

Development Variance Permit Information Package

File Number: 3090-20/20200046

Electoral Area: E

Date of Referral: December 1, 2020

Date of Application: November 05, 2020

Property Owner's Name(s): Winslow Robertson and Cynthia Gibson

SECTION 1: Property Summary

Legal Description(s): Lot 2, Section 24, Township 44, Lillooet District, Plan 26815

Area of Application: 0.85 ha (2.1 ac.)

Location: 2544 Chimney Lake Road

Current Zoning: Rural 3 (RR 3)

Refer to: Chief Building Official, Adjacent Property Owners, MoTI, MoE, Health Authority and Advisory Planning Commission

Variance Requested: Section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 as follows:

That the maximum floor area for ancillary structures on a lot between 0.4 ha (0.99 ac.) and 2 ha (4.94 ac.) be increased from 300 sq. m (3,229 sq. ft.) to 414 sq. m (4,460 sq. ft.) to allow the construction of a lean-to storage shed addition.

Proposal: To allow the construction of an 89.19 sq. m (960 sq. ft.) lean-to shed addition for personal storage and weather protection.

Existing Buildings:

Residential dwelling	131.18 sq. m (1,412 sq. ft.)
Garage/Cabin	102.19 sq. m (1,100 sq. ft.)
Shed	200.67 sq. m (2,160 sq. ft.)
Greenhouse	14.86 sq. m (160 sq. ft.)
Garden/Storage shed	7.43 sq. m (80 sq. ft.)

Proposed Buildings: Lean-to storage shed addition 89.19 sq. m (960 sq. ft.)

SECTION 2: Planning Report

Background:

The applicants have requested that the combined maximum floor area for ancillary structures on a lot between 0.4 ha (0.99 ac.) and 2.0 ha (4.94 ac.) be increased from 300 sq. m (3,229 sq. ft.) to 414 sq. m

(4,460 sq. ft.) to allow the construction of an 89.19 sq. m (960 sq. ft.) lean-to storage shed addition for personal storage and weather protection; and to legalize the existing 25.15 sq. m (270.71 sq. ft.) of ancillary area over the current maximum limit. The requested variance is a relaxation in Section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

The subject property is 0.85 ha (2.1 ac.) in size and is zoned Rural 3 (RR 3) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999. It has an existing 131.18 sq. m (1,412 sq. ft.) residential dwelling with attached deck, 102.19 sq. m (1,100 sq. ft.) garage/cabin, 200.67 sq. m (2,160 sq. ft.) shed, 14.86 sq. m (160 sq. ft.) greenhouse and a small garden/storage shed of 7.43 sq. m (80 sq. ft.) in size as shown in Appendix B.

Location and Surroundings:

The subject property is located at 2544 Chimney Lake Road, adjacent to Felker Lake with highly sensitive Chimney Creek to the far south of the property. Covered in grass with sparse tree coverage, the property is currently within the environmentally sensitive area for Mule Deer Winter Range. It is mostly surrounded by single-family dwellings to the north and south, Felker Lake to the west and a large vacant unsurveyed crown land to the east of the subject property.

Past Relevant Applications:

There have been similar Development Variance Permit applications within the same neighbourhood for increasing the combined maximum floor area for ancillary structures that were approved last year in 2019. One of the properties is situated to the north of the subject property at 2516 Chimney Lake Road and the other is situated to the south at 2554 Chimney Lake Road.

CRD Regulations and Policies:

3503-Central Cariboo Area Rural Land Use Bylaw, 1999

7.13 ANCILLARY BUILDINGS, STRUCTURES AND USES

(e) the combined or gross floor area of all ancillary buildings and structures permitted are calculated as follows:

Table 2 Maximum Floor Area

Property Size	Maximum Floor Area
0.4 ha to Less Than 2.0 ha <i>(0.99 ac to Less Than 4.94 ac)</i>	300 square metres <i>(3,229 square feet)</i>

Rationale for Recommendations:

Although the proposal to increase the maximum ancillary floor area by approximately 114 sq. m (1,227.09 sq. ft.) is a significant variance request, it is anticipated to have minimal impact on the neighbouring properties.

As the property owners to the south with a previously approved similar variance permit are fully supportive of this application; and both the Ministry of Transportation and the Interior Health Authority do not have any concerns over the requested variance of 114 sq. m (1,227.09 sq. ft.), planning staff support the variance proposal.

As per the Advisory Planning Commission, there are currently two shipping containers existing on the property that are being used for storage purposes. The applicants have indicated that these two shipping containers are placed on a temporary basis to store personal items over the winter until the proposed storage shed addition is being constructed. Further, the applicants will be required to remove these metal storage containers once the proposed construction is completed. 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, Section 24, Township 44, Lillooet District, Plan 26815 be approved. Further, that a Development Variance Permit be issued to vary Section 7.13 (e) of the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 as follows:

That the maximum floor area for ancillary structures on a lot between 0.4 ha (0.99 ac.) and 2 ha (4.94 ac.) be increased from 300 sq. m (3,229 sq. ft.) to 414 sq. m (4,460 sq. ft.) to allow the construction of an 89.19 sq. m (960 sq. ft.) lean-to storage shed addition and to legalize the existing 25.15 sq. m (270.71 sq. ft.) of ancillary area over the current maximum limit.

