



## Planning Application Information Sheet

**Application Type:** Development Variance Permit

**File Number:** 3090-20/20210040

**Electoral Area:** G

**Date of Referral:** July 27, 2021

**Date of Application:** July 08, 2021

**Property Owner's Name(s):** JANICE E GRAY  
ANDREW E GRAY

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot 13, District Lot 7758, Lillooet District, Plan 32305

**Property Size(s):** 4.06 ha (10.03 ac.)

**Area of Application:** 4.06 ha (10.03 ac.)

**Location:** 6779 Barnett 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 5.18.2 (b) iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum interior side yard setback be relaxed from 7.6 metres (24.9 feet) to 1.67 metres (5.5 feet) to allow construction of the proposed storage structure and legalize the existing structures.

**Proposal:** To construct a new storage structure and legalize existing structures along the interior side setback.

**Existing Buildings:** 71.53 sq. m (770 sq. ft.) house  
27.87 sq. m (300 sq. ft.) storage shed  
25.36 sq. m (273 sq. ft.) storage lean-to  
13.37 sq. m (144 sq. ft.) storage shed  
114.26 sq. m (1,230 sq. ft.) steel building

**Proposed Buildings:** 92.9 sq. m (1,000 sq. ft.) Storage Structure over shipping containers, with lean-to.

**Services Available:** Hydro, Sewage Disposal System, Well  
(Telephone readily available)

**Within the confines of the Agricultural Land Reserve:** No

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

**Name of Lake/Contributing River:** Unnamed Wetland

**Lake Classification:** High

**Within Development Permit Area:** Yes

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

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha (10.01 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.06 ha (10.04 ac.)
(c) East	Unsurveyed Crown Land	
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.06 ha (10.04 ac.) - 4.07 ha (10.06 ac.)
	061 2 Acres Or More (Vacant)	4.05 ha (10.03 ac.)

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## PLANNING COMMENTS

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The applicants, owners of Lot 13, District Lot 7758, Lillooet District, Plan 32305, have requested a variance to relax the interior side yard setback to construct a proposed 92.9 sq. m (1000 sq. ft.) storage structure and legalize existing structures placed 1.67 m (5.5 ft.) from the property line. The requested variance from 7.6 m (24.9 ft.) to 1.67 m (5.5 ft.) is a relaxation of Section 5.18.2 (b) iii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 4.06 ha (10.03 ac.) and is zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. It is designated Rural Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property contains a 71.53 sq. m (769.96 sq. ft.) dwelling, a 27.9 sq. m (300 sq. ft.) shed, a 114.3 sq. m (1230 sq. ft.) steel storage building within the setback area. A 13.4 sq. m (144.24 sq. ft.) shed, and a 25.4 sq. m (273.4 sq. ft.) lean-to are currently located within the setback area the closer of which is located within 1.67 m (5.5 ft.) of the property line.

### Location and Surroundings:

The subject property is located at 6779 Barnett Road as shown in Appendix A. The property consists of forested areas, a marsh grass area, and lawn and gravel near the house. The property slopes steeply at a bank, immediately adjacent to the marsh. Further east on the property is a forested area and another bank.

### 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:

Planning staff have received an application for a variance to the interior side yard setback. The proposal consists of the proposed storage structure including a lean-to and two shipping containers in a covered structure, as well as legalizing two existing structures; a shed and an existing lean to, which are placed up to 1.67 m (5.5 ft.) from the property line. As the initial application was for the proposed structure to be placed at 1.8 m (6 ft.), it was realized later in

the process that the existing lean to was positioned at the closer measurement of 1.67 m (5.5 ft.). As such, the requested variance has been revised.

The application was referred to the Ministry of Transportation and Infrastructure (MOTI) who had no concerns with the application. MOTI made clear their setback requirements of 4.5 m (14.76 ft.) from the road right-of-way. The proposal will not infringe on this setback.

The Interior Health Authority notes that the proposal will not affect health concerns; similarly, the Ministry of Forests, Lands and Natural Resource Operations and Rural Development has no concerns pertaining to the crown lands beyond the property.

The Area 'G' Advisory Planning Commission (APC) has no objection to the approval of the setback relaxation. At the time of drafting, no public comments were received.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 13, District Lot 7758, Lillooet District, Plan 32305 be approved. Further, that a Development Variance Permit be issued to vary Section 5.18.2 (b) iii) of South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum interior side yard setback be relaxed from 7.6 metres (24.9 feet) to 1.67 metres (5.5 feet) to allow construction of the proposed storage structure and legalize the existing structures.

