



Planning Application Information Sheet

Application Type: Development Permit Determined by Board

File Number: 3060-20/20210060

Development Permit Area: South Cariboo Area Commercial Development Permit Area

Electoral Area: G

Date of Referral: December 21, 2021

Date of Application: November 05, 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)

Proposal: Mini-Storage and Self Storage Facility

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

Proposed Buildings: 4 storage buildings 169.07 sq. m (1,820 sq. ft.) - 416.19 sq. m (4,480 sq. ft.)

Road Name: Park Drive

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

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: South Cariboo Area 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

Background:

A development permit for form and character has been proposed on a 0.8 ha (1.98 ac.) property at 5501 Park Drive in 103 Mile to allow for a self-storage facility. This development permit application is applied for in tandem with a rezoning application to permit this use, and a development variance application to reduce the number of required parking spaces. These are

files 3360-20/20210057 and 3090-20/20210062 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 under construction on the site.

The subject property is within the Commercial Development Permit (DP) Area of the South Cariboo Area Official Community Plan (OCP) Bylaw No. 5171, 2018. The Commercial DP Area regulates the form and character of commercial and industrial developments along the highway.

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 3090-20/20200019.

CRD Regulations and Policies:

South Cariboo Area Official Community Plan Bylaw No. 5171, 2018

9.4 COMMERCIAL DEVELOPMENT PERMIT AREA

9.4.4 Building massing and design:

- i. The use of wood is strongly encouraged;
- ii. Long continuous blank wall surfaces should be avoided;
- iii. Long building walls shall be articulated by a regular pattern of windows, variations in building materials and textures, building massing, and architectural features;
- iv. Varied rooflines shall be used to avoid the appearance of long, flat building facades;

Rationale for Recommendations:

Planning staff have no objections to the requested development permit application. The applicant has demonstrated on the provided site plan and renderings a building plan, primarily focusing on the four proposed storage facilities. The proposed facilities are rendered with a contrasting dark palate to the light palate of existing office building. The new structures will have dark siding, decorative wood paneling, and a decorative stone façade and gable on the foremost facility, Storage Unit 1, as depicted in Appendix B.

The South Cariboo Area OCP Commercial Development Permit guidelines provide design standards; encouraging varied rooflines, use of wood in the design, and further encouraging the

parking spaces be screened from adjoining properties. These requirements have generally been met by the proposal.

Planning staff note that the proposed structures have a generally long, flat roofline. Staff recognize that this is discouraged in the Development Permit Guidelines. However, staff attest that the proposed use and subsequent design of the structures leaves little opportunity for varied rooflines. As such staff are satisfied with the decorative stone façade and gable depicted in the supporting detailed drawings.

The Electoral Area 'G' Advisory Planning Commission (APC) has voiced support for the designs shown in the application.

The Cariboo Regional District Building Department has no objections to the proposal. The property is within a Building Inspection Service Area and will require building permits for any work.

Recommendation:

1. That the application for a Development Permit pertaining to Lot 1, District Lot 4188, Lillooet District, KAP17558, Except Plan KAP50471 and KAP59610 be approved based on Appendix "B" and supporting detailed drawings.

Further, the applicant be advised that they must obtain a valid building permit for any improvements.

REFERRAL COMMENTS

Advisory Planning Commission: January 17, 2022
See attached.

CRD Chief Building Official: January 20, 2022
No objections. Property is within building inspection service area. Building permits required for proposed work.


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 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