Further, that approval be subject to the following condition:

That the two existing temporary metal storage containers must be removed prior to final building inspection of the proposed structure.

SECTION 3: Referral Comments

Chief Building Official: - December 7/20

Permit required for proposed work

Health Authority: - December 4, 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: - December 2, 2020

The Ministry of Transportation and Infrastructure has no objection with the proposed variance requested. The Province has specified a minimum setback of 4.5 metres for any building, mobile home, retaining wall or other structure that is adjacent to a highway right of way under Ministry jurisdiction, which appears to be met based on the map on page 5 of the information package.

Ministry of Environment: -

No comments received.

Adjacent Property Owners:

See attached.

Advisory Planning Commission: December 15, 2020

See attached.

SECTION 4: Board Action

Date of Meeting:

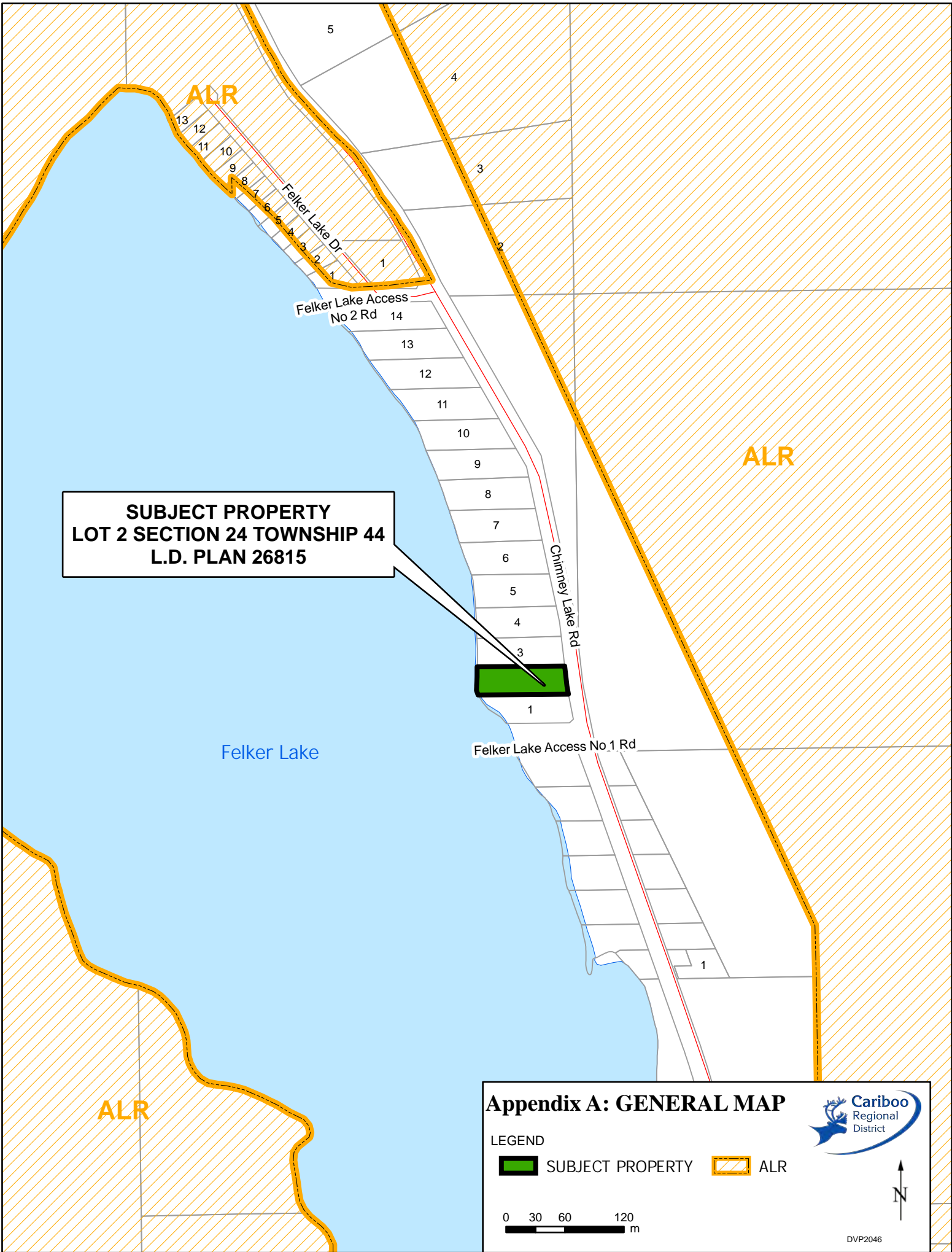
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map



Other: Applicant's Supporting Documentation
Adjacent property owner comments
Advisory Planning Commission comments




