trailers or machinery. Same reasoning for the driveway in front of the shop, it is also designed in order to use the forklift to drive around and load and unload material from his shop/warehouse.

In order to operate these home industry businesses, he has acquired a forklift, bobcat, excavator, cargo trailer, 2 flatbed trailers, 2 dump trailers, sheet metal roll trailer, passenger van and 3 pickup trucks.

(Note: as you can understand there are many more violations here pertaining to Noise and Home Industry bylaws. I only reference them to show a pattern, to demonstrate his complete disregard and respect of all bylaws, not to report any infractions to be acted upon at this time.)

He knowing or ought to have known that he was constructing illegal structures, yet he proceeded. Why should he receive special privileges, If this variance was granted then that would send a statement that the bylaws are meaningless, that all one would have to do is build, and then get permission. We believe that granting him this variance with this blatant disregarding behaviour, would set a precedent.

As a home owner and neighbour he should have taken and showed responsibility and respect for the bylaws and for his fellow neighbours. At present on his southern property line he has over 170 ft of constructed metal wall that is 14 ft high and he proposing another 48 ft of this, all of which he admits has been "illegally constructed"

Dismantling buildings to comply with the bylaws is what we prefer, but we understand it may not be the resolution that you would come up with. However we submit that he is a "chronic violator" and should not be rewarded. To us it is inconceivable that one can knowingly and illegally construct massive buildings without consequences. For a deterrent some serious action needs to be done here, either the dismantling of the buildings or the imposed the biggest fines possible.

Cariboo Regional District

File No.

AUG 06 2019

Referred To

Box 937
150 Mile House, BC
V0K 2G0
August 5, 2019

Shivani Sajwan
Planning Officer
Cariboo Regional District
Suite D, 180 N. Third Avenue
Williams Lake, BC V2G 2A4

Dear Shivani Sajwan:

Application for a Development Variance Permit Lot 26, DL 5986, Cariboo District Plan 23980

This is in reply to your letter of July 24, 2019.

My understanding is there are rules and regulations regarding what residents of CRD can do on their properties. Why weren't the discrepancies noted when the Weatherbys submitted building permits to build the numerous structures? Will someone from CRD be confirming the measurements that have been submitted now? It doesn't seem right that neighbours are being asked to rule on this matter. If there are rules, shouldn't CRD enforce them? If this anomaly is allowed, how does that affect what happens in the future if other breaches occur?

Another concern for me is that the commercial business the Weatherbys are operating out of the zoned residential property continues to expand with each structure that is built. Are we going to be asked to approve a variance to change the zoning for that lot to commercial use? When do the rules and regulations kick in? They listed their property for sale when Wise Creek Estates was developed. Even though that lot is zoned residential, what would stop a buyer acquiring the property and bringing his/her business to our neighbourhood? Would that mean more industrial noise and traffic? How much would the value of our properties diminish?

This does not appear to be a 'one off' request for adjustment. The Weatherbys have been ignoring the rules and regulations for some time. I believe the result could impact the value of the lots around their property. Therefore, I object to a variance being granted.

Yours truly,



Linda M. Robertson

Cc Maureen LeBourdain, Area F Director

August 18, 2019

To: Shivani Sajwan Planning Officer & Maureen LaBourdais Director area F

I am writing to you in response to Brian Weatherby's Development Variance Application.

Given the measurements he has provided we don't have a problem with his interior yard setback, if a penalty is imposed. However, I believe a Land Surveyor should be required to measure the property, and setbacks so everyone knows up front exactly what he is asking for and how much of a penalty should be bestowed upon them. As I believe they have not been for coming about the amount of buildings they have already constructed.

We say absolutely "**no**" to having more buildings built, no matter what the new building may be used for. By their own admission they have already greatly exceeded what they are allowed. We think that they should have to dismantle some of the buildings to comply with what is currently the bylaw.

More thought and better planning should have been done to have that much building and still need more for their RV. Obviously, they are using their buildings for his Roofing Business and not so much for their personnel items. This shows that his commercial wants and needs definitely out-weigh their residential needs.

I believe If you grant this variance for their current building overages, allow for even more then you would be "condoning" his commercial activity. This would certainly end up being a slippery slope as their next step would be to have their property rezoned commercial, which we do not support.

Thank you for considering our views,

Calvin and Nancy Hesketh
150 Mile Residents

Shivani Sajwan

From: Bob Willard <bobwillard174@gmail.com>
Sent: August 20, 2019 12:40 PM
To: Shivani Sajwan
Subject: Ancillary area Weatherby's property (2)

*With new found information I would like to submit this letter to be an addition to the letter I sent to you Aug. 7th 2019

With the application put forward by the Weatherby's asking for vacancies it has brought focus on the overbuilds. Thus over the past few weeks with some serious conversations with many different sources. It has come to our attention that the application for allowable area of a property that the Weatherby's are asking for, were to be granted, it would bring some serious consequences. We have come to realize something that is very concerning to all of us.

