

Development Variance Permit Information Package

File Number: 3090-20/20200015

Electoral Area: D

Date of Referral: May 22, 2020

Date of Application: May 6, 2020

Property Owner's Name(s): Richard and Jill Cloutier

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 11596, Cariboo District, Plan PGP40110

Area of Application: 0.4 ha (0.99 ac)

Location: 4319 Jessalee Road

Current Zoning: Residential 2 (R 2)

Refer to: Adjacent Landowners, Area "D" APC, MoE, MoTI, CRD Chief Building Official, Interior Health Authority, CRD Environmental Services

Variance Requested: The applicants have requested a variance to section 4.25 c) ii) 4) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

That the Carriage House height limit be increased from one storey to two.

Proposal/Reasons in support: To provide appropriate housing for a family member.

Existing Buildings: House with attached garage, 8x12 greenhouse, 8x10 tin shed

Proposed Buildings: Carriage house with shop and lean to.

SECTION 2: Planning Report

Background:

The applicants have requested that the carriage house height limit be increased from one storey to two to allow the construction of a total 88.44 sq. m (952 sq. ft) carriage house providing appropriate housing for a family member. This carriage house will be attached to a 44.22 sq. m (476 sq. ft) proposed shop with 31.58 sq. m (340 sq. ft) lean-to totaling a proposed floor area of 164.24 sq. m (1768 sq. ft). The requested variance is a relaxation in Section 4.25 (c) (ii) (4) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 3502, 1999.

The subject property is zoned Residential 2 (R 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 3502, 1999 and is designated Residential in the Williams Lake Fringe Area OCP Bylaw No.

4782, 2012. The property has an existing single-family residential dwelling with attached garage and a deck, detached greenhouse, shed and a well as shown in Appendix B.

Location and Surroundings:

The subject property is 0.4 ha (0.99 ac) in size and is located on Jessalee Road as shown in Appendix A. There is a slight slope range of 0% - 20% throughout the property. It is mostly surrounded by single-family dwellings with few ALR parcels to the far north and Cariboo Highway 97 to the far west of the subject property.

CRD Regulations and Policies:

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

4.25 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

(c) Specific Provisions:

ii) Carriage House:

4. carriage house height limited to one (1) storey.

Rationale for Recommendations:

The maximum height of ancillary buildings permitted on properties between 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) is 7.5 metres (24.6 feet). CRD's Building Inspector and the applicants are currently working together to ensure that the overall height of the proposed building does not exceed the permitted height limit. As the proposed variance for requesting an increase in carriage house height limit will be consistent with the permitted height of the ancillary structures on a 0.4 ha (0.99 ac) subject property, minimal impact on the neighboring properties is anticipated.

The proposed height of 7.62 metres (25 feet) also complies with the combined building height permitted on a property. As per CRD Zoning Bylaw provisions, the combined building height of the ancillary building and the carriage house cannot exceed 7.62 metres (25 feet). Although, the floor area of the proposed carriage house is spread over two storeys, the gross floor area will not exceed the permitted maximum of 90 sq. m (968.75 sq. ft). Therefore, planning staff support the variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot A, District Lot 11596, Cariboo District, Plan PGP40110 be approved. Further, that a Development Variance Permit be issued to vary the following:

1. Section 4.25 (c) (ii) (4) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

- i) That the Carriage House height limit be increased from one storey to two.

SECTION 3: Referral Comments

Chief Building Official: -

Health Authority: -

Ministry of Transportation and Infrastructure: - May 27, 2020

MoTI has no objection in principle to the proposed variance to increase the Carriage House height limit. Please note that the Ministry's minimum setback is 4.5 metres.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission: June 17, 2020

See attached.

CRD Environmental Services Department: - May 27, 2020

The proposed scope of work in the information package dated May 22, 2020 does not pose any issue to our utilities system in this region.

