



## Planning Application Information Sheet

**Application Type:** Development Variance Permit

**File Number:** 3090-20/20210006

**Electoral Area:** L

**Date of Referral:** March 01, 2021

**Date of Application:** January 28, 2021

**Property Owner's Name(s):** JORDAN L OLING  
ROBERT G OLING

**Applicant's Name:** Garry Oling

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### SECTION 1: Property Summary

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

**Property Size(s):** 4.05 ha (10 ac.)

**Area of Application:** 4.05 ha (10 ac.)

**Location:** 6654 Ryall Road

**Current Designation:**  
Rural Residential

**Min. Lot Size Permitted:**  
4 ha (9.88 ac.)

**Current Zoning:**  
Rural 1 (RR 1)

**Min. Lot Size Permitted:**  
4 ha (9.88 ac.)

**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 m (24.9 ft.) to 2.89 m (9.5 ft.) to legalize the placement of an existing modular home.

**Proposal:** To legalize the placement of an existing 155.5 sq. m (1,674 sq. ft.) modular home. This is a re-application of a proposal which was previously rejected at the October 2, 2020 Board Meeting.

**Existing Buildings:** Modular Home - 155.5 sq. m (1,674 sq. ft.)

**Proposed Buildings:** Garage - 53.5 sq. m (576 sq. ft.)

**Services Available:** Currently Existing: Hydro, Sewage Disposal System, Well and Gas  
Readily Available: Telephone

**Within the confines of the Agricultural Land Reserve:** Yes - partially within

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** N/A

**Within Development Permit Area:** Yes

**Development Permit Area Name:** Aquatic Habitat Development Permit Area

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	063 2 Acres Or More (Manufactured Home)	4.05 ha (10 ac.)
	063 2 Acres Or More (Manufactured Home)	2.05 ha (5.07 ac.)
	150 Beef	4.05 ha (10 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha (10 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha (10 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.12 ha (10.19 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.051 ha (10.01 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.24 ha (10.47 ac.)
	150 Beef	4.05 ha (10 ac.)

(d) West	070 2 Acres Or More (Outbuilding)	4.32 ha (10.67 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha (10 ac.)

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## PLANNING COMMENTS

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### Background:

The applicants have requested that the minimum required interior side yard setback be reduced from 7.6 m (24.9 ft.) to 2.89 m (9.5 ft.) to legalize the placement of the existing 155.5 sq. m (1,674 sq. ft.) modular home. 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. The septic system is located to the east of the mobile home.

### Location and Surroundings:

The subject property is 4.05 ha (10 ac) in size and is located at 6654 Ryall Road with Horse Lake to the far north of the property as shown in Appendix A. Currently, the property is partially within the Agricultural Land Reserve (ALR) and 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.

### Application History:

The property was subject to a previous Development Variance Permit 3090-20/20200024, to legalize the placement of the existing modular home and to reduce the setback of the proposed garage to the interior property line. The garage is now proposed to be in a more central location on the property which complies with the required setbacks. This variance permit application was rejected at the October 2, 2020 Board meeting.

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. Further, there is a similar variance application previously approved in the neighbourhood. Therefore, planning staff support this variance application.

The applicant has supplied an argument that requiring the home to be moved would cause hardship as the structure would need to be split in two in order to be moved which involves a risk of damage to the roof and interior drywall. Amenities such as septic, water, and hydro would need to be moved. The applicant has also supplied additional information regarding the placement of the septic field on the property. However, Interior Health has provided comments stating that they do not have comments on the variance, but that they have no record for a sewerage system filing or letter of certification for the existing onsite sewerage system. Interior Health has further recommended that the applicant ensure compliance with the sewerage system regulation.

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 15 metre setback from the natural boundary of the wetland for any future development on-site.

The Advisory Planning Commission (APC) has provided comments reaffirming their initial recommendation of rejection for DVP 3090-20/20200024. The Committee argues that there is no reason why the modular home was not located within the required setbacks in its initial placement.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 7, District Lots 3866 and 4048, Lillooet District, Plan 22971 to vary the interior side yard setback from 7.6 m (24.9 ft.) to 2.89 m (9.5 ft.) to legalize the existing modular home be received. Further action at the discretion of the Board.

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## REFERRAL COMMENTS

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Health Authority: March 15, 2021

Interior Health appreciates the opportunity to provide comments on this Development Variance Permit.

Healthy Communities has no comment on the setback reduction from the parcel boundary.

Interior Health has no record for a sewerage system filing or letter of certification for the existing onsite sewerage system.

We would recommend that the owner ensure compliance with the sewerage system regulation. If you have any questions, please contact our office through [HBE@interiorhealth.ca](mailto:HBE@interiorhealth.ca).

Ministry of Transportation and Infrastructure:

No response.

Advisory Planning Commission: April 5, 2021

See attached.