**SUBJECT PROPERTY
 LOT 2 SECTION 24 TOWNSHIP 44
 L.D. PLAN 26815**


Appendix A: GENERAL MAP

LEGEND

 SUBJECT PROPERTY  ALR

0 30 60 120
 m





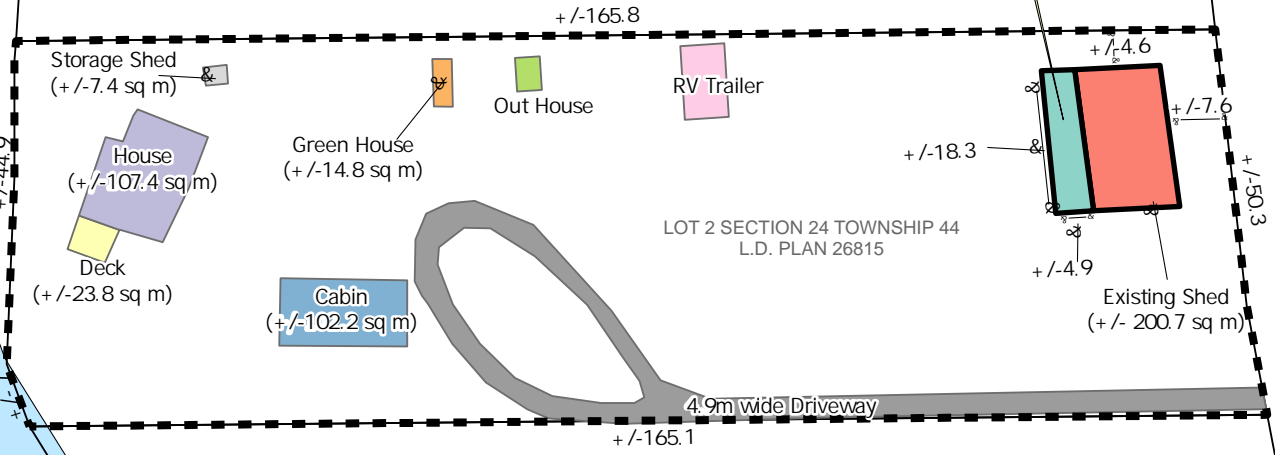
DVP2046

L 4 PL 26815

The maximum floor area for ancillary structures be increased from 300 sq. m to 414 sq. m to allow for a lean-to storage shed addition

L 3 PL 26815

Chimney Lake Rd



L 1 PL 26815

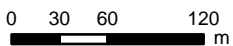
Felker Lake

Appendix B: SPECIFIC MAP



LEGEND

■ ■ ■ ■ SUBJECT PROPERTY



MEASUREMENTS ARE METRIC



DVP2046

Felker Lake Access No 1 Rd

Blk A TP44
Sec 13

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

ALR

Felker Lake



SUBJECT PROPERTY
LOT 2 SECTION 24 TOWNSHIP 44
L.D. PLAN 26815

Felker Lake Access No 1 Rd

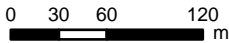
Chimney Lake Rd

Appendix C: GENERAL MAP ORTHO



LEGEND

-  SUBJECT PROPERTY
-  ALR



DVP2046



Describe the existing use of the subject property and all buildings: LIVING RESIDENCE, CAR GARAGE, GREEN HOUSE, SMALL ITEM STORAGE, STORAGE OF LARGER PERSONAL PROPERTY

Describe the proposed use of the subject property and all buildings: LIVING RESIDENCE AND STORAGE OF PERSONAL PROPERTY, PROPOSED ADDITION WILL BE LOCATED ON EAST SIDE OF PROPERTY

Describe the reasons in support for the application: WANT TO ENCLOSE MORE PERSONAL PROPERTY INSIDE AN ADDITION TO STORAGE SHED SO ITS LESS VISIBLE AND PROTECTED FROM THIEVES AND THE WEATHER (SNOW AND SUN EXPOSURE)

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): OPEN GRASSLAND WITH SCATTERED AREAS OF DECIDUOUS AND SOME CONIFEROUS TREES

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): FELKER LAKE ON WEST SIDE OF PROPERTY, CHIMNEY LAKE ROAD ON EAST SIDE, and NEIGHBOUR PROPERTY'S ON NORTH AND SOUTH SIDES

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 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 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



