

Development Variance Permit Information Package

File Number: 3090-20/20200020

Electoral Area: G

Date of Referral: July 9, 2020

Date of Application: June 17, 2020

Property Owner's Name(s): Annette and Arne Johanson

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): Lot C, District Lot 76, Lillooet District, Plan 36278

Area of Application: 0.21 ha (0.519 ac)

Location: 4675 Kitwanga Drive

Current Zoning: Special Exception Residential 1 (R 1-1)

Refer to: Adjacent Landowners, Area "G" APC, MoE, MoTI, CRD Chief Building Official, Interior Health Authority, 108 Green Belt Commission

Variance Requested: The applicants have requested a variance to section 5.12.3.1 b) i) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum required Front Yard Setback be reduced from 7.6 metres (24.93 feet) to 5.18 metres (17 feet).

Proposal/Reasons in support: To allow the addition of a carport and new detached garage as lot is constricted by the location of the septic system.

Existing Buildings: House (86.95 sq m); Shed (4.46 sq m)

Proposed Buildings: Garage 31.2 sq m (336 sqft), Carport 40.1 sq m (432 sqft)

SECTION 2: Planning Report

Background:

The applicants have requested that the minimum required front yard setback be reduced from 7.6 m (24.93 ft) to 5.18 m (17 ft) to allow the construction of an attached 40.1 sq. m (432 sq. ft) carport and a new 31.2 sq. m (336 sq. ft) detached garage as the lot is constricted by the location of the septic field. The requested variance is a relaxation of Section 5.12.3.1 (b) (i) of the South Cariboo Area Zoning Bylaw 3501, 1999.

The subject property is within the 108 Land Use Contract, zoned Special Exception Residential 1 (R 1-1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated 108 Mile Ranch Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property has an existing 86.95 sq. m (935.92 sq. ft) log house with 4.46 sq. m (48 sq. ft) attached garden shed and a septic field on site as shown in Appendix B.

Location and Surroundings:

The subject property is 0.21 ha (0.519 ac) in size and is located on Kitwanga Drive, adjacent to the greenbelt with 108 Mile Lake to the south of the property as shown in Appendix A. It is mostly surrounded by single-family dwellings to the west and east with a few commercial and institutional zoned properties to the east, agricultural properties to the north and 108 Mile Greenbelt situated south of the subject property.

Past Relevant Applications:

A similar Development Variance Permit application for reducing the front yard setback from 7.6 m (24.93 ft) to 4.57 m (15 ft) to allow the construction of a home on a restricted lot was approved in 2006. The property is situated to the west of the subject property at 4685 Kitwanga Drive.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.12.3.1 SPECIAL EXCEPTION R 1-1 ZONE (108 LUC)

- (b) REQUIRED YARDS (minimum):
 - i) Front Yard – Setback = 7.6 metres (24.93 feet)

Rationale for Recommendations:

The lot orientation along with setbacks, access, tree coverage, septic field and dwelling location restricts the positioning of the proposed garage. The existing dwelling has been placed at a setback of 45.72 m (150 ft) from the high-water mark of the lake as per 108 Mile land use contract requirement. Further, the location of the septic field which was originally proposed behind the house was moved to the side due to the required septic setback of minimum 35 m (114.83 ft) from the natural boundary of the lake. This significantly reduces the area on-site for any ancillary structures and landscaping.

The property is mostly screened with trees along the front yard, rear yard and interior side yard to the west which may help in minimizing any potential impact on the neighbouring properties due to the placing of the proposed structures. As the requested variance for reducing the front yard setback to 5.18 m (17 ft) would accommodate the proposed garage and carport addition without compromising the standard minimum setback of 4.5 m (14.8 ft) required by the Ministry of Transportation and Infrastructure, planning staff support the variance proposal.

Staff note that the Electoral Area G APC recommended rejection of the application, however, planning staff respectfully disagree, for the reasons stated above.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot C, District Lot 76, Lillooet District, Plan 36278 be approved. Further, that a Development Variance Permit be issued to vary the following:

1. Section 5.12.3.1 (b) (i) of the South Cariboo Area Zoning Bylaw 3501, 1999 as follows:
 - i.) That the minimum required front yard setback be reduced from 7.6 m (24.93 ft) to 5.18 m (17 ft) to allow the addition of a carport and a new detached garage.

SECTION 3: Referral Comments

Chief Building Official: - July 22, 2020

No objections. Building permit required.

Health Authority: - July 15, 2020

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: - July 4, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed front yard setback of 5.18 metres.

Ministry of Environment: -

No comments received.

Adjacent Property Owners:

See attached.

