

Development Variance Permit Information Package

File Number: 3090-20/20190058

Electoral Area: L

Date of Referral: December 2, 2019

Date of Application: November 1, 2019

Property Owner's Name(s): Nicolo and Cambria Volonte

Applicant's Name: Nicolo and Cambria Volonte

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 1899, Lillooet District, Plan 31025

Area of Application: 2.02 ha (5 ac)

Location: 7644 Little Fort Highway 24

Current Zoning: Rural 2 (RR 2)

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

Variance Requested: The applicant has requested a variance to section 5.19.2 (b) (iii) of the South Cariboo Area Zoning Bylaw 3501, 1999 as follows:

That the minimum required interior yard setback on the eastern-most property line be reduced from 7.6 m (24.93 ft) to 4.5 m (15 ft).

Proposal/Reasons in support: To construct a storage carport for storing horse trailers, trucks, and other vehicles.

Existing Buildings: House, studio, horse barn, riding ring, chicken coop

Proposed Buildings: Carport

SECTION 2: Planning Report

Background:

The applicant has requested that the minimum required interior yard setback on the eastern-most property line be reduced from 7.6 m (24.93 ft) to 4.5 m (15 ft) to construct an 83.62 sq. m (900 sq. ft) storage carport for horse trailers, trucks, and other vehicles. The requested variance is a relaxation in Section 5.19.2 (b) (iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is zoned Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated as Agricultural in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004. The property has an existing single-family dwelling on site with a deck, hay sheds, wood shed, horse barn, riding ring and chicken coop as shown in Appendix B.

Location and Surroundings:

The subject property is 2.02 ha (5 ac) in size and is located at Little Fort Highway 24 with Eastwood Lake to the south-east of the property as shown in Appendix A. Currently, the property is covered in grassland with moderate tree coverage. It is surrounded by mixed land uses with resource/agricultural properties to the north and west, highway commercial lots to the east and south of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

- (b) REQUIRED YARDS (minimum):
 - iii) Interior Side Yard – Setback = 7.6 metres (24.93 feet)

Rationale for Recommendations:

The proposed variances have minimal impact on neighboring properties. Further, the neighbors to the east of the subject property have no concerns over the proposed location of storage carport as there is adequate vegetative buffer between the two land developments. Therefore, planning staff supports this variance proposal.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 1899, Lillooet District, Plan 31025 be approved. Further, that a Development Variance Permit be issued to vary the following:

1. Section 5.19.2 (b) (iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:
 - i) That the minimum required interior side yard setback on the eastern-most property line be reduced from 7.6 m (24.93 ft) to 4.5 m (15 ft) to allow the construction of an 83.62 sq. m (900 sq. ft) storage carport.

SECTION 3: Referral Comments

Chief Building Official: -

Ministry of Transportation and Infrastructure: - December 11, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed variance as it complies with the Ministry's 4.5 metre minimum setback.

Adjacent Property Owners:

See attached

Advisory Planning Commission: January 9, 2019

See attached.

Agricultural Land Commission: December 18, 2019

See attached.

SECTION 4: Board Action

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Adjacent Property Owner Comments

