



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20210032

Electoral Area: G

Date of Referral: July 06, 2021

Date of Application: May 27, 2021

Property Owner's Name(s): DANIEL E JACKSON

SECTION 1: Property Summary

Legal Description(s): Parcel A (KD80563), District Lot 3603, Lillooet District, Plan 19804

Property Size(s): 0.84 ha (2.069 ac.)

Area of Application: 0.84 ha (2.069 ac.)

Location: 4837 Kitwanga Drive

Current Designation:
108 Mile Ranch Residential

Min. Lot Size Permitted:
0.302 ha (32,508 sq. ft.)

Current Zoning:
Special Exception R 1-1

Min. Lot Size Permitted:
0.302 ha (32,508 sq. ft.)

Variance Requested: The applicants have requested a variance to 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the combined gross floor area for a property between 0.4 ha to Less Than 2.0 ha (0.99 ac. to Less than 4.94 ac.) be increased from 300 sq. m (3,229 sq. ft.) to 311.51 sq. m (3,353.1 sq. ft.) to allow construction of the proposed garage.

Proposal: To allow construction of the proposed 227.9 sq. m (2,453.1 sq. ft.) garage for vintage car storage.

Existing Buildings: House - 153.38 sq. m (1,651 sq. ft.)
Open Carport - 83.61 sq. m (900 sq. ft.)

Proposed Buildings: Garage with mezzanine and balcony - 227.9 sq. m (2,453.1 sq. ft.)

Services Available: Hydro, Telephone, Community Water System, Sewage Disposal System

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: 108 Mile Lake

Lake Classification: High

Within Development Permit Area: No

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

| | Land Use: | Lot Sizes: |
|-----------|---|--|
| (a) North | 000 Single Family Dwelling | 0.38 ha (0.95 ac.) - 0.49 ha (1.22 ac.) |
| | 001 Vacant Residential Less Than 2 Acres | 0.3 ha (0.75 ac.) - 0.43 ha (1.065 ac.) |
| (b) South | 000 Single Family Dwelling | 0.21 ha (0.536 ac.) - 0.29 ha (0.73 ac.) |
| | 001 Vacant Residential Less Than 2 Acres | 0.23 ha (0.58 ac.) - 0.24 ha (0.59 ac.) |
| | 038 Manufactured Home (Not In Manufactured Home Park) | 0.21 ha (0.54 ac.) - 0.27 ha (0.68 ac.) |
| (c) East | 000 Single Family Dwelling | 0.20 ha (0.51 ac.) - 0.46 ha (1.14 ac.) |
| (d) West | 000 Single Family Dwelling | 0.19 ha (0.46 ac.) |
| | 001 Vacant Residential Less Than 2 Acres | 0.23 ha (0.59 ac.) - 0.36 ha (0.891 ac.) |
| | 032 Residential Dwelling With Suite | 0.24 ha (0.6 ac.) |

PLANNING COMMENTS

Background:

The applicant has requested a variance to increase the allowed combined gross floor area for ancillary structures to construct a balcony on a proposed garage on Parcel A (KD80563), District Lot 3603, Lillooet District, Plan 19804. The requested variance is a relaxation of Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999. The proposal is to increase the combined gross floor area for a property between 0.4 ha to less than 2.0 ha (0.99 ac. To Less than 4.94 ac.) from 300 sq. m (3,229 sq. ft.) to 311.51 sq. m (3,353.1 sq. ft.).

The subject property is 0.84 ha (2.069 ac.) and is zoned Special Exception R 1-1 in the South Cariboo Area Zoning Bylaw No. 3501, 1999. It is designated 108 Mile Ranch Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property contains a 153.38 sq. m (1,651 sq. ft.) dwelling, and an 83.61 sq. m (900 sq. ft.) open carport. Due to the priority of ensuring the applicant's vintage cars have adequate shelter in the winter the applicant has started construction of the proposed garage but has removed the proposed balcony from the plans, which brings the proposal in compliance with the South Cariboo Area Zoning Bylaw requirements. Should the variance applied for be approved the applicant will include the balcony in the construction.

Location and Surroundings:

The subject property is located at 4837 Kitwanga Drive in the 108 Mile Ranch area, as shown in Appendix A. The property consists of lawns and landscaping, including many original trees and woody plants such as saskatoons. The property is partially fenced. The site is surrounded by similar sized properties characteristic of the 108 Mile Ranch subdivision.

Past Relevant Applications:

A similar Development Variance Permit application for increasing the combined gross floor area of ancillary structures from 200 sq. m (2,153 sq. ft.) to 242 sq. m (2,605 sq. ft.) to allow for a proposed garage was approved in 2016 (File #3090-20-20160032). The property is situated to the west of the subject property at 5168 Kallum Drive.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES

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

| Property Size | Maximum Floor Area |
|---|---|
| 2.0 ha To Less Than 4.0 ha <i>(4.94 ac. To Less Than 9.88 ac.)</i> | 300 square metres <i>(3,229 square feet)</i> |

Rationale for Recommendations:

Planning staff have received an application for a garage for the storage of vintage automobiles. The proposal consists of the main floor of the garage, an open mezzanine for storage on the second storey and a balcony off this mezzanine. This balcony is proposed to be 16.35 sq. m (176 sq. ft.). While it is not by any means a large component of the structure, combined with the existing carport it pushes the project over the threshold of 300 sq. m (3,229 sq. ft.) as permitted in the South Cariboo Area Zoning Bylaw.

