



Planning Application Information Sheet

Application Type: Temporary Use Permit

File Number: 3070-20/20220005

Electoral Area: H

Date of Referral: March 15, 2022

Date of Application: January 20, 2022

Property Owner's Name(s): GLENDA M JOHNSON
LENORD A JOHNSON

SECTION 1: Property Summary

Legal Description(s): Lot 15, District Lot 2965, Lillooet District, Plan 18024

Property Size(s): 0.19 ha (0.48 ac.)

Area of Application: 0.19 ha (0.48 ac.)

Location: 5132 Perkins Road

Current Designation:
Upland Residential

Min. Lot Size Permitted:
2 ha (4.94 ac.)

Current Zoning:
Residential 1 (R 1)

Min. Lot Size Permitted:
4000 sq. m (43,057 sq. ft.)

Proposal: Using an existing RV on the site as a sleeping unit between March and November. The RV is connected to hydro but not to other services such as sewage disposal or a well.

Existing Buildings: Manufactured Home - 133.78 sq. m (1,440 sq. ft.)

Garage - 53.51 sq. m (576 sq. ft.)

Shed - 23.78 sq. m (256 sq. ft.) with lean-to 19.32 sq. m (208 sq. ft.)

28' RV - 22.11 sq. m (238 sq. ft.)

Greenhouse - 17.83 sq. m (192 sq. ft.)

Woodshed - 7.43 sq. m (80 sq. ft.)

Proposed Buildings: No proposed buildings.

Road Name: Perkins Road

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Services Available: Hydro, Telephone, Sewage Disposal System, Well

Within the confines of the Agricultural Land Reserve: Yes - fully within

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

Name of Lake/Contributing River: Bridge Creek

Lake Classification: Low

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.17 ha (0.41 ac.) - 0.18 ha (0.44 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.15 ha (0.37 ac.)
(b) South	000 Single Family Dwelling	0.2 ha (0.5 ac.) - 0.2 ha (0.51 ac.)
	001 Vacant Residential Less Than 2 Acres	0.2 ha (0.5 ac.)
(c) East	180 Mixed	9.25 ha (22.85 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	20.17 ha (49.85 ac.)

PLANNING COMMENTS

Background:

The applicants have requested that a temporary use permit be granted for the use and storage of an 8.5 m (28 ft.) recreational vehicle (RV) on the subject property at 5132 Perkins Road. The

property is designated Upland Residential in the South Cariboo Area Official Community Plan Bylaw, 5171, 2018, and zoned Residential 1 (R 1) in the South Cariboo Area Zoning Bylaw, 3501, 1999. There is an existing 23.78 sq. m (256 sq. ft.) storage shed, 19.32 sq. m (208 sq. ft.) lean-to, 53.51 sq. m (576 sq. ft.) garage, 17.83 sq. m (192 sq. ft.) greenhouse, and 7.43 sq. m (80 sq. ft.) woodshed on the property.

Location and Surroundings:

The subject property is located at 5132 Perkins Road, with double frontage on Perkins and Canim-Hendrix Lake Road. The property contains a mix of trees and shrubs as part of the property landscaping. The property is surrounded on the neighbouring sides by residential properties. The site is approximately 150 m (492 ft.) from Bridge Creek.

CRD Regulations and Policies:

5171 South Cariboo Area Official Community Plan

16.0 Temporary Use Permits

16.3 Conditions

16.3.1 The Cariboo Region District Board will consider an application for a Temporary Use Permit within

the South Cariboo Area Official Community Plan Area subject to the following conditions:

- i) The use must be clearly temporary or seasonal in nature;
- ii) The use must not have the potential to cause undesirable health, safety, or environmental impacts;
- iii) The use must not have a negative impact on adjacent lands;
- iv) The use will create a low demand for water and sewer services;
- v) The use will be authorized for the earlier of three years after the permit was issued or such time as specified in the permit; and
- vi) The use will not result in permanent alteration of the site upon which it is located.

Non-Commercial Recreational Use of an RV Policy 2015-8-37

1. Non-commercial recreational use for a maximum two (2) RV(s) from May through September annually.
2. Non-commercial winter storage for a maximum of two (2) RV(s) from October through April annually.
3. The RV and any associated detached improvements will not be located within a Development Permit Area for aquatic or riparian protection or within 15 m of the natural

- boundary of a lake and 30 m (98.4 ft) from the natural boundary of a watercourse; whichever is greater.
4. Beyond what is permitted by zoning, all associated structures must be temporary in nature, or a minimum \$2,000 bond or letter of credit must be submitted and held by the Cariboo Regional District to remove the structures. In all cases the applicants must agree to remove the structures, prior to the expiry of the Temporary Use Permit.
 5. The applicant must comply with the Cariboo Regional District Building Bylaw for all associated structures. All structures must be detached from the RV and not exceed 55 sq. m (592 sq. ft).
 6. All personal vehicles used by the applicant and guests must be accommodated with off-street parking to a maximum of four (4) vehicles.
 7. Other conditions may be imposed on a site-specific basis.
 8. The Board will consider if the application is in keeping with the character of the neighbourhood.
 9. The Board may require the applicant to host a public information meeting to gather more information regarding the character of the neighbourhood and general acceptance in the community.
 10. The Temporary Use Permit may be revoked if any of the conditions have not been adhered to.

