

Development Variance Permit Information Package

File Number: 3090-20/20190065

Electoral Area: B

Date of Referral: January 23, 2020

Date of Application: December 20, 2019

Property Owner's Name(s): Trevor and Ryane Patchett

Applicant's Name: Trevor and Ryane Patchett

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 6171, Cariboo District, Plan EPP23095

Area of Application: 6.95 ha (17.17 ac)

Location: 1883 Blackwater Road

Current Zoning: Rural 2 (RR 2)

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

Variance Requested: The applicant has requested a variance to section 4.24 (c) (ii) (1) of the Quesnel Fringe Area Zoning Bylaw 3504, 1999 as follows:

That the maximum total floor space be increased from 90 sqm (968.75 sqft) to 134.15 sqm (1,444 sqft)

Proposal/Reasons in support: To allow the construction of a carriage house.

Existing Buildings: Primary House, Shop

Proposed Buildings: Ancillary addition to shop, Carriage house

SECTION 2: Planning Report

Background:

The applicants have requested that the maximum total floor space be increased from 90 sq. m (968.75 sq. ft) to 134.15 sq. m (1,444 sq. ft) to allow the construction of a carriage house. The requested variance is a relaxation in Section 4.24 (c) (ii) (1) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

Further, it is proposed to construct a 41.62 sq. m (448 sq. ft) new addition to the existing shop which is intended to be used as a garage for the 134.15 sq. m (1,444 sq. ft) attached carriage house.

The subject property is zoned Rural 2 (RR 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and is designated as Country Residential in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. Currently, there is a 139.35 sq. m (1500 sq. ft) single-family dwelling with an attached 66.89 sq. m (720 sq. ft) carport, a 71.35 sq. m (768 sq. ft) shop and a garden shed existing on the property as shown in Appendix C.

Location and Surroundings:

The subject property is 6.95 ha (17.17 ac) in size and is located at Blackwater Road with streams flowing through the property as shown in Appendix B. Currently, the proposed construction site is cleared land, with dense tree coverage on rest of the property. It is mostly surrounded by single-family dwellings to the north, south, east, and a large vacant residential lot to the west of the subject property.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

4.24 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

c) SPECIFIC PROVISIONS:

- ii. Carriage House:
 - 1. maximum total floor space of 90 sq. m (968.75 sq. ft).

Rationale for Recommendations:

As the proposed variance for requesting an increase in carriage house floor area of approximately 45 sq. m is relatively smaller for the existing lot size, there will be minimal impact on the neighboring properties. The only neighbors to the east of the subject property have no concerns over the proposed location of carriage house as there is adequate vegetative buffer between the two land developments.

Further, the location of the proposed shop addition with an attached carriage house is within the existing save harmless covenant area (Covenant Plan EPP23096) as shown in Schedule "A-1" with provisions to protect CRD from any risk and future consequences with respect to the construction. Therefore, planning staff support the variance proposal.

However, issuance of a Building Permit will be subject to a Development Permit with a Geotechnical Report from a qualified professional as the subject property lies within the "Active or Recent (High Hazard) 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 1, District Lot 6171, Cariboo District, Plan EPP23095 be approved. Further, that a Development Variance Permit be issued to vary the following:

- 1. Section 4.24 (c) (ii) (1) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:

- i) That the maximum total floor space be increased from 90 sq. m (968.75 sq. ft) to 134.15 sq. m (1,444 sq. ft) to allow the construction of a carriage house.

SECTION 3: Referral Comments

Chief Building Official: - January 23, 2020

No concerns with DVP. Property in building inspection area. Building permit required.

Health Authority: -

Ministry of Transportation and Infrastructure: - February 4, 2020

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the above noted development variance permit referral regarding the construction of a carriage house on Blackwater Road.

MOTI has the following comments:

- 1) Only one access per property is permitted off a provincially maintained road.
- 2) Two parking stalls per residence must be provided by the applicant on the property.

This in no way relieves the owner or occupier of the responsibility of adhering to all other relevant legislation.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission: February 25, 2020

See attached.