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 A: GENERAL MAP



LEGEND

- SUBJECT PROPERTY
- ALR
- DESIGNATION**
- Agricultural
- Commercial
- Institutional
- Manufactured Home Park
- Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Utility



DVP2015

DL 9834

SUBJECT PROPERTY
Lot A, District Lot 11596,
Cariboo District, Plan PGP40110

ALR

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1
2
3
4

DL 5596
DL 12629
DL 12935
DL 3459
DL 1159
DL 12637
DL 12093
DL 12304
DL 9835

Jessalee Rd
Westcoast Rd
Ford Pl
Renewwood Pl
Minton Pl
Pacific Rd
Hickory Rd

Clear Cariboo Hwy 97 N Rd N

Wildwood Rd

11 A
11 B

DL 12304

ALR

DL 9835

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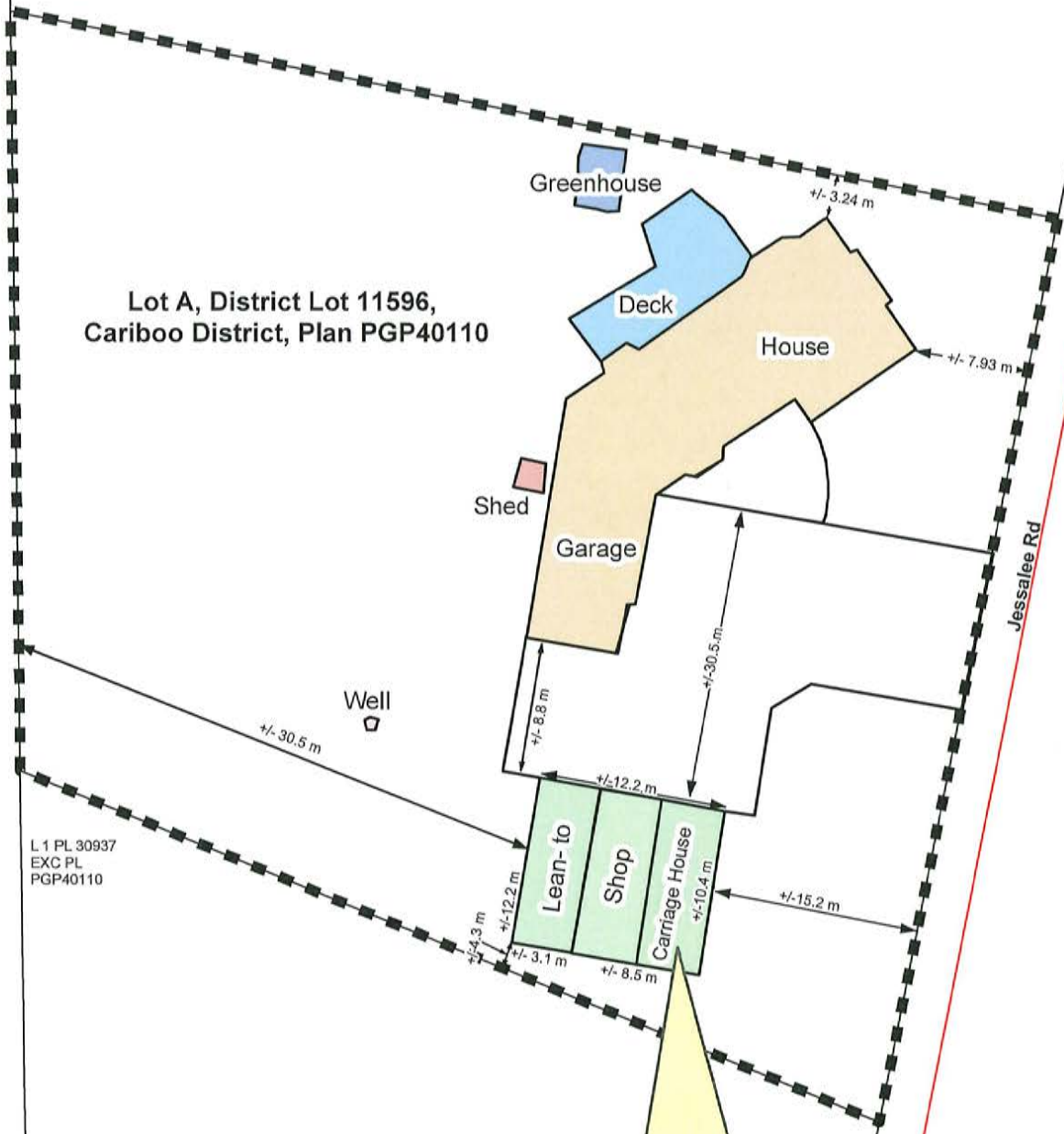
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Lot A, District Lot 11596,
Cariboo District, Plan PGP40110