Adjacent Property Owners:

No comments received.

Ministry of Environment and Climate Change Strategy:

No response.

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## BOARD ACTION

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April 16, 2021:

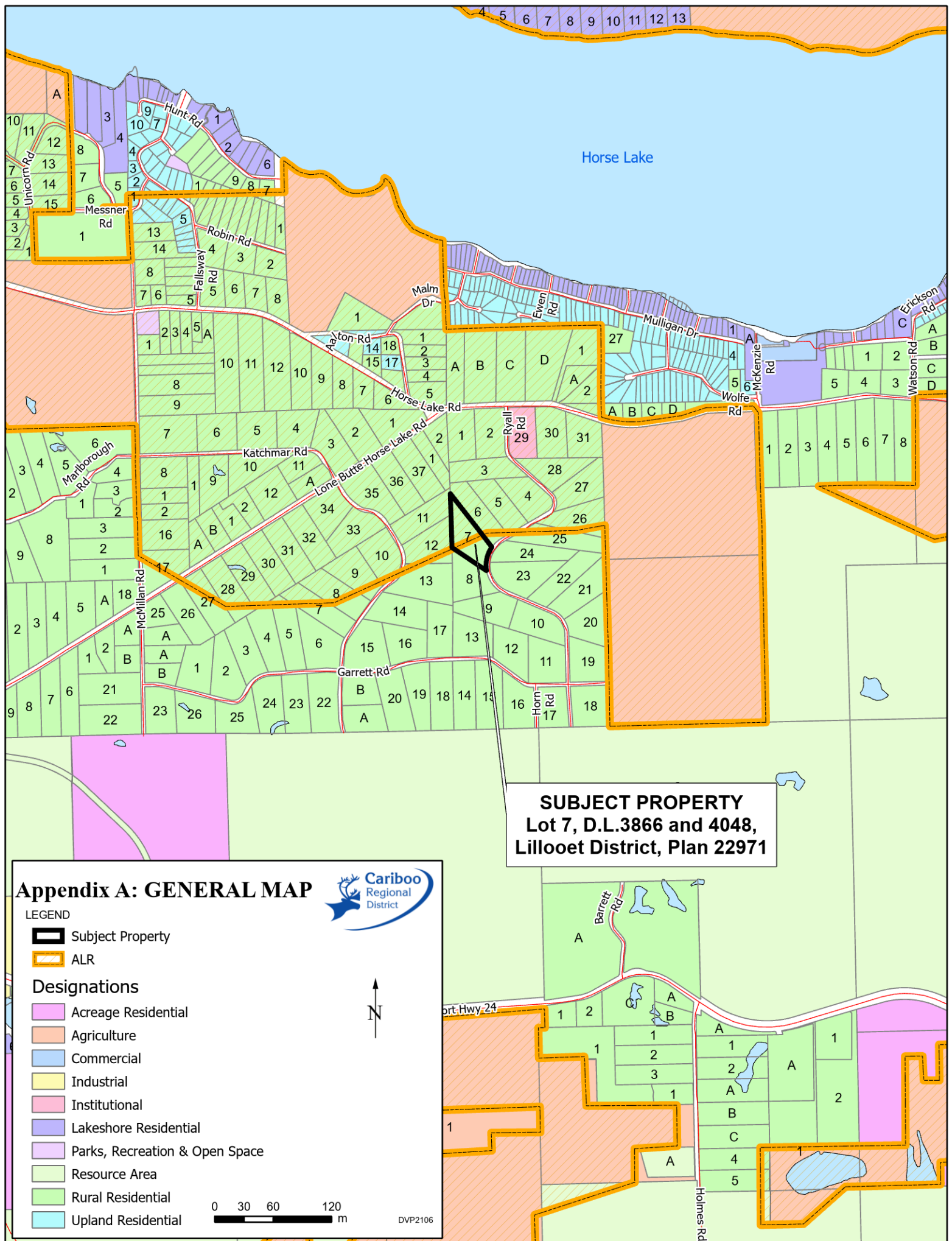
That the application for a Development Variance Permit pertaining to Lot 7, District Lots 3866 and 4048, Lillooet District, Plan 22971 to vary the interior side yard setback from 7.6 m (24.9 ft.) to 2.89 m (9.5 ft.) to legalize the existing modular home be deferred to the next Board meeting.