Because the balcony is of such a minor size and is located within a heavily treed area for privacy, planning staff are supportive of the variance.

The Cariboo Regional District Environmental Services Department has no objection to the proposed garage provided it does not block, hinder, or obstruct the operation and maintenance of the existing water service to the house. This would include building the garage over the existing water service line.

The Ministry of Transportation and Infrastructure (MOTI) does not have any concerns with the proposed variance. The Electoral Area 'G' Advisory Planning Commission (APC) similarly expresses no concerns regarding the application.

Recommendation:

That the application for a Development Variance Permit pertaining to Parcel A (KD80563), District Lot 3603, Lillooet District, Plan 19804 be approved. Further, that a Development Variance Permit be issued to vary the following:

i. Section 4.14 (e):

That the combined gross floor area for a property between 0.4 ha to Less than 2.0 ha (0.99 ac. To Less than 4.94 ac.) be increased from 300 sq. m (3,229 sq. ft.) to 311.51 sq. m (3,353.1 sq. ft.) to allow construction of the proposed garage.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: July 8, 2021

EDAS: 2021-03852

The Ministry of Transportation and Infrastructure has no objection to the proposed Development Variance application as submitted.

Advisory Planning Commission: July 27, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

Adjacent Property Owners:

No response.

CRD Chief Building Official: August 6, 2021

No objections. Building Permit required for proposed work.

CRD Environmental Services: July 7, 2021

Our comments for the proposed Development Variance are as follows:

That the proposed new garage does not block, hinder or obstruct the operation and maintenance of the existing water service to the house.

This includes that the proposed new garage cannot be built over the existing water service line.

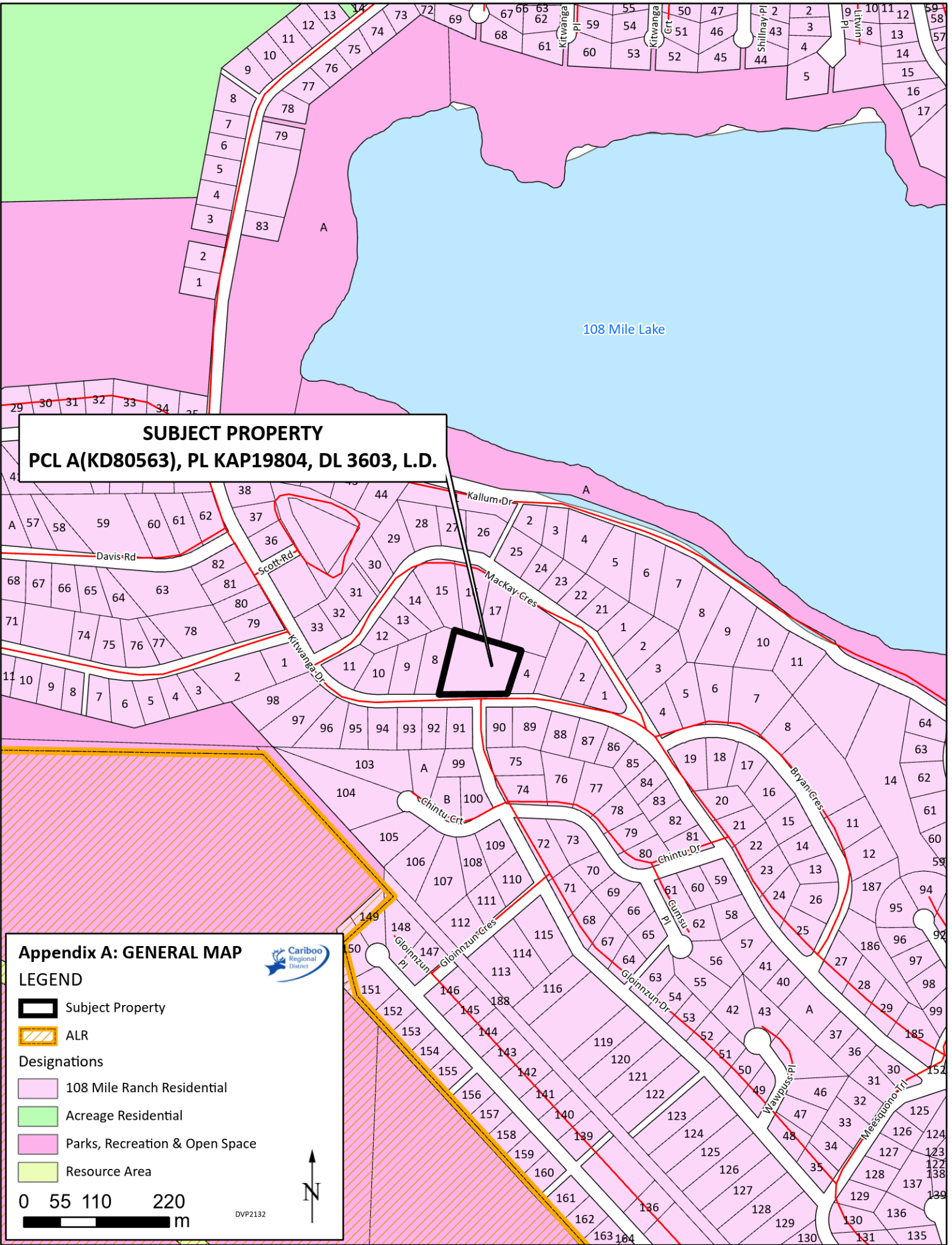
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments









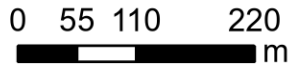
SUBJECT PROPERTY
PCL A(KD80563), PL KAP19804, DL 3603, L.D.

