



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20220007

Electoral Area: H

Date of Referral: March 15, 2022

Date of Application: January 14, 2022

Property Owner's Name(s): GARY B PROZNICK
JEANETTE T PROZNICK

Applicant's Name: Keep'n It Square Construction

SECTION 1: Property Summary

Legal Description(s): Lot 4, District Lot 2748, Lillooet District, Plan 25432

Property Size(s): 0.53 ha (1.32 ac.)

Area of Application: 0.53 ha (1.32 ac.)

Location: 3975 Canim-Hendrix Lake

Current Designation:
Lakeshore Residential

Min. Lot Size Permitted:
0.4 ha (0.98 ac.)

Current Zoning:
Residential 2 (R 2)

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

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

That the maximum ancillary structure area be increased from 300 sq. m. (3,229 sq. ft.) to 340 sq. m. (3,660 sq. ft.) to allow construction of the proposed shop.

Proposal: To legalize the oversized ancillary structure area and construct a shop.

Existing Buildings: Single Family Dwelling - 300 sq. m (3,229 sq. ft.)

Shop - 142.69 sq. m (1,536 sq. ft.)

Cabin - 30.4 sq. m (327.22 sq. ft.)

Viewing Deck - 22.3 sq. m (240 sq. ft.)

Pole Shed (To be Removed) - 39.02 sq. m (420 sq. ft.)

Woodshed (To be Removed) - 5.57 sq. m (60 sq. ft.)

Proposed Buildings: Shop - 142.69 sq. m (1,536 sq. ft.)

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

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: Canim Lake

Lake Classification: Low

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	000 Single Family Dwelling	0.57 ha (1.41 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.15 ha (10.27 ac.)
	150 Beef	48.6 ha (120 ac.)
(b) South	Canim Lake	
(c) East	000 Single Family Dwelling	0.4 ha (1 ac.) - 0.56 ha (1.38 ac.)
(d) West	000 Single Family Dwelling	0.59 ha (1.47 ac.) - 0.62 ha (1.54 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.01 ha (2.51 ac.)

PLANNING COMMENTS

Background:

An application has been made on 3975 Canim-Hendrix Road to vary the maximum gross floor area of ancillary structures to allow construction of a shop. The variance requested would increase the gross floor area from 300 sq. m (3,229 sq. ft.) to 340 sq. m (3,660 sq. ft.).

The subject property is 0.53 ha (1.32 ac.) and is zoned Residential 2 (R 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property is designated Lakeshore Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. Currently on the property there is a 300 sq. m (3,229 sq. ft.) single family dwelling, a 142.69 sq. m (1,536 sq. ft.) shop, a 30.4 sq. m (327,22 sq. ft.) cabin, and a 22.3 sq. m (240 sq. ft.) viewing platform overlooking the lake. A 39.02 sq. m (420 sq. ft.) poleshed and 5.57 sq. m (60 sq. ft.) woodshed are also located on the site, but the applicant's clients intend to remove these structures. The proposed shop is to be 142.69 sq. m (1,536 sq. ft.).

The viewing deck, while located within the lake setback area and the aquatic habitat development permit area, is indicated by the applicant to have been constructed in the 1960's – predating building inspection services to the area. As such the deck area is to be included in the calculation of combined gross floor area; but its location adjacent to the lake is considered non-conforming to the lake setbacks and aquatic habitat development permit area (AHDPA) requirements.

Location and Surroundings:

The subject property is located on Canim-Hendrix Lake Road is adjacent to Canim Lake. The property is mostly treed, with a lawn surrounding the house. The property is roughly 5km south of the community of Eagle Creek and 20km east of Forest Grove.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

4.14 ANCILLARY BUILDINGS STRUCTURES AND USES

Property Size 0.4 ha to Less Than 2.0 ha (0.99 ac. to Less Than 4.94 ac.)	= 300 square metres (3,229 square feet)
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Rationale for Recommendations:

Planning staff have received an application to vary the maximum gross floor area to allow for the construction of a new shop. By removing the poleshed and woodshed the property owners had intended to remain under the ancillary structure maximum floor area. However, upon review by planning staff it was concluded that the deck adjacent to Canim Lake would cause the property to exceed this maximum. As such the applicant requests a variance be made for the maximum floor area of ancillary structures be increased from 300 sq. m (3,229 sq. ft.) to 340 sq. m (3,660 sq. ft.). The applicant and property owners are aware that this variance is only for the gross floor area and would not bring the siting of the deck into conformance.

