

Development Variance Permit Information Package

File Number: 3090-20/20200042

Electoral Area: H

Date of Referral: October 23, 2020

Date of Application: September 25, 2020

Property Owner's Name(s): Wayne and Melissa Roy

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 2038, Lillooet District, Plan EPP42081

Area of Application: 1.70 ha (4.2 ac.)

Location: 8077 Canim Lake Road

Current Designation: N/A

Current Zoning: Special Exception RR 3-6

Referred to: Chief Building Official, Adjacent property owners, Ministry of Transportation and Infrastructure, Ministry of Environment, Ministry of Health and Advisory Planning Commission

Variance Requested: That the minimum required elevation be reduced from 3 m (9.84 ft.) to 1.5 m (4.92 ft.) above the natural boundary of Canim Lake to allow construction of a single family dwelling.

Proposed Use: To allow the construction of a single-family dwelling within potential floodplain area.

Existing Buildings: Shed on skids 18.6 sq. m (200 sq. ft.)

Proposed Buildings: Single family dwelling +/- 195 sq. m

SECTION 2: Planning Report

Background:

The applicants have requested that the minimum required elevation be reduced from 3 m (9.84 ft.) to 1.5 m (4.92 ft.) above the natural boundary of Canim Lake to allow the construction of a single-family dwelling. The requested variance is a relaxation in Section 4.2 (c) (ii) of the South Cariboo Area Zoning Bylaw 3501, 1999. The proposal is shown in Appendix B.

Zoned as Special Exception RR 3-6 in the South Cariboo Area Zoning Bylaw No. 3501, 1999, the subject property is an undeveloped 1.7 ha (4.2 ac.) sized lakefront property that lies within potential floodplain area.

Location and Surroundings:

The subject property is located at 8077 Canim Lake Road, adjacent to Canim Lake with highly sensitive Jim Creek to the far east. Currently, there is an 18.6 sq. m (200 sq. ft.) shed on skids existing on the property with dense tree coverage at the road frontage and remainder of the property being covered in fill. It is mostly surrounded by Agricultural Land Reserve (ALR) with large rural residential lots to the south, smaller residential lots to the west, large agricultural parcels to the east and Canim Lake to the north of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

4.0 GENERAL PROVISIONS AND REGULATIONS

4.2 LAKE/WATERCOURSE SETBACK PROVISIONS

- (c) on ground surface or the underside of the floor system of any building or part thereof, less than 0.6 metre (1.97 feet) above the two-hundred-year flood level where it has been determined, or, where it has not been determined:
 - ii) 3 metres (9.84 feet) above the natural boundary of a watercourse or Green Lake, Canim Lake and Mahood Lake.

Rationale for Recommendations:

The Ministry of Environment has a restrictive covenant on title identifying the subject property to be within potential floodplain area and that there is a presence of unauthorized fill on-site of approximately 1.83 m (6 ft.) to 2.44 m (8 ft.) depth which increases the complexity of building foundation design. Foundation construction methods required in the fill area are similar to those required to achieve the necessary flood elevation. Location of the proposed dwelling lies within the existing fill area. As per the geotechnical assessment done in 2011, any construction within the fill area will required to have additional site-specific assessments done by geotechnical engineers for specific building designs with foundation alternatives and appropriate surface drainage system.

Further, there is a provincial flood covenant existing on the property that requires any building/structure to be placed at an elevation such that the underside of the floor system or top of the concrete slab is not less than 3 m (9.84 ft.) above the natural boundary of Canim Lake or Jim Creek which is highly sensitive in nature with critical fish habitat. Achieving this minimum required elevation is anticipated to provide protection against the potential floodwater damages. Should the Board wish to approve the proposed variance, this covenant must be amended with consent from the Provincial Subdivision Approving Officer.