Appendix A: GENERAL MAP



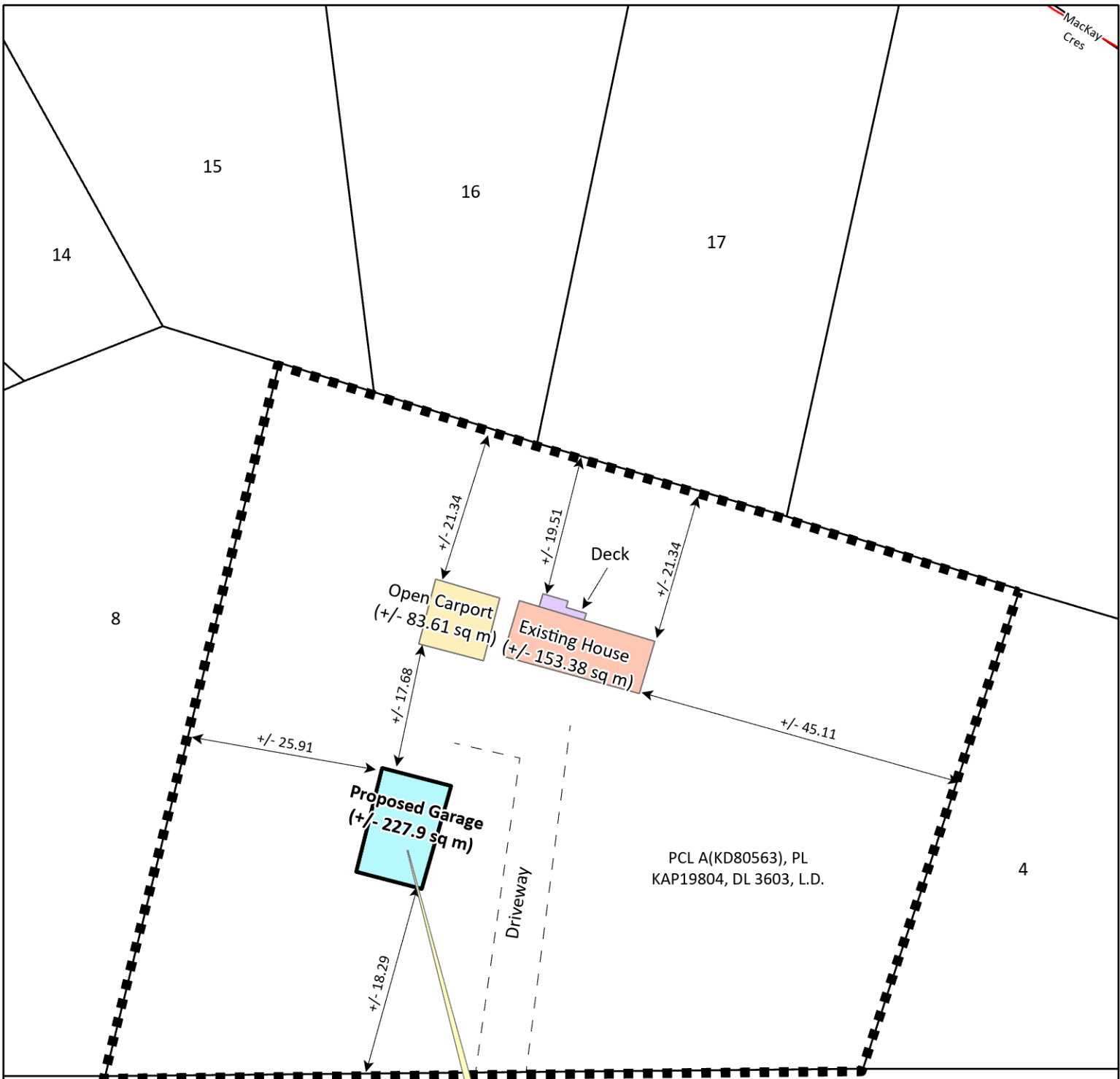
LEGEND

-  Subject Property
-  ALR
- Designations**
-  108 Mile Ranch Residential
-  Acreage Residential
-  Parks, Recreation & Open Space
-  Resource Area



DVP2132



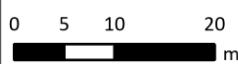


To increase the combined gross floor area from 300 sq. m (3,229 sq. ft.) to 311.51 sq. m (3,353.1 sq. ft.) to allow construction of the proposed garage.