Rationale for Recommendations:

Planning staff have received an application for a Temporary Use Permit (TUP) for a recreational vehicle to be used on the property at 5132 Perkins Road. The permit was applied for after the property was subject to CRD Bylaw Enforcement. The South Cariboo Area Official Community Plan authorizes TUP applications throughout the entire plan area. The applicants have indicated that the RV is connected to power but is not connected to water or sewage disposal. The RV is to be primarily used for sleeping.

The Electoral Area 'H' Advisory Planning Commission (APC) has reviewed the application and are in support of the proposal. The APC reasons for support include the housing shortage in the area and that any sewerage from the RV will be delivered to the sani-dump in 100 Mile House, reducing the impact on the existing sewage disposal system.

The Ministry of Transportation and Infrastructure (MOTI) and the CRD Chief Building Official each have no objection to the proposal. Likewise, the Agricultural Land Commission has no concerns with the application.

Interior Health has no objections to the proposal, with the understanding that the existing RV is not connected to onsite sewerage or the well. Any waste generated from the RV would need to be disposed of using an approved method.

Planning staff note that the proposal put forward by the applicant would involve use of the RV between March through November. This would exceed the dates set in the CRD Non-Commercial

Recreational Use of an RV Policy 2015-8-37. Planning staff are supportive of the request for a Temporary Use Permit, provided it complies to Policy 2015-8-37 and the RV is only used between May through September and it is stored for the winter on or off-site between October and April.

Staff recommend public notice of the proposal rather than a public information meeting. Staff also note that no associated structures are proposed and as such no financial security is required. Additional conditions proposed will ensure waste will be disposed of off-site and that no additional structures will be constructed.

Recommendation:

That the application for a Temporary Use Permit pertaining to Lot 15, District Lot 2965, Lillooet District, Plan 18204 to allow the subject land to be used for the Non-Commercial Recreational Use of an RV be approved, in principle, as per Appendix “B” subject to the following:

- i. The Recreational Vehicle (RV) only be used for seasonal accommodation from May through September annually.
- ii. All personal vehicles used by the applicant and guests must be accommodated with off-street parking to a maximum of four (4) vehicles.
- iii. No additional structures associated with the use of the RV are permitted, including but not limited to integrated decks or hoarding.
- iv. No connection to the existing on-site sewerage system.
- v. Any liquid waste generated must be disposed of in compliance with local and Provincial regulations.

Further, that a public notice, advising of the details of the application and requesting written submissions from interested persons, be placed in the local newspaper.

REFERRAL COMMENTS

Health Authority: March 17, 2022

The IH Healthy Community Development 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. With that being said, comments were supplied with the understanding that the existing RV is not connected to onsite sewerage or water. Any waste generated from the RV would need to be disposed of using an approved method.

Ministry of Transportation and Infrastructure: March 17, 2022
EDAS 2022-01442

The Ministry has no objection to the short-term use of an RV for sleeping accommodation from March to November on the proposed lot along Perkins Road.

Advisory Planning Commission: April 11, 2022
See attached.

Agricultural Land Commission: March 24, 2022

I understand that the proposal is to use an existing 22 m² RV on the property for a temporary residence. The only other residence on the property is a 134 m² manufactured home. The ALC Act and regulations allow two residences on a property: a principle residence up to 500 m² and a secondary residence up to 90 m². The ALC doesn't regulate the form or occupancy of the residences (eg. it could be an RV if the local government allows it). This means that the proposal would fit within the ALC regulations.

Ministry of Environment and Climate Change Strategy:
No response.

Ministry of Land, Water and Resource Stewardship:
No response.

CRD Chief Building Official: April 13, 2022
No objections.