As there are other higher elevation areas on-site that are suitable for residential construction, planning staff does not support the proposal to reduce the required elevation from 3 m (9.84 ft.) to 1.5 m (4.92 ft.). The Advisory Planning Committee (APC) is also not supportive of the proposed variance as there is clear evidence of flooding in the area with neighboring properties being partially underwater due to the recent floods.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 2, District Lot 2038, Lillooet District, Plan EPP42081 to vary the minimum required elevation above the natural boundary of Canim Lake from 3m (9.84 ft.) to 1.5m (4.92 ft.) be rejected because there are other suitable construction areas on the subject property with higher elevation.

SECTION 3: Referral Comments

Chief Building Official: - November 20, 2020

Permit required for proposed work. Consideration of proximity to water should be considered with building and landscaping design.

Health Authority: - November 6, 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: - November 2, 2020

The Ministry of Transportation and Infrastructure has no objection as the proposed variance does not impact the Ministry's minimum setback of 4.5 metres from Canim-Hendrix Lake Road.

Ministry of Environment: - November 2, 2020

Fisheries and Aquatics has no concerns as long as development does not encroach on 15m riparian buffer (15m from lakes edge) as recommended by the Cariboo Regional District. A riparian buffer shall be maintained 15m from edge of lake.

Adjacent Property Owners:

No response.

Advisory Planning Commission: November 9, 2020

See attached.

SECTION 4: Board Action

Date of Meeting:

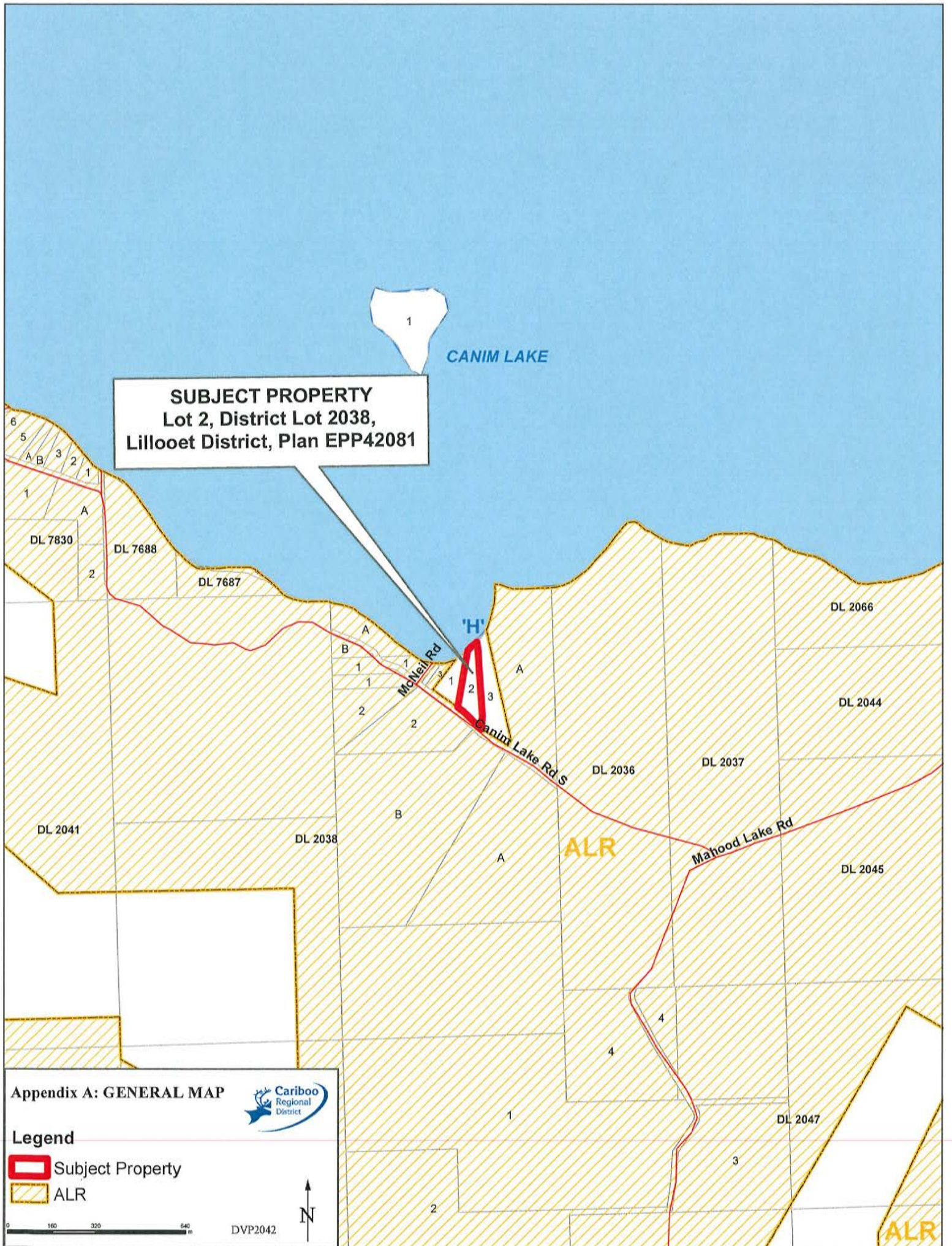
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission comments