Appendix B: SPECIFIC MAP

LEGEND

SubjectProperty



MEASUREMENTS ARE METRIC



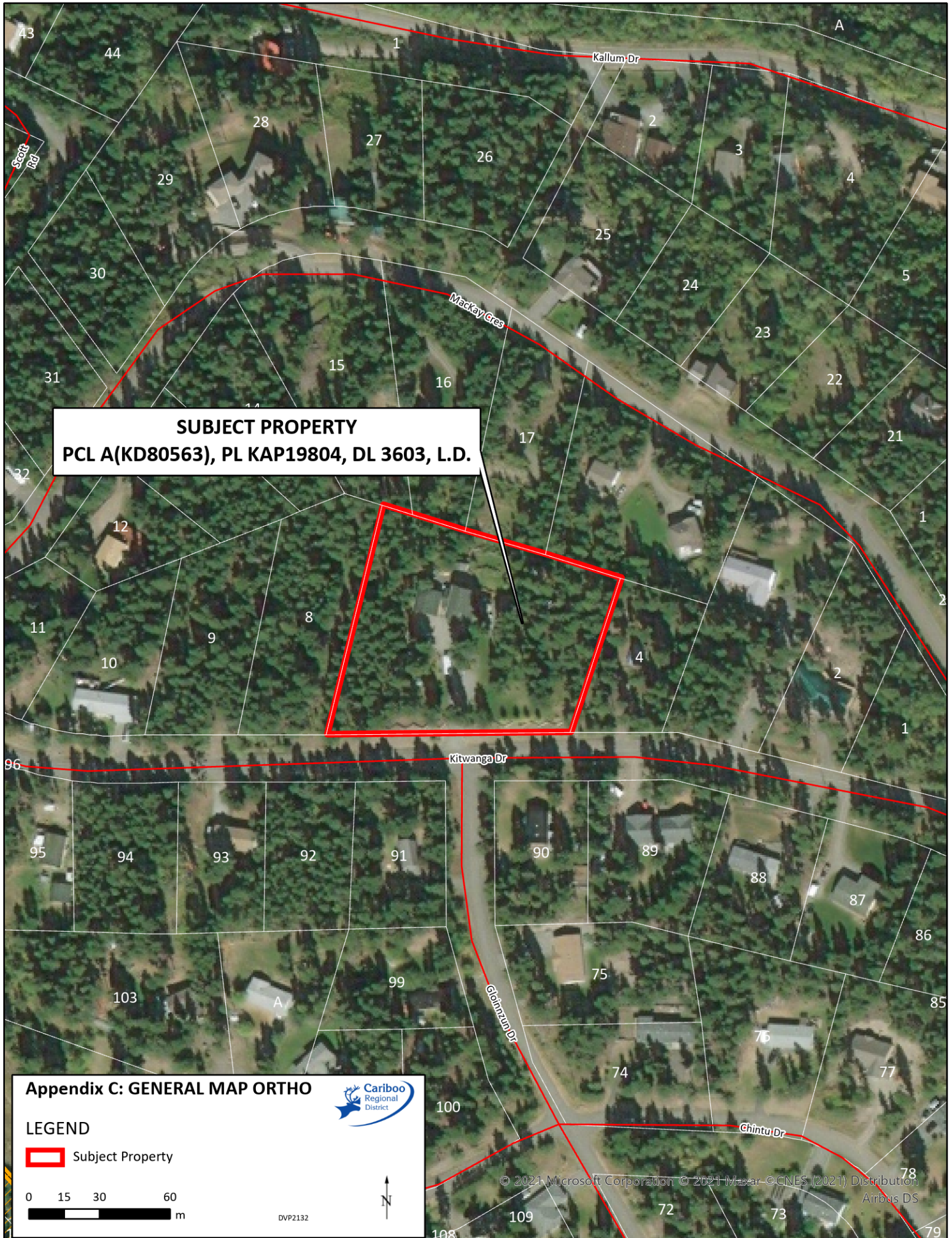
DVP2132

Kitwanga-Dr

Gloinnz

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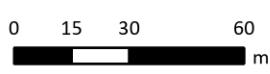
SUBJECT PROPERTY
PCL A(KD80563), PL KAP19804, DL 3603, L.D.

Appendix C: GENERAL MAP ORTHO



LEGEND

 Subject Property



DVP2132

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

Describe the proposed use of the subject property and all buildings: HOME RESIDENT.

Describe the reasons in support for the application: NEED TO PROTECT MY VINTAGE VEHICLES FOR INSURANCE (NEEDS TO ^{BE} INCLOSED)

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): LAWNS ROCKERIES GRAVEL DRIVEWAY. LOTS OF ORIGINAL TREES MOSSES & GRASSES WALKWAYS AROUND PROPERTY.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): TOP OF 108 NO. STREAMS OR PONDS, LARGE TREES, SASRATOON TREES PARTLY FENCED. ORIGINAL PROPERTY SINCE 1974.

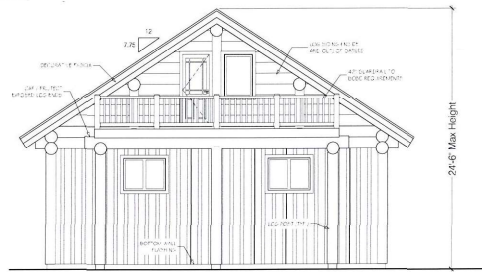
Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

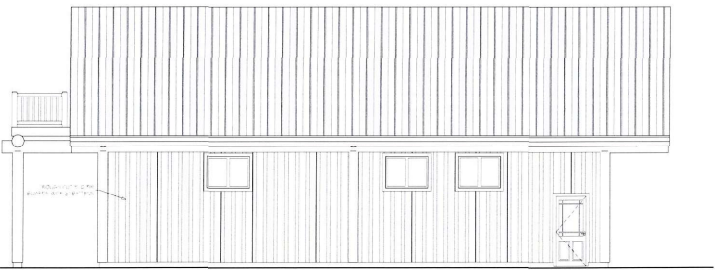
| Services | Currently Existing? | | Readily Available?* | |
|------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| | Yes | No | Yes | No |
| Hydro | <input checked="" type="checkbox"/> | <input type="checkbox"/>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



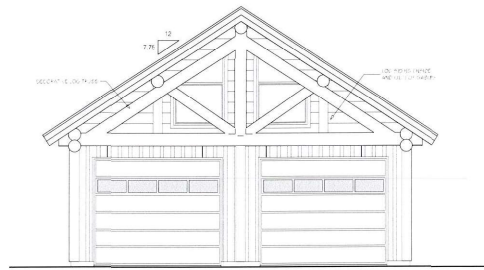
1/A.1 Right Elevation 1/4" = 1'-0"



2/A.1 Rear Elevation 1/4" = 1'-0"



3/A.1 Left Elevation 1/4" = 1'-0"



4/A.1 Front Elevation 1/4" = 1'-0"



SilkLog Homes Inc.