SECTION 4: Board Action

Date of Meeting:

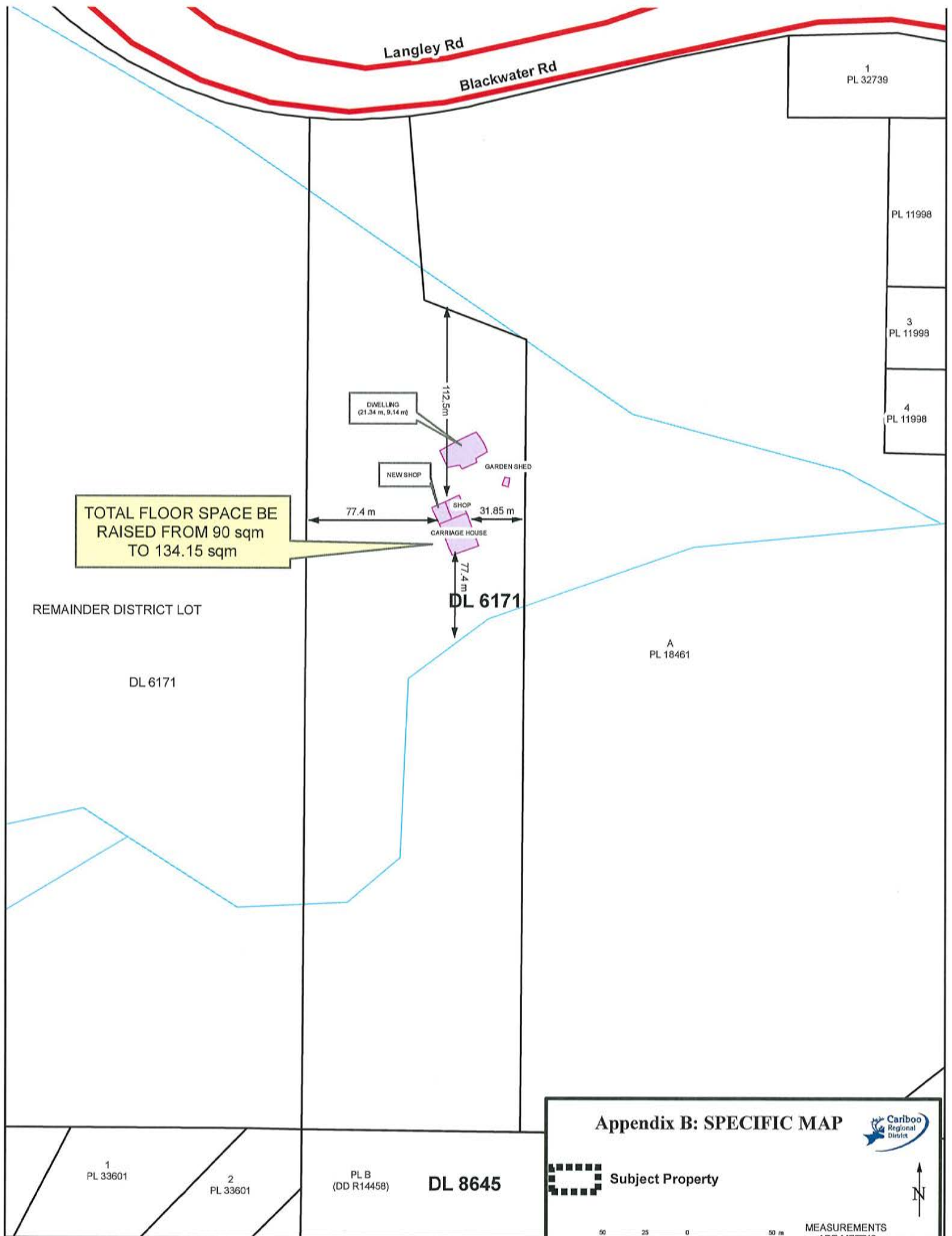
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



Appendix C: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY

ALR

0 130 260 520 m

DVP19055



SUBJECT PROPERTY
LOT 1, DISTRICT LOT 6171,
CARIBOO DISTRICT,
PLAN EPP23095

ALR

Describe the existing use of the subject property and all buildings: Primary residence
and shop

Describe the proposed use of the subject property and all buildings: Primary residence,
shop, carriage house.