Advisory Planning Commission Comments

Agricultural Land Commission Comments

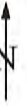
Appendix A: GENERAL MAP



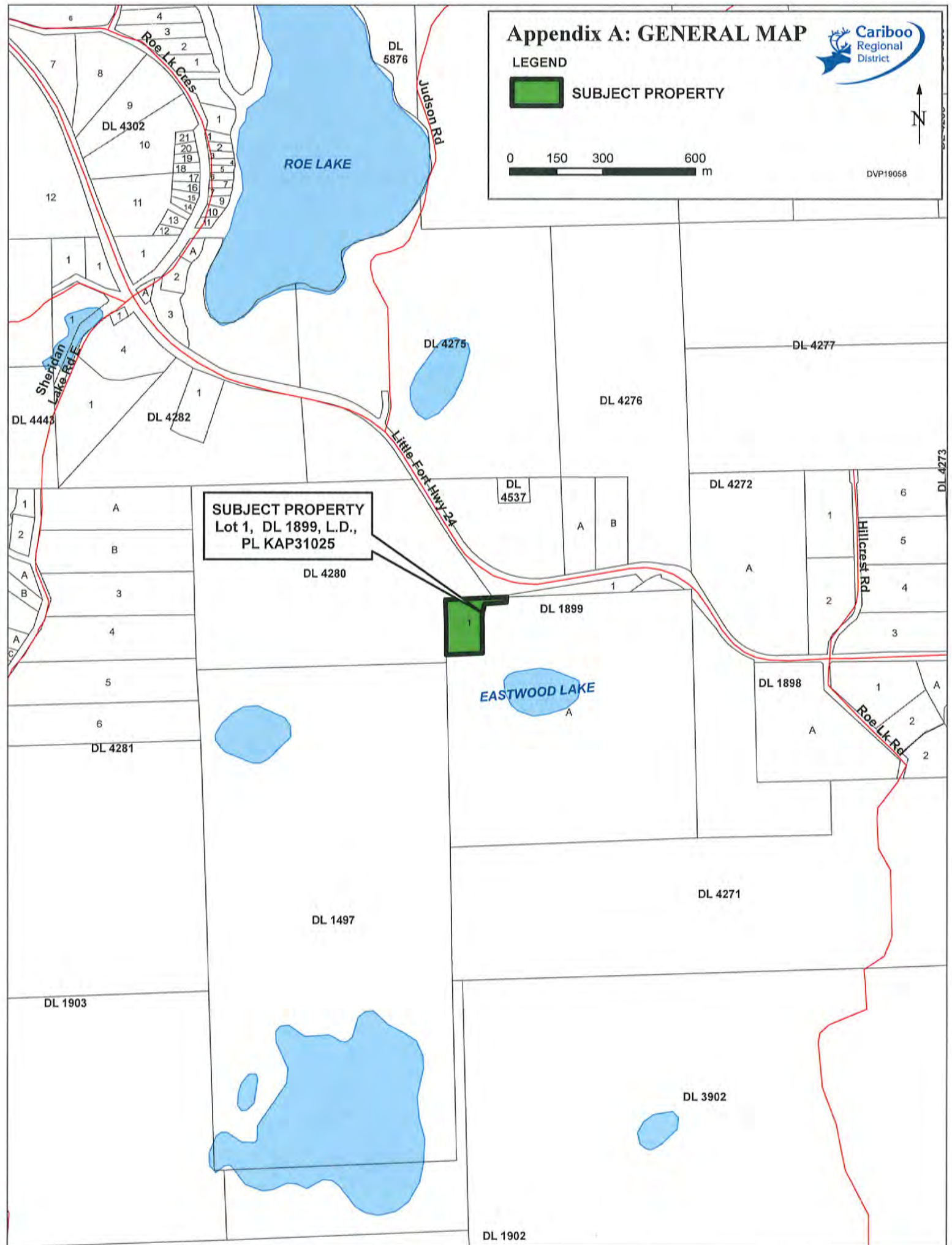
LEGEND



SUBJECT PROPERTY



DVP19058



Appendix B: SPECIFIC MAP



LEGEND



SUBJECT PROPERTY

0 5 10 20
m

ALL MEASUREMENTS
METRIC