Both the Ministry of Transportation and Infrastructure (MOTI) and the Interior Health Authority have reported no objection to the proposed variance.

The Electoral Area 'H' Advisory Planning Commission (APC) has reviewed the application. The APC reports concerns that precedent will be created and that the quantity of buildings on the property will prove difficult for fire trucks. While the APC has recorded these discussions in their minutes, the consensus of the Commission was that the requested variance be approved.

The CRD Chief Building Official has no objections. A permit is required for the proposed work.

Planning staff are supportive of the variance as it is not likely to have significant impact on the surrounding properties, nor does it raise concerns from any referral response agencies. At the time of drafting, staff have not received any comments from neighbouring property owners.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 4, District Lot 2748, Lillooet District, Plan 25432 to increase the maximum combined gross floor area of ancillary structures be received. Further, that a Development Variance Permit be issued to vary section 4.14 (e) of South Cariboo Area Zoning Bylaw No. 3501, 1999:

That the maximum combined gross floor area be increased from 300 square metres (3,229 square feet) to 340 square metres (3,660 square feet) to allow construction of a shop.

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.

Ministry of Transportation and Infrastructure: March 17, 2022
EDAS # 2022-01440

The Ministry has no objection in principle to the proposed square footage increasing from 300 to 340 sq. meters.

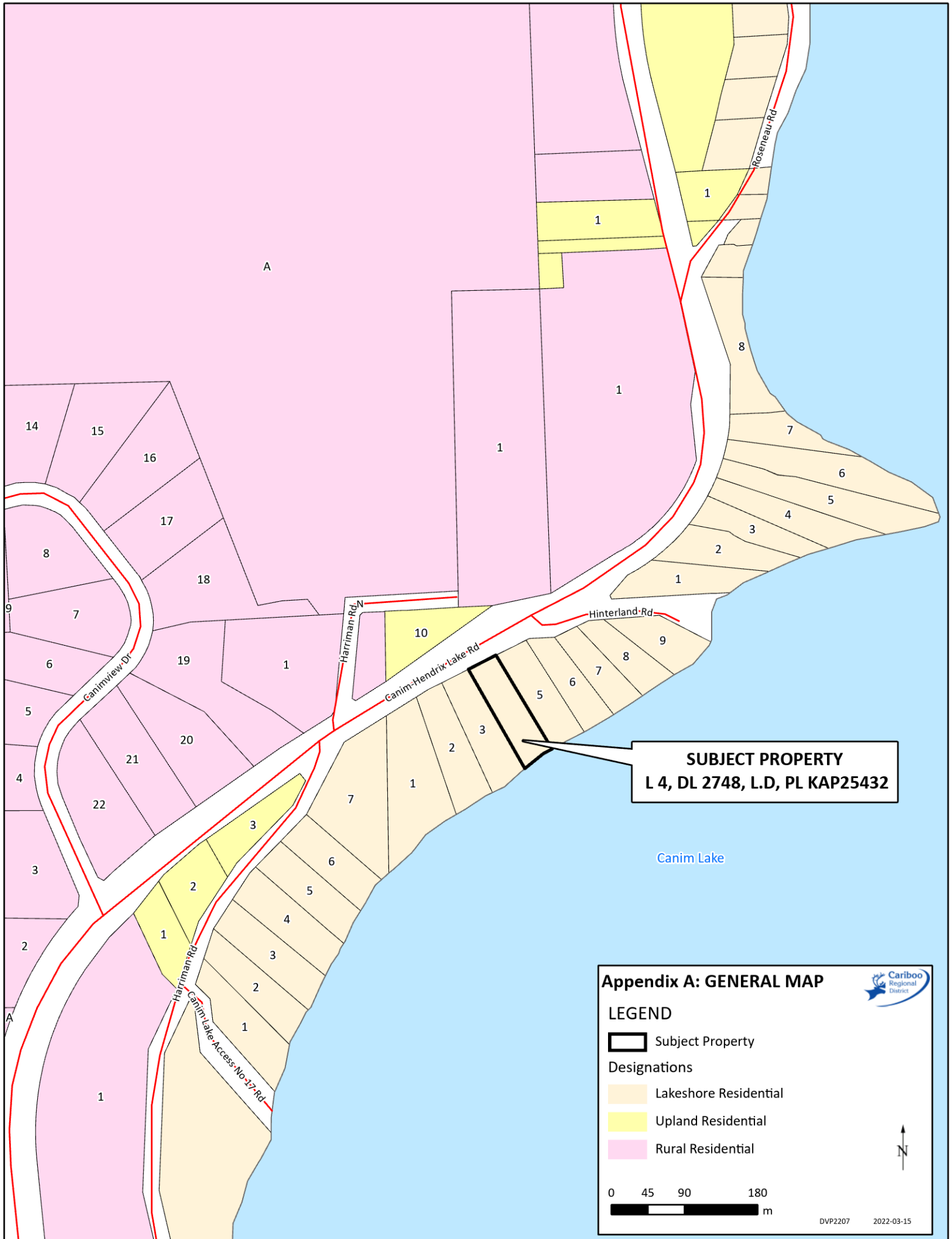
Advisory Planning Commission: April 11, 2022
See attached.