At present a quick inspection of this property clearly shows that this Home Industry is "not" subservient and incidental to the use of the dwelling for residential purposes and that the external appearance of the property "does" indicate that a Home Industry is being conducted on the premises. With the open storage in the back loading area as well the majority of the ancillary buildings being illegally used to house and operate his Home Industry. There is also the Fire and Safety concern, pertaining to fabricating of sheet metal, storage of large propane tanks, tar and gravel roofing material and heavy vehicle traffic.

Therefore with all these infractions in mind, and the Weatherby's were to be granted this variance for allowable ancillary area of their property, then we would be condoning this illegal usage. In essence we would be granting them permission to continue their illegal Home Industry with all of the infractions in place!

The problem that this will create is that with the monetary benefits that they are now receiving which includes tax breaks insurances discounts and non-purchases/rent of other facilities, it's inevitable he applies for a "rezoning" from residential to commercial. This variance now will become a large part of his argument, it will "validate his commercial application!"

With the Community Plan you have in place, we feel you can not or must not grant this variance.

Shivani Sajwan

From: Kevin <kevintrott82@hotmail.com>
Sent: August 19, 2019 7:33 PM
To: Shivani Sajwan; Maureen LeBourdais
Subject: RE Application for Development Permit Variance Permit-Lot 26, District Lot 5986, Cariboo District, Plan 23980

As Telus email issues continue, I will send from this account to ensure it is received in time:

Dear Shivani,

I am writing to voice my opposition to the variance requested by the owners of this property, Application for Development Permit Variance Permit-Lot 26, District Lot 5986, Cariboo District, Plan 23980 (file 3090-20/20190038) . I am opposed to increasing the allowable ancillary building area on this property, as it is already in contravention of the zoning and bylaws, and the only reason they are requesting to construct additional buildings is due to using all of the existing space that already exceeds the allowable structure area limits, for the commercial operations of his business. When the existing lean to shed was built, it was ostensibly for the housing of items including their RV (which was parked there for a couple of winters), but was soon taken over by his commercial operations (currently all of the usage is trailers and supplies related to his business operations). There is already more than sufficient space within the existing buildings for his personal use, and the only reason he wishes to build more is due to his commercial use of the property taking over, when it is not properly zoned for the usage.

If his business is the cause of his needing more space, then perhaps his business should be moved to a commercial zoned property, rather than rezoning a residential zoned property to suit his business desires. It should not be to his benefit to have commercial usage of his residential zoned property, to the detriment of neighbouring properties. If the current structures do not provide the required space for his personal usage, then I would suggest he be forced to reduce his existing building area by removing some of the existing structures in order to build more, while remaining within the allowable ancillary structure area. It is unreasonable for him to continue building additional structures if his commercial usage has consumed all the available area within the structures, and he has insufficient area left for his personal usage remaining. This also opens the door to a future rezoning application to fully legalize his commercial usage, which further threatens to impact the entire Borland Valley subdivision by setting a precedent for others to follow.

The existing reported space, setbacks and the scale shown on the provided map also appear to be underreporting the existing structures, and I fail to see how this variance could be approved without confirming the details of the variance they are requesting. I would strongly urge an inspection by bylaw officers to confirm these details and the extent of the existing contraventions, with appropriate follow up of these infractions, before proceeding any further with this application.

Failure to properly apply and enforce the existing bylaws encourages people to simply do as they wish, without regard for the bylaws, and thus undermines the value of the bylaws and causes negative impacts upon adjacent properties. This encourages others to simply build first, then ask for permission if caught. I strongly expect that if this variance is approved, this property owner will continue to build additional buildings, with or without proper zoning, approvals and building permits, causing further negative impacts upon the adjacent properties. I also do not believe the structure he is proposing to build, will actually be built where proposed, as the location is smaller and more restrictive than shown, and the proposed new structure's size appears to be underrepresented on the maps provided. I don't wish to start a fight between neighbours, but the adjacent properties cannot be expected to continue to be negatively impacted by his desires to add further building space to his property due to his commercial business, that have already exceeded what is intended under the existing zoning on the property. They also should not have to worry about repercussions from the property owners due to this application being opposed.

In short, please reject this application, as the further impacts upon the neighbouring properties by his commercial usage of the property should not be permitted to occur. If the property is not suiting his needs as currently zoned, then moving his business to a commercial zoned property should easily resolve his space issues and permit him to park his RV within an existing structure.

Thank you for your consideration and attention to this manner.

If you require anything further, please send me an email and I will provide additional information or make myself available as required.

Kevin Trott

3136 Wise Pl

150 Mile House

Sent from Mail for Windows 10

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on AUG ~~MAY~~ 7/19 in the 150 MILE FIRE HALL, located at 150 MILE HOUSE, BC, commencing at

PRESENT: Chair GEORGE ATAMANENKO

Cariboo Regional District

File No.