Advisory Planning Commission: July 29, 2020

See attached.

Community Services Department – 108 Greenbelt Commission: - July 10, 2020

No comments.

SECTION 4: Board Action

Date of Meeting:

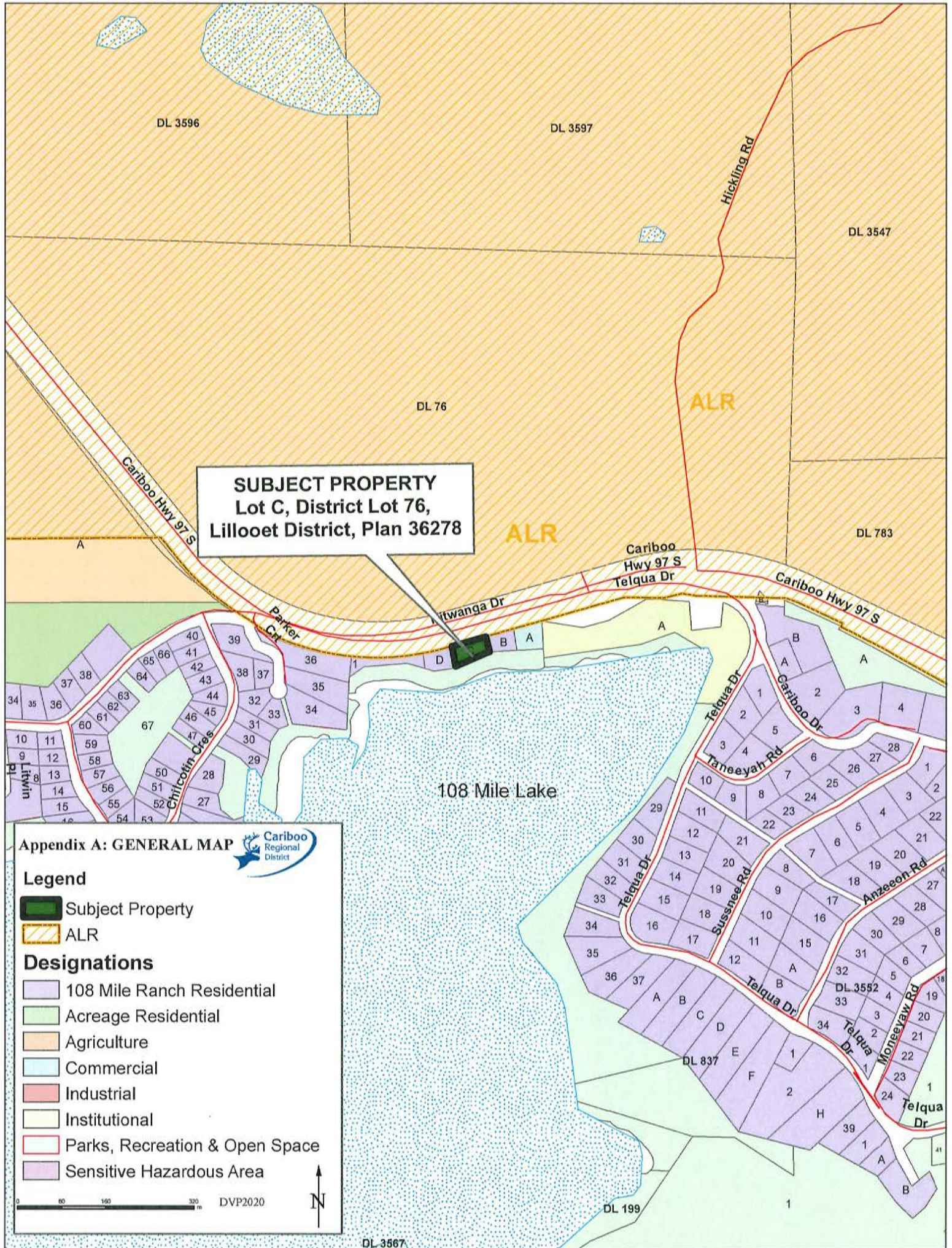
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



SUBJECT PROPERTY
 Lot C, District Lot 76,
 Lillooet District, Plan 36278

Appendix A: GENERAL MAP 

Legend

-  Subject Property
-  ALR

Designations

-  108 Mile Ranch Residential
-  Acreage Residential
-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Parks, Recreation & Open Space
-  Sensitive Hazardous Area

0 60 120 180 240 300 360 m DVP2020 

DL 3567

Cariboo Hwy 97 S

ALR

To reduce front yard set back from 7.6m to 5.18m for extending the footprint of the Carport and allowing construction of Garage