File No.

MAY 27 2021

Referred to

Drawing Index

| |
|---|
| A.1 Elevations |
| A.2 Foundation Plan |
| A.3 Main Floor Plan |
| Mezzanine Roof Plan |
| A.4 Cross-Sections & B Construction Schedules |
| A.5 Construction Details |
| 3D Log Work |
| S.1 Mezzanine Floor Framing |
| Roof Framing Plan |

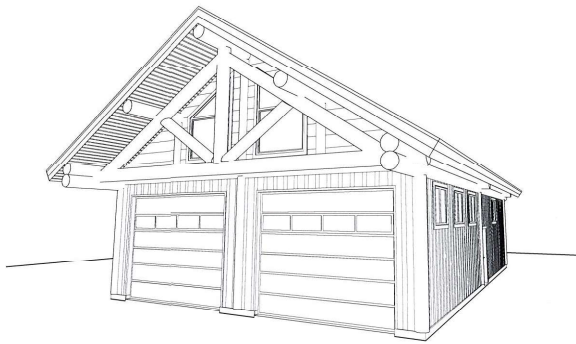
Abbreviations

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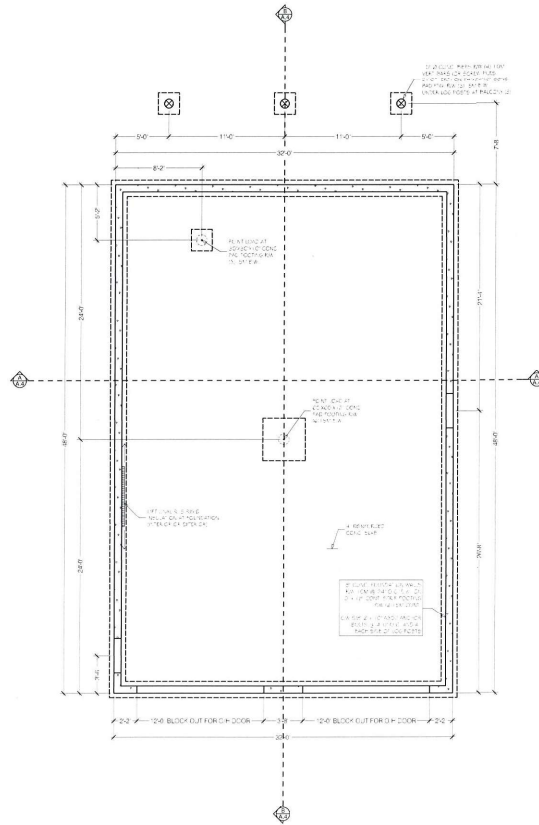
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Jackson Shop

SilkLog Homes Inc.
 May 2021
 Building Permit
 Planning & Design
 1/4" = 1'-0"



1/A2 Perspective - Front / Right N.T.S.



2/A2 Foundation Plan 1/4" = 1'-0"

General Notes

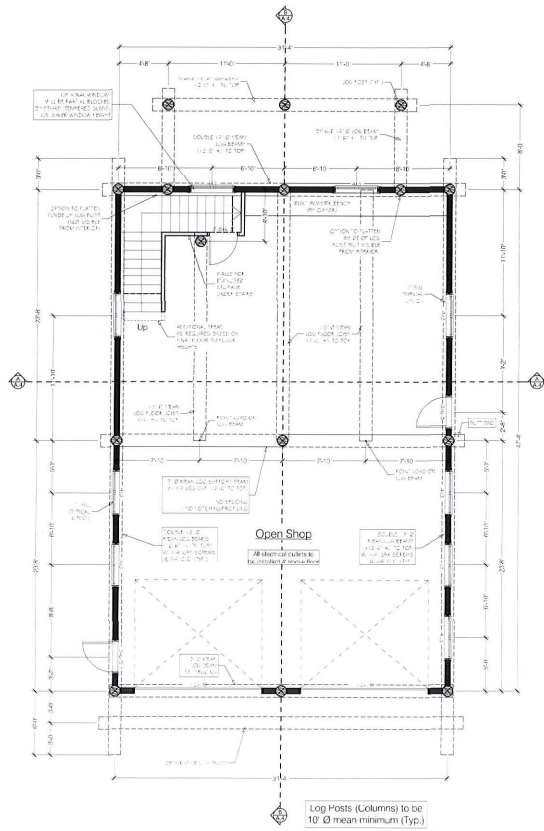
1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE FOUNDATION SHALL BE CONSTRUCTED TO SUPPORT THE STRUCTURE AND TO PROTECT IT FROM DAMAGE DUE TO SETTLEMENT, SLIDING, OR OTHER CAUSES. THE FOUNDATION SHALL BE CONSTRUCTED TO RESIST THE FULL DESIGN LOADS AND TO BE PROTECTED FROM DAMAGE DUE TO COLLISION WITH VEHICLES OR OTHER OBJECTS. THE FOUNDATION SHALL BE CONSTRUCTED TO RESIST THE FULL DESIGN LOADS AND TO BE PROTECTED FROM DAMAGE DUE TO COLLISION WITH VEHICLES OR OTHER OBJECTS. THE FOUNDATION SHALL BE CONSTRUCTED TO RESIST THE FULL DESIGN LOADS AND TO BE PROTECTED FROM DAMAGE DUE TO COLLISION WITH VEHICLES OR OTHER OBJECTS.

