



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20210062

Electoral Area: G

Date of Referral: December 21, 2021 and March 15, 2022

Date of Application: November 29, 2021

Property Owner's Name(s): 1251625 B C LTD

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610

Property Size(s): 0.8 ha (1.98 ac.)

Area of Application: 0.8 ha (1.98 ac.)

Location: 5501 Park Drive

Current Designation:
Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
General Commercial (C 1)

Min. Lot Size Permitted:
4,000 square metres (43,057 square feet)

Variance Requested: The applicants have requested a variance to Section 4.20(e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the Required Parking Spaces for Industrial Class of Building or Use be reduced from 1.5 per 100 square metres of gross floor area to 0.74 parking spaces per 100 square metres for the proposed storage buildings only.

Proposal: Business or Professional Office; Contractor's Office, Shop or Yard; Health Services Centre for a Yoga Studio; and, Mini-Storage and Self Storage Facility.

Note: Applicant proposes additional Health Services Centre use (see file 3360-20/20210057). With additional use, parking requirement as per Zoning Bylaw is increased from 29 to 33 stalls. Applicant proposes reduction in total parking from 33 to 23 stalls. Previous proposal was reduction from 29 to 9 stalls.

Existing Buildings: 322.54 sq. m (3,472 sq. ft.) Office Building

Proposed Buildings: 4 storage buildings

Unit 1 - 416.19 sq. m (4,480 sq. ft.)

Unit 2 - 390.2 sq. m (4,200 sq. ft.)

Unit 3 - 364.2 sq. m (3,920 sq. ft.)

Unit 4 - 169.07 sq. m (1,820 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: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Commercial Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	23.85 ha (58.93 ac.)
(b) South	234 Manufactured Home Park	1.59 ha (3.95 ac.) - 2.64 ha (6.54 ac.)
(c) East	000 Single Family Dwelling	0.29 ha (0.73 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.40 ha (1 ac.)
	150 Beef	30.62 ha (75.67 ac.)
	652 Churches & Bible Schools	1.18 ha (2.94 ac.)
(d) West	180 Mixed	24.8 ha (61.37 ac.)

PLANNING COMMENTS

Update: (April 6, 2022)

The applicant has requested that a health services centre be added to the permitted land uses in the associated rezoning application (3360-20/20210057). The applicant has redesigned the parking proposal to provide additional parking for the use. The new proposal would provide a total of 23 parking spaces. The proposed uses of the property: a contractor's office, shop, or yard; a self-storage or mini-storage facility; and the health services centre would require a total of 33 parking spaces on the property according to the South Cariboo Area Zoning Bylaw No. 3501, 1999 parking requirements. The applicant has requested to amend the variance application to reduce the total parking spaces by 10.

As the variance request has been amended, referral agencies were provided the opportunity to comment on the application for a second time. Comments from the Ministry of Transportation and Infrastructure, and Interior Health have remained unchanged despite the update to the application.

The Cariboo Regional District Chief Building Official has reviewed the application and requires that accessible parking stalls be included in the application as required by the BC Building Code. This is reflective of the South Cariboo Area Zoning Bylaw No. 3501 which specifies a minimum width of 4 m (13.12 ft.) and a minimum area of 24.4 sq. m (262.65 sq. ft.). The Chief Building Official indicates these determinations will be required when the applicant applies for the required building permits.

The Electoral Area 'G' Advisory Planning Commission (APC) has rejected the updated application, referring to their previous concern that the property would not have enough parking. Prior to the proposed health service centre use the APC had requested the applicant provide at least 19 parking spaces. However, with the additional use, the APC recommends that the variance not be permitted.

Planning staff have no objections to the requested development variance permit. Parking regulations are based on the maximum peak demand. The self-storage facility use is not expected to have as much demand for parking spaces as other light industrial uses that generally require more staff parking. The applicant has demonstrated an increase to the total stalls in conjunction with the additional health service centre use as proposed. The proposed parking arrangement balances the visual impact of additional parking with anticipated needs.