Kitwanga Dr

DL 76, LB PL 36278

+/- 60.5

+/- 5.18m

+/- 10.8m

Driveway

B

+/- 29.71

Proposed Carport +/- 40.1 sq mt

Proposed Garage +/- 31.2 sq mt

Existing Log House +/- 86.9 sq mt

+/- 19.2m

Septic Field

Garden Shed (+/- 4.46 sq mt)

+/- 9.8m

Lot C, DL 76 Plan 36278 +/- 0.21 ha

108 Mile Land Use Contract Setback +/- 45.7m to High Water, +/- 31.98m

108 Greenbelt

108 Mile Lake

Appendix B: SPECIFIC MAP



Subject Property



LEGEND

SUBJECT PROPERTY ALR



DVP2020

DL 76

SUBJECT PROPERTY
Lot C, District Lot 76,
Lillooet District, Plan 36278

Cariboo Hwy 97 S

ALR

Kitwanga Dr

B

D

108 Mile Lake

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

Describe the proposed use of the subject property and all buildings: Private residence

Describe the reasons in support for the application: The shape (orientation), setbacks, access and septic field location really restricts the ability to build a shed and carport. The lot is long and narrow with very little depth due to the green-belt, the 25' set back means very restricted shed or carport

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

See plan submitted and attached to this document

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): 108 Lake and Green-Belt trail along south side of property

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

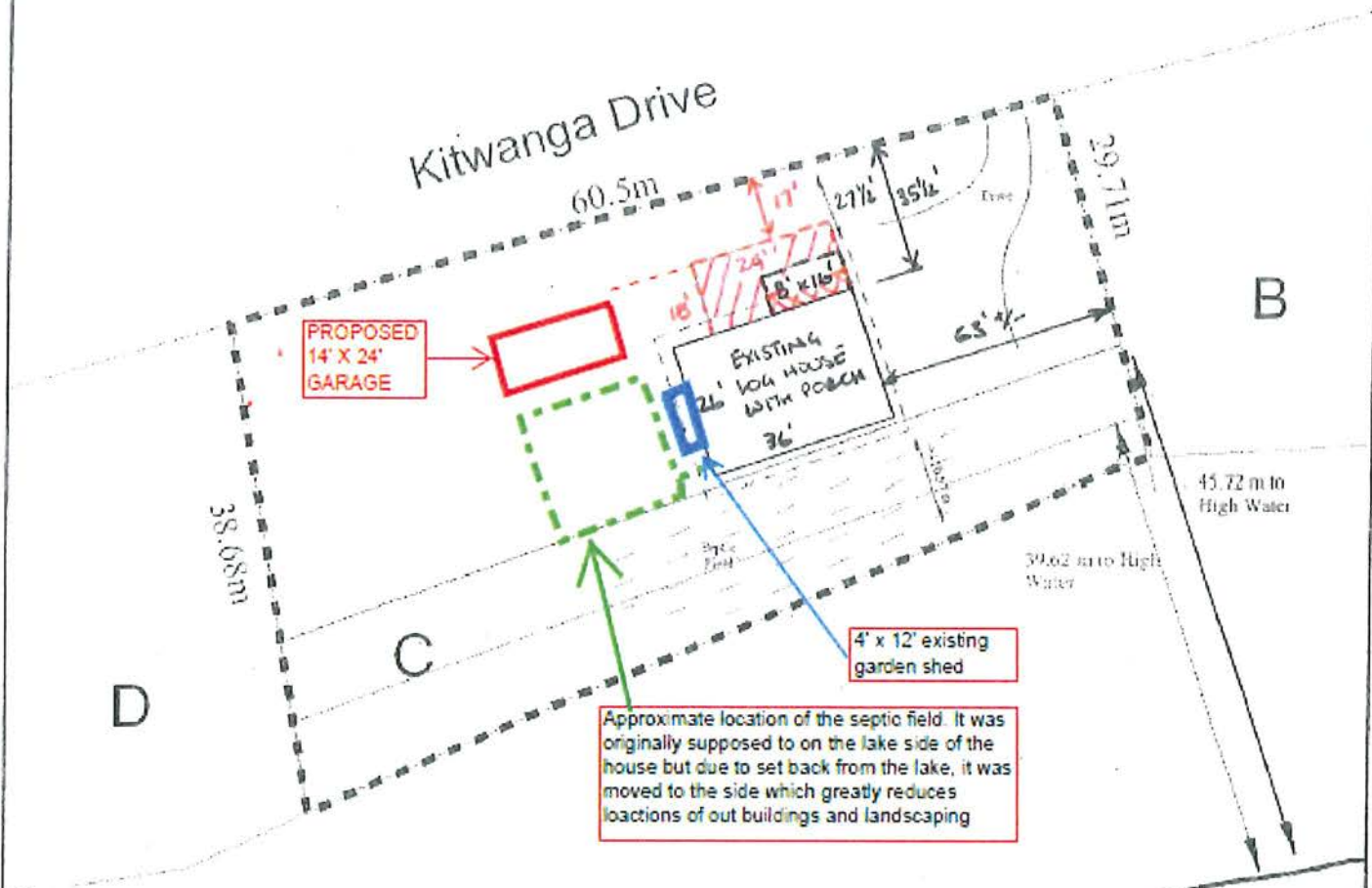
** Readily Available means existing services can be easily extended to the subject property.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DL 76