ATTACHMENTS


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

SUBJECT PROPERTY
L 15, DL 2965, L.D., PL KAP18024


Appendix A: GENERAL MAP


LEGEND


 Subject Property


 ALR

Designations

 Upland Residential

 Rural Residential

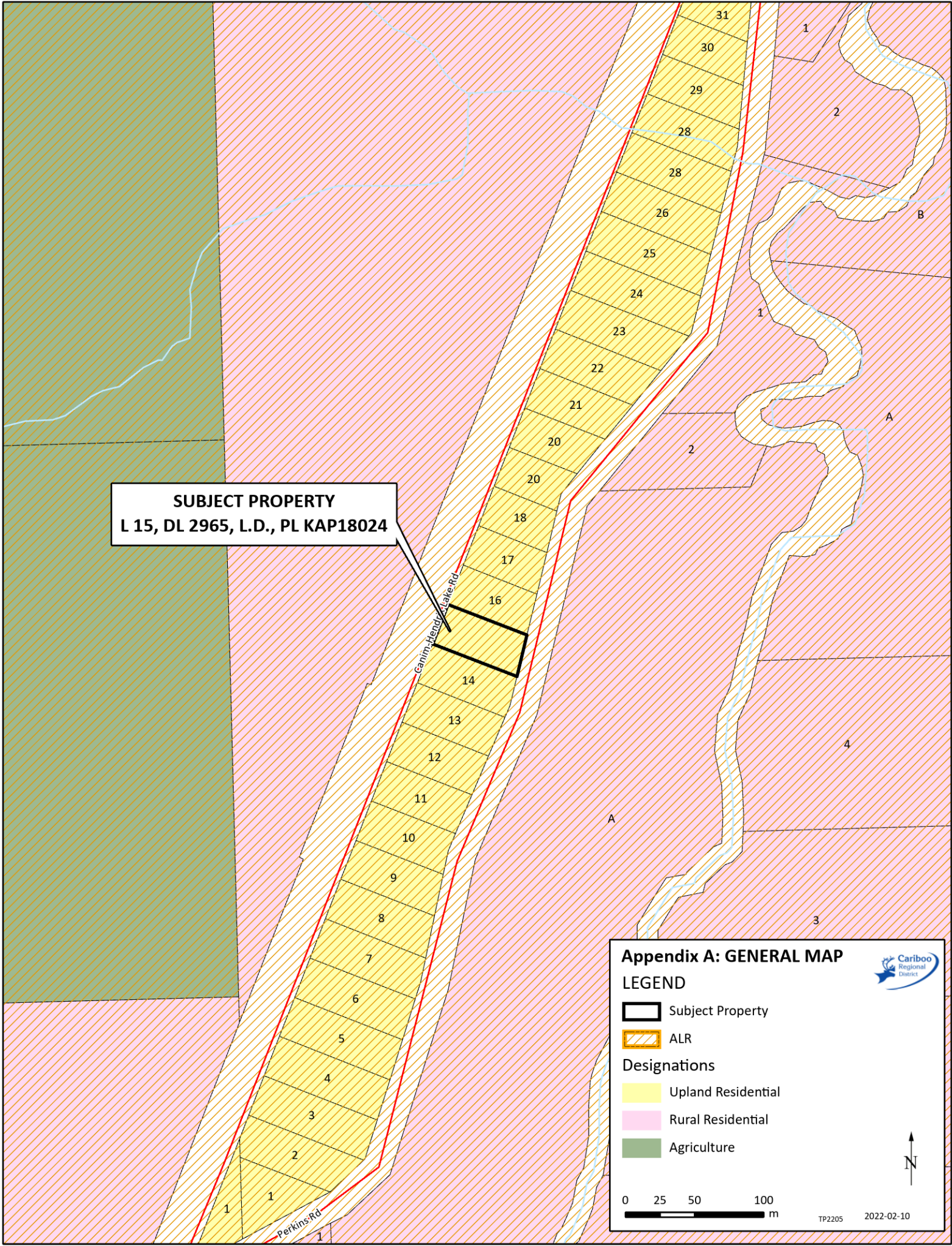
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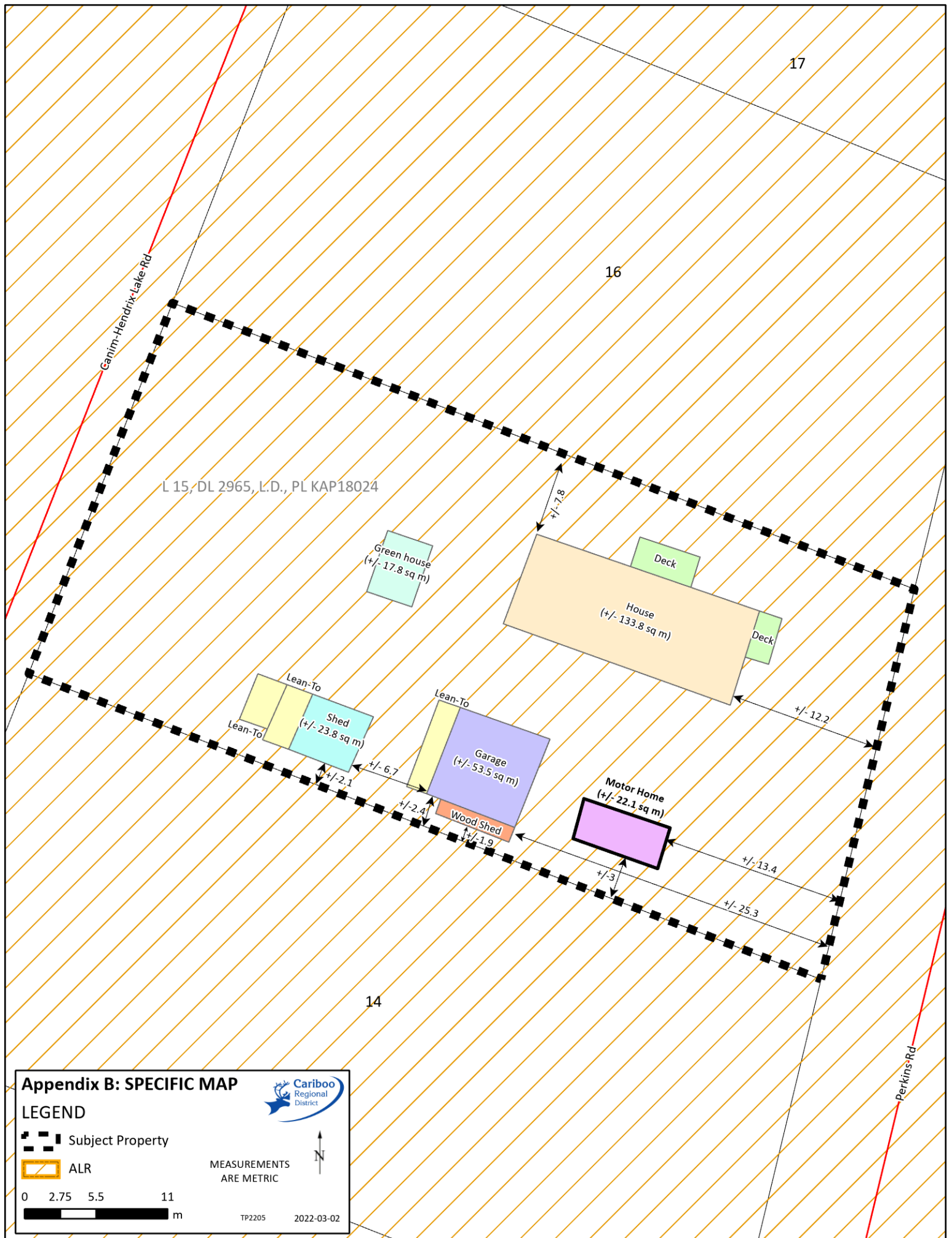