Revised Recommendation:

1. That the application for a Development Variance Permit pertaining to Lot 1, District Lot 4188, Lillooet District, KAP17558, Except Plan KAP50471 and KAP59610 be approved. Further that a Development Variance Permit be issued to vary Section 4.20 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the Required Parking Spaces for Service Commercial/Light Industrial Class of Building or Use be reduced from 1.5 per 100 square metres of gross floor area to 0.74 parking spaces per 100 square metres for the proposed storage buildings only.

Background:

A development variance permit has been proposed on a 0.8 ha (1.98 ac.) property at 5501 Park Drive in 103 Mile to permit for alternative parking layouts for the proposed self-storage units. This variance permit application is applied for alongside a rezoning application to permit this use, and a development permit application for the form and character of the commercial development. These are files 3360-20/20210057 and 3060-20/20210060 respectively. Four storage units are proposed for the site, ranging in size from 167.07 sq. m (1,820 sq. ft.) to 416.19 sq. m (4,480 sq. ft.). An existing 322.54 sq. m (3,472 sq. ft.) office building is in construction on the site.

The proposed variance would reduce the minimum parking requirements for the self-storage units from 1.5 spaces per 100 sq. m of gross floor area down to 0. This will not relieve the applicant of ensuring the parking minimums for the office building already on site are met. In total, the proposal would reduce the required minimum parking spaces from 29 parking stalls to 9 parking stalls.

Location and Surrounding:

The subject property is located at the corner of Park Drive in 103 Mile and Cariboo Highway 97. The property is not connected to the 103 Mile water service area. The property is identified as part of the South Cariboo Area Official Community Plan Commercial Development Permit Area.

Previous Applications

The subject property, prior to constructing the existing 322.54 sq. m (3,472 sq. ft.) office building, required a development permit for form and character. This permit was approved by the Board of Directors at the October 2nd, 2020 Board Meeting as file number 3060-20/20200019.

CRD Regulations and Policies:

South Cariboo Area Zoning Bylaw No. 3501, 1999

4.20 OFF STREET PARKING AND LOADING REQUIREMENTS

d) When a building or structure accommodates more than one type of use, the off-street parking and loading space requirements for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.

Commercial (Office):	- 2.8 per 100 square metres of gross floor area
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Industrial:

- service commercial / light industrial uses;	- 1.5 per 100 metres of gross floor area;
- general industrial uses;	- 1.5 per 100 metres of gross floor area;

Rationale for Recommendations:

Planning staff have no objections to the requested development variance permit application. Due to the nature of a self-storage unit, clients of the service will likely not use parking the same as a typical commercial development. As such, the applicant has ensured that aisles be placed within the complex allowing private vehicles to pull up to their assigned unit for easy loading and unloading. Nine parking stalls associated with the office building are still required as per the South Cariboo Area Zoning Bylaw requirements in section 4.20 *Off Street Parking and Loading Requirements*. These are depicted in the attached Appendix B.

The Ministry of Transportation and Infrastructure (MOTI) has expressed no concerns to the proposal. MOTI does require that all parking be within the subject property and that no parking is permitted on the adjacent street, being Park Drive. The Ministry also requires that no access be built to Cariboo Highway 97 and that a commercial access permit be required.

The Interior Health Authority has no concerns with the proposal to vary required parking minimums.

The Cariboo Regional District Building Department has no objection to the proposed variance. The department notes that the property is within a Building Inspection Service Area and any development will require a building permit.

The Electoral Area 'G' Advisory Planning Commission (APC) has voiced concerns regarding the variance. The APC recommends against the full variance which would reduce the proposed parking spaces from 29 stalls to 9 stalls and instead recommend reducing the total proposed parking spaces for the property from 29 stalls to 19 stalls.