SUBJECT PROPERTY
Lot 2, District Lot 2038,
Lillooet District, Plan EPP42081

Appendix A: GENERAL MAP



Legend

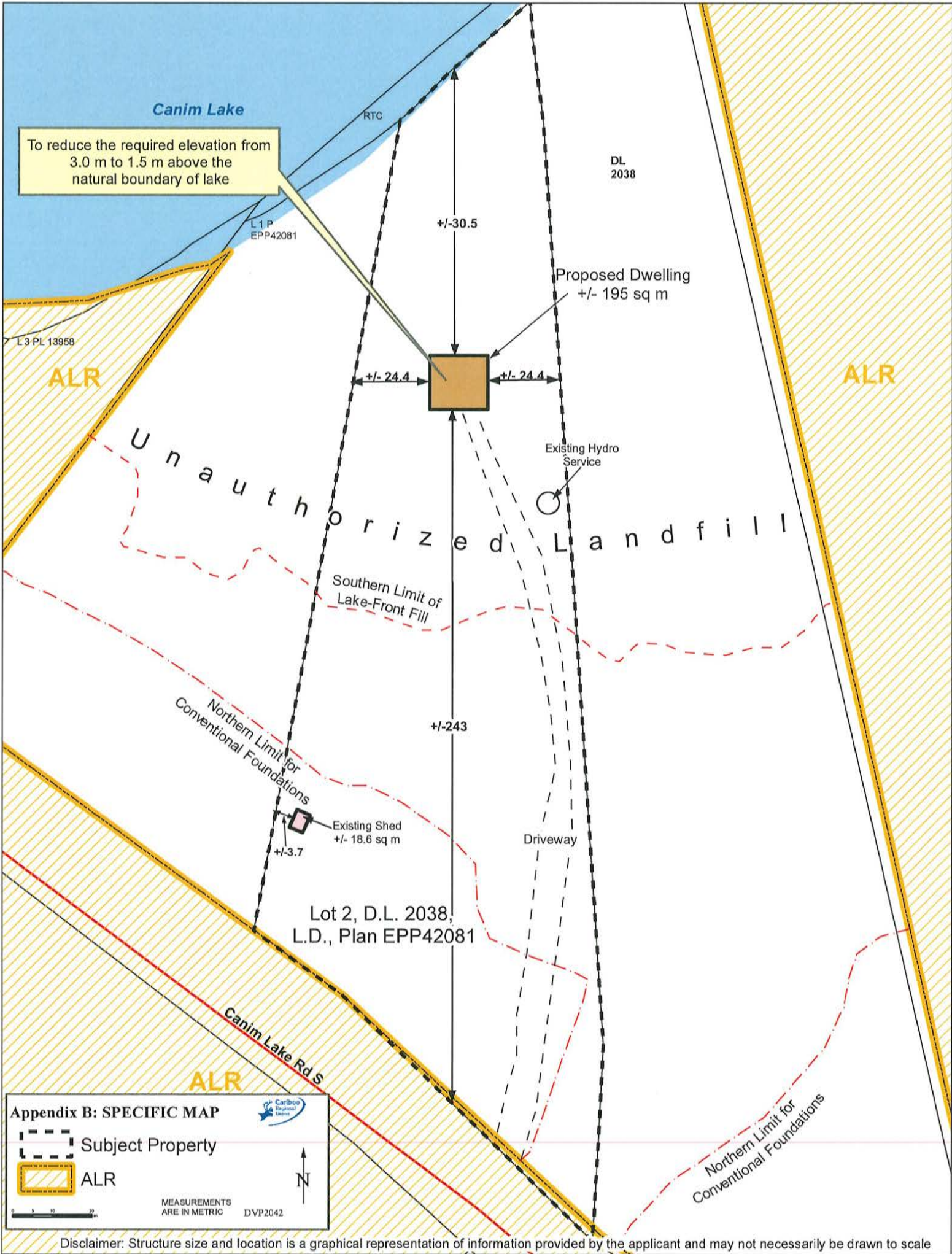
- Subject Property
- ALR



DVP2042



ALR



To reduce the required elevation from 3.0 m to 1.5 m above the natural boundary of lake

L 1 P
EPP42081

L 3 PL 13958

DL
2038

Proposed Dwelling
+/- 195 sq m

+/- 24.4

+/- 24.4

Unauthorized Landfill

Existing Hydro Service

Southern Limit of Lake-Front Fill

+/- 243

Northern Limit for Conventional Foundations

Existing Shed
+/- 18.6 sq m

+/- 3.7

Driveway

Lot 2, D.L. 2038,
L.D., Plan EPP42081

Canim Lake Rd S

Appendix B: SPECIFIC MAP

Subject Property

ALR



MEASUREMENTS ARE IN METRIC DVP2042



Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

LEGEND



SUBJECT PROPERTY



ALR



DVP2042



Canim Lake

SUBJECT PROPERTY
Lot 2, District Lot 2038,
Lillooet District, Plan EPP42081

ALR

McNeil Rd

DL 2038

ALR

Canim Lake Rd S

Describe the existing use of the subject property and all buildings: LAKE FRONT PROPERTY DEVELOPMENT.

Describe the proposed use of the subject property and all buildings: TO BUILD A HOME AND HAVE THAT BE OUR PERMANENT RESIDENCE.

Describe the reasons in support for the application: IT IS A LEVEL LOT, 5 FEET ABOVE THE EXTREME HIGH WATER LEVEL. THERE ARE NO SIGNS OF WATER ANYWHERE NEAR PROPOSED BUILDING SITE TO INDICATE POSSIBLE FLOODING. * Continued below....

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): LEVEL, PARK GRASS-LIKE, YOUNG TREES ALONG PROPERTY LINE. NO TREES OR VEGETATION NEEDS TO BE REMOVED FOR PROPOSED BUILDING.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): SOUTH LAKE SHORE ON CANIM LAKE, IN BAY OF CANOE ISLAND.

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.