Describe the reasons in support for the application: Inlaws moving to property

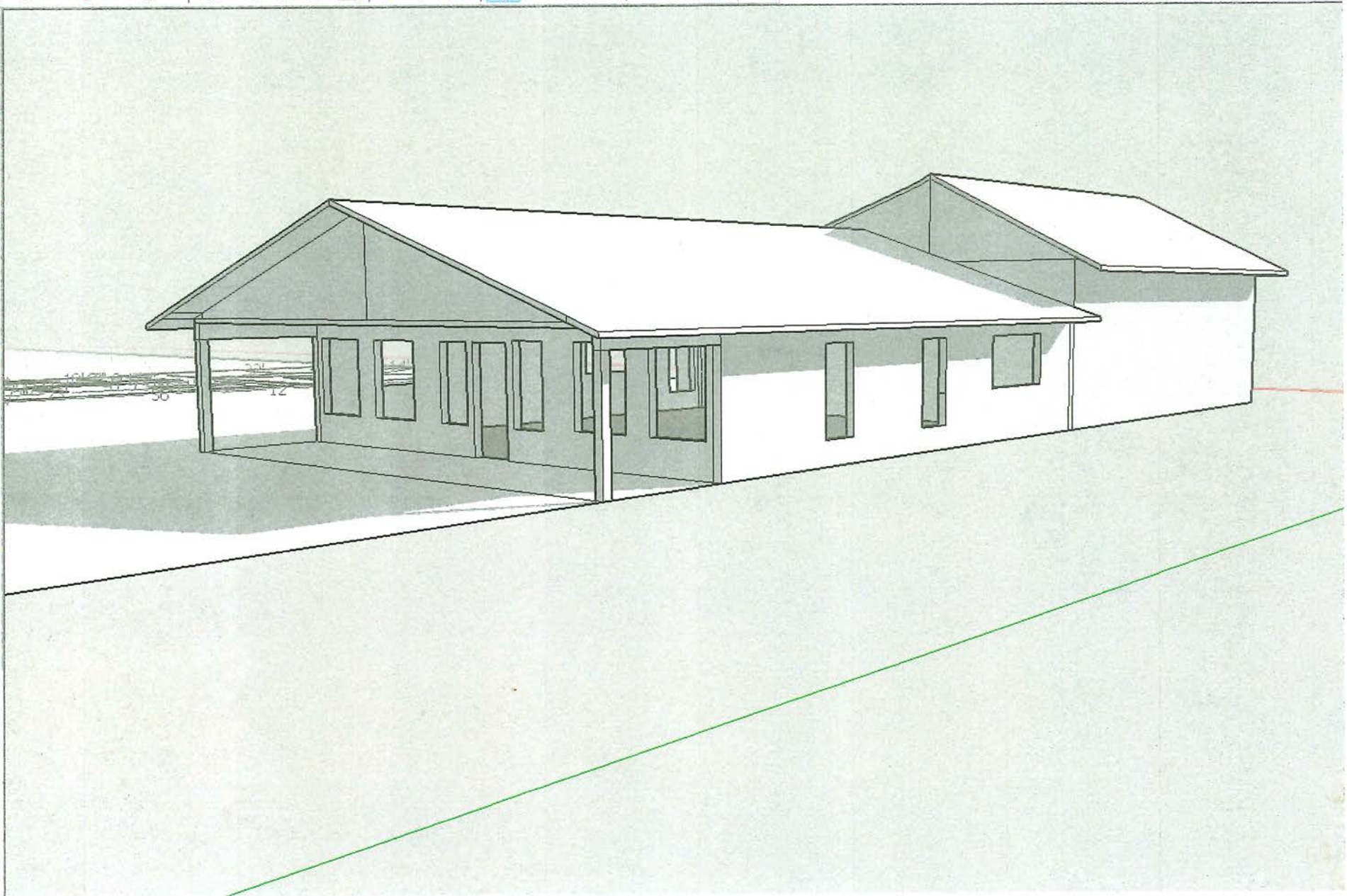
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): cleared land

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Cleared land
surrounded by forest and stream.