ENGINEER'S NOTES:
DESIGN LOADS AND STRENGTH:
- WIND - PER 2018 ASCE
- WIND - PER 2018 ASCE
SEWERAGE AND WATER:
SEWERAGE:
- 12" DIA. RCP PIPE
- 12" DIA. RCP PIPE
WATER:
- 1/2" DIA. RCP PIPE
FOUNDATION:
- 12" DIA. RCP PIPE
- 12" DIA. RCP PIPE
CONCRETE:
- 3000 PSI
- 3000 PSI
STEEL:
- A36
- A36

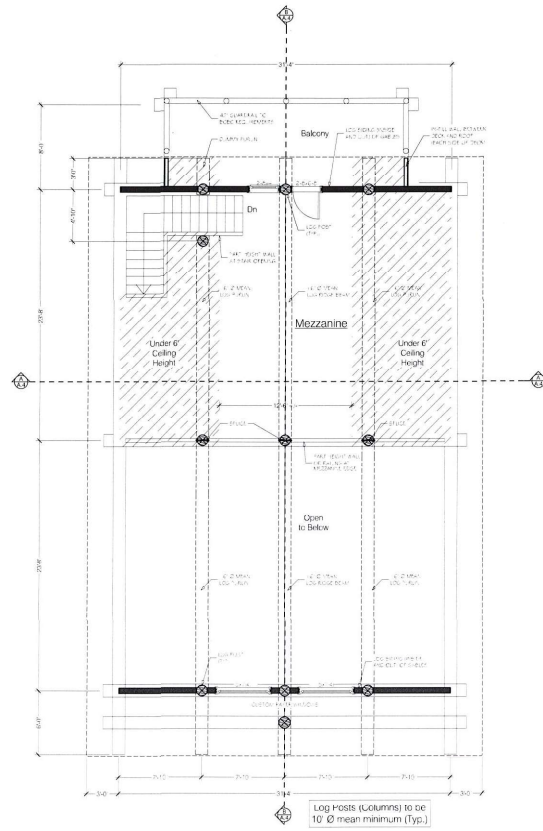
| | |
|--------------------|---------|
| 1. Foundation Plan | Rev. 01 |
| 2. Building Permit | Rev. 01 |
| 3. Planning Permit | Rev. 01 |
| 4. Planning Review | Rev. 01 |

Jackson Shop
Client: Silka Log Homes Inc.
Project: Jackson Shop
Date: May 2021
Drawing: Building Permit
Drawing: Planning Permit
Drawing: Planning Review
Drawing: A/C

Engineer's notes and local codes take precedence over these General Notes



1/A.3 Main Floor Plan 1/4" = 1'-0"
1536 sq. ft.



2/A.3 Mezzanine / Roof Plan 1/4" = 1'-0"
306 sq. ft. (over 6' headroom)

| | | |
|---|---------------------|---------|
| 1 | Project Manager | 9/15/21 |
| 2 | Architect | 9/15/21 |
| 3 | Structural Engineer | 9/15/21 |
| 4 | Interior Designer | 9/15/21 |
| 5 | MEP Engineer | 9/15/21 |

Jackson Shop

Client: Gika Log Homes Inc.

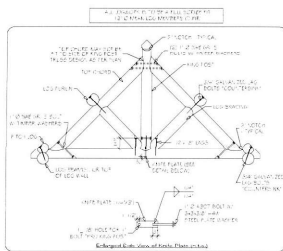
Project: May 2021

Discipline: Building Permit

Project Status: Pending Review

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

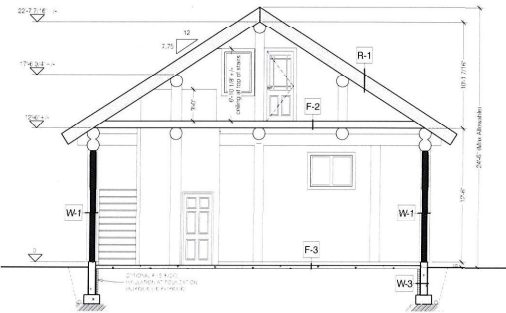


| Tag | Floor Construction Schedule |
|-----|--|
| F-1 | 4" EDGE DUMP FLOOR CONCRETE 3" 8 @ 6" ON TOP BARS WITH 1/2" DIRT ON TOP. EXPOSED FORMS TO BE STRIPPED AT THE END OF PROJECT. |
| F-2 | 1" INSULATION FLOOR |
| F-3 | 2" INSULATION UNDER FLOOR OVER ON FINISHED GROUND AND TREAT AS 3" INSULATION ON LA FLOOR FOR USE OF 2" INSULATION ON LA FLOOR (SEE DRAWING S). |