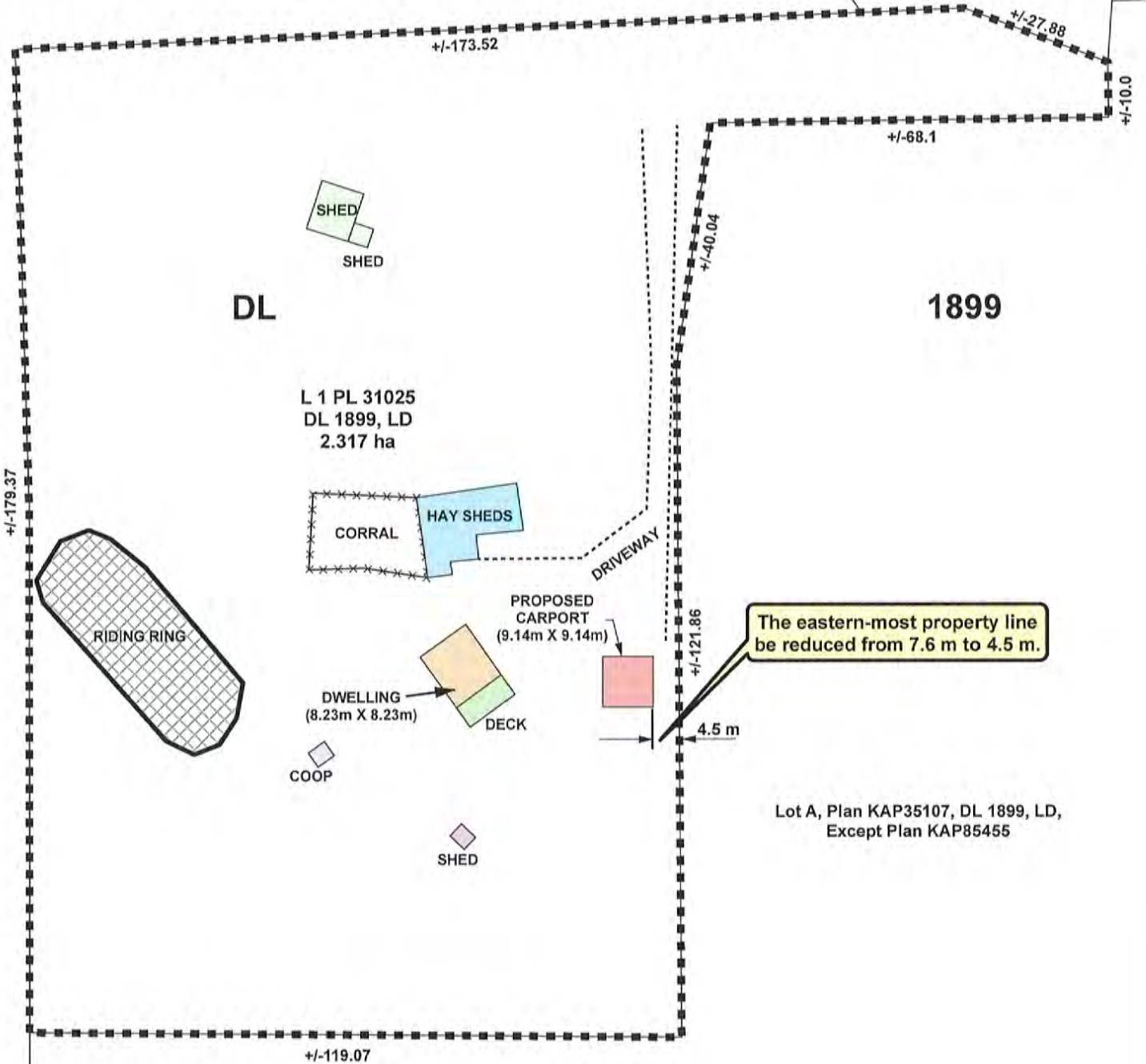
DVP19058



Little Fort Hwy 24

ROAD R/W

DL 4280
EXC PL H16010



The eastern-most property line
be reduced from 7.6 m to 4.5 m.

Lot A, Plan KAP35107, DL 1899, LD,
Except Plan KAP85455

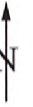
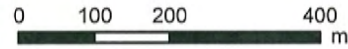
Appendix C: ORTHOGRAPHIC MAP