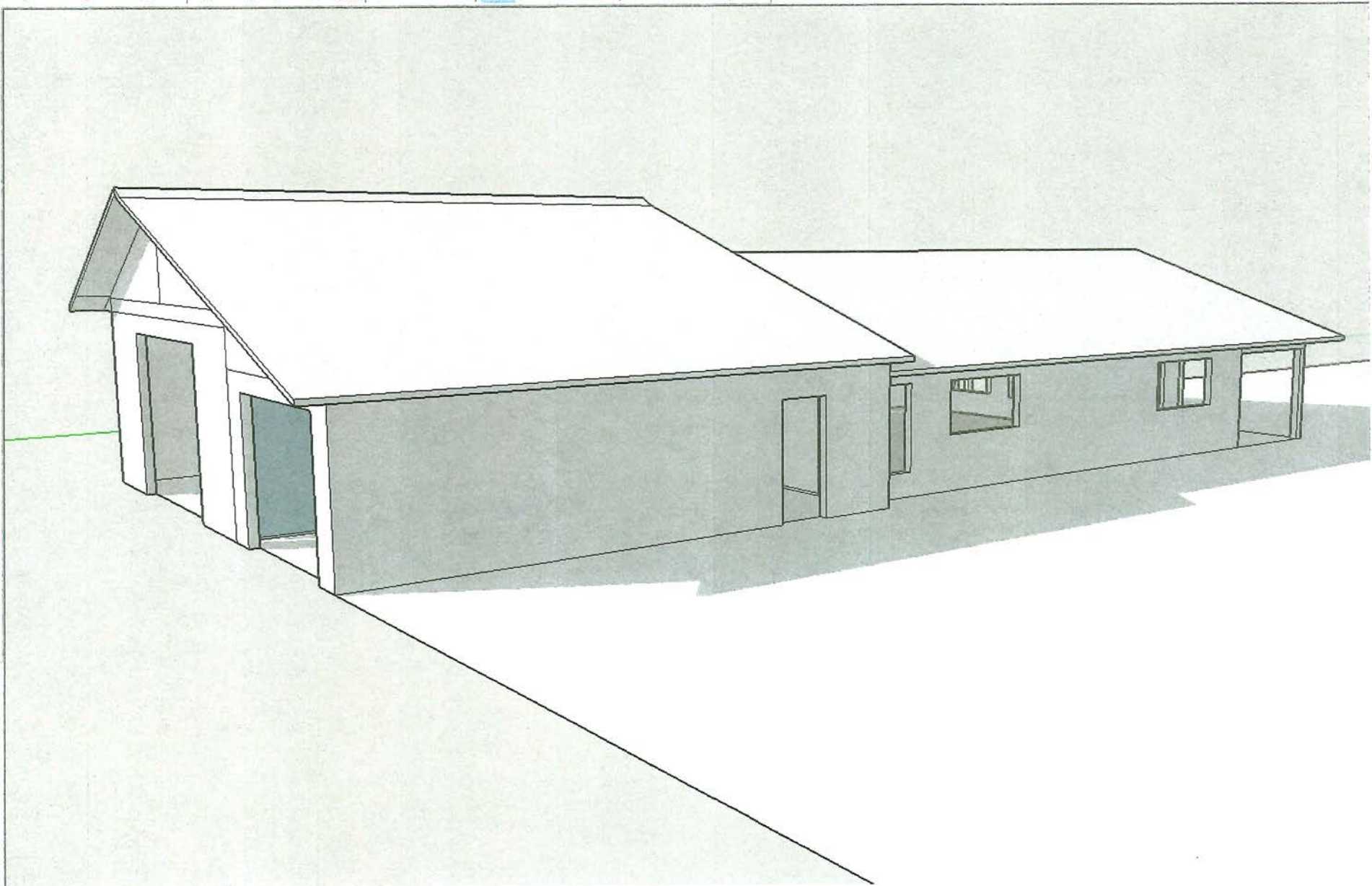
Services Currently Existing or Readily Available to the Property (check applicable area)