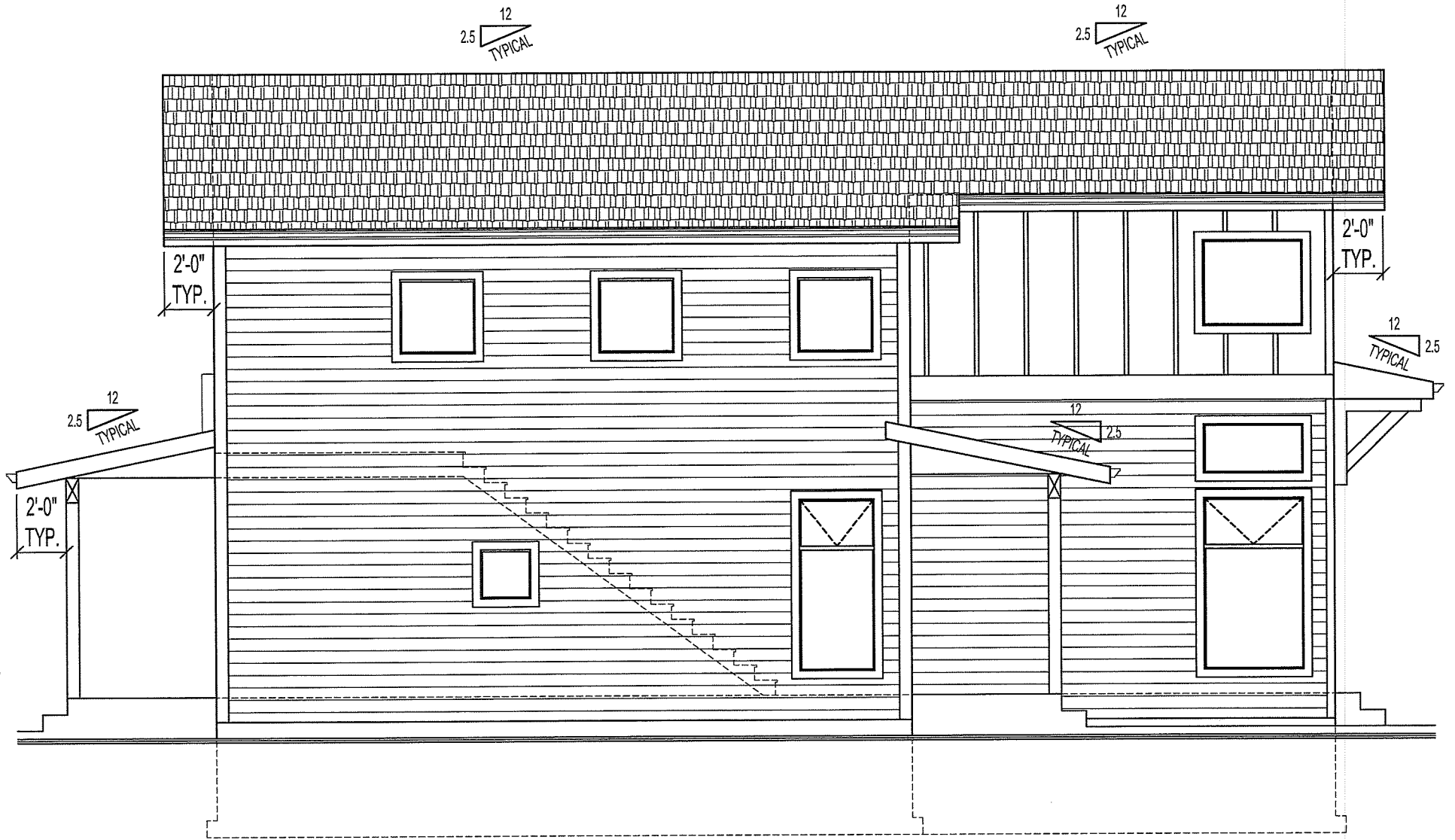
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* SPRING MELT IN 2020 WAS THE EXTREME HIGH LEVEL FOR THE AREA. OUR PROPOSED SITE WAS STILL WELL ~~BELOW~~ ABOVE THE FIVE FEET MARK ON THE PROPERTY.