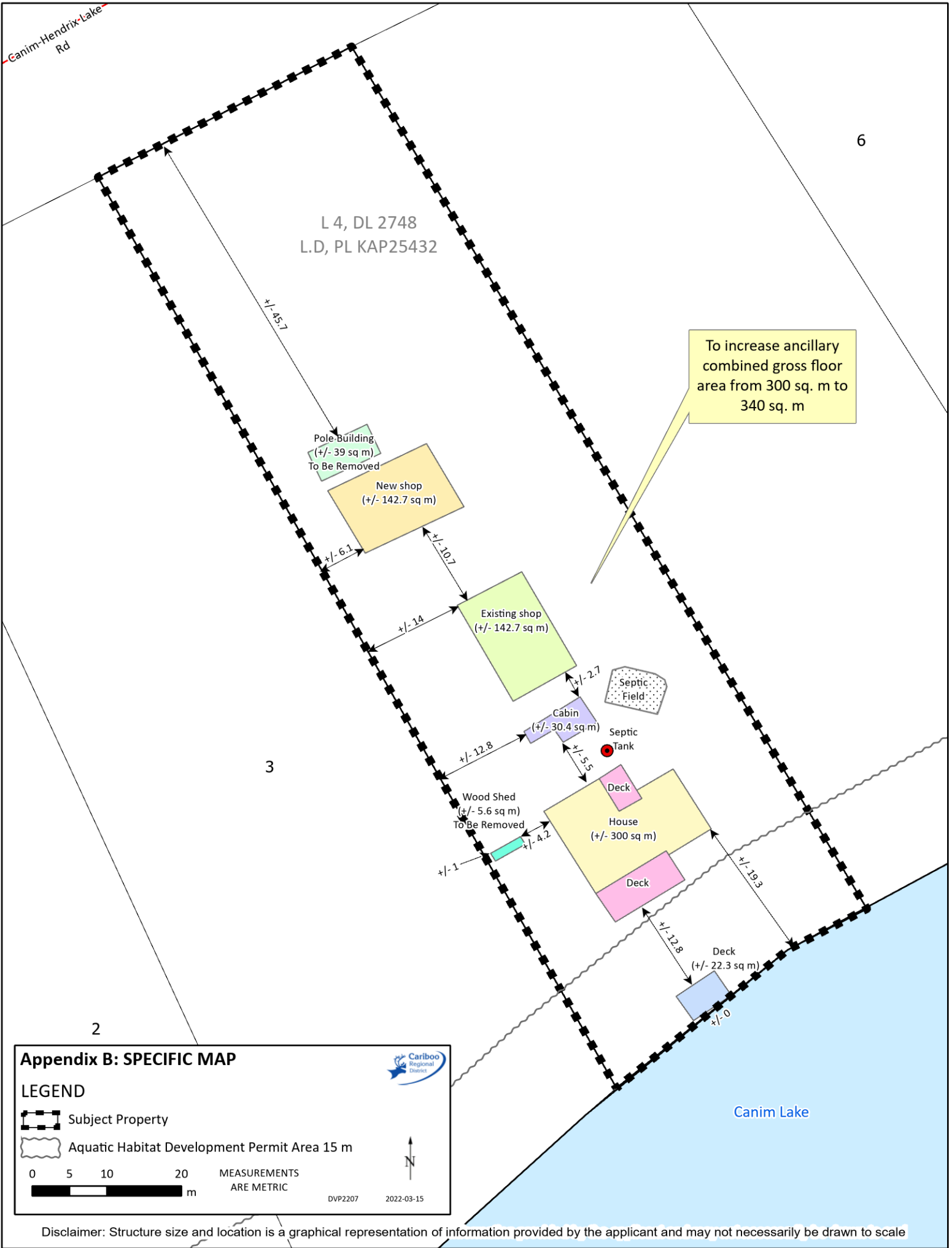
Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official: April 12, 2022
No objections. Permit required for proposed work.