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## REFERRAL COMMENTS

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Health Authority: July 27, 2021

The IH Healthy Communities 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: July 27, 2021

EDAS File # 2021-04243

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed variance of the interior side yard setback. Applicant is advised there is a minimum setback of 4.5 metres from Barnett Road.

Advisory Planning Commission: August 11, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

Ministry of Forests, Lands, Natural Resource Operations and Regional Development - Crown: July 27, 2021

FLNRORD Lands have no concerns.

CRD Chief Building Official: August 6, 2021

No objections. Building permit required for proposed work.

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## ATTACHMENTS

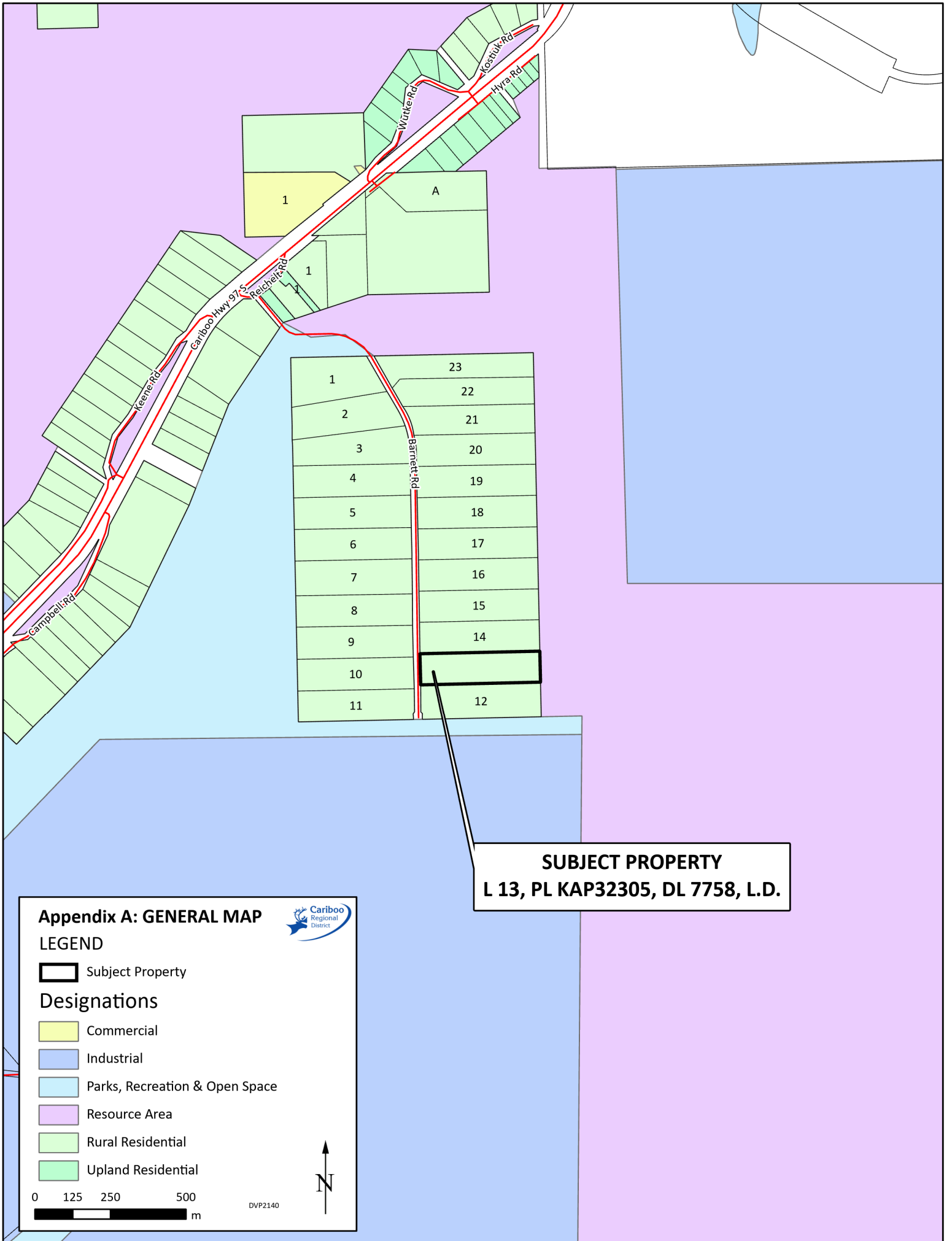
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Appendix A: General Map