AUG 08 2019

Members ROSS MCCOURRY
DOUG WATT BY TELEPHONE
JOHN HURRY
JACK DARNEY
CYLER HUFFMAN

Recording Secretary GTA

Referred To

Owners/Agent, or

Contacted but declined to attend

ABSENT: TWO COMMITTEE MEMBERS COULD NOT ATTEND BECAUSE OF HAYING SEASON

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

Agenda Items

DVP APPLICATION – 3090-20/20190038 (LOT 26, DISTRICT LOT 5986, CARIBOO DISTRICT, PLAN 23980)

/ : "THAT the application to vary the area of allowable ancillary area of a property 2.0 ha (4.94 ac) to less than 4.0 ha (9.88 ac) from 350 sqm (3,767 sqft) to 525 sqm (5,651.23 sqft) and to vary the minimum required interior yard setback on the southern-most property line from 7.6 m (24.93 ft) to 7.3 m (24 ft) for property located at 3142 WISE PLACE be supported/~~rejected~~ for the following reasons:

i) ATTACHED recommendations.

ii)

For: Against:

CARRIED/DEFEATED

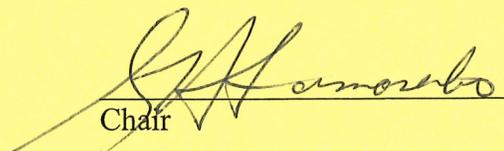
Termination

/ : That the meeting terminate.

CARRIED

Time: 1:30 pm

Recording Secretary


Chair

Application for a Development File 3070-20/20190038
Variance Permit See and over 15"

The application is submitted and forms two parts.

1. To reduce the setback yard setback from 7.6m (24.9 ft) to 1.3m (24 ft.). This application is subject to existing zoning map.
2. Build a structure to protect a large RV.
 - The same property is next along at Johnson along with several various building's setbacks to understand and zoning use (expenditure above existing use)
 - The proposed RV structure complies with the setback setback of the zoning bylaws
 - The Commission approves this application but is concerned that because building footprints cannot a presiding for other recent transactions in the immediate area
 - The applicant to be a landmark in the zoning bylaws and should be reviewed in relation to property signs and zoning of the recent residential area.
 - Sight letters of support for the proposed RV building were provided by the applicant (attached)

George A. Hancock
Chair

August 6, 2019

To whom it may concern:

I/We, Andrea Moe live at
120 Borland Drive

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

I/We, have no problem with this.

Sincerely,

A handwritten signature consisting of a circle with a diagonal slash through it, possibly representing the letter 'D' or a stylized initial.

August 6, 2019

To whom it may concern:

We, Steve Brown live at
30 Wise creek estates

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

We, have no problem with this.

Sincerely,



August 6, 2019

To whom it may concern:

I/We, Colin/Megan Fowles live at
3147 Wise Place

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

I/We, have no problem with this.

Sincerely,



August 6, 2019

To whom it may concern:

/We, Linda + Eric Jorgensen live at
3129 Wise Pl.

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

/We, have no problem with this.

Sincerely,

LINDA JORGENSEN

A handwritten signature in blue ink, appearing to be 'Eric Jorgensen', written in a cursive style. The signature is positioned to the left of the printed name 'Eric Jorgensen'.

Eric Jorgensen

Fwd: Variance letter

From: Candace Weatherby cmweatherby@hotmail.com

To: Brian Weatherby weatherbysroofing@live.ca

Date: Tuesday, August 6, 4:16 PM

Get [Outlook](#) for [Android](#)

From: Linda Seery <seeryus2@telus.net>

Sent: Tuesday, August 6, 2019 4:13:12 PM

To: cmweatherby@hotmail.com <cmweatherby@hotmail.com>

Subject: Variance letter

Sent from my iPhone. August 6th/19 From Pat and Linda Seery.

3121 Wise

Place.

We are okay with the variance going thru for 3142 Wise Place , for Brian and

Candace Weatherby.

From Pat and Linda Seery

August 6, 2019

To whom it may concern:

I/We, MIKE & BEV LYNN live at
23 WISECREEK BLVD

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

I/We, have no problem with this.

Sincerely,



August 6, 2019

To whom it may concern:

I/We, Alison Guimond, Shane Carrier live at
26 Borland Drive.

We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

I/We, have no problem with this.

Sincerely,

Alison Guimond.

August 6, 2019

To whom it may concern:

I/We, Sandra Erickson live at

3126 Klise Pl. and after looking @ the space

and

^{ing}
We have talked to Brian Weatherby and understand he has applied for a variance to be allowed to build a 16 x 45 building at the back of his property at 3142 Wise Place to cover his 5th wheel trailer.

Ⓢ I/We, have no problem with this.

Sincerely,

Sandra Erickson