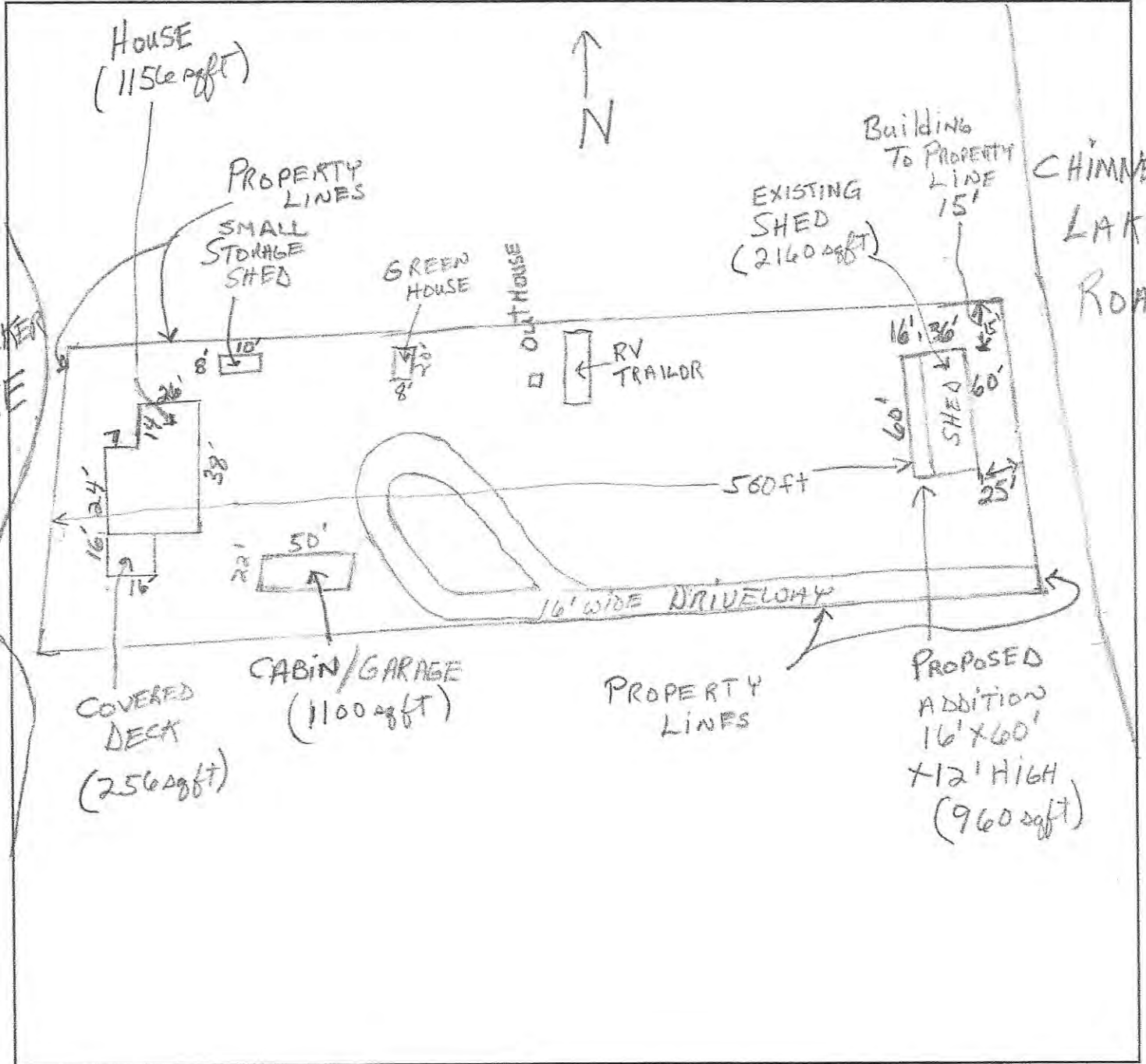
Development Services Department

Suite D, 180 North Third Avenue, Williams Lake, BC V2G 2A4
Unit 3 - 170 Cedar Avenue, Box 2260, 100 Mile House, BC V0K 2E0
102 - 410 Kinchant Street, Quesnel, BC V2J 7J5

Ph: 250-392-3351 Fax: 250-392-2812
Ph: 250-395-3838 Fax: 250-395-4898
Ph: 250-992-7400 Fax: 250-992-7414

SITE PLAN INSTRUCTIONS

Please draw a site plan depicting your property and proposal as instructed on the previous page:



Proposed Building Height: 12' PID: 003-812-952

Street/Road - Name & Number: 2544 CHIMNEY LAKE ROAD.