L 1 PL 30937
EXC PL
PGP40110

Carriage House height limit
be increased from one storey to two

Appendix B: SPECIFIC MAP



Subject Property

DVP2015 0 0.0045 0.009 0.018



Appendix C: GENERAL MAP ORTHO



LEGEND



SUBJECT PROPERTY



ALR



DVP2015

DL 9833

ALR

SUBJECT PROPERTY
Lot A, District Lot 11596,
Cariboo District, Plan PGP40110

DL 5596

DL 11596

DL 12629

DL 12935

DL 1159

DL 3459

Westcoast Rd

Pacific Rd

Minton Pl

Ford Pl

Pinewood Pl

DL 12093

DL 12637

UNSURVEYED CROWN LAND

0° 00' 04" 52.960

DL 11596

REM. LOT 1
PLAN 30937

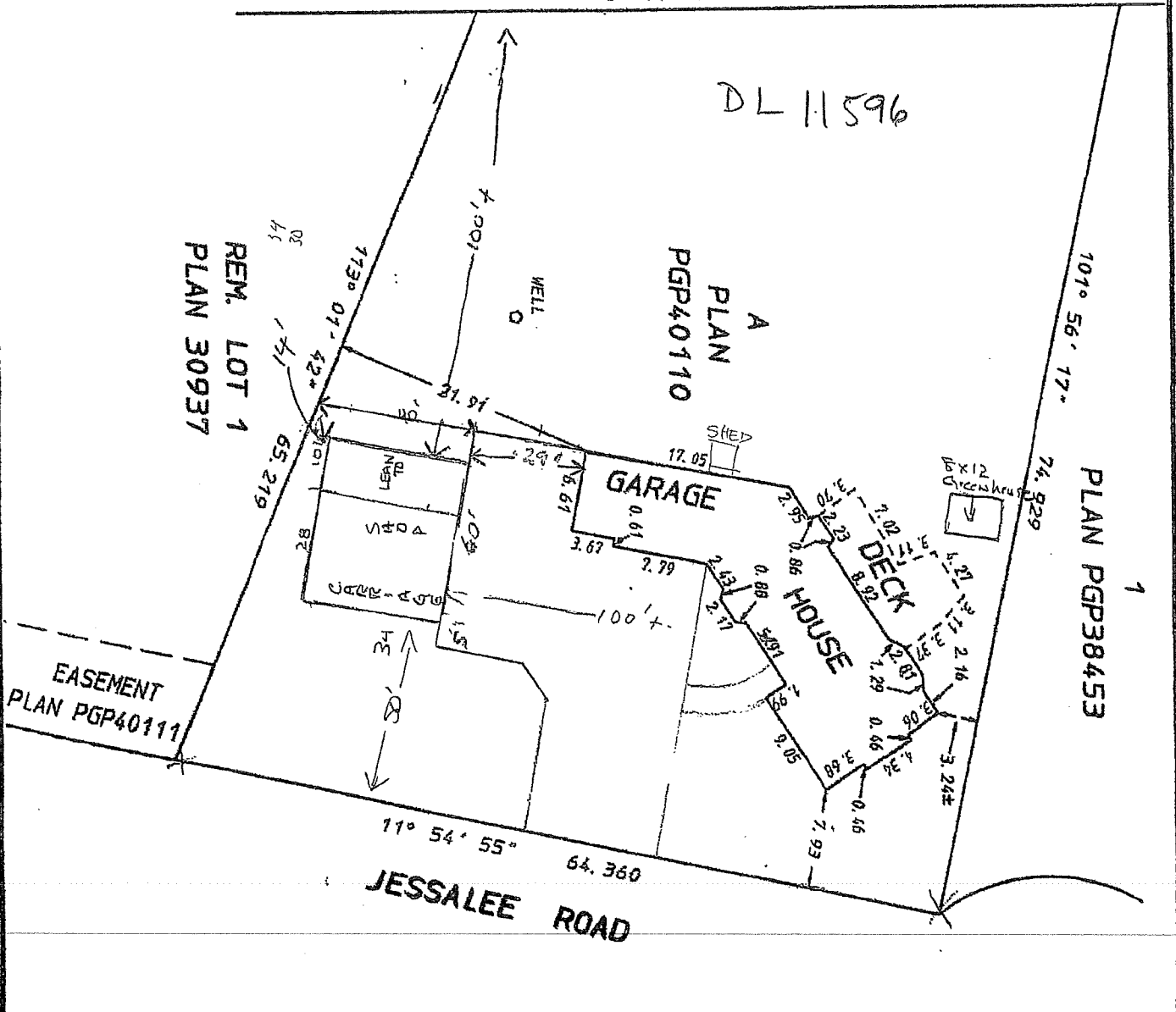
PLAN A
PGP40110

PLAN PGP38453

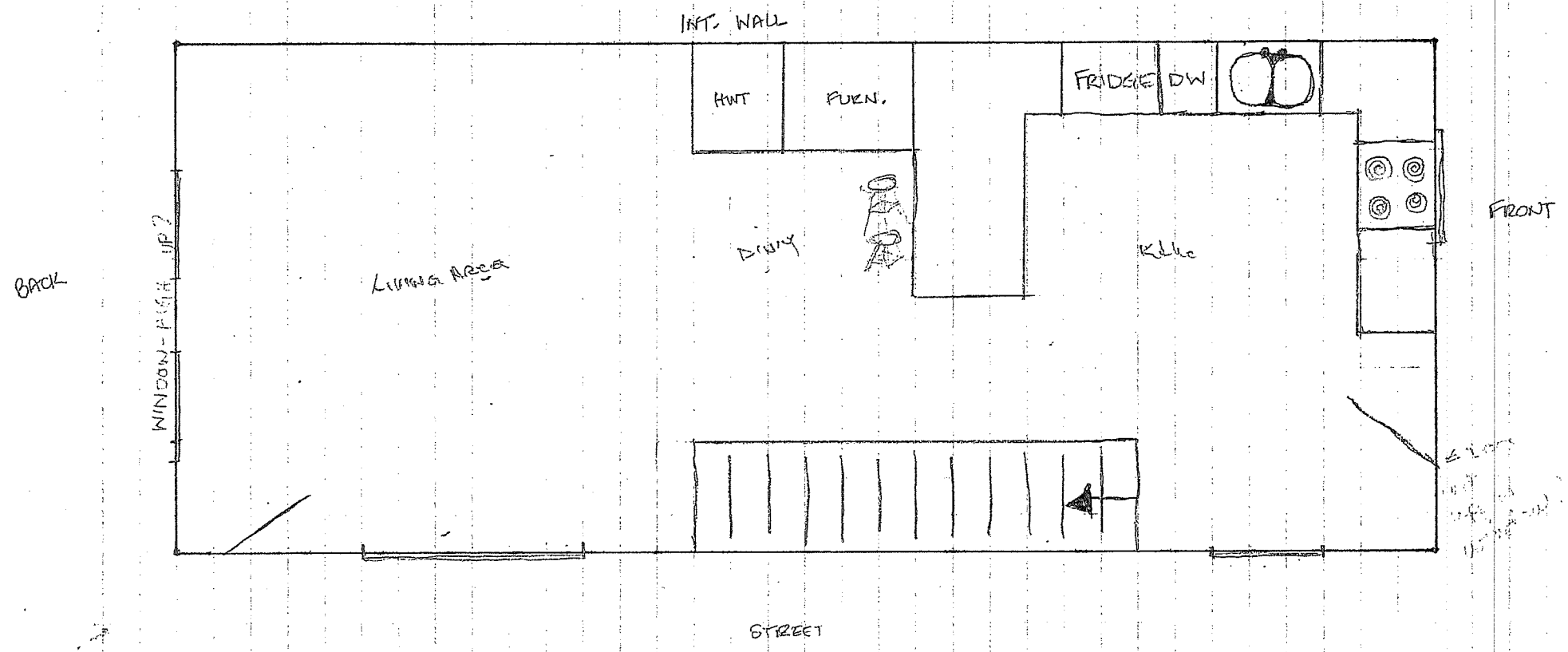
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PLAN PGP40111