Appendix B: Specific Map


Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments



**SUBJECT PROPERTY**  
**L 13, PL KAP32305, DL 7758, L.D.**

**Appendix A: GENERAL MAP**



**LEGEND**

- Subject Property

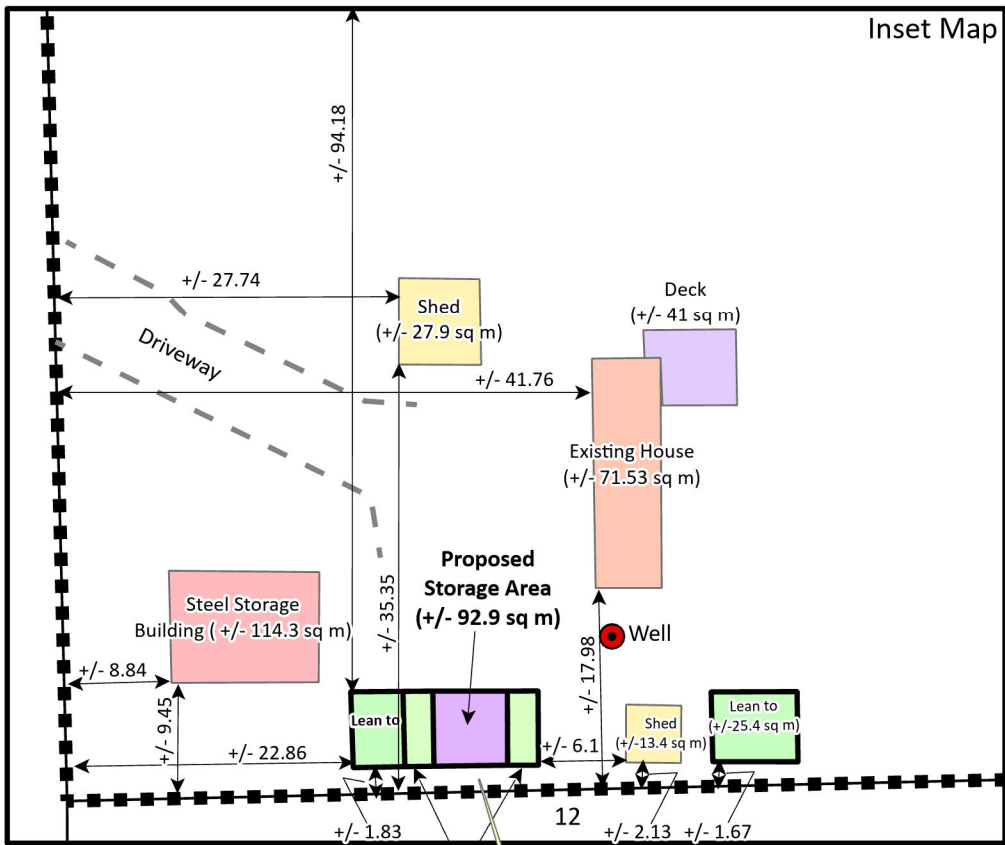
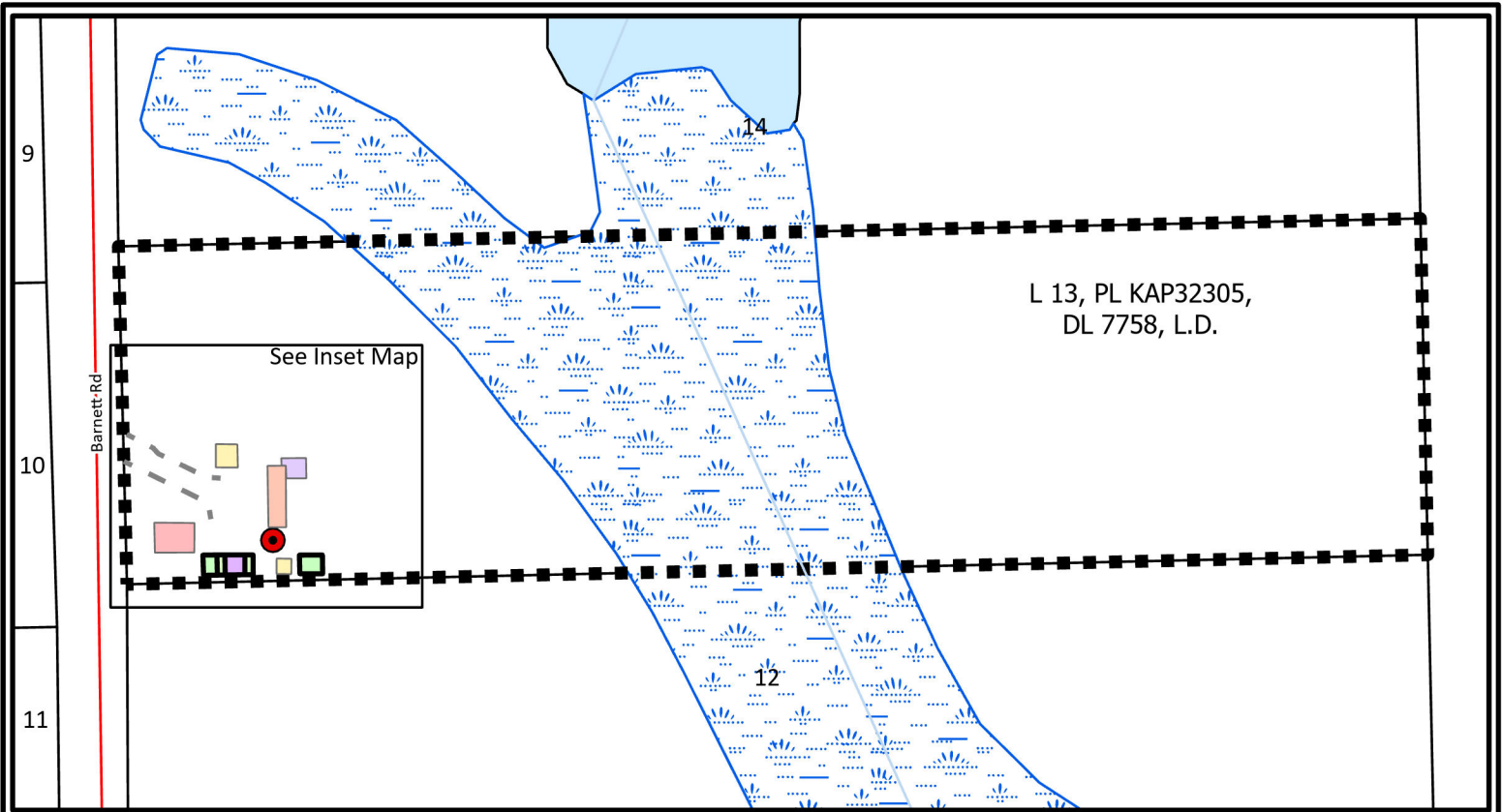
**Designations**

