

Development Variance Permit Information Package

File Number: 3090-20/20200024

Electoral Area: L

Date of Referral: July 29, 2020

Date of Application: June 29, 2020

Property Owner's Name(s): Robert and Jordan Oling

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): Lot 7, District Lots 3866 and 4048, Lillooet District, Plan 22971

Area of Application: 4.05 ha (10 ac)

Location: 6654 Ryall Road

Current Zoning: Rural 1 (RR 1)

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

Variance Requested: The applicants have requested a variance to section 5.18.2 b) iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum required Interior Side Yard Setback be reduced from 7.6 metres (24.9 feet) to 2.92 metres (9.6 feet) to legalize the placement of a modular home and to permit the construction of an ancillary building.

Proposal/Reasons in support: To legalize the placement of a modular home and to permit the construction of an ancillary building.

Existing Buildings: Modular Home 155.5 sqm (1674 sqft)

Proposed Buildings: Ancillary Building 53.5 sqm (576 sqft)

SECTION 2: Planning Report

Background:

The applicants have requested that the minimum required interior yard setback be reduced from 7.6 m (24.9 ft.) to 2.92 m (9.6 ft.) to legalize the placement of the existing 155.5 sq. m (1,674 sq. ft.) modular home and to allow the construction of a 53.5 sq. m (576 sq. ft.) garage. The requested variance is a relaxation of Section 5.18.2 (b) (iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated as Rural Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property has an existing single-family dwelling on-site as shown in Appendix B.

Location and Surroundings:

The subject property is 4.05 ha (10 ac) in size and is located at Ryall Road with Horse Lake to the far north of the property as shown in Appendix A. Currently, the property is partially within Agricultural Land Reserve (ALR), covered in grassland with dense tree coverage. It is mostly surrounded by rural residential properties to the north, south, east and west of the subject property.

Past Relevant Applications:

A similar Development Variance Permit application for reducing the interior side yard setback from 7.6 m (24.9 ft.) to 1.82 m (6 ft.) on a 4.05 ha (10 ac) sized property to legalize the construction of a garage was approved in 2010 (File #4270-20-462). The property is situated to the far north-east of the subject property at 6296 Horse Lake Road.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

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

Rationale for Recommendations:

Although the request for reducing the interior side yard setback is a major variance, it is anticipated to have minimum impact on the neighboring properties due to the large parcel size and adequate vegetative buffers between properties. Therefore, planning staff support the variance proposal.

The subject property is partially within the Aquatic Habitat Development Permit Area due to the presence of wetland to the rear side of the property. This will not affect the current proposal in any way, but it is advised to maintain a minimum of 15 metres setback from the natural boundary of the wetland for any future development on-site.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 7, District Lots 3866 and 4048, Lillooet District, Plan 22971 be approved. Further, that a Development Variance Permit be issued to vary the following:

1. Section 5.18.2 (b) (iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

- i) That the minimum required interior side yard setback be reduced from 7.6 metres (24.9 feet) to 2.92 metres (9.6 feet) to legalize the placement of the existing modular home and to allow the construction of a 53.5 sq. m (576 sq. ft.) garage.

SECTION 3: Referral Comments

Chief Building Official: - September 1, 2020

Permit required for proposed work.

Health Authority: - August 7, 2020

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.

Ministry of Transportation and Infrastructure: - August 5, 2020

The Ministry of Transportation has no objection to the proposed variance of the side yard setback.

Please ensure any existing or proposed structure meets the Ministry's minimum 4.5 metre setback from Ryall Road # 1182 or any MOTI right-of-way or dedication.

Ministry of Environment: -

Adjacent Property Owners:

Advisory Planning Commission:

SECTION 4: Board Action

Date of Meeting:

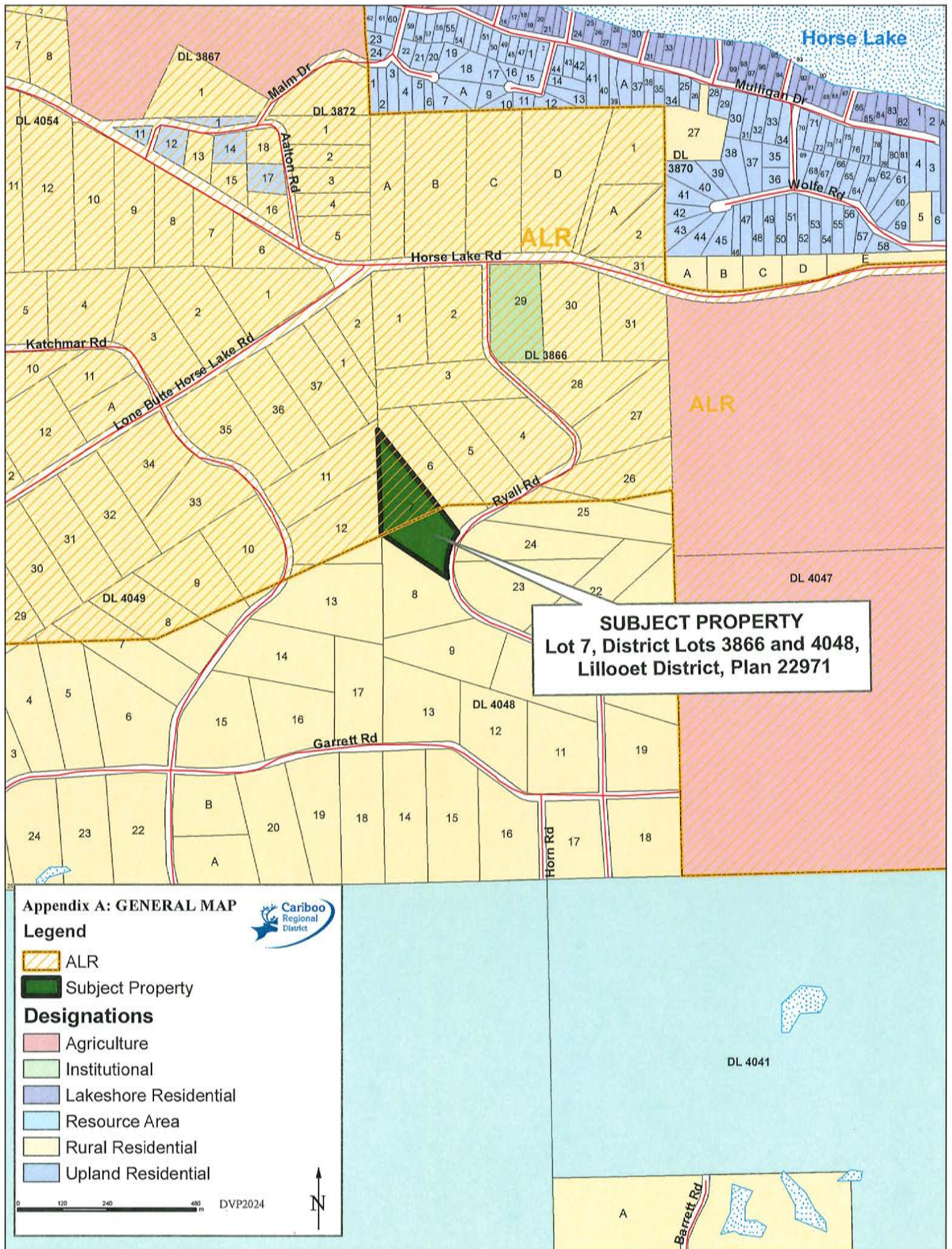
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation



INSET

L 7 PL 22971

DL
3866

+/- 276.3m

+/- 2.92m
+/- 8.5m
+/- 12.2m
+/- 3m
+/- 91.44m

To reduce interior side yard setback from 7.6m to 2.92m to legalize the placement of a modular home and to permit the construction of an ancillary building

Lot 7, D.L.3866 and 4048,
Lillooet District,
Plan 22971

L 8 PL 22971

+/- 239.65m

Modular Home
(+/-155.5 sqm)

Proposed Ancillary
Building (+/-53.5 sqm)

SEE INSET

+/- 374.92m

+/- 102.66m

L 24 PL 22971

Ryall Rd

L 23 PL 22971

Appendix B: SPECIFIC MAP



Subject Property



ALR



DVP2024

0 20 40 60 m

LEGEND



SUBJECT PROPERTY



ALR

0 25 50 100 m

DVP2024



ALR

SUBJECT PROPERTY
Lot 7, District Lots 3866 and 4048,
Lillooet District, Plan 22971

DL 4049

Ryall Rd

108 Mile Lake

DL 4048

Describe the existing use of the subject property and all buildings: residential

Describe the proposed use of the subject property and all buildings: residential

Describe the reasons in support for the application: * addition of garage proposal
* current distance of modular home less than 25' of
property edge -

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
subtle slope

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" 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) <u>gas</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

906.48

1230.05

786.24

62 ft

Low

27 ft

24

Gravel

386.81

Road

Rd