Proposed Carport

- remove existing 8' x 16' porch replace with 4' x 16' porch
- add 14' wide x 24' long carport
- request reduced set back from Kitwanga Drive to 17'
 - profile of property restricts access
 - set back from high water mark of lake restricts building location on long narrow lot.
 - future garage to maintain 17' setback from Kitwanga Dr.



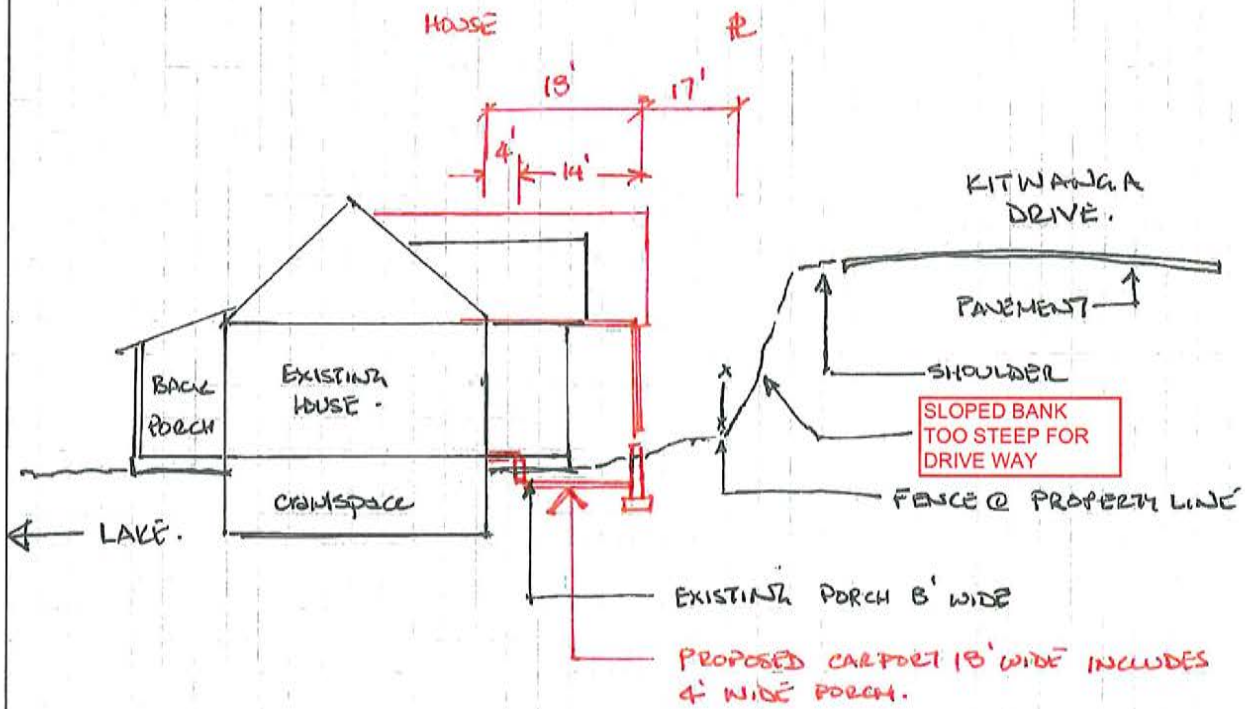
Approximate location of the septic field. It was originally supposed to be on the lake side of the house but due to setback from the lake, it was moved to the side which greatly reduces locations of out buildings and landscaping

Lot C, DL 76
108 Mile Ranch

- District Lots
- Lots
- Subject Property

Scale 1:500
July 6, 2003

COMPUTATIONS



GARAGE ON THE SAME ALIGNMENT AND SET BACK AS FUTURE CARPORT. WE NEED THE GARAGE BUILT 1ST



Development Services Department

Residential Garage / Workshop Application Drawings

Central Cariboo – Williams Lake
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