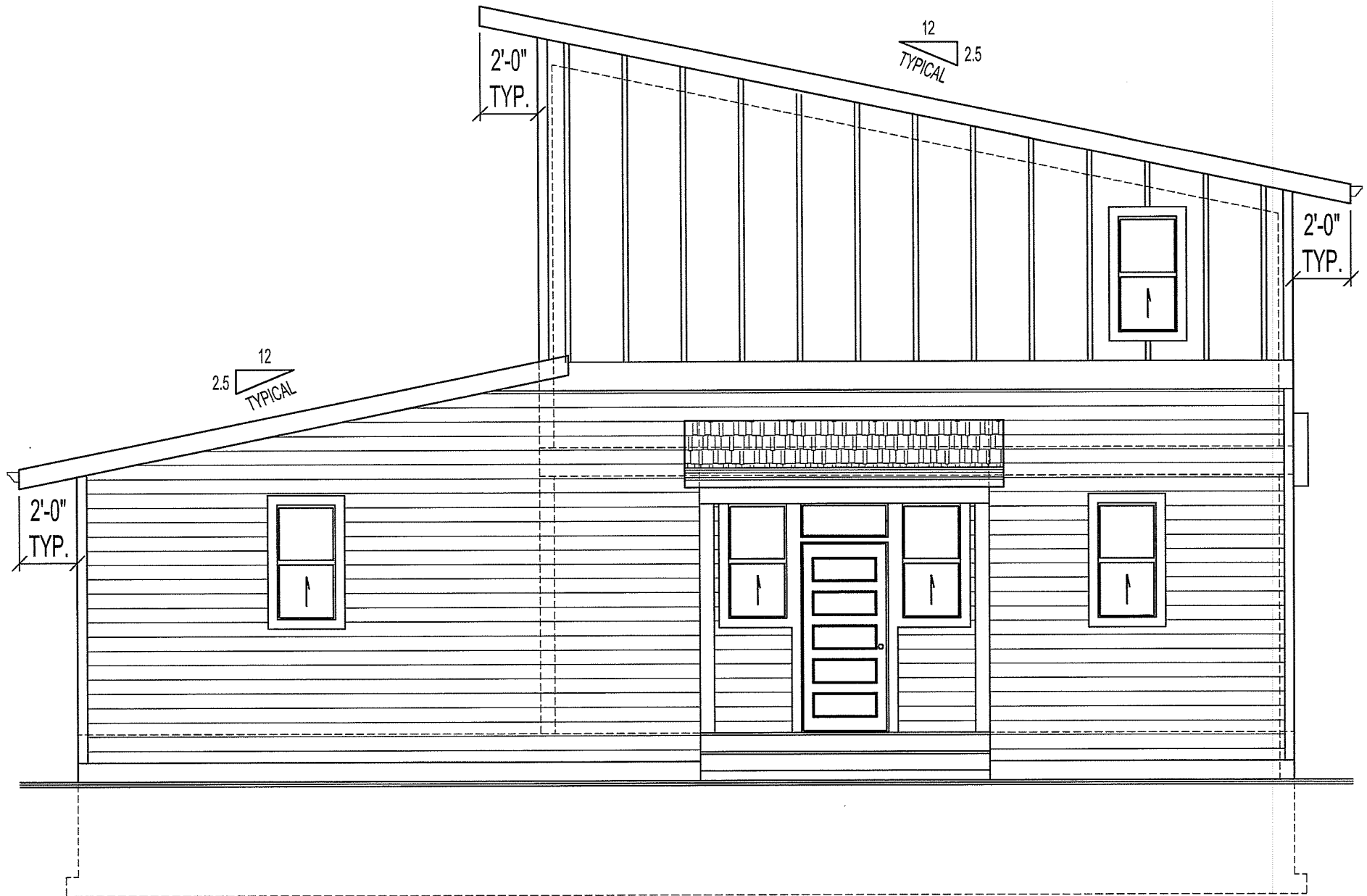


1516 sqft main.
643 sqft upper.