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## ATTACHMENTS

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Appendix A: General Map  
Appendix B: Specific Map  
Appendix C: Orthographic Map  
Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments



## Appendix A: GENERAL MAP

### LEGEND

 Subject Property

 ALR

### Designations

 Acreage Residential

 Agriculture


 Commercial

 Industrial

 Institutional

 Lakeshore Residential

 Parks, Recreation & Open Space

 Resource Area

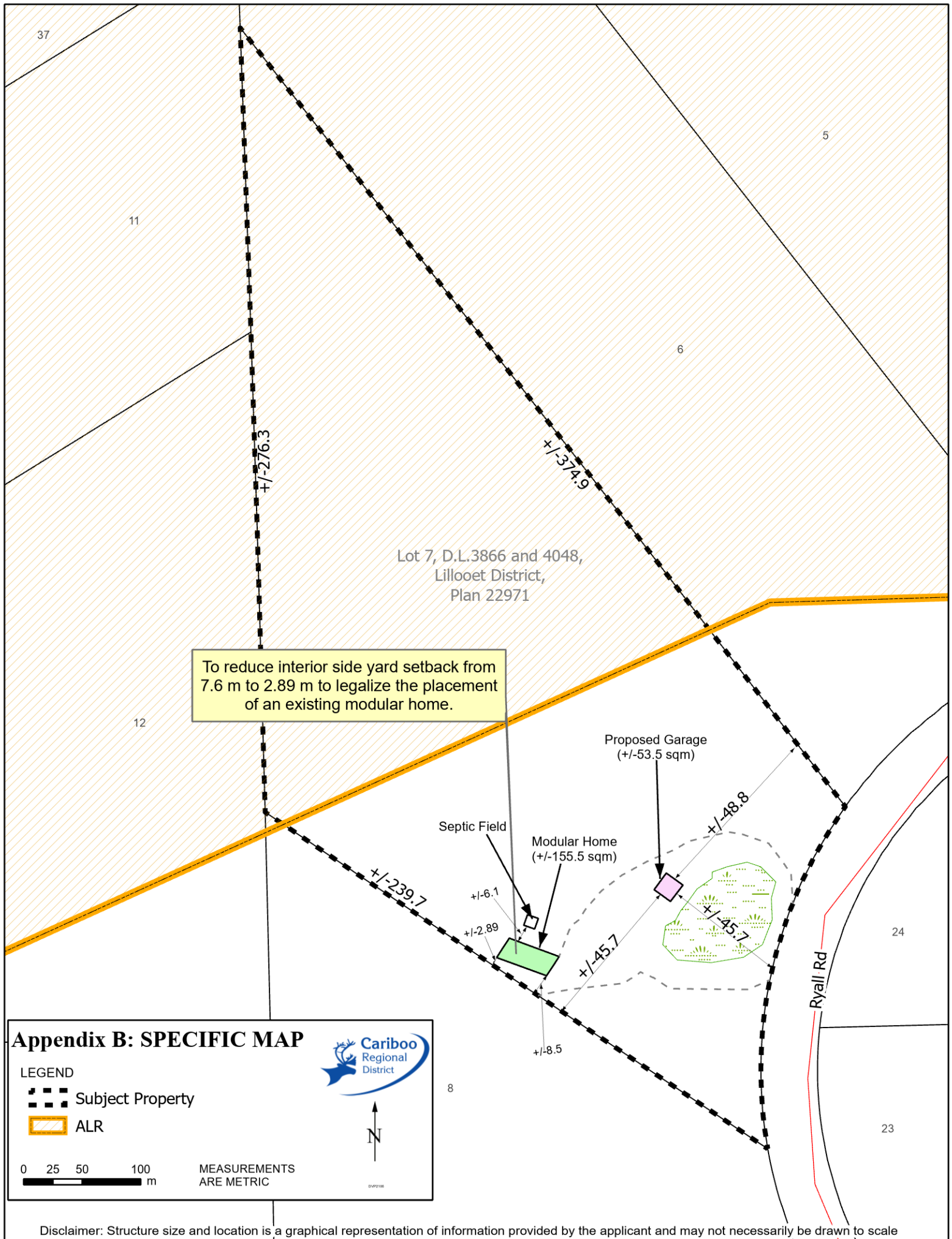
 Rural Residential

 Upland Residential

0 30 60 120 m



DVP2106

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



## Appendix B: SPECIFIC MAP

### LEGEND

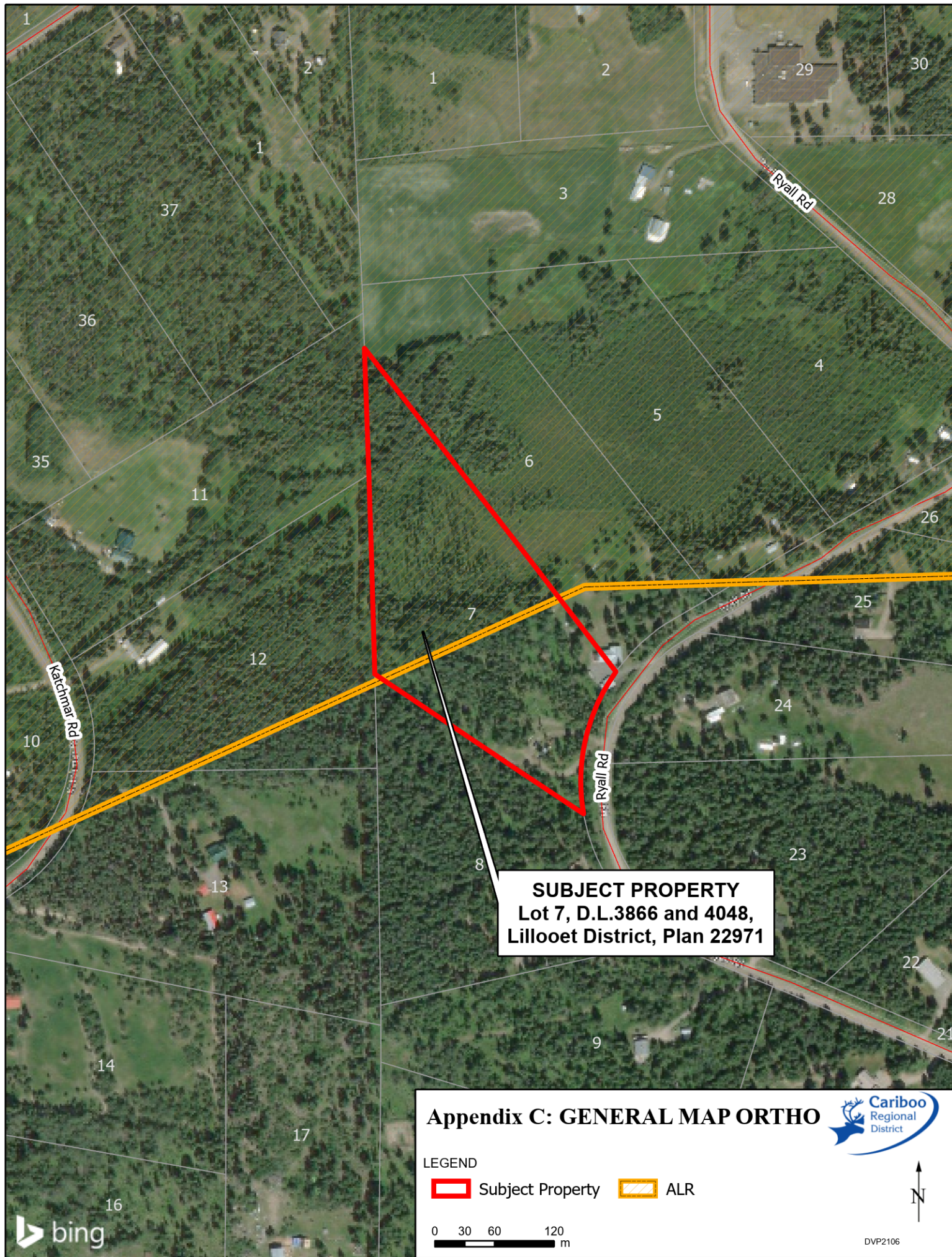
-  Subject Property
-  ALR



0 25 50 100 m

MEASUREMENTS  
ARE METRIC

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



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

**Appendix C: GENERAL MAP ORTHO**



**LEGEND**

 Subject Property     ALR

0   30   60   120  
m



DVP2106

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 is less  
than 25' from 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 checked="" type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input 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"/>