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

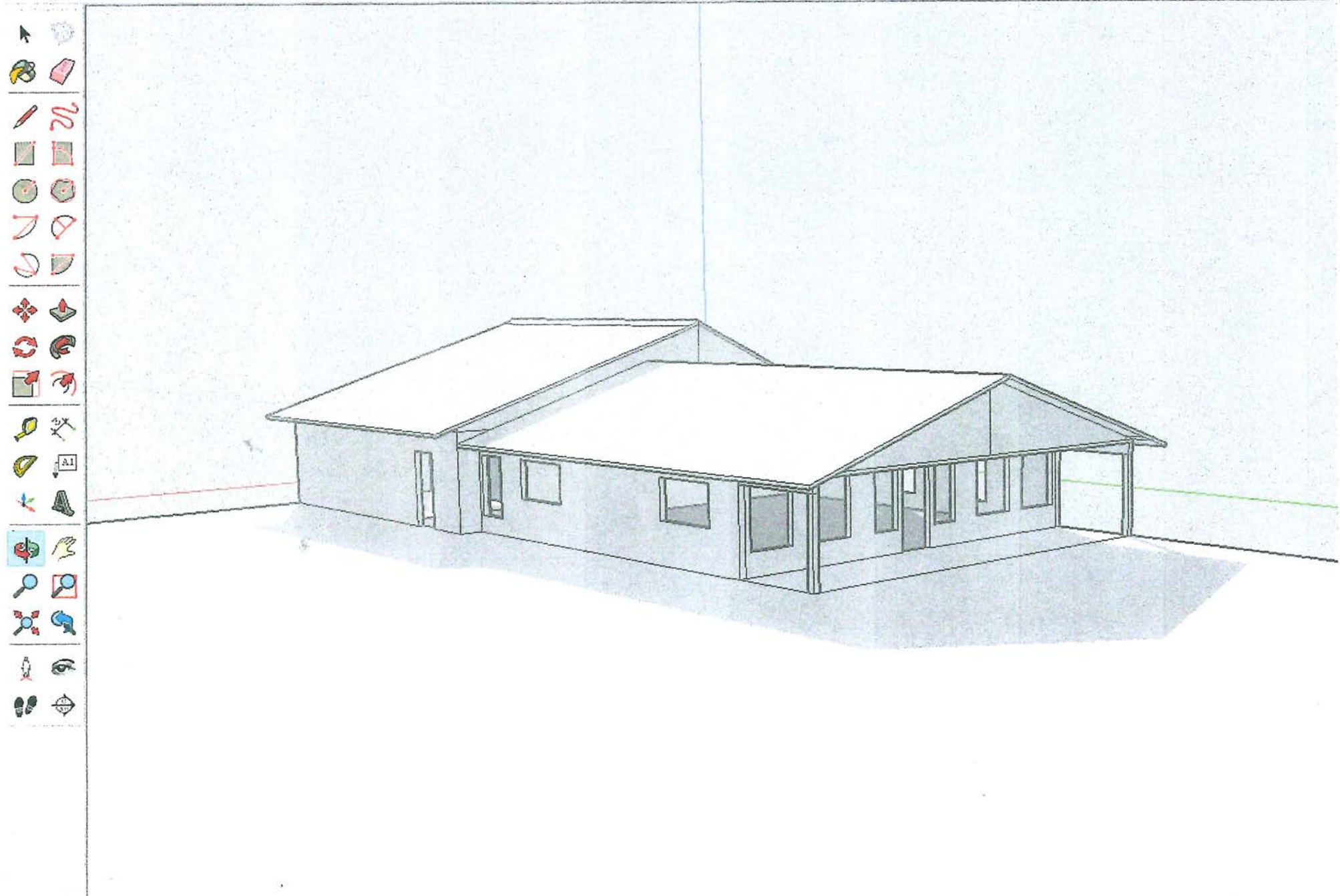
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

