

Development Variance Permit Information Package

File Number: 3090-20/20200032

Electoral Area: E

Date of Referral: August 18, 2020

Date of Application: August 7, 2020

Property Owner's Name(s): Sandor and Lindsay Buchi

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 8838, Cariboo District, Plan BCP47043

Area of Application: 0.291 ha (0.719 ac)

Location: 2179 Bluff View Road

Current Zoning: Residential 2 (R 2)

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

Variance Requested: The applicants have requested a variance to section 5.13.2 (b) (iii) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

That the minimum required Interior Side Yard Setback be reduced from 1.5 metres (4.92 feet) to 0.33 metres (1.08 feet) to allow the construction of a detached garage.

Proposal: To allow the construction of a detached garage.

Existing Buildings: House 137.86 sq. m (1483.91 sq. ft.), 2 sheds

Proposed Buildings: Detached Garage 48.31 sq. m (520 sq. ft.)

SECTION 2: Planning Report

Background:

The applicants have requested that the minimum required interior side yard setback be reduced from 1.5 m (4.92 ft.) to 0.33 m (1.08 ft.) to allow the construction of a 48.31 sq. m (520 sq. ft.) detached garage. The requested variance is a relaxation of Section 5.13.2 (b) (iii) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

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

Community Plan Bylaw No. 4782, 2013. The property has an existing 137.86 sq. m (1,483.91 sq. ft.) single-family dwelling on-site as shown in Appendix B.

Location and Surroundings:

The subject property is 0.291 ha (0.719 ac) in size and is located at 2179 Bluff View Road with Williams Lake to the far north of the property as shown in Appendix A. Currently, the property is within a slope grid range of 0%-30%, covered in grassland with dense tree coverage at the rear yard. It is mostly surrounded by single-family dwellings to the north, south, east and west of the subject property.

Past Relevant Applications:

A Development Variance Permit application for reducing the rear yard setback from 3 m (9.84 ft.) to 1.34 m (4.4 ft.) on a 0.22 ha (0.542 ac) sized property to legalize the existing garage and allow the construction of a lean-to was approved in 2010 (File #4270-20-456). The property is situated in the same neighborhood, to the north of the subject property at 2125 Aqua View Place.

CRD Regulations and Policies:

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

5.13 RESIDENTIAL 2 (R 2) ZONE

5.13.2 ZONE PROVISIONS

- (b) REQUIRED YARDS (minimum):
 - iii) Interior Side Yard – Setback = 1.5 metres (4.92 feet)

Rationale for Recommendations:

According to the applicants, the existing septic field at the east side yard as shown in Appendix B restricts the positioning of the proposed garage. There is an existing no-construction covenant area (#BB1301293) based on the geotechnical hazard assessment at the rear yard that further limits the placement of the proposed structure.

As the owners of the potentially affected property to the west, adjacent to the proposed garage, are fully supportive of the application; and both the Ministry of Transportation and the Interior Health Authority do not have any concerns over the requested variance of 1.17 m (3.84 ft.), planning staff support the variance proposal.

The subject property lies within the moderate wildfire probability area as identified under the Williams Lake Fringe Area OCP. This will not affect the current proposal as the OCP requires a restrictive covenant only at the time of subdivision of land.

As per APC comments, minimal impact is expected on the neighboring properties as the proposed garage is of modest size (48.31 sq. m) and the requested variance of 1.17 m (3.84 ft.) is relatively smaller for the existing lot size. To avoid further restrictions on the potentially affected property to

the west, the APC has recommended that the proposed garage overhang be limited to 30 cm. Accordingly, this is incorporated in our planning recommendation as a permit condition.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 2, District Lot 8838, Cariboo District, Plan BCP47043 be approved based on the following condition:

That the proposed garage roof overhang be limited to 30 cm at the point closest to the adjacent property.

Further, that a Development Variance Permit be issued to vary Section 5.13.2 (b) (iii) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

That the minimum required interior side yard setback be reduced from 1.5 metres (4.92 feet) to 0.33 metres (1.08 feet) to allow the construction of a 48.31 sq. m (520 sq. ft.) detached garage.

SECTION 3: Referral Comments

Chief Building Official: - September 11, 2020

Building Permit required for proposed work. Limiting distance to neighbouring structures may be an issue.

Health Authority: - August 26, 2020

See attached.