Owner's Name: WIN ROBERTSON

SCALE $\frac{1}{4}'' = 2'$

6" x 6" POST

WEST SIDE
60ft OUTSIDE TO OUTSIDE

④ 2x10 LAMINATED BEAM

6" x 6" POSTS

10ft
OUTSIDE TO
POST

10ft
POST TO POST

PROPOSED
ADDITION

EXISTING BUILDING

NORTH
SIDE

SOUTH
SIDE

16ft

10ft

16ft

36ft

10ft

16ft

10ft

8ft

8ft

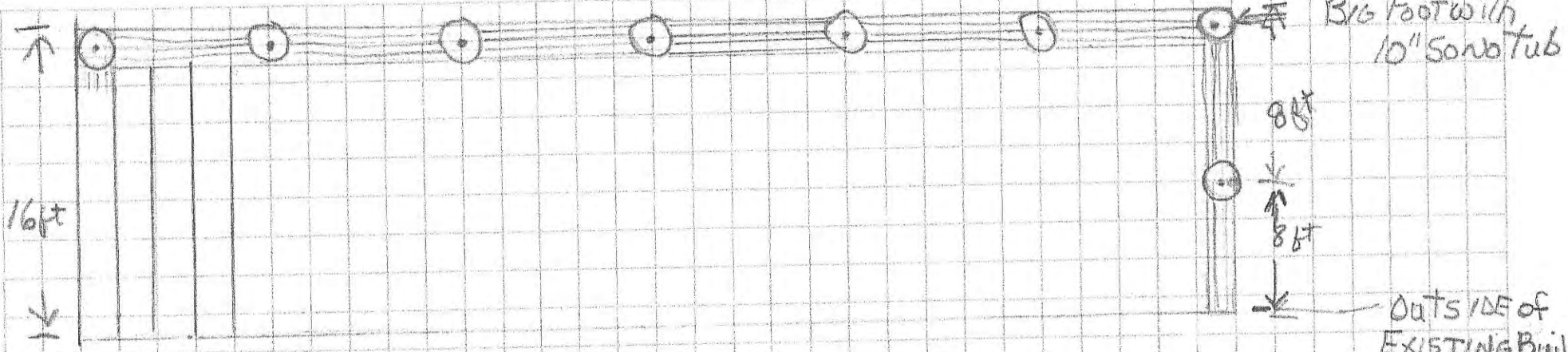
10ft

www.print-graph-paper.com

52ft
OUTSIDE
TO
OUTSIDE

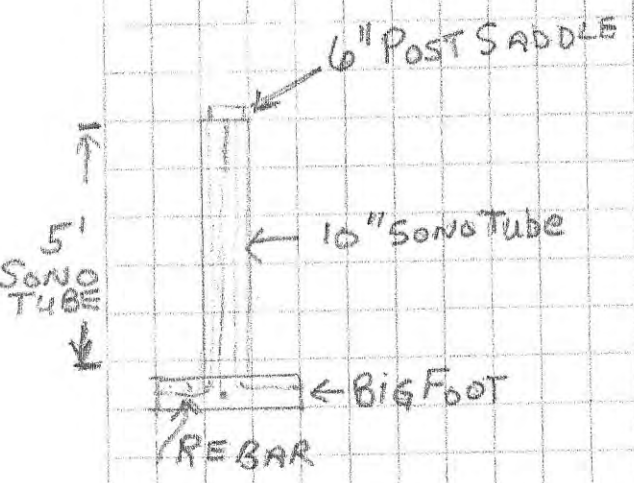
SCALE $\frac{1}{4}'' = 2'$

60 ft
← 10ft → ← 10ft → ← 10ft → ← 10ft → ← 10ft → ← 10ft →

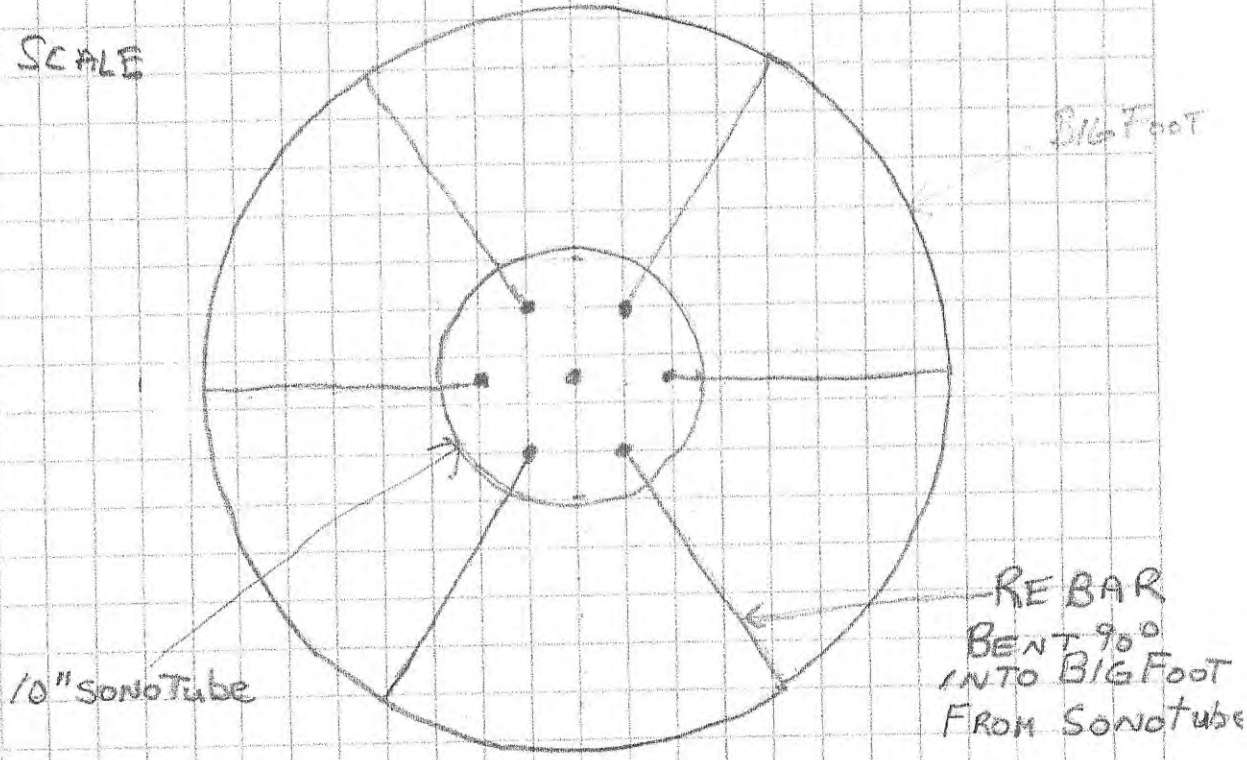


FOUNDATION SPECS

NO SCALE