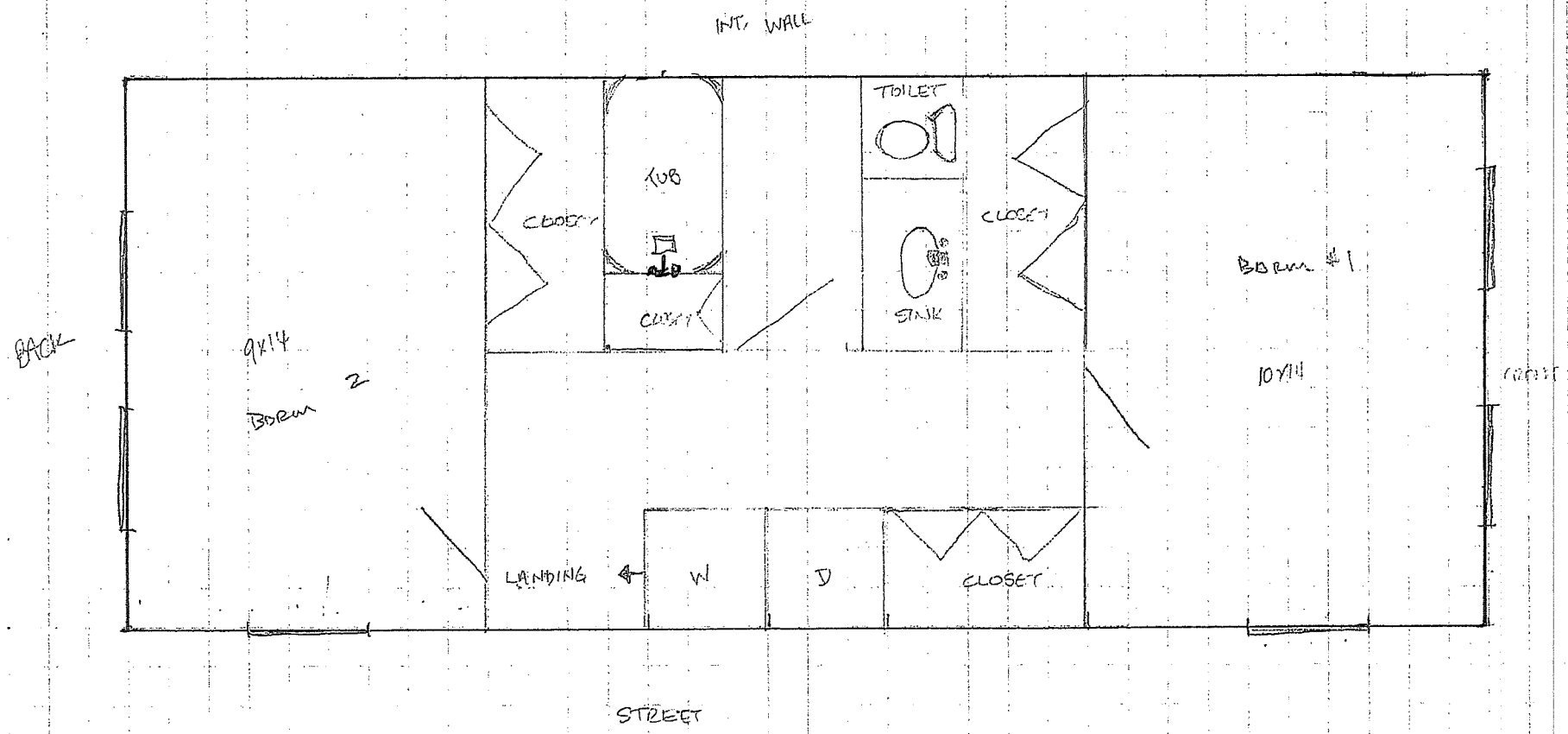
JESSALEE ROAD



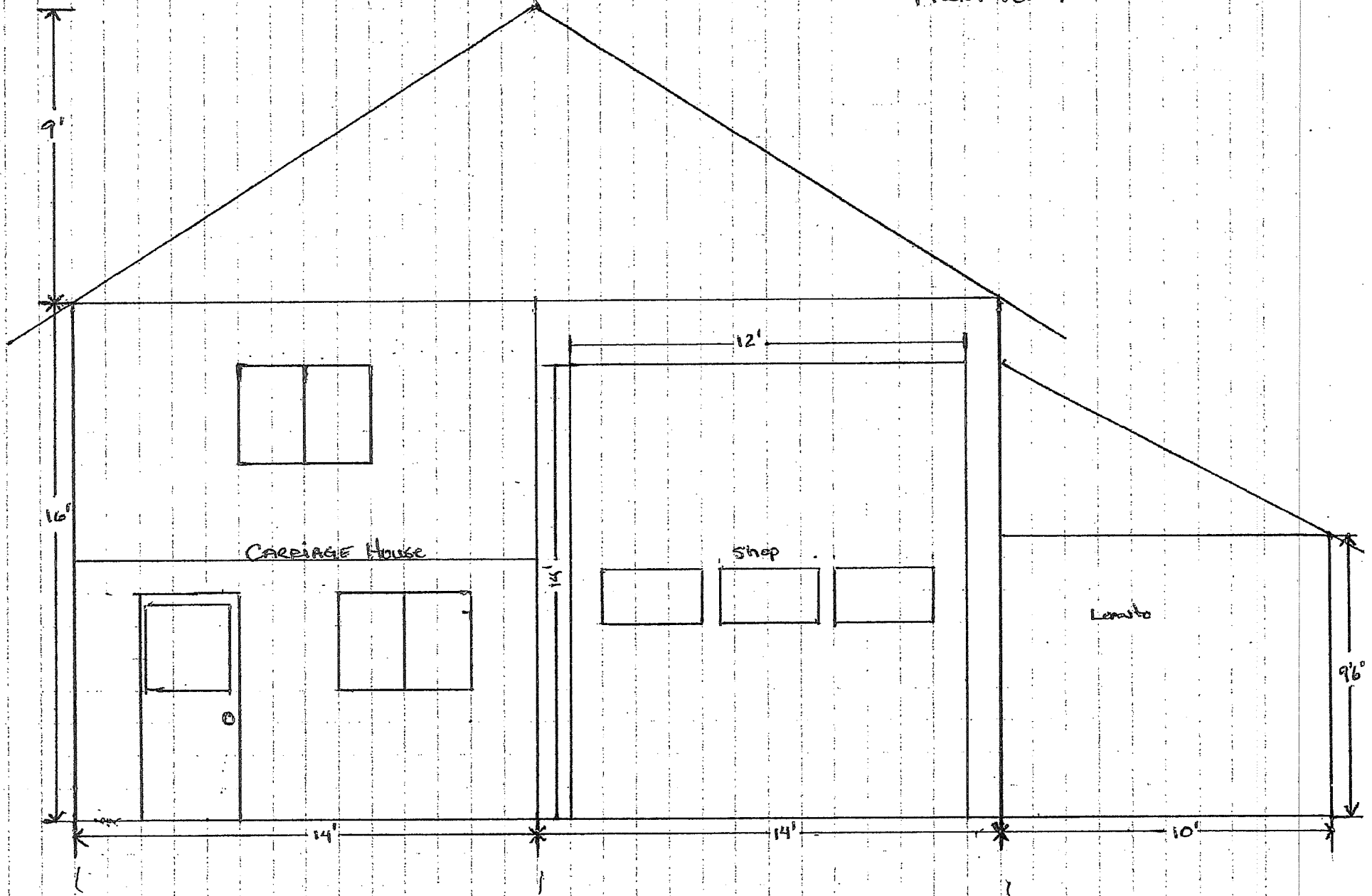
BOTTOM FLOOR

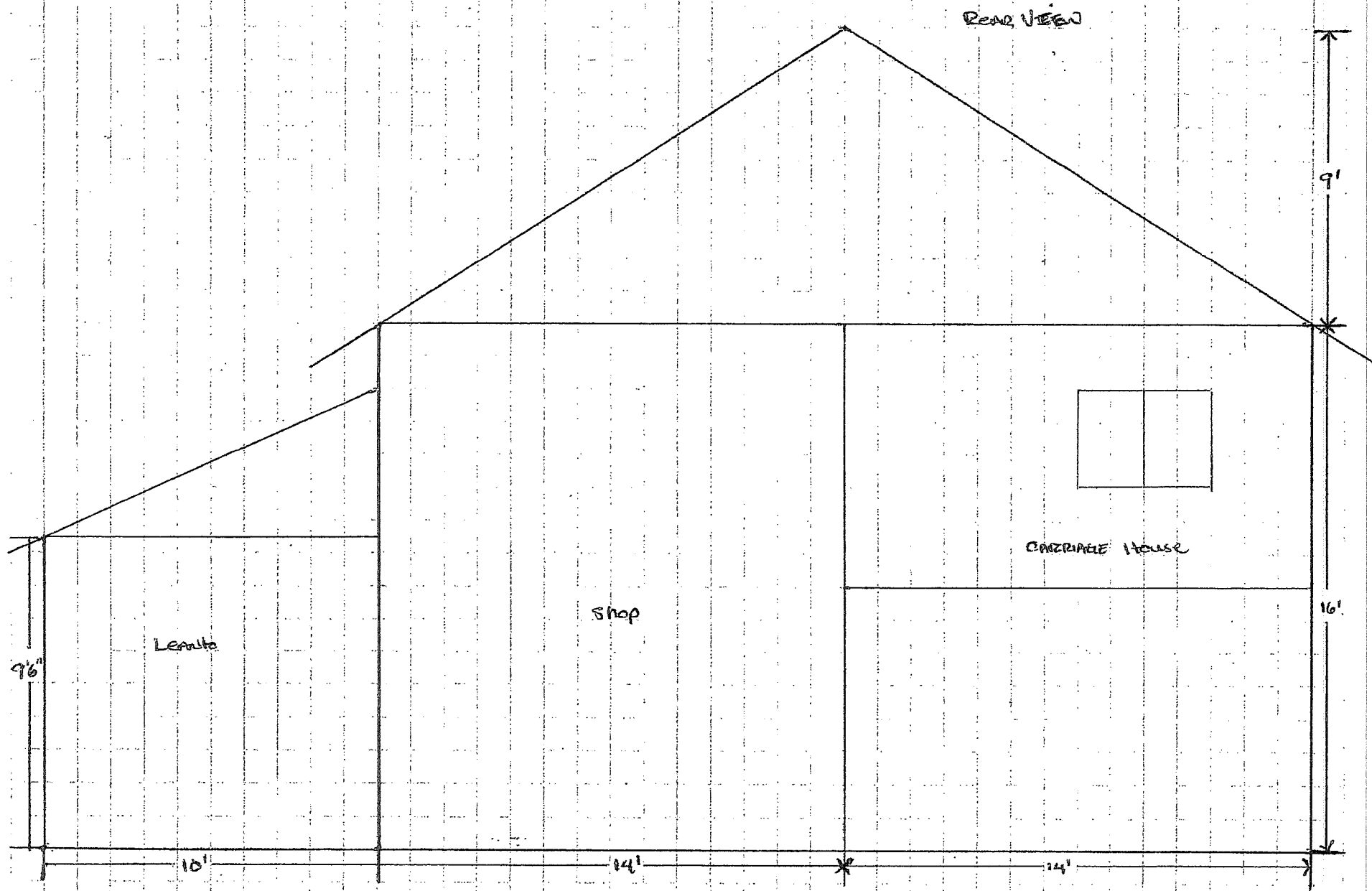


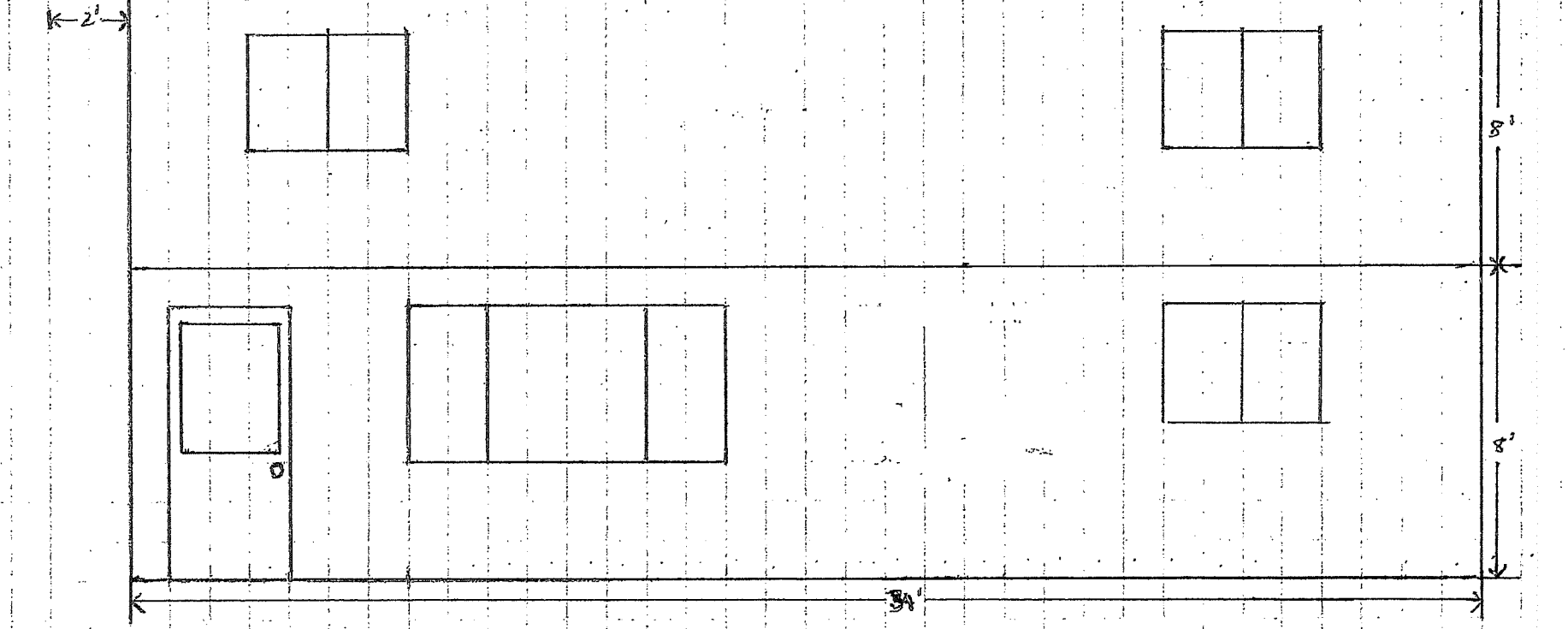
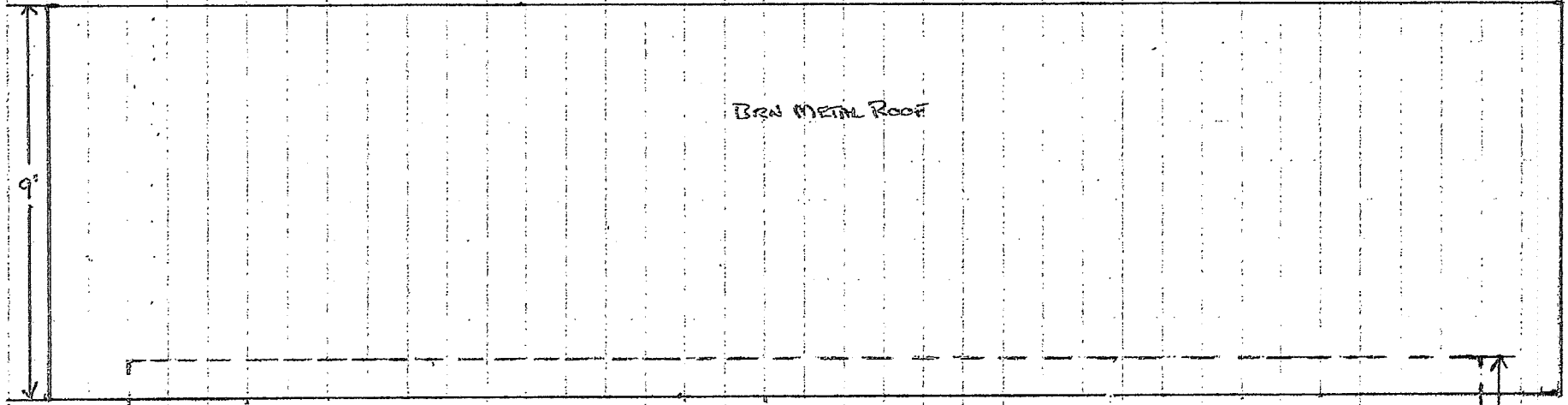
TOP FLOOR



FRONT VIEW.







LEFT SIDE VIEW

Minutes of the meeting of the Electoral Area 'D' Advisory Planning Commission held on Wednesday, June 17th, 2020 via