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TP22052022-02-10







SUBJECT PROPERTY
L 15, DL 2965, L.D., PL KAP18024

Canin-Hendrix Lake Rd


Perkins Rd

Appendix C: GENERAL MAP ORTHO
LEGEND



 Subject Property

 ALR

0 5 10 20
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TP2205

2022-02-10

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Describe the proposed use of the subject property and all buildings: R.V. Sleeping
Storage

Describe the reasons in support for the application: Motor home is for sleeping
only. <Bedroom> From APRIL to NOV. Depending on
Weather Conditions

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
~~No CREEKS - NO STREAMS~~ Flat land,
Some trees - some shrubs

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
NO CREEKS - NO STREAMS

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on
April 11/22 in the Forest Grove Hall, located at Forest Grove, BC, commencing
 at 7:00pm

PRESENT:Chair Peter SandersMembers Jack Dufor, Alissa Manacchi, Karen Smith,
Lori Frame, Will Vancosch, Helen Kellinglen, Tom PriceRecording Secretary M. Wagner

Owners/Agent, or

☐ Contacted but declined to attendGlenda Johnson - owner
Gerald Johnson - son**ABSENT:****ALSO PRESENT:** Electoral Area Director

Staff support (if present)

Margo WagnerAgenda Items**TEMPORARY USE PERMIT APPLICATION – 3070-20/20220005 (LOT 15, DISTRICT LOT 2965, LILLOOET DISTRICT, PLAN 18024)**

Karen / Alissa : "THAT the application for a temporary use permit to allow for an
 RV to be used as a temporary sleeping unit for property located at 5132 PERKINS ROAD be
supported/rejected for the following reasons:

i) Support for coping parents living in a small houseii) Housing shortage.

Does not impact sewer system - porta-potty in trailer - emptied
at semi-dump & 100 mile house

For: 8Against: 0CARRIED/DEFEATEDTerminationWill / Jack

: That the meeting terminate.

CARRIEDTime: 7:20 pm

Margo Wagner
 Recording Secretary

Peter Sanders
 Chair