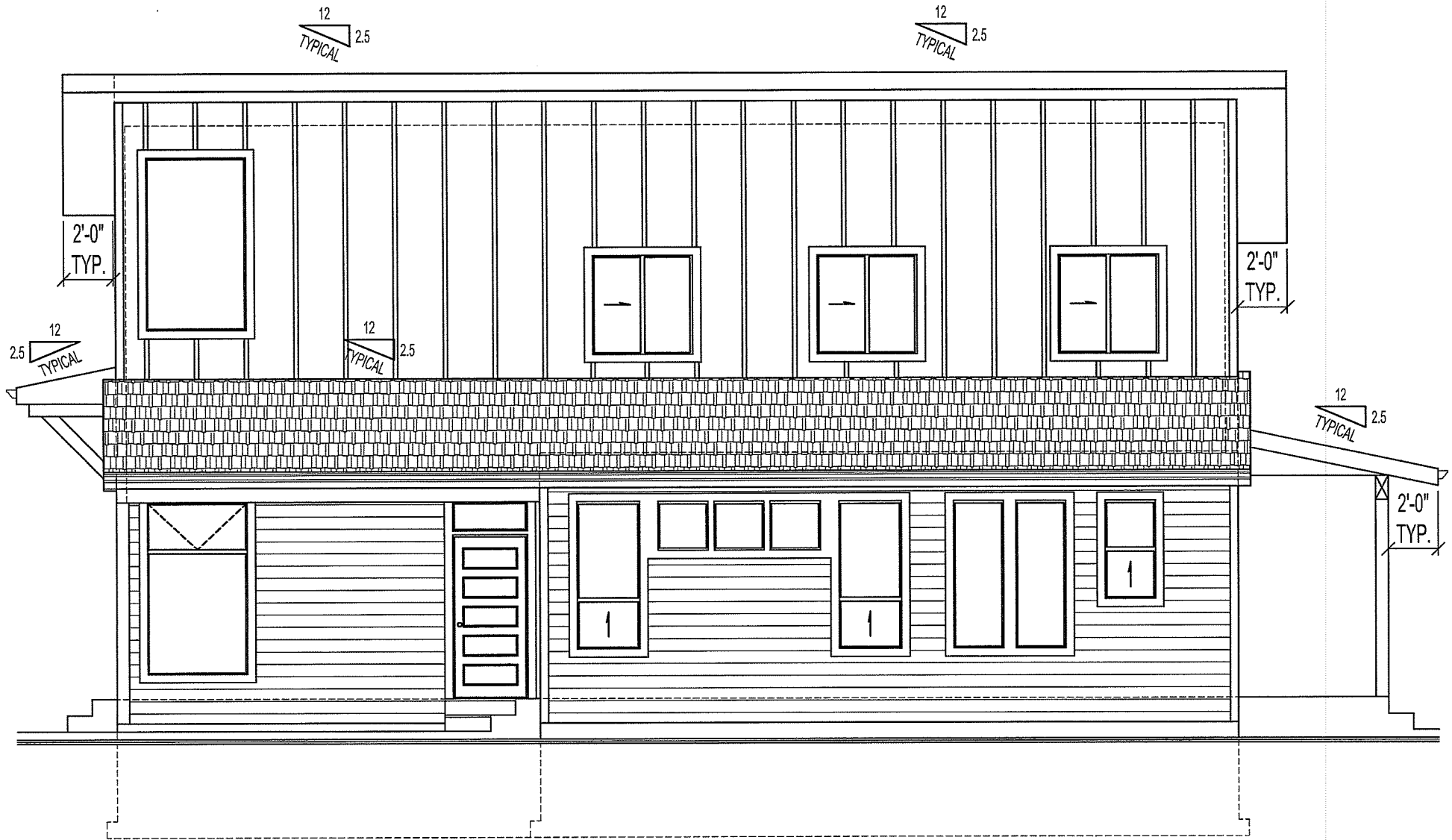
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Canim Lake
South Shoreline.

Site plan:

4 acre
Property
Lot 2.



Lot line

100'

Proposed House
2100 FT²

80'

80'