Adjacent property owners have raised concerns regarding the land use of the application. These concerns were submitted towards the Development Variance Application; however, they can be taken into consideration for all three of the current applications, specifically the rezoning file

3360-20/20210057. Concerns are primarily focused on safety, citing perceptions of increased crime within the 103 Mile area and increased traffic along Dawson Road creating a liability to road maintenance and when moving cattle across this road. Planning staff note that traffic not local to the 103 Mile area is expected to use Park Drive via Cariboo Highway 97 to access the property.

Recommendation:

1. That the application for a Development Variance Permit pertaining to Lot 1, District Lot 4188, Lillooet District, KAP17558, Except Plan KAP50471 and KAP59610 be approved. Further that a Development Variance Permit be issued to vary Section 4.20 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the Required Parking Spaces for Service Commercial/Light Industrial Class of Building or Use be reduced from 1.5 per 100 square metres of gross floor area to 0 parking spaces per 100 square metres for the proposed storage buildings only.

REFERRAL COMMENTS

Health Authority:

December 24, 2021:

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.

Note: comments regarding the rezoning of this property were supplied prior on: File Number: 3360-20/20210057, interest unaffected pertains specific to the DVP for parking.

March 21, 2022:

With respect to the Re-referral, I do not have additional comments with respect to this property. My initial comments with respect to the rezoning are attached, and still apply with respect to the lot size and long term sustainability with respect to sewerage disposal.

Ministry of Transportation and Infrastructure:

December 23, 2021:

The Ministry of Transportation and Infrastructure has no objection to the proposed development permit subject to the following:

- o All parking must be within the site
- o No parking allowed on Park Drive
- o Variance is for the storage buildings only
- o Applicant is required to apply for a commercial access permit to Park Drive once the business is operational
- o No direct access to Cariboo Highway # 97

March 17, 2022:

EDAS: 2022-01441

The Ministry has no objection in principle to the addition of a yoga studio. All parking must be on-site and there shall be no direct access now or in the future to Cariboo Highway #97. The access must remain in the existing location along Park Drive.

Advisory Planning Commission: January 17, 2022 and March 28, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: January 20, 2022

No objections. Property is within building inspection service area. Building permits required for the proposed buildings.

Adjacent Property Owners:

See attached.