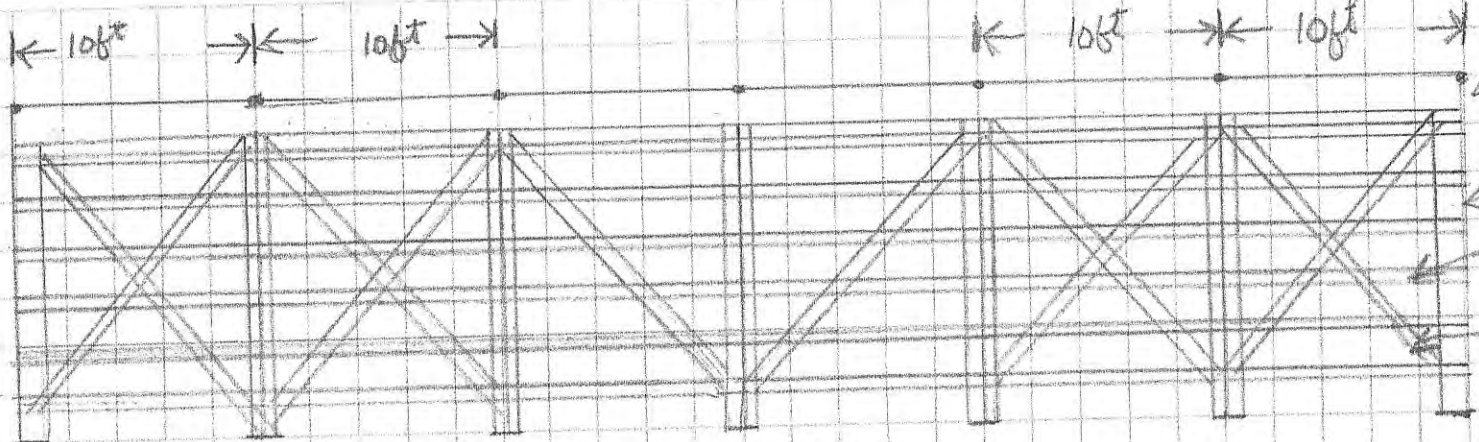


SCALE $\frac{1}{4}'' = 1'$
(APPROX)



$\frac{1}{4}'' = 2ft$
APPROX.

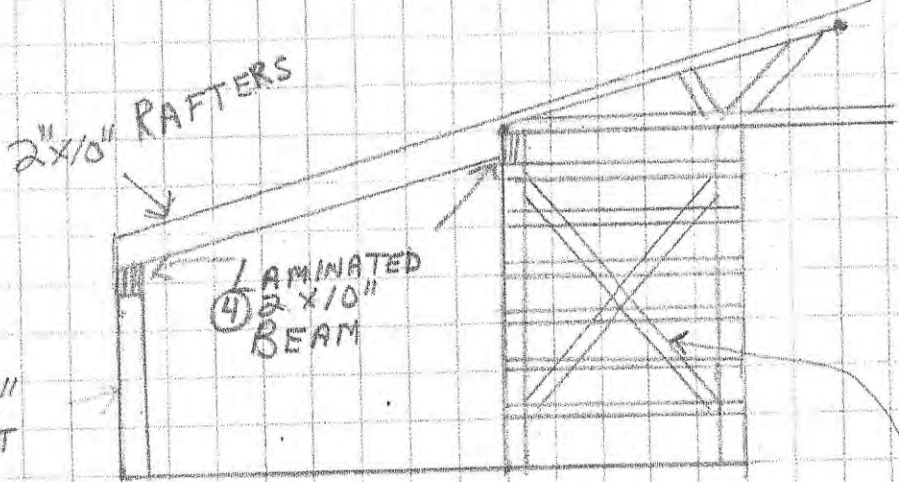
www.graph-paper.com



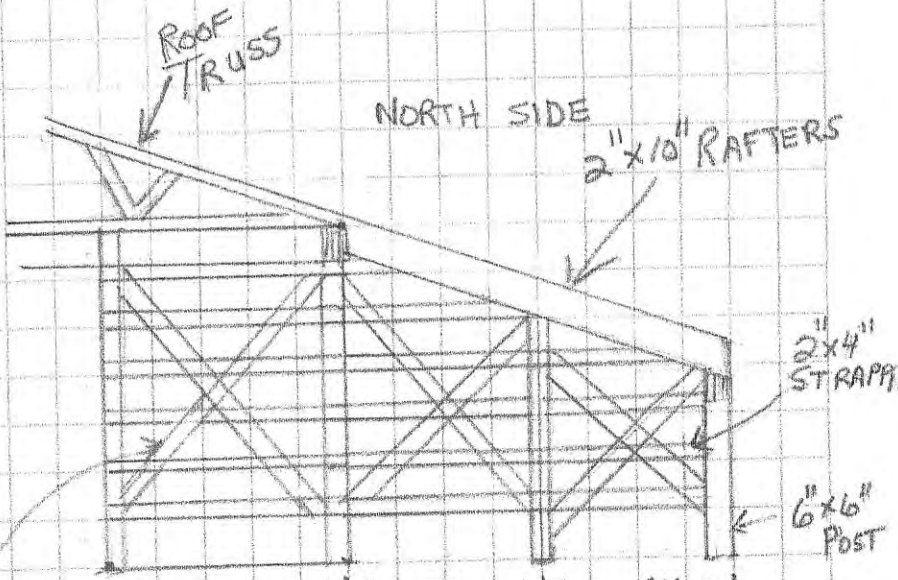
LAMINATED 2x10 BEAM (4) 2"x10" WIDE
 6"x6" POST
 2"x4" STRAPPING 2 FOOT SPACING
 2"x4" CROSS BRACING DOUBLE THICKNESS (4) PIECES

ADDITION WALL WEST SIDE

SOUTH SIDE



NORTH SIDE



6"x6" POST

← 10ft →
 ← 10ft →
 ← ADDITION →
 ← EXISTING BUILDING →

2"x4" CROSS BRACING
 36 ft

← 10ft → ← 8ft → ← 8ft →
 ← EXISTING BUILDING → ← ADDITION →
 16ft

1/4" = 1 FOOT SCALE
APPROX.