teleconference commencing at 7:00 PM, JUNE 17 2020

PRESENT: RON KAUFMAN (CHAIR)
GORDON KEENER
DANIEL JALBERT

ABSENT: TORI LEE
KATHY ROURKE
PHYLLIS WEBSTAD
CHARLENE HAYES

ALSO PRESENT: Electoral Area Director
Applicant

Steve Forseth
Richard Cloutier

Agenda Item:

JVP APPLICATION – 3090-20/20200015. (LOT A, DISTRICT LOT 11596, CARIBOO DISTRICT, PLAN PGP40110)

MOVED – TO APPROVE, RON KAUFMAN
SECONDED – DANIEL JALBERT

That the application to vary the height limit for property located at 4319 JESSALEE ROAD be APPROVED for the following reasons: THE PROPOSED BUILDING IS WITHIN APPROVED DIMENSIONS FOR A SHOP, AND THE INCLUSION OF A RESIDENCE WITHIN THAT BUILDING WAS CONSIDERED BY AWC MEMBERS TO BE AN APPROPRIATE

NOTE THAT QUORUM WAS NOT PRESENT, BUT APPROVAL WAS UNANIMOUS

CARRIED/DEFEATED

Adjournment: 7:55 PM, SECRETARY DECLARED

MOVED –
SECONDED --

That this meeting do now adjourn"

CARRIED

Time:


Ron Kaufman,
Secretary/Chair – Cariboo Regional District Electoral Area 'D' Advisory Planning Commission