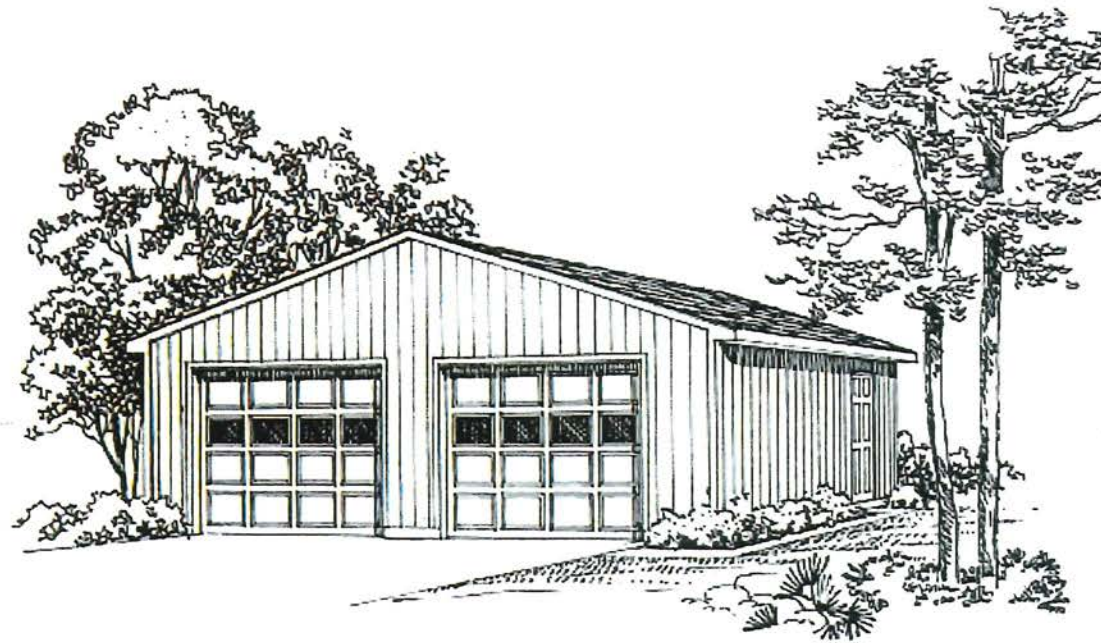
Phone: 250-392-3351 or 1-800-665-1636
Fax: 250-392-2812
General Building Inspection e-mail:
building@cariboord.ca