## Reasons why it is unfeasible to move our modular home:

- 1) If moved in a further direction away from property line, the modular would be directly over the septic tank.
- 2) Hydro line would require moving
- 3) Gas line would require moving
- 4) Water line would require moving
- 5) Approximately 25 loads of gravel would be needed to fill.
- 6) modular would have to be split back into 2 pieces, thus causing extensive damage to the drywall + roof.





ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on  
in the per phone, located at \_\_\_\_\_, BC, commencing at \_\_\_\_\_

5 April, 2021

**PRESENT:**

Chair

Alan Boyd

Members

Steve Brown, Justin Guimond,  
Art Guimond, Shannon Westlake

Recording Secretary

Inga Udehft

Owners/Agent, or

☒ Contacted but declined to attend**ABSENT:**Urcula Hart**ALSO PRESENT:** Electoral Area DirectorWillow McDonald

Staff support (if present)

Agenda Items

DVP APPLICATION – 3090-20/20210006 (LOT 7, DISTRICT LOTS 3866 AND 4048, LILLOOET DISTRICT,  
PLAN 22971)

/ : "THAT the application to vary the interior side yard setback for  
property located at 6654 RYALL ROAD be supported/rejected for the following reasons:

- i) no obvious reason given why mobile wasn't placed within  
the required setback in the first place
- ii)

For:

6

Against:

✓CARRIED/DEFEATEDTermination

/

19<sup>25</sup> pm

: That the meeting terminate.

CARRIED

Time:

Inga Udehft  
Recording Secretary

\_\_\_\_\_  
Chair