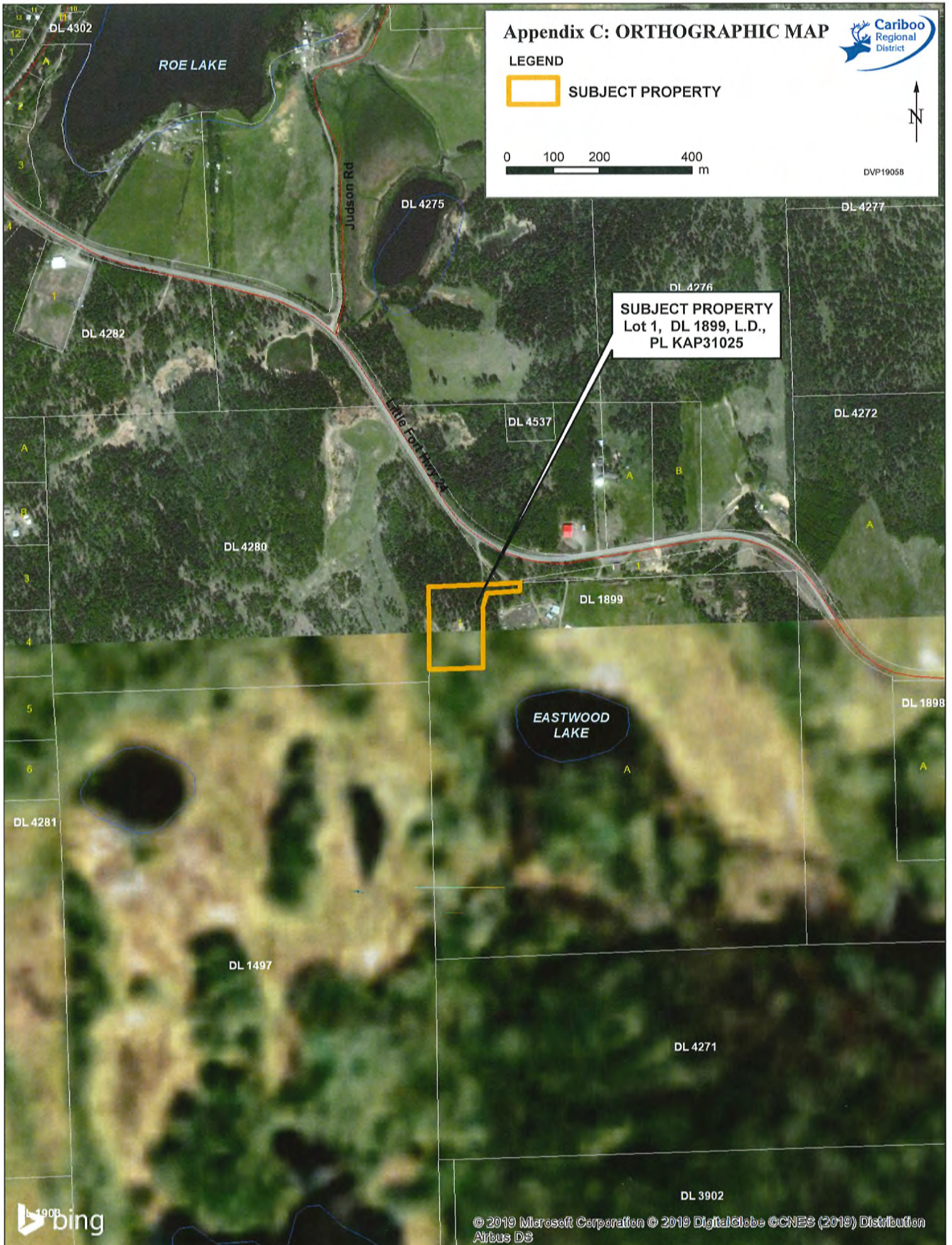
LEGEND



SUBJECT PROPERTY



DVP19058



Arnold & Patricia Vincenz

October 31, 2019

7656 Hwy 24

Lone Butte, BC, V0K 1X2

250 593 2262

To whom it may concern

Letter of consent

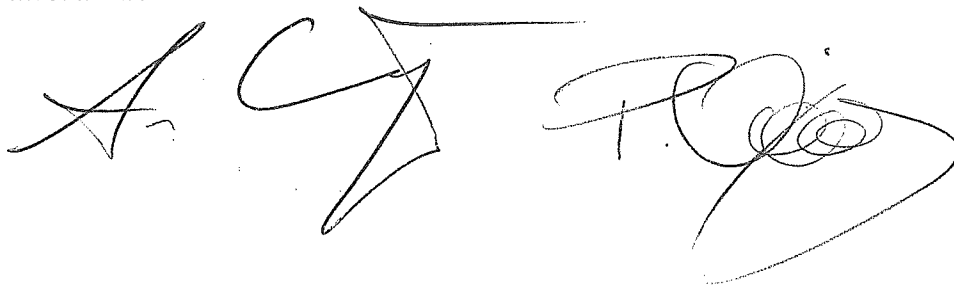
We, Arnold & Patricia Vincenz, owners of PID 002-892-872 (Lot A, Plan KAP35107, District Lot 1899, Lillooet Land District, Except Plan KAP85455)

recognize, that Nikki and Cambira Volonte of the adjacent property to our west (PID 003-819-736) constructed a carport under CRD Building permit No. 20190555 and it appears to be to close to the property line.