North Cariboo – Quesnel
#102 – 410 Kinchant Street
Quesnel, BC V2J 7J5

Phone: 250-992-7400
Fax: 250-992-7414

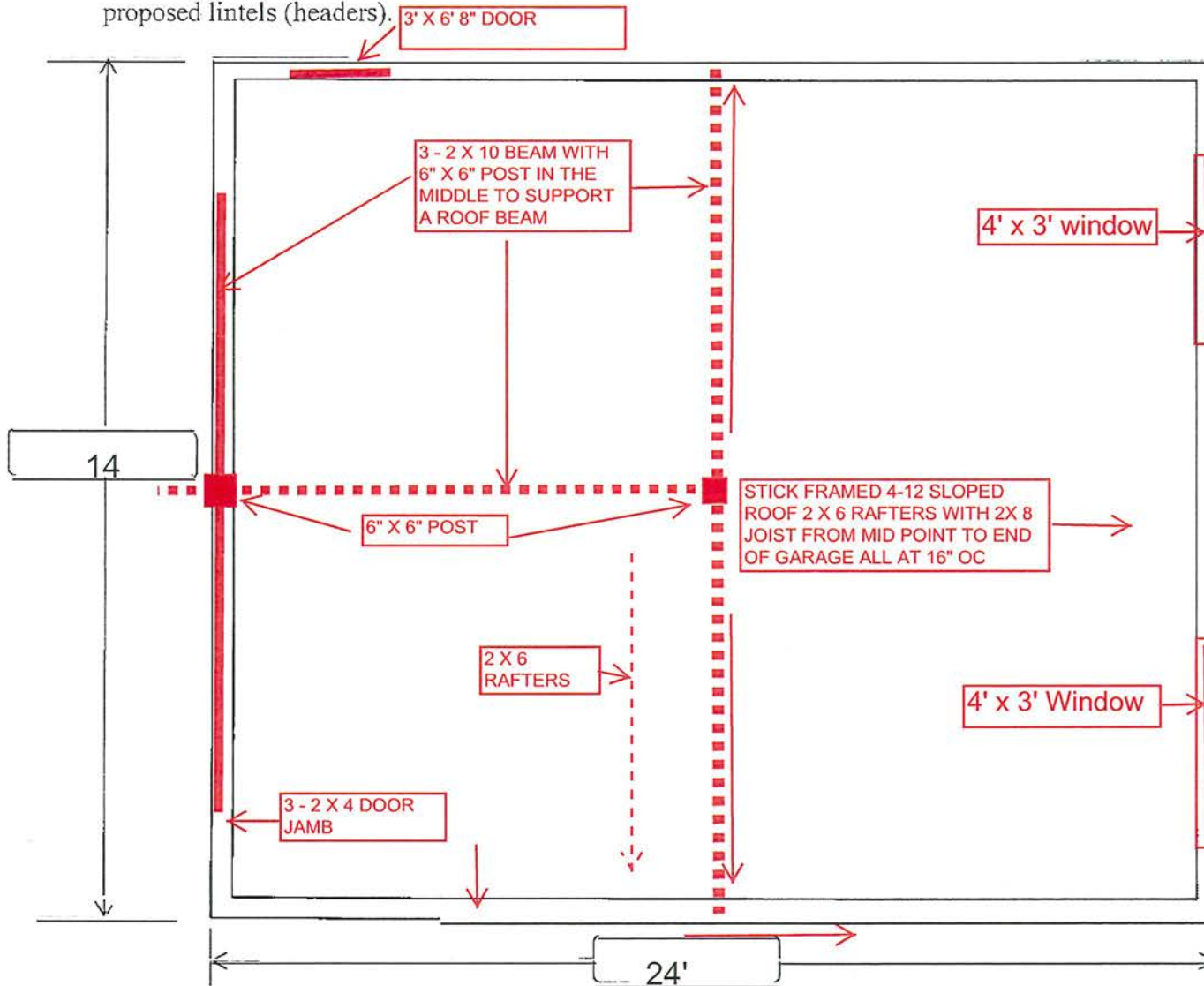
South Cariboo – 100 Mile House
Unit 3 – 170 Cedar Avenue
P.O. Box 2260
100 Mile House, BC V0K 2E0

Phone: 250-395-3838
Fax: 250-395-4898



Floor Plan

Show the length and width of the building. Sketch in the location and size of all doors and windows as well as the size of the proposed lintels (headers).