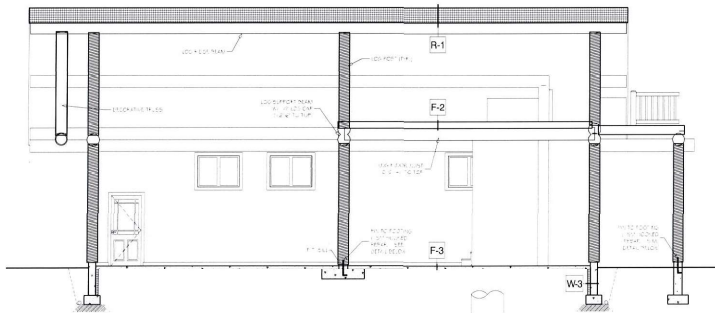
| Tag | Wall Construction Schedule |
|-----|---|
| W-1 | EXTERIOR FRAME WALLS THE WALLS OF FRAME WALLS ARE TO BE CONSTRUCTION WALLS WITH EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT. |
| W-2 | INTERIOR WALLS WALLS ARE TO BE CONSTRUCTION WALLS WITH INTERIOR FINISHES TO BE DETERMINED BY ARCHITECT. |
| W-3 | FOUNDATION WALLS FOUNDATION WALLS ARE TO BE CONSTRUCTION WALLS WITH EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT. |

| Tag | Roof Construction Schedule |
|-----|--|
| R-1 | 1" INSULATION INSULATION TO BE CONSTRUCTION WALLS WITH EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT. |

1/A.4 Typical King Post Truss 1/4" = 1'-0"



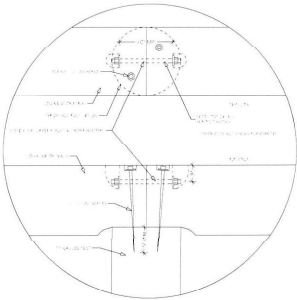
2/A.4 Cross Section A 1/4" = 1'-0"



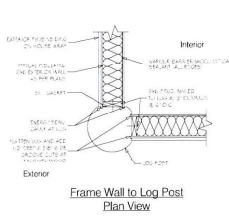
3/A.4 Cross Section B 1/4" = 1'-0"

| | |
|------------------|---------|
| 1. Project Name | NA 2021 |
| 2. Client Name | NA 2021 |
| 3. Project Phase | NA 2021 |
| 4. Drawing Title | NA 2021 |

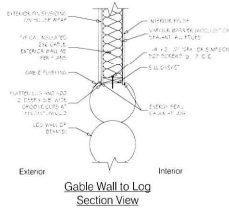
Jackson Shop
Silka Log Homes Inc.
May 26, 2021
Building Permit
Perkins Dunning & Design
1/4" = 1'-0"
A.A.



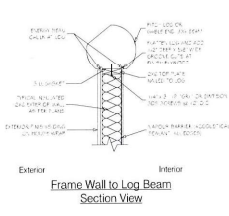
Log Roof Beam Splice and Post to Beam Connection (similar) 1/1.5 = 1 1/2" = 1'-0"
Typical



Frame Wall to Log Post Section View

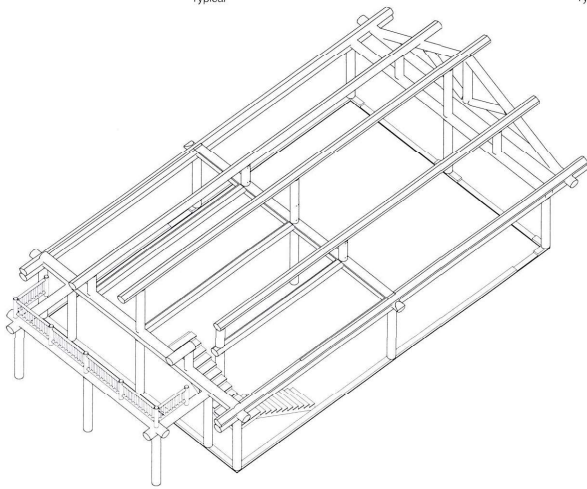


Gable Wall to Log Section View

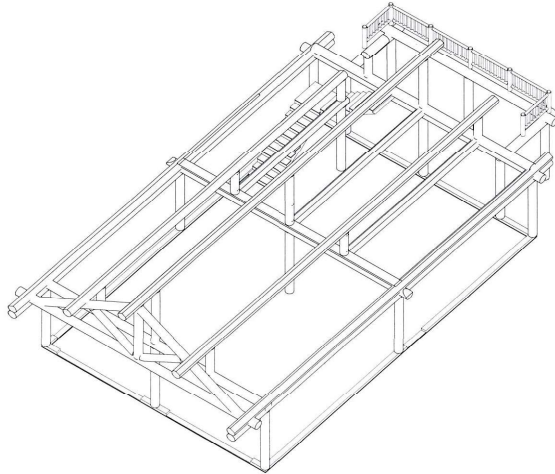


Frame Wall to Log Beam Section View

2/A.5 Exterior Frame Wall to Log Details 1" = 1'-0"
Typical



3/A.5 Log Work 3D 2 (Rear/Left) N.T.S.