Ministry of Transportation and Infrastructure: - August 20, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed variance of the interior side yard setback from 1.5 metres to 0.33 metres for the construction of a detached garage.

Please note the Ministry's minimum setback from any public road right-of-way is 4.5 metres.

Ministry of Environment: -

Adjacent Property Owners:

See attached.

Advisory Planning Commission:

See attached.

CRD Environmental Services Department: - September 11, 2020

Interests unaffected.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

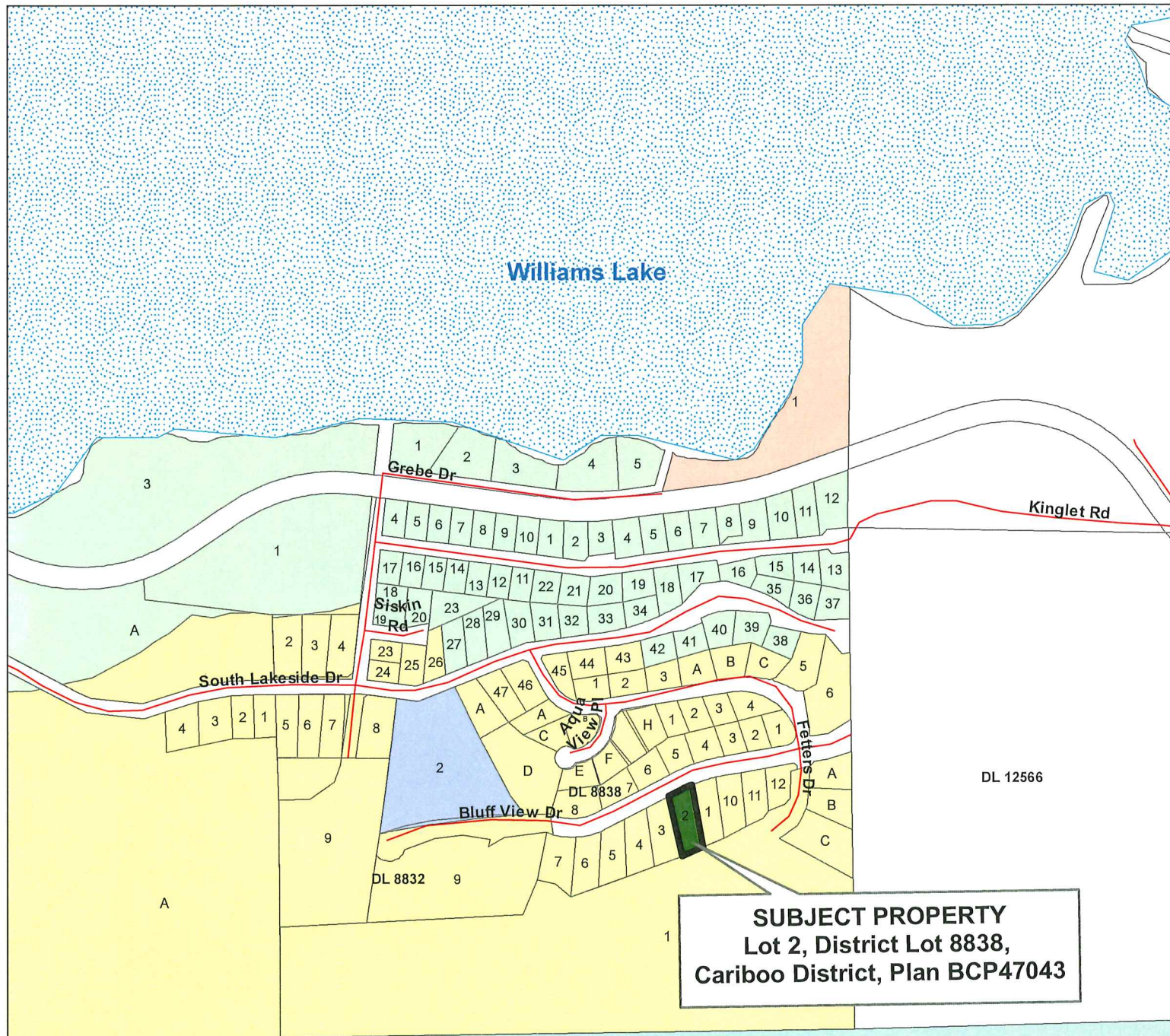
Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation

Interior Health Authority Comments



Adjacent Property Owners Comments

Advisory Planning Commission Comments



Appendix A: GENERAL MAP

Legend

-  Subject Property
-  ALR

DESIGNATION

-  Resource Area
-  Agricultural
-  Rural Residential 2
-  Provincial Gravel Reserve
-  Parks, Recreation and Open Space
-  Residential
-  Lakeshore Residential

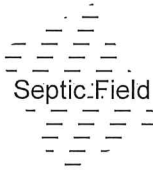
0 75 150 300 m

DVP2032



Bluff View Dr

+/- 35m



Septic Field

+/- 0.33m

+/- 1.94m

Existing House
+/- 137.86 sq m

+/- 2.1m

Proposed Garage
+/- 48.31 sq m

To reduce interior side yard
setback from 1.5m to 0.33m

+/- 89.79m

+/- 88.4m

L3 PL
BCP47043

Lot 2, District Lot 8838,
Cariboo District,
Plan BCP47043

+/- 31.6m

L1 PL
BCP47043

L 1 PL 26569

Appendix B: SPECIFIC MAP



Subject Property



Appendix C: GENERAL MAP ORTHO



LEGEND

 SUBJECT PROPERTY

0 12.5 25 50 m

DVP2032



SUBJECT PROPERTY
Lot 2, District Lot 8838,
Cariboo District,
Plan BCP47043

DL 8832

DL 8838

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

Residential Dwelling

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

Continued use as residential dwelling with an additional detached garage

Describe the reasons in support for the application:

no other spot on lot as the only other spot available has our septic field

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

Clear crush on driveway

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

Residential neighbourhood with a treed mountain in behind.

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.

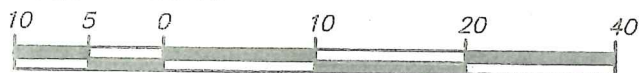
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

septic

Sandor & Lindsay Buchi

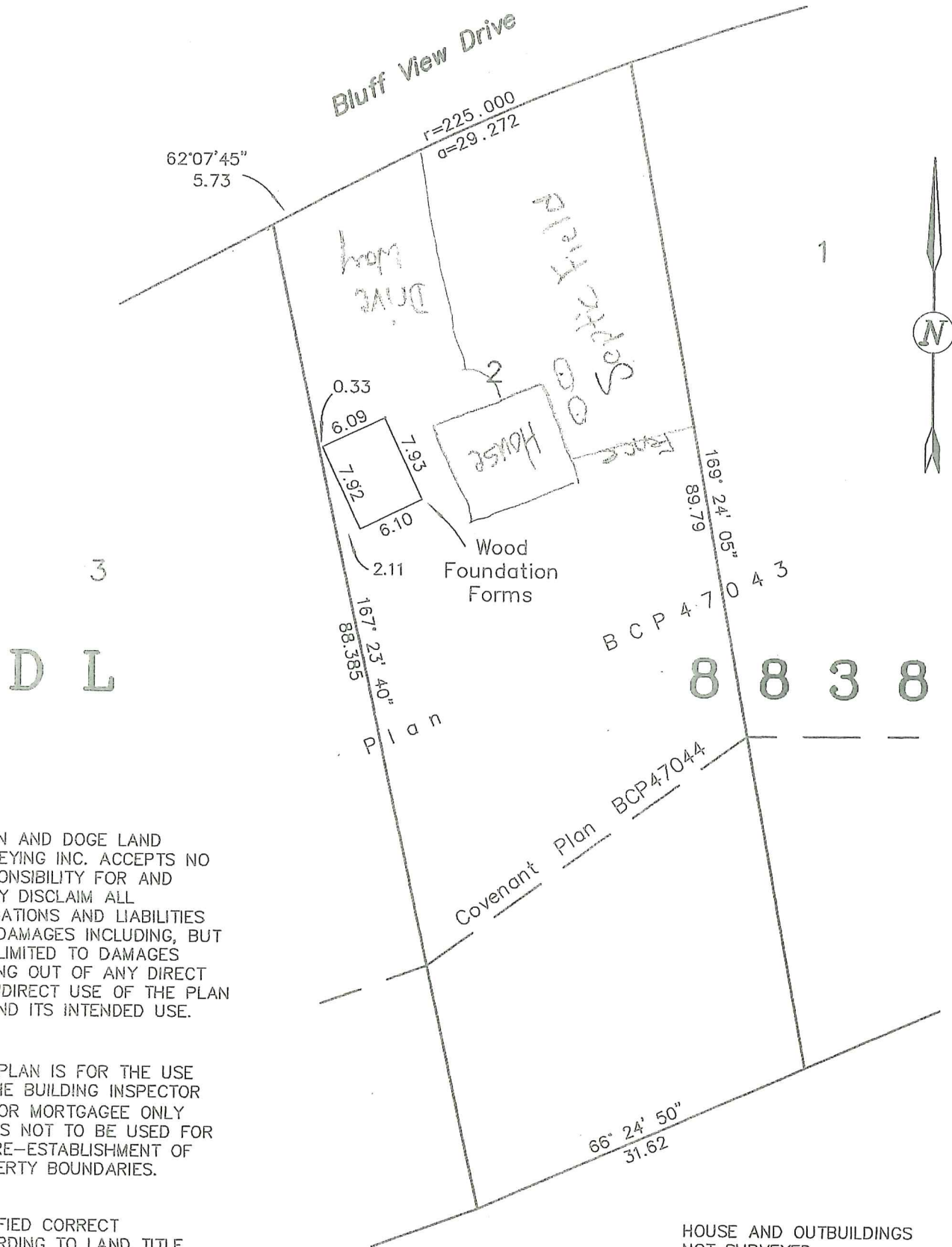
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF FOUNDATION FORMS ON LOT 2, DISTRICT LOT 8838, PLAN BCP47043