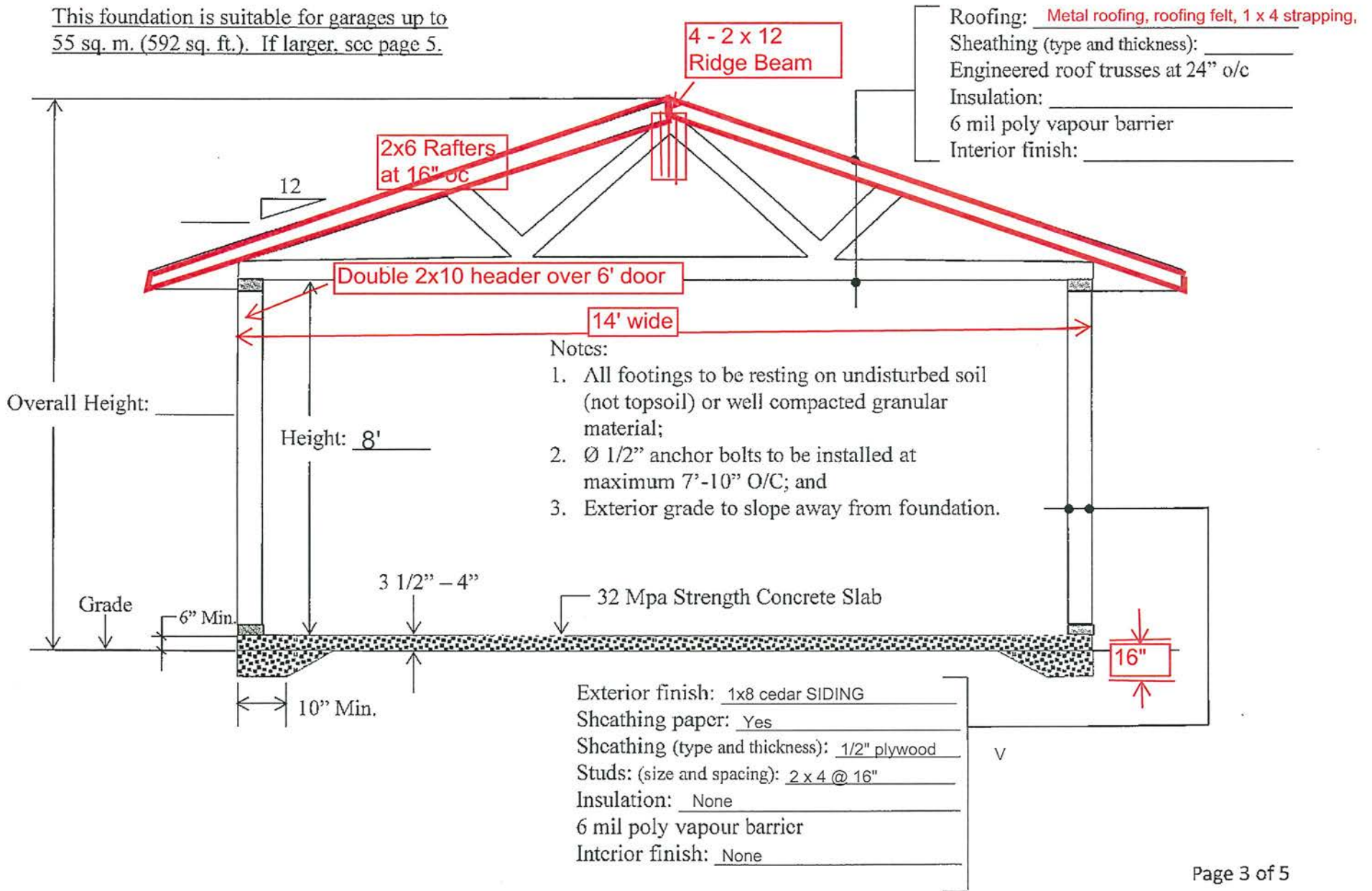


NOTES:

1. A "man" door is required for all garage / workshop buildings;
2. If a wood burning stove and chimney are to be installed, show the locations on the plan;
3. Double cripple studs are required for all openings 10' wide or greater;
4. A minimum 20" x 26" attic access opening is required;
5. Sketch in the location of any partition walls;
6. Show the location of any additional story or mezzanine and the location of the stairs; and
7. If a washroom is to be installed, note the location on the plan.

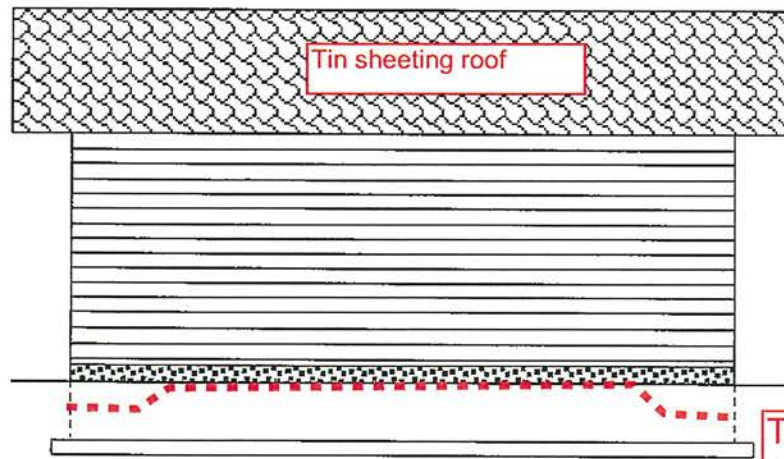
Cross Section

This foundation is suitable for garages up to 55 sq. m. (592 sq. ft.). If larger, see page 5.