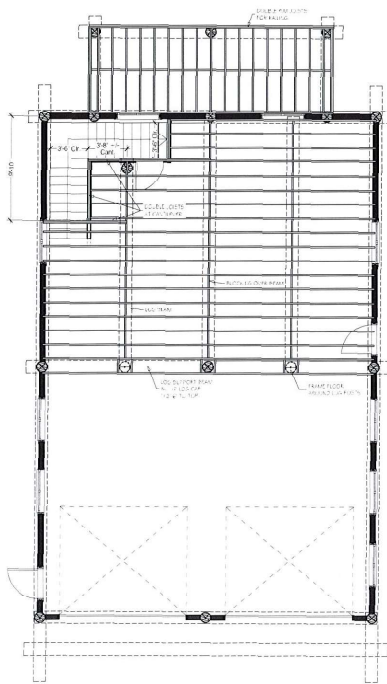
4/A.5 Log Work 3D 1 (Front/Right) N.T.S.



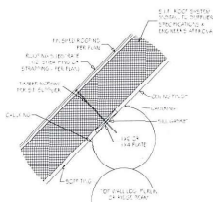
| | |
|---------------------|------------|
| 1. Rev. Engineering | Rev. 02/01 |
| 2. Rev. Engineering | Rev. 01/01 |
| 3. Rev. Engineering | Rev. 01/01 |
| 4. Rev. Engineering | Rev. 01/01 |
| 5. Rev. Engineering | Rev. 01/01 |

1. Check for any changes to the design of the structure.
2. Check for any changes to the materials or construction.
3. Check for any changes to the foundation or support structure.
4. Check for any changes to the roof structure or exterior walls.
5. Check for any changes to the interior walls or floors.

Jackson Shop
 Design by:
 Silka Log Homes Inc.
 Date:
 May 25/21
 Drawn by:
 Design Pattern
 Checked by:
 Design Pattern
 Rev. No. 1/1
 Rev. Date: 05/25/21
 Rev. Description: 1/1
 Rev. 1/1



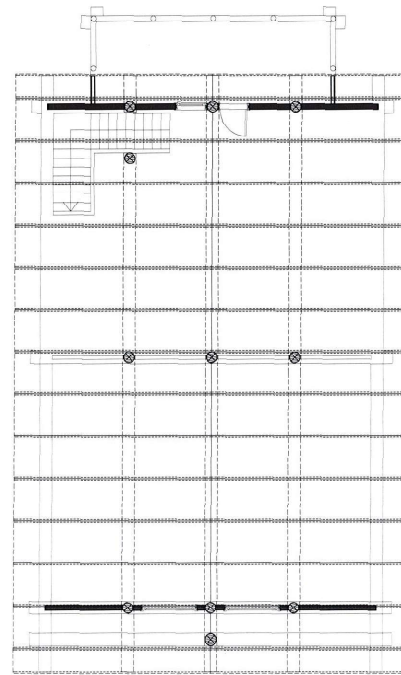
1/S.1 Mezzanine Floor Framing 1/4" = 1'-0"



3/S.1 S.I.P. to Log Attachment 1 1/2" = 1'-0"

| Tag Floor Construction Schedule | |
|---------------------------------|--|
| BASE FLOOR | |
| F-1 | CONCRETE SLAB ON GRADE, 4" THICK, WITH 4" POLYSTYRENE INSULATION BELOW. CONCRETE SHALL BE 28,000 PSI COMPRESSIVE STRENGTH. |
| MEZZANINE FLOOR | |
| F-2 | 2" POLYSTYRENE INSULATION ON GRADE. 2" Gypsum Board on top of insulation. |
| ROOFING | |
| F-3 | ASPHALT/FLY ASH SHINGLES ON 1" x 6" RAFTERS. 2" POLYSTYRENE INSULATION ON RAFTERS. 2" Gypsum Board on top of insulation. |

| Tag Roof Construction Schedule | |
|--------------------------------|---|
| BASE ROOF | |
| R-1 | 2" POLYSTYRENE INSULATION ON GRADE. 2" Gypsum Board on top of insulation. |



2/S.1 Roof Framing Plan 1/4" = 1'-0"

Frame cut openings for plumbing ducting as required. These framing plans can be modified to contractors discretion, to good building practices.

| NO. | DESCRIPTION | DATE |
|-----|------------------------|----------|
| 1 | Issue for Review | May 2021 |
| 2 | Issue for Approval | May 2021 |
| 3 | Issue for Construction | May 2021 |

Jackson Shop

Gitka Log Homes Inc.

| | |
|-----------|-------------------------|
| DATE: | May 2021 |
| PROJECT: | Building Permit |
| OWNER: | Perfect Drying & Design |
| DESIGNER: | Gitka Log Homes Inc. |
| SCALE: | As Shown |
| BY: | S.T. |

AREA G APC RESPONSE FORM

FILE NO: 3090-20/20210032

Date: July 27, 2021

7 PM

Conference Call

Applicant/Agent: - Daniel Jackson

Area G director - Al Richmond

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

Absent: Robin Edwards

Location of Application: 4837 Kitwanga Drive, 108 Mile House BC

Agenda Item: DVP to vary the combined floor area from 300 sq. m to 311.51 sq. m to allow construction of proposed garage for vintage car storage

Moved by: Nicola Maughn / Graham Leslie

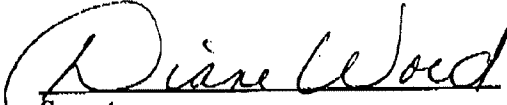
Area G APC has no objection to this DVP as presented.

Carried Unanimously.

Moved by Diane Wood

that the meeting terminate. 7:45 pm

Chair



Secretary