Existing
300 AMP
service

Existing
shed for
skis

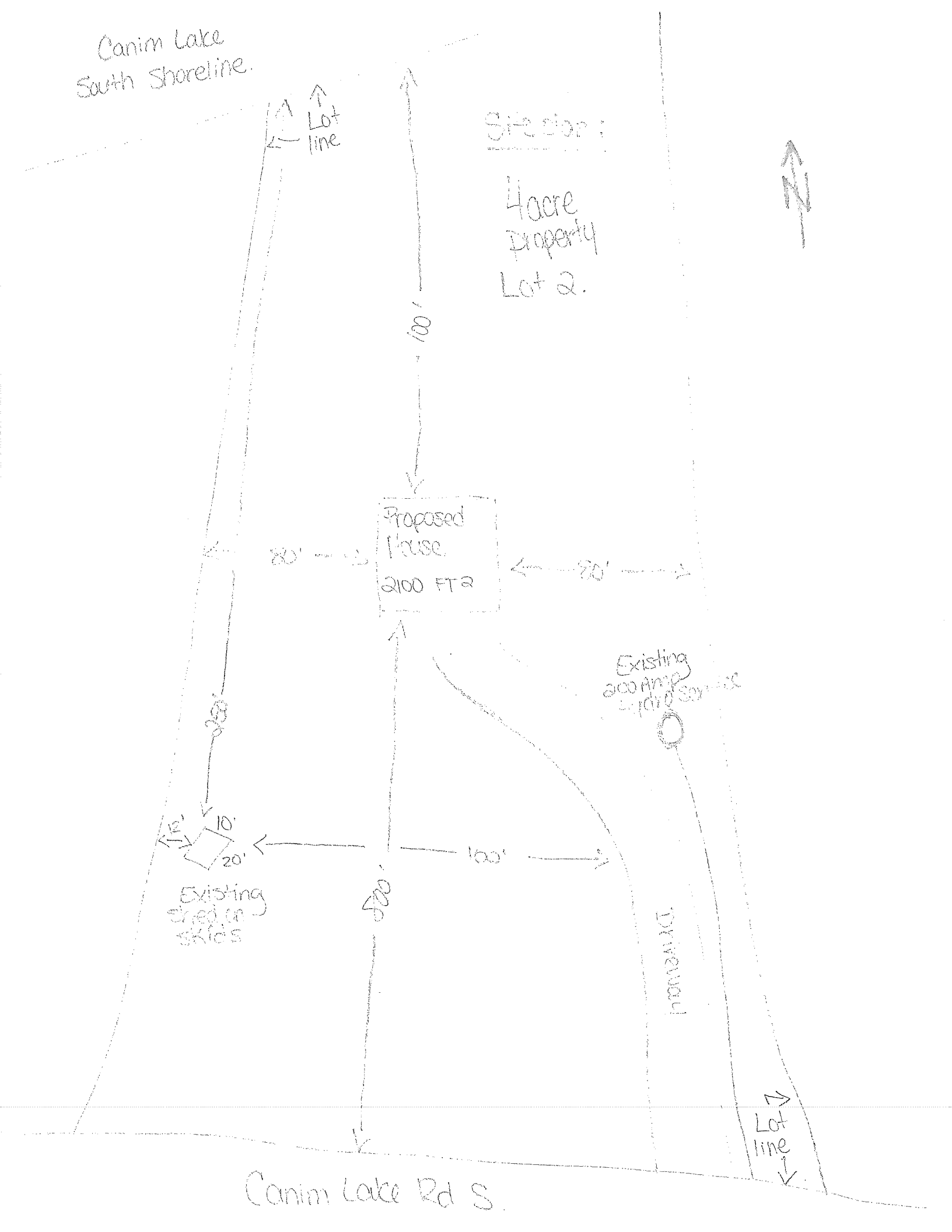
500'

100'

Driveway

Lot line

Canim Lake Rd S.



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on in the Nov 9 / 2020, located at Forest Grove Hall BC, commencing at 7:00 PM

PRESENT: Chair Peter Sanders
Members Lori Frame
Will VanOoch
Louis Judson
Recording Secretary Shelly Morton
Owners/Agent, or
 Contacted but declined to attend
messed

ABSENT: Tom Price, Elsa Marozchi, Ken Bourne

ALSO PRESENT: Electoral Area Director
Staff support (if present) Margo Wagner

Agenda Items

DVP APPLICATION – 3090-20/3090-20/20200042 (LOT 2, DISTRICT LOT 2038, LILLOET DISTRICT, PLAN EPP42081)

Lori Frame / Will VanOoch: "THAT the application to vary the minimum required elevation above the natural boundary of a lake for property located at 8077 CANIM LAKE ROAD be supported/rejected for the following reasons:

- i) Locals residents have observed that portion of land underwater and there is higher places/locations
- ii) on the property for buildings.

For: 5 ~~4~~ Against: 0

CARRIED/DEFEATED

Termination

Lori Frame, Will VanOoch: That the meeting terminate.

CARRIED

Time: 8:02 PM

[Signature]
Recording Secretary

[Signature]
Chair