Scale - 1:500



PID: 028-420-641

Address: 2179 Bluff View Drive, Williams Lake, B.C.



EXTON AND DOGE LAND SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR AND HERBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO DAMAGES ARISING OUT OF ANY DIRECT OR INDIRECT USE OF THE PLAN BEYOND ITS INTENDED USE.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CERTIFIED CORRECT
ACCORDING TO LAND TITF

HOUSE AND OUTBUILDINGS
NOT SURVEYED



August 26, 2020

Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

<mailto:ssajwan@cariboord.ca>

Dear Shivani Sajwan:

RE: File #: 3390-20/20200032
(2179 Bluff View Road - Buchi)
Our interests are unaffected

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.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority

[REDACTED]

From: Brad & Amanda <[REDACTED]>
Sent: Monday, September 7, 2020 21:23
To: [REDACTED] sandor buchi
Subject: Garage

UJ

Hello Bernd,

We are Sandor and Lindsay Buchi's neighbours. We are emailing to state that we have no issue with them moving forward in the development of their garage/shop

If you would like to contact me, my number is [REDACTED]

Take care

Brad (& Amanda) Kurtz

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on August 15 / 2020 in the Boitano Park, located at Williams Lake, BC, commencing at 12:01 hrs.

PRESENT:	Chair	John Dressler
	Members	Henry Van Soest, Bette McLellan Bernd Eisele
	Recording Secretary	Bernd Eisele
	Owners/ Applicants	Sandor Buchi
ABSENT:		Dave Stafford, Susan Tritt Amy Thacker

Agenda Items

DVP APPLICATION – 3090-20/20200032 (LOT 2, DISTRICT LOT 8838, CARIBOO DISTRICT, PLAN BCP47043)

Moved by Henry Van Soest / Seconded by Bernd Eisele "That the application to vary the Interior Side Yard Setback for property located at 2179 BLUFF VIEW ROAD be conditionally **SUPPORTED** for the following reasons:

- i) Due to technical and geological reasons, it is impractical to construct the garage closer to the existing home and /or recess it further to the back of the property. The garage is of modest size (48.31 m²).
- ii) On a property measuring aprx. 0.291 ha (2,910 m²), with a width of aprx. 34 m, a 1.2 m variance is negligible in the context of things.
- iii) The owners of the potentially affected property (Brad and Amanda Kurtz), adjacent to the garage, are fully supportive of the application, as evidenced by their email dated September 7 / 2020 (attached).
- iv) **CONDITION:** That the garage roof overhang be limited to 30 cm at the point closest to the adjacent property.

For: Four / Against: None

CARRIED

Termination

Moved by Bette McLellan / Seconded by Henry Van Soest: That the meeting terminate.

CARRIED


Recording Secretary

Time: 12:18 hrs.

Chair