2x4 RAFTER CROSS BRACING
UNDERSIDE OF RAFTERS

ROOF VIEW

(4) 2x10" LAMINATED BEAM

2x10" RAFTERS

WEST SIDE

SOUTH SIDE

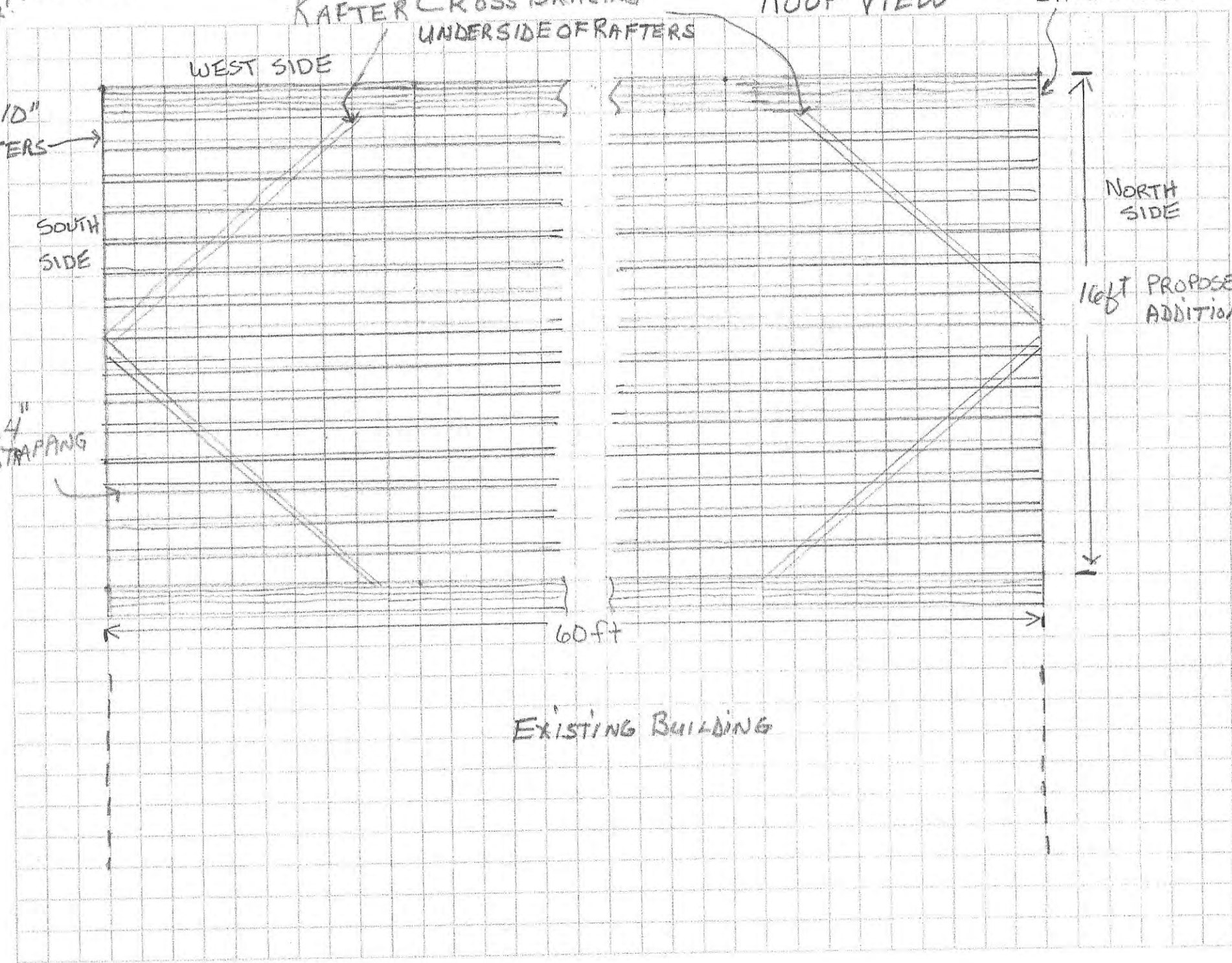
NORTH SIDE

16ft PROPOSED ADDITION

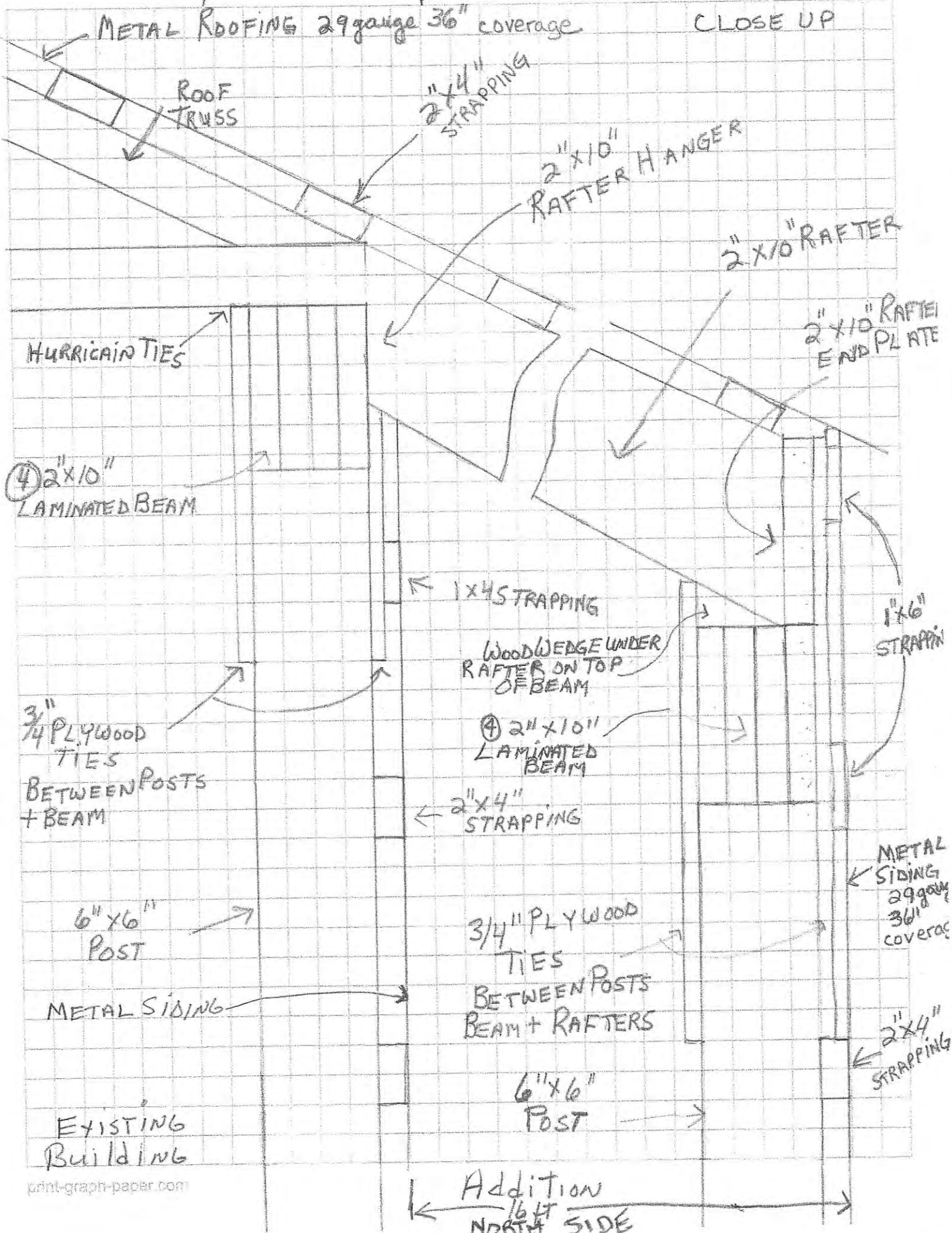
2x4 ROOF STRAPPING

60ft

EXISTING BUILDING



$\frac{1}{4}'' = 1\frac{1}{2}''$ APPROX ← 16ft PROPOSED ADDITION →



CLOSE UP

Shivani Sajwan

From: terry gentles
Sent: December 9, 2020 4:57 PM
To: Shivani Sajwan
Subject: Hi Shivani

We have no objections to the Application for a Development Variance Permit - Lot 2, Township 44, Lillooet District, Plan 26815

File Number: 3090-20/20200046

Thanks

Terry & Joe Gentles

Sent from Yahoo Mail on Android

DEC 23 2020

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on December 15, 2020 by teleconference in Williams Lake, BC, commencing at 2:00 pm.

PRESENT: Chair: John Dressler
Members: Bette McLellan, Shilo Labelle
Recording Secretary: Shilo Labelle
Owners/Agent: Winslow Robertson and Cynthia Gibson
 Contacted but declined to attend

ABSENT: Henry Van Soest, Dave Staffard, Amy Thacker, Susan Tritt

ALSO PRESENT: Electoral Area Director: Angie Delainey
Staff support (if present)

We did not have quorum but went forward with the meeting.

Agenda Items

DVP APPLICATION – 3090-20/20200046 (LOT 2, SECTION 24, TOWNSHIP 44, LILLOOET DISTRICT, PLAN 26815)

Moved by: Bette McLellan /Seconded by: Shilo Labelle

"THAT the application to vary the maximum floor area for ancillary structures for property located at 2544 CHIMNEY LAKE ROAD be supported for the following reasons:

- i) Accepted with the understanding that the two metal storage containers would either be placed out of ^{SIDE} site, or placed on the lower side of the existing shed with the exterior of the containers covered with tin or other material.
- ii)

For: 3 Against: 0

CARRIED

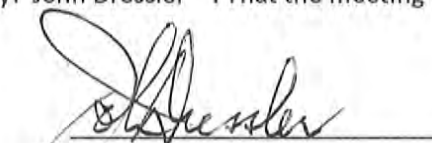
Termination

Moved by: Bette McLellan /Seconded by: John Dressler : That the meeting terminate.

CARRIED

Time: 2:28 pm


Recording Secretary


Chair