- Commercial
- Industrial
- Parks, Recreation & Open Space
- Resource Area
- Rural Residential
- Upland Residential

0 125 250 500  
 m

N  
 ↑

DVP2140



**Appendix B: SPECIFIC MAP**

**LEGEND**

- Subject Property
- Wetlands

MEASUREMENTS ARE METRIC

0 5 10 20 m

DVP2140

**Shipping Containers (+/- 14.9 sq m)**

To reduce the interior side yard setbacks from 7.6 m (24.9 ft.) to 1.67 m (5.5 ft.) to allow for the construction of a storage shelter & legalize existing structures

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

Barnett Rd



**SUBJECT PROPERTY**  
**L 13, PL KAP32305, DL 7758, L.D.**

**Appendix C: GENERAL MAP ORTHO**

**LEGEND**

 Subject Property



0 62.5 125 250  
m

DVP2140



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Airbus DS



Describe the existing use of the subject property and all buildings: Residential, Ancillary Storage

Describe the proposed use of the subject property and all buildings: Additional Storage.

Describe the reasons in support for the application: Building (sea can placement) was originally put in-line with other buildings currently on the property (built by previous owners). The structure can't be moved.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): we have a very limited area to build on due to slope of land and low marshy area.

Mostly forest, except marsh grass area and gravel and grass near building.

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

There is a steep bank to the east and north of the house and marsh area beyond that. East of the marsh area is another bank and forested area.

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 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"/>

**AREA G APC RESPONSE FORM**

**FILE NO: 3090-20/20210040**

Cariboo Regional District  
File No. ....

**Date: August 11, 2021 7 PM Conference call meeting**

**AUG 12 2021**

**Applicant/Agent: Janice Gray and Andrew Gray**

Referred To .....

**Area G director - Al Richmond**

**Members: Marvin Monical Diane Wood Graham Leslie Nicola Maughn  
Marilyn Niemiec Robin Edwards**

**Absent: Graham Leslie Robin Edwards**

**Location of Application: 6779 Barnett Road**

**Agenda Item: DVP - To relax the interior side yard setback from 7.7 meters to 1.82 meters to allow construction of the proposed storage structure and legalize the existing structures.**

**Moved by: Diane Wood / Nicola Maughn**

**Area G APC has no objection to this DVP application as presented.**

**Motion Carried Unanimously**

**Moved by Diane Wood that the meeting terminate. 7:20 pm**

**Chair**

*Diane Wood*  
**Secretary**