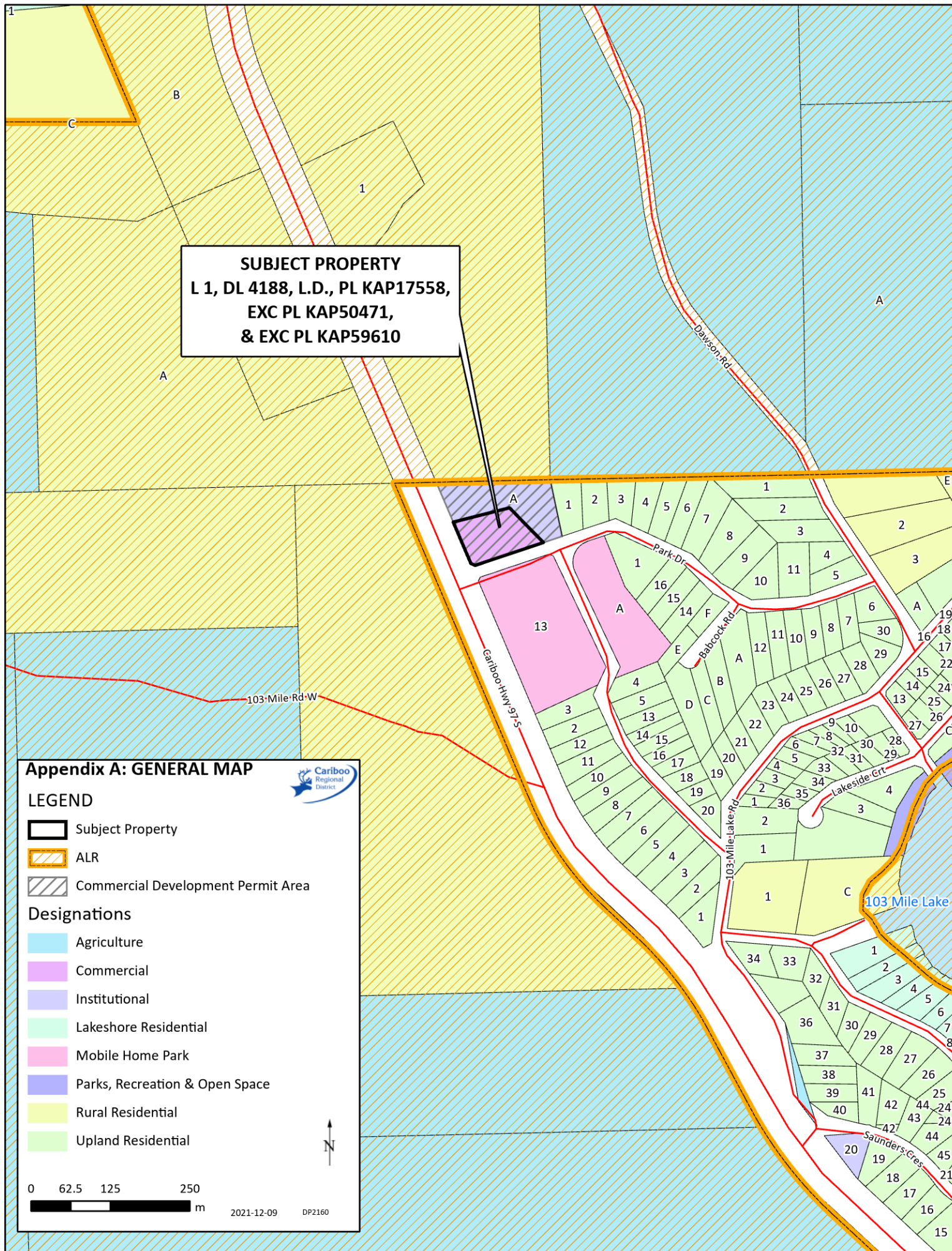
 Rural Residential

 Upland Residential

0 62.5 125 250
m

2021-12-09

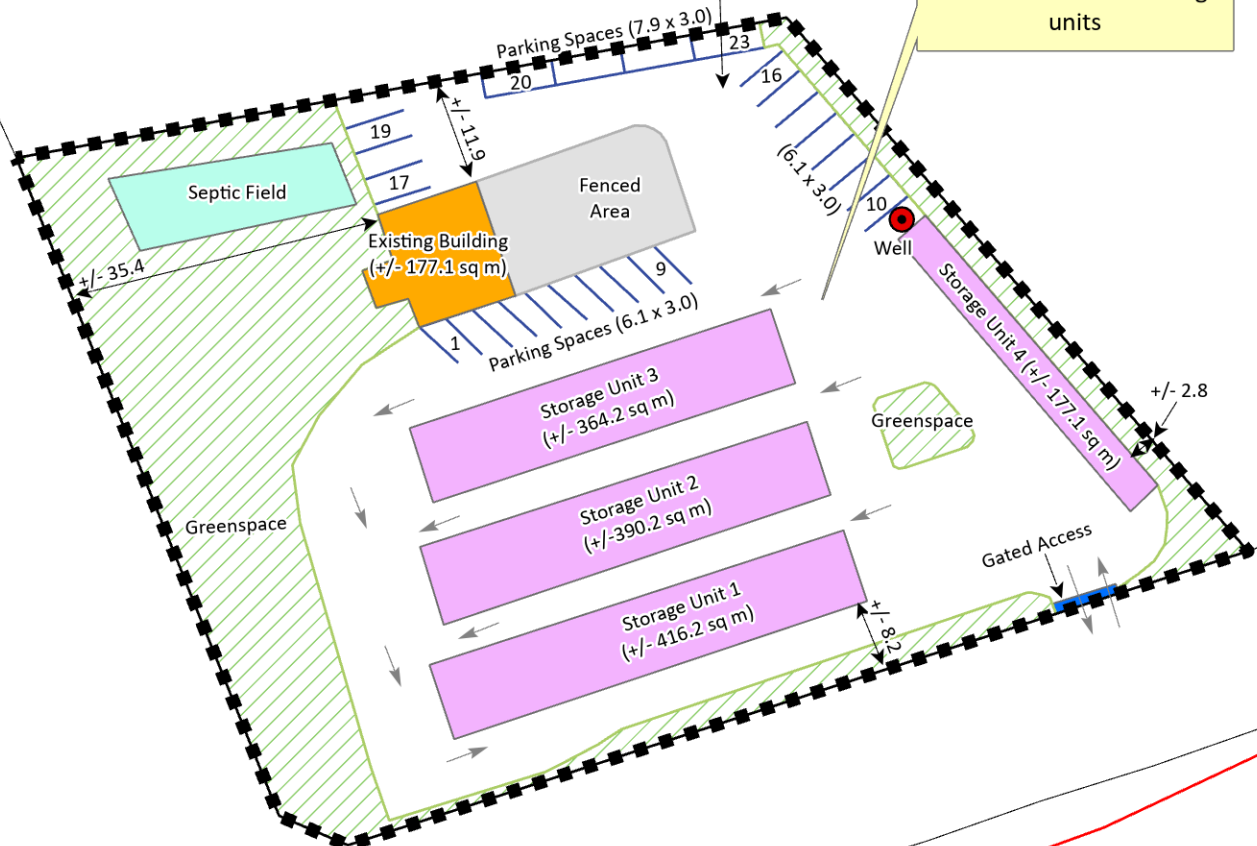
DP2160



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

A

Commercial Development
Permit for four self-storage
units



Appendix B: SPECIFIC MAP

LEGEND

Subject Property

ALR

MEASUREMENTS
ARE METRIC

0 5 10 20

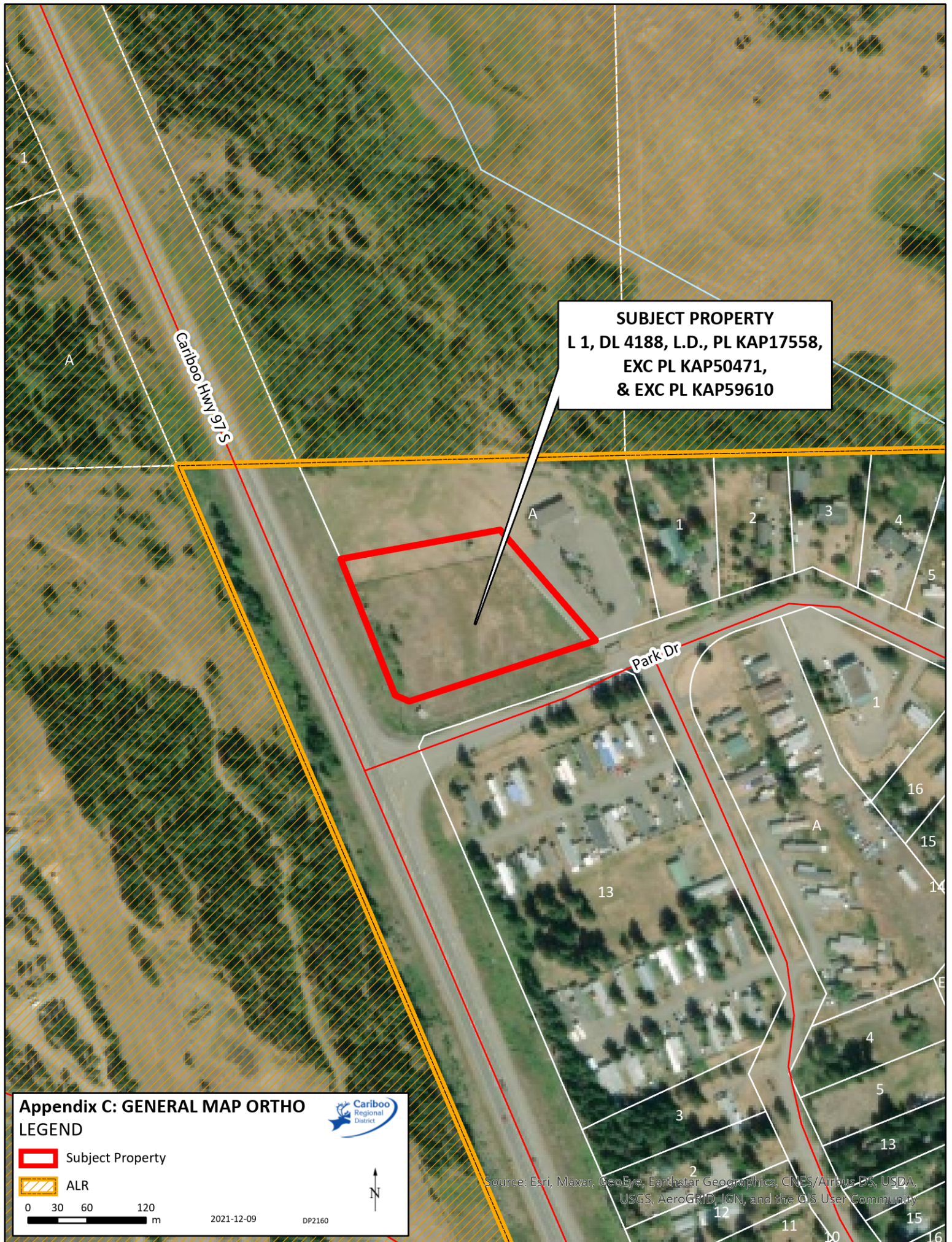
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2022-06-08

DP2160



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
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
														32

1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31
2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32
															34

UNIT 1

34 UNITS

13	11
13	
14	
15	
16	
17	
18	
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24	
25	
26	
27	
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33	
34	

UNIT 4

15 UNITS

250-945-6466
ALPACA
CONSTRUCTION
alpacaconstruction@gmail.com
kenneth@alpaca.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

Dev. Permit - FILE NO: 3060-20/20210060

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: DP Application – 3060-20/20210060 (Lot 1, DL 4188 Lillooet Dist., Plan 17558 except plans KAP50471 and KAP 59610)

Moved by: Graham Leslie / Robin Edwards

Area G APC supports the proposed design as shown for the development on property located at 5501 Park Drive.

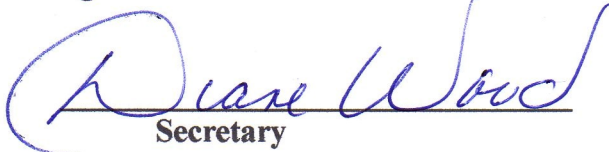
CARRIED UNANIMOUSLY

Moved by Diane Wood

that the meeting terminate. 8:15 PM

Marvin Monical

Chair


Secretary