We have no problem with it being build at the present location and encourage the board of variance to allow Nikki and Cambria to continue with the construction of the building as planned.

Sincerely

Arnold & Patricia Vincenz

The block contains three handwritten signatures in black ink. The first signature on the left is a stylized 'A'. The middle signature is a large, bold, and somewhat abstract scribble. The third signature on the right is a more complex, cursive-style signature with multiple loops.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area '1' advisory planning commission held on
in the LONE BUTTE FIRE HALL located at Hwy 24 +, BC, commencing at

JAN. 09 / 2020
19:00 HRS.

PRESENT:

Chair ALAN BOYD CUTOFF RD.

Members PETER BOUTER INGA UDLUFT
ART GUIMOND

Recording Secretary Jon GRIEVE

Owners/Agent, or

☐ Contacted but declined to attend

NICOLA + CAMBRIA VOLANTE

ABSENT:

~~INGA UDLUFT~~
JUSTIN GUIMOND
URSULA HART
CHRISTINE LANCE

ALSO PRESENT: Electoral Area Director

Staff support (if present) NOT PRESENT

Agenda Items

SECOND REVIEW OF APPLICATION DUE TO OWNERS NOT BEING PRESENT FOR 1ST MEETING

DVP APPLICATION - 3090-20/20190058 (LOT 1, DISTRICT LOT 1899, LILLOOET DISTRICT, PLAN 31025)

ALAN B. / ART G. : THAT the application to vary the eastern-most property line interior yard setback for property located at 7644 LITTLE FORT HIGHWAY 24 be supported/rejected for the following reasons:

i) LETTER OF ACCEPTANCE BY NEIGHBOURS.

* THE APPLICANT VOICED THEIR CONCERNS IN THE PROCESS OF APPLICATION. *

ii) DUE TO MISHANDLING OF PERMIT CIRCUMSTANCES.

For: 5

Against: 0

CARRIED/DEFEATED

(CHRISTINE LANCE
TELEPHONED WITH APPROVAL)

Termination

INGA U / ART G

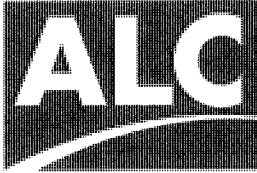
: That the meeting terminate.

CARRIED

Time:

Recording Secretary

Chair



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2019

Reply to the attention of Sara Huber
ALC Issue: 51634
Local Government File: DVP1958

Genny Hilliard
Development Services Clerk V, Cariboo Regional District
ghilliard@cariboord.ca

Delivered Electronically

Re: Cariboo Regional District Development Variance Permit 3090-20/20190058

Thank you for forwarding a draft copy of Cariboo Regional District (CRD) Development Variance Permit (DVP) 3090-20/20190058 (the "DVP") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

The DVP proposes to reduce the minimum interior yard setback of the South Cariboo Area Zoning Bylaw No. 3501, 1999 on the eastern-most property line on the property identified as 7644 Little Fort Highway 24; PID: 003-819-736 (the "Property") from 7.6 metres to 4.5 metres in order to construct a storage carport for horse trailers, trucks, and other vehicles. The Property currently contains a dwelling, corral, hay sheds, riding ring, coop, and shed. The carport is proposed to be 9.14 metres by 9.14 metres (approximately 83.5 m²).

While recognizing that the adjacent property is within the ALR, ALC staff has no objection to the DVP, as the carport is minimally impactful and is intended to support the farm operation through the provision of storage for horse trailers and trucks.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of DVP1958

CC: Ministry of Agriculture – Attention: Nicole Pressey

51634m1