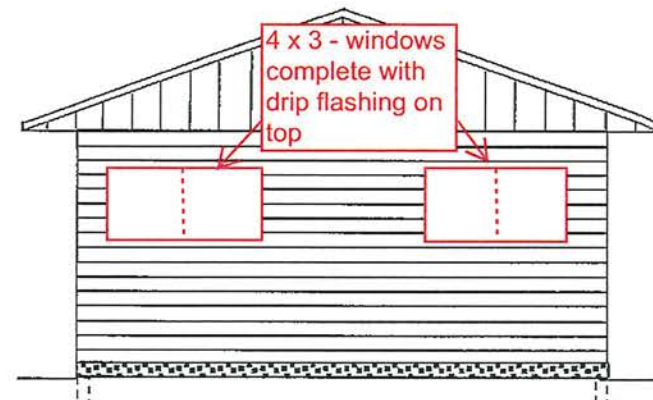


Elevations

1. Label views as North, South, East and West; and
2. Sketch in locations of all exterior doors and windows.

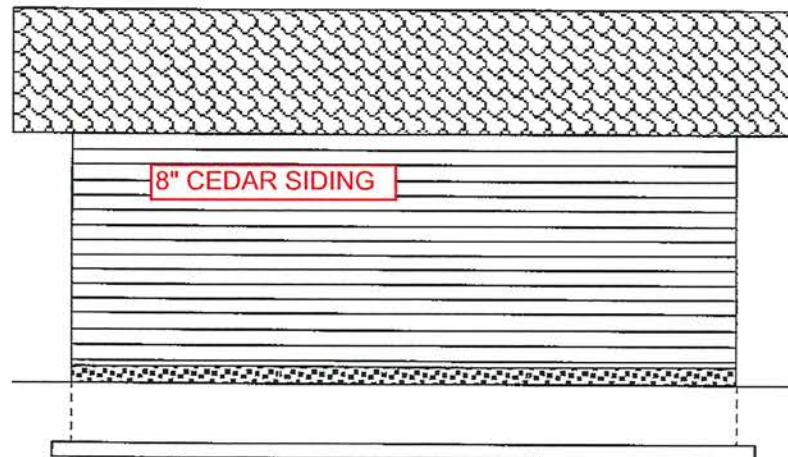


North face

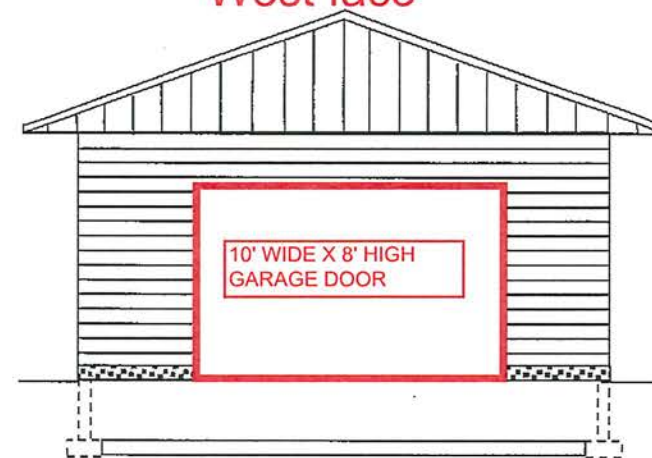


Thickened edge concrete slab on grade with 12 mil poly ground cover on native soil

West face



South face



East face

Area G APC Response Form.

FILE NO: 3090-20/20200020

Date: July 29, 2020 VIA: conference call

Applicant/ Agent: ARNE & Annette Johanson

Area G Director: Al Richmond

Members: Ron Soeder. Diane Wood. ~~Graham Leslie.~~ ~~Nicola Maughn.~~

Marvin Monical. Marilyn Niemec. Robin Edwards

Location of Application: 4675 KITWANGA Drive, 108 Mile

Agenda Item: DVP - FRONT YARD setback be reduced from 7.6 metres to 5.18 metres

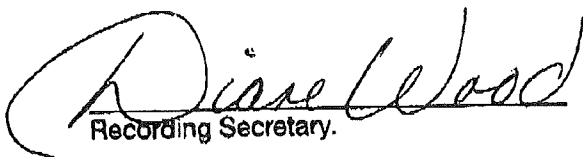
Moved by: Robin Edwards / Marilyn Niemec

Area G APC is opposed to relaxing the front yard setback on this property. The APC feels there is room to accommodate the proposed structures on the existing lot without compromising the front yard setback.

Motion Carried
1 opposed

Moved by Robin

That the meeting be adjourned at 7:40 PM


Recording Secretary.

Chair

August 14th, 2020

Cariboo Regional District

File No.

RE: DVP Application – Kitwanga Drive, 108 Mile Ranch

AUG 14 2020

Referred To

Attention: CRD Board of Directors

Thank you for taking the time to consider our comments on the proposed DVP Application along Kitwanga Drive in the 108 Mile Ranch.

We firmly believe in and love our community, the 108 was created with a vision ahead of its time and is still thriving to this day. We are not against development by no means; we do wish to caution the Board on permitting a variance as the original regulations were set in place to preserve the look and feel of the rural setting we love. We are opposed to modifying the setbacks to provide for more building space.

The South Cariboo OCP even encourages the mindset to maintain a rural character within the South Cariboo and to also encourage, recognize and protect the historical character.

The 108 property owners association celebrates that the recreational ranch concept has been inherited by the present growing community, which is still charged with maintaining the original ideal that human development can sustain a viable “partnership with nature.”

As we begin to see our community change with an influx of residents that are accustomed to living with less green space we plead to the board to be ambassadors at preserving what we have worked so hard to create.

Thank you for taking the time to consider our comments.

Tammy Boulanger

4711 Chilcotin Crescent, 108 Mile Ranch, BC.