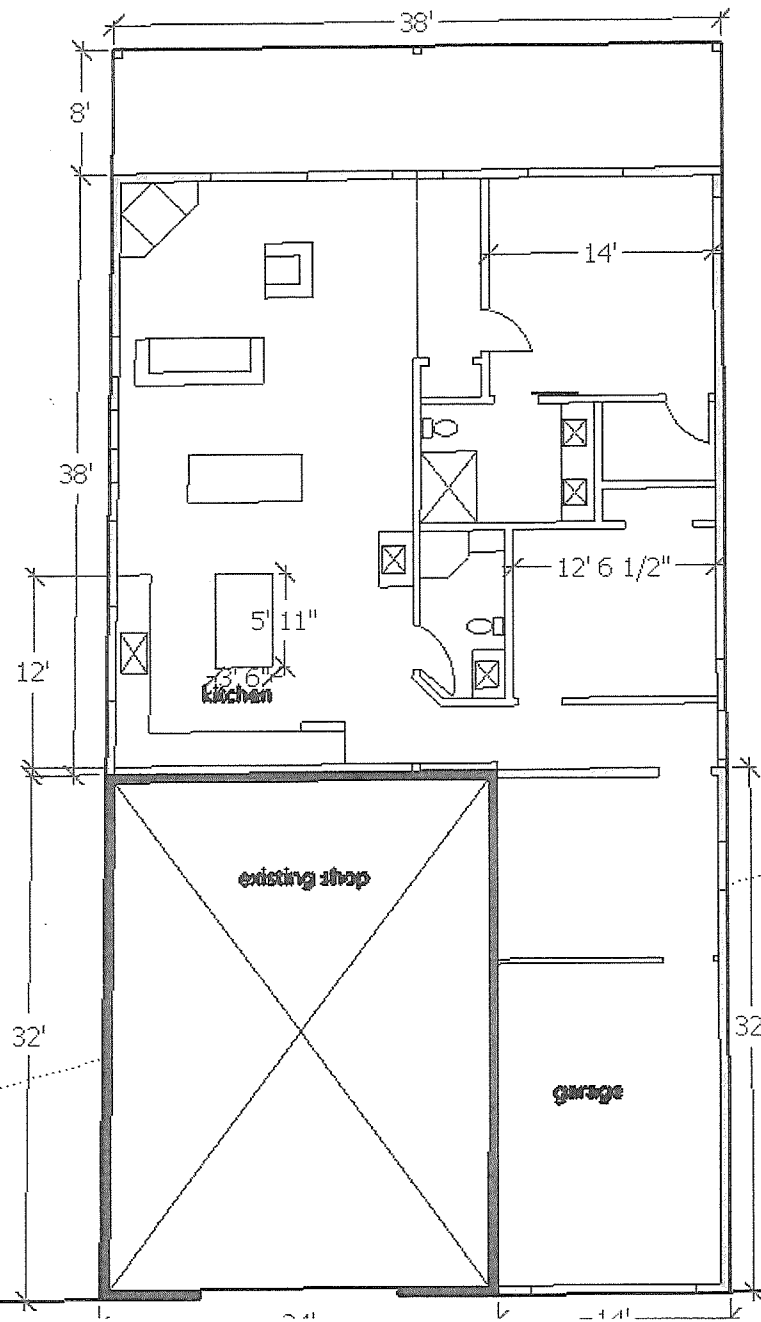


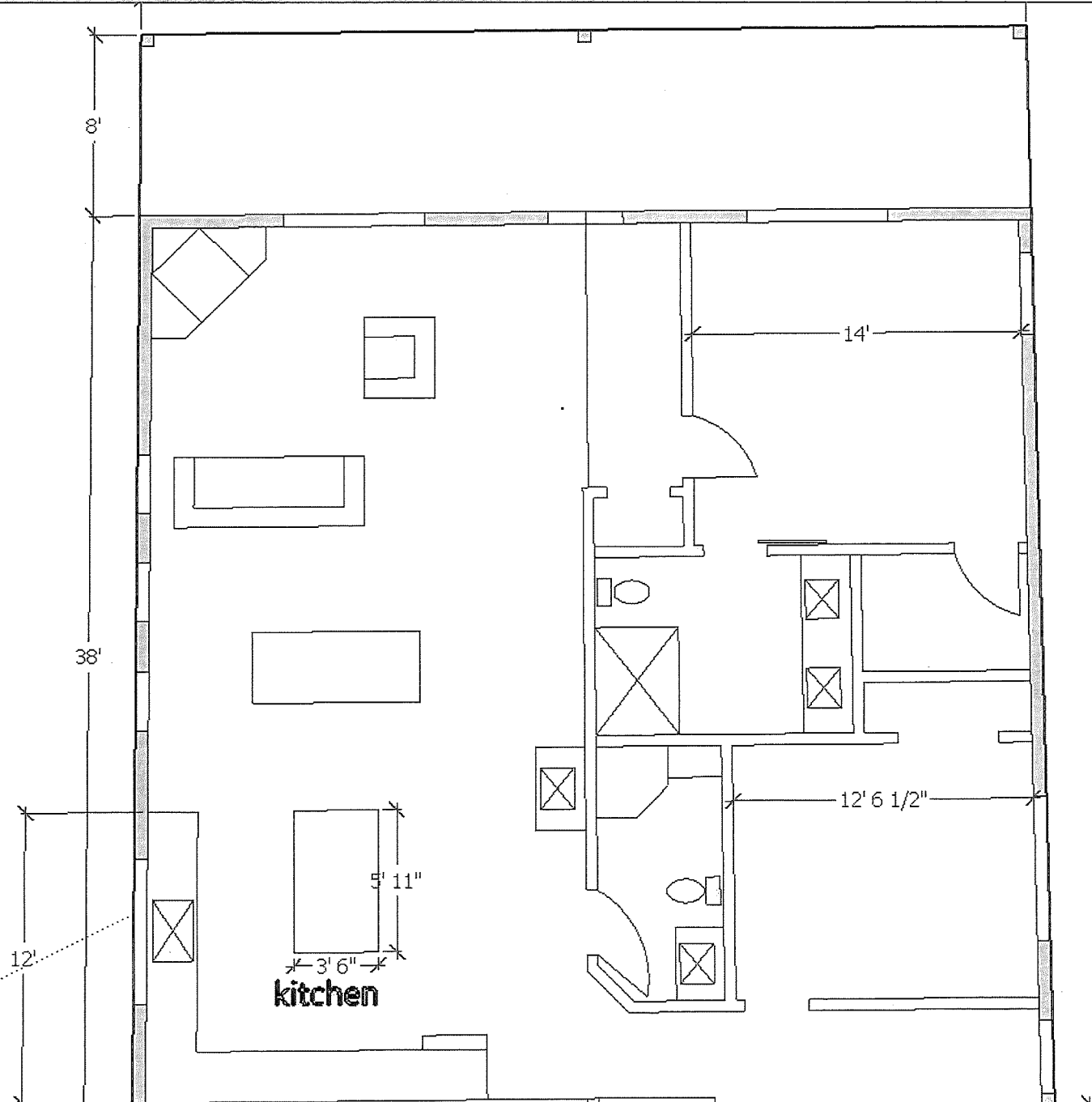
Measurements



Measurements







ADVISORY PLANNING COMMISSION RESPONSE FORM

File No.

Minutes of the meeting of the Electoral Area 'B' advisory planning commission held on
in the , located at , BC, commencing at

FEB 28 2020

Referred to

PRESENT:

Chair

Members

STEPHANIE HANES
DEIL MCDONNELLStan Hall
MAGNUS VINJE
R. Ross

Recording Secretary

Sybille Muschik

Owners/Agent, or

Trevor Patchett

☐ Contacted but declined to attend**ABSENT:**

Director Barbara Bachmeier

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Agenda Items

DVP APPLICATION – 3090-20/20190065 (LOT 1, DISTRICT LOT 6171, CARIBOO DISTRICT, PLAN EPP23095)

/ : "THAT the application to vary the maximum total floor space for property located at 1883 BLACKWATER ROAD be supported/rejected for the following reasons:

i) The variance shows no conflict with
neighboring services available, set back

ii) will within acceptable limits

For: We would have appreciation the total
figures as to why the variance
Against: was necessary

(what are the limits for
allowable square ft. for this variance)

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED ✓

Time:

8.30 PM

Sybille A. Muschik
Recording Secretary

Sybille Muschik

Chair