ATTACHMENTS

Appendix A: General Map
Appendix B: Specific Map
Appendix C: Orthographic Map
Other: Advisory Planning Commission Comments





L 4, DL 2748
L.D, PL KAP25432

To increase ancillary
combined gross floor
area from 300 sq. m to
340 sq. m

Pole Building
(+/- 39 sq m)
To Be Removed

New shop
(+/- 142.7 sq m)

Existing shop
(+/- 142.7 sq m)

Cabin
(+/- 30.4 sq m)

Septic Field

Septic Tank

Wood Shed
(+/- 5.6 sq m)
To Be Removed

House
(+/- 300 sq m)

Deck

Deck
(+/- 22.3 sq m)

Appendix B: SPECIFIC MAP

LEGEND

- Subject Property
- Aquatic Habitat Development Permit Area 15 m

0 5 10 20 MEASUREMENTS ARE METRIC



DVP2207 2022-03-15

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



Harriman Rd N


Hinterland Rd

Canim-Hendrix Lake Rd

SUBJECT PROPERTY
L 4, DL 2748, L.D, PL KAP25432

Canim Lake

Appendix C: GENERAL MAP ORTHO
LEGEND

 Subject Property

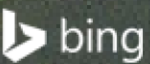
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DVP2207

2022-03-14



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 7:20pm

PRESENT:Chair Peter SanderMembers Jack Dwyer, Alissa Marinacchi, Karen Smith, Lori Frame, Will Van Osch, Helen Kellington, Tom PriceRecording Secretary M. Wagner

Owners/Agent, or

☐ Contacted but declined to attendBrandon Burket - contractor
Gary Prozniak
Linda Prozniak } owners**ABSENT:****ALSO PRESENT:** Electoral Area DirectorMargo Wagner
Staff support (if present)**Agenda Items****DVP APPLICATION – 3090-20/20220007 (LOT 4, DISTRICT LOT 2748, LILLOOET DISTRICT, PLAN 25432)**

Will / Lori : "THAT the application to vary the maximum ancillary structure area for property located at 3975 CANIM-HENDRIX LAKE be supported/rejected for the following reasons:

- i) supported with concerns:-
setting precedents.
- ii) Small lot - with several buildings
concern over fire truck access

For: 6 Against: 2CARRIED/DEFEATED**Termination**Will / Jack

: That the meeting terminate.

CARRIEDTime: 8:10pm

Margo Wagner
Recording Secretary

Peter Sander
Chair