ATTACHMENTS

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

SUBJECT PROPERTY
L 1, DL 4188, L.D., PL KAP17558,
EXC PL KAP50471,
& EXC PL KAP59610

Appendix A: GENERAL MAP

LEGEND

 Subject Property

 ALR


 Commercial Development Permit Area

Designations


 Agriculture


 Commercial


 Institutional

 Lakeshore Residential

 Mobile Home Park

 Parks, Recreation & Open Space

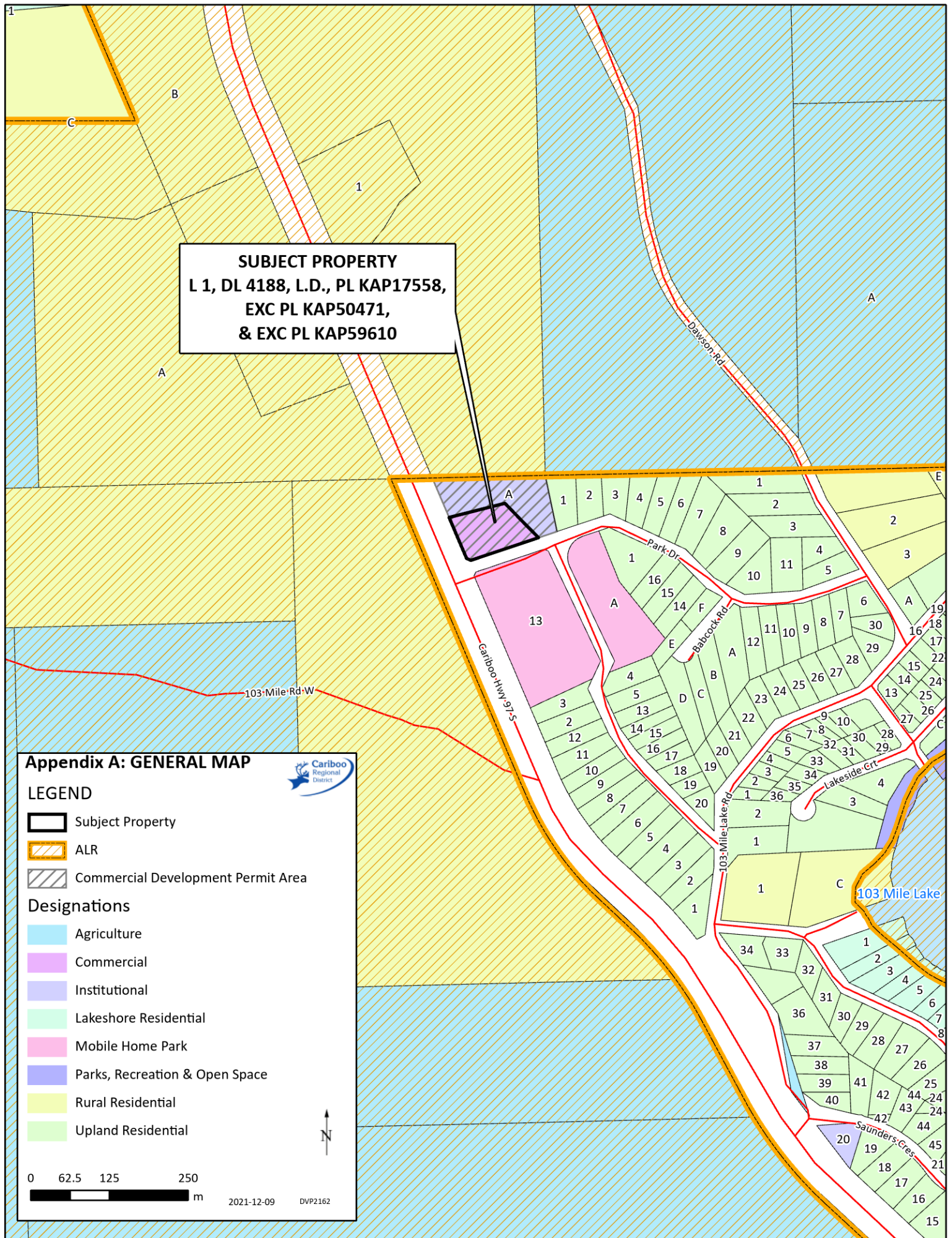
 Rural Residential

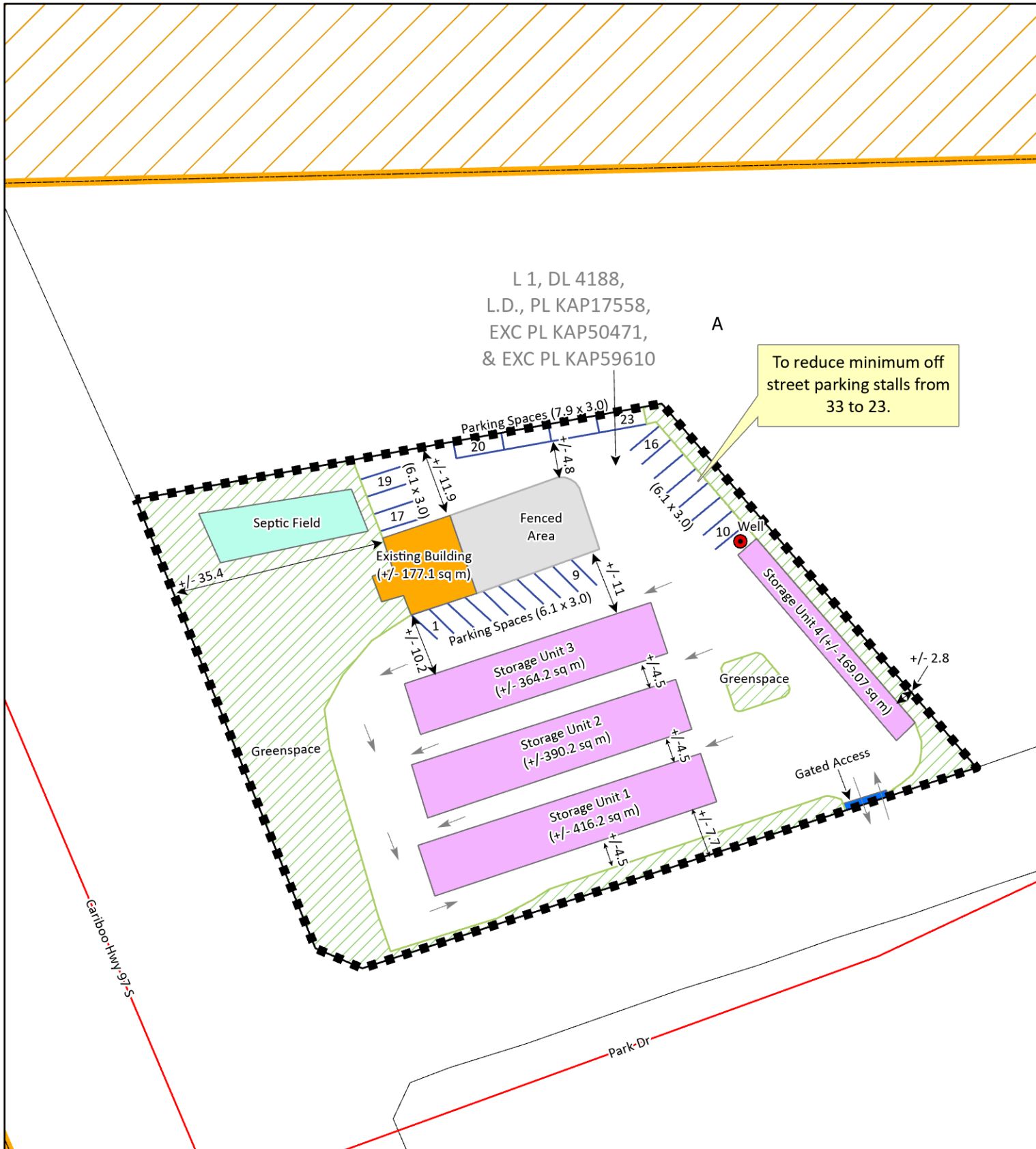
 Upland Residential

0 62.5 125 250
m

2021-12-09

DVP2162





Appendix B: SPECIFIC MAP UPDATED MARCH 17

LEGEND

Subject Property

ALR

0 5 10 20
m

MEASUREMENTS
ARE METRIC



DVP2162

2022-03-17

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



Describe the existing use of the subject property and all buildings: ~~Commercial~~ office building
for Mr. T Contracting / Free mantle Enterprises Ltd

Describe the proposed use of the subject property and all buildings: ~~multi family apartments~~
STORAGE UNITS

Describe the reasons in support for the application: ~~Shortage of apartment units~~
SHORTAGE ON STORAGE UNITS IN TOWN
CENTRAL PROPERTY BETWEEN 100 NILE & 108 NILE

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Grassland

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PHASE 2 DEVELOPMENT
PARK DRIVE PROPOSED
STORAGE COMPLEX



UNIT 3

30 UNITS

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30

UNIT 2

30 UNITS

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30

UNIT 1

34 UNITS

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30

UNIT 4

15 UNITS

250-945-6466
ALPACA
CONSTRUCTION
alpacaconstruction@gmail.com
kay@alpacaconstruction.com

REVISIONS:

#	DATE	DESCRIPTION
1	2021-10-11	

PROJECT:
PARK DRIVE
STORAGE COMPLEX

LOCATION:
100 MILE RANCH, DC

DATE: Y.M.D.
2021-10-20

SCALE: NTS

DRAWING #
2.0

OVER VIEW

AREA G APC RESPONSE FORM

FILE NO: DVP – 3090-20/20210062

Date: January 17, 2022

7 PM

Conference call meeting

Applicant/Agent: Dietmar Feistmantl

Area G director - Al Richmond

**Members: Marvin Monical
Marilyn Niemiec**

**Diane Wood
Robin Edwards**

Graham Leslie

Nicola Maughn

Absent: Nicola Maughn

Location of Application: 5501 Park Drive

Agenda Item: Variance requested: That the Required Parking Spaces for Industrial Class of building or Use be reduced from 1.5 per 100 sq. metres of gross floor area to 0 parking spaces for 100 sq. metres for the proposed storage buildings only.

Moved by: Graham Leslie / Robin Edwards

Area G APC is not receptive to this application as presented.

While the APC agrees the original number of 29 parking spaces was overkill, we believe 9 spaces are too few.

The APC would accept a total of nineteen (19) parking stalls to accommodate the development.

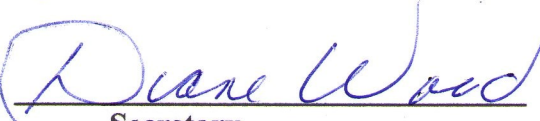
CARRIED UNANIMOUSLY

Moved by Diane Wood

that the meeting terminate. 8:15 PM

Marvin Monical

Chair


Secretary

AREA G APC RESPONSE FORM

FILE NO: 3360-20/20210062

Date: March 28, 2022

Applicant/Agent: Dietmar Feistmantl

Area G director - Al Richmond

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

Absent: Marilyn Niemiec, Robin Edwards

Location of Application: 5501 Park Drive

Agenda Item: Re-referral of DVP – Applicant proposes reduction in parking spaces from 33 to 23 stalls.

Moved by: Marvin Monical / Diane Wood

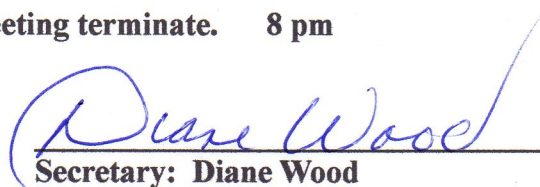
Area G APC is not supportive of the proposed variance given the amount of allowable uses in the zoning.

CARRIED

Moved by Diane Wood

that the meeting terminate. 8 pm

Chair: Marvin Monical


Secretary: Diane Wood

Genny Hilliard

From: Kyle Bailey <kylebailey0003@gmail.com>
Sent: January 20, 2022 10:51 AM
To: CRD Planning
Subject: Development Variance Request 1251625

Dear Jonathan Reitsma,

We are writing to you in regards to the recent letter we received for a variance request for property 1251625 B C LTD. We have objections with the application to add storage units to 1251625 B C LTD.

We currently have an issue with crime in the area and bringing more foot and vehicle traffic to the area where there is already a lack of policing will cause current crime rates to increase. In the last year we have had stolen cars dropped off in our neighbourhood (reported to the local police), people trespassing on our property, stolen goods dumped on neighbouring properties (reported to the police), drug transactions, drinking & driving along WITH endless amounts of garbage and waste dumped along Dawson Road.

In addition to the lack of policing in the area we are also concerned about the increased vehicle traffic this will bring to the area. The current road infrastructure along Dawson Road is not made to maintain a heavy amount of traffic. Bringing in the storage units will increase people using Dawson Road as a way in and out of the storage facility. The maintenance along the road is already minimal at best.

We are a working farm that moves cattle across Dawson road from one side of our property to another. We have already had safety concerns with the lack of care or concern that there is livestock in the area. With more vehicle traffic these concerns will be magnified.

We are asking that you take the above concerns in to strong consideration when you are reviewing the variance request for property 1251625 B C LTD.

Thank you,

Kyle Bailey
5289 Dawson Rd
100 Mile House BC
V0K 2E1
604-897-0003