



Planning Application Referral Package

Application Type: Development Permit Determined by Board

File Number: 3060-20/20240017

Development Permit Area: Commercial Development Permit Area

Electoral Area: L

Date of Referral: April 3, 2024

Date of Application: March 22, 2024

Property Owner's Name(s): Lone Butte Historical Association

Applicant's Name: Tom Sarafis

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 4038, Lillooet District, Plan 32980, Except Plan KAP83357

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

Area of Application: 0.19 ha. (0.48 ac.)

Location: 6014 Little Fort Hwy 24

Current Designation:

Commercial

Min. Lot Size Permitted:

n/a

Current Zoning:

General Commercial (C 1)

Min. Lot Size Permitted:

4000 sq. m. (43,057 sq. ft.)

Proposal: To relocate a historical school house to the property.

Existing Buildings: House - 167.26 sq. m. (1800.37 sq. ft.)

Fallout Shelter - 15.36 sq. m (165 sq. ft.)

Shop - 19.32 sq. m. (207 sq. ft.)

Car Cover - 17.84 sq. m. (192.03 sq. ft.)

Storage Shed - 1.84 sq. m. (20.02 sq. ft.)

Proposed Buildings: Relocated schoolhouse 62.05 sq. m. (667.90 sq. ft.)

Road Name: Highway 24

Road Type: Paved

Within the influence of a Controlled Access Highway: Highway 24

Services Available: Hydro, telephone, 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: none

Lake Classification: 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	Store(S) And Service Commercial	0.64 ha. (1.58 ac.)
(b) South	Manufactured Home	4.60 ha (11.37 ac.)
(c) East	Vacant	0.20 ha (0.505 ac.)
(d) West	Vacant	0.13 ha. (0.33 ac.)

PLANNING COMMENTS

Background:

An application has been received for a Development Permit to relocate the historical Willowford Schoolhouse from the Horse Lake Elementary School property to a property owned by the Lone Butte Historical Association within the Lone Butte townsite. The subject property is within the Commercial Development Permit (DP) Area of the South Cariboo Area Official Community Plan Bylaw 5171, 2018. The Commercial DP Area regulates the form and character of commercial, industrial, and institutional developments along Highway 24, in the Lone Butte Community.

The schoolhouse is 62.05 sq. m. (667.90 sq. ft.) and is proposed to be used as a museum once the relocation is complete. The property is currently zoned General Commercial (C 1) in the

South Cariboo Area Zoning Bylaw 3501, 1999 and is designated Commercial in the South Cariboo Area Official Community Plan 5171, 2018.

The proposed schoolhouse museum will be located on the property along with five presently existing buildings including a house 167.26 sq. m. (1800.37 sq. ft.), fallout shelter - 15.36 sq. m (165 sq. ft.), shop - 19.32 sq. m. (207 sq. ft.), car cover - 17.84 sq. m. (192.03 sq. ft.), and storage shed - 1.84 sq. m. (20.02 sq. ft.).

A building permit (PR20240011) is under review and can be issued should the proposed Development Permit application be approved.

Location and Surroundings:

The subject property is located at 6014 Little Fort Highway 24 as shown in Appendix A. The property is covered in lawn, native trees including pine, poplar and spruce. The property is surrounded by both commercial and residential uses.

CRD Regulations and Policies:

The Commercial Development Permit Guidelines are outlined in the South Cariboo Area OCP Bylaw No. 5171, 2018 regulating development along Highway 24 in Lone Butte.

9.4 Commercial Development Permit Area:

Purpose

The Commercial Development Permit Area is designated under Section 488 (1)(f) of the *Local Government Act* as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and industrial development.

Area

The Commercial Development Permit Area applies to local commercial and institutional lands as shown on Map 'K': Commercial Development Permit Area. Any rezoning for commercial use shall be included within the commercial Development Permit Area.

Justification

The general objective of the designation is to ensure that the redevelopment and future development of commercial areas is compatible with the form and character of South Cariboo OCP Area communities.

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At Lone Butte, Highway 24 is the transportation corridor through the townsite and contributes significantly to the image of Lone Butte. Tourists pass through Lone Butte either to access the Interlakes area or as a means to connect Highway 97 and Highway 5. The designated Development Permit Area has a Historic Water Tower which has been renovated and integrated into a rest area thanks to the efforts of the Lone Butte community, and a hotel dating back to

the 1920's which was used by railway travelers. Following the opening of the railway, the Fawn Creek Post Office was moved to Lone Butte in 1922. Hence, the existence of this community is tied with the coming of the railway through the Cariboo region. The objective of the designation is to ensure that further development of this area re-establishes and/or maintains the distinctive architectural style and form of existing buildings such as the old hotel, the fire hall and the pub.

Lone Butte:

New building should strongly relate to historic rural train-depot character of this area with:

- i Hipped, gabled or cross-gabled roofs;
- ii 'boomtown' facades which are square or step-topped false facades screening a street-facing gabled roof;
- iii larger building volumes articulated as a main primary volume with smaller additions and extensions;
- iv The front exterior of buildings sheltered by deep roof overhangs or by shed roofs extending from the height of the first floor of the building;
- v Signage affixed to the façade or timber or post-framed freestanding signs;
- vi siting of buildings close to the access road with parking to the side or rear; and
- vii Durable exterior materials including shiplapped wood, wood shingles, chinked logs, and corrugated or standing-seam steel.

Rationale for Recommendations:

Planning staff are supportive of the Development Permit application. The distinctive heritage character of the Willowford School building aligns with the intent of preserving and enhancing the historic character of the Lone Butte community.

The building is a gable-ended single-room log structure with cedar shake roof. There is a small entrance addition on the front, clad with rough-milled siding. The structure is presently located on a rock foundation, however, will be relocated onto a permanent foundation in the proposed new location. It will feature prominently on the subject property with a proposed 7.6 m. (24.9 ft.) front setback from Hwy 24.

Electoral Area 'L' Advisory Planning Commission provided unanimous support for the proposal.

Recommendation:

That the application for a Development Permit pertaining to Lot A, District Lot 4038, Lillooet District, Plan 32980, Except Plan KAP83357 be approved based on Appendix "B" and supporting design drawings, scope of work, and photos.

REFERRAL COMMENTS

Advisory Planning Commission: April 22, 2024

See attached.

CRD Chief Building Official: May 2, 2024

No objections. Permit required for proposed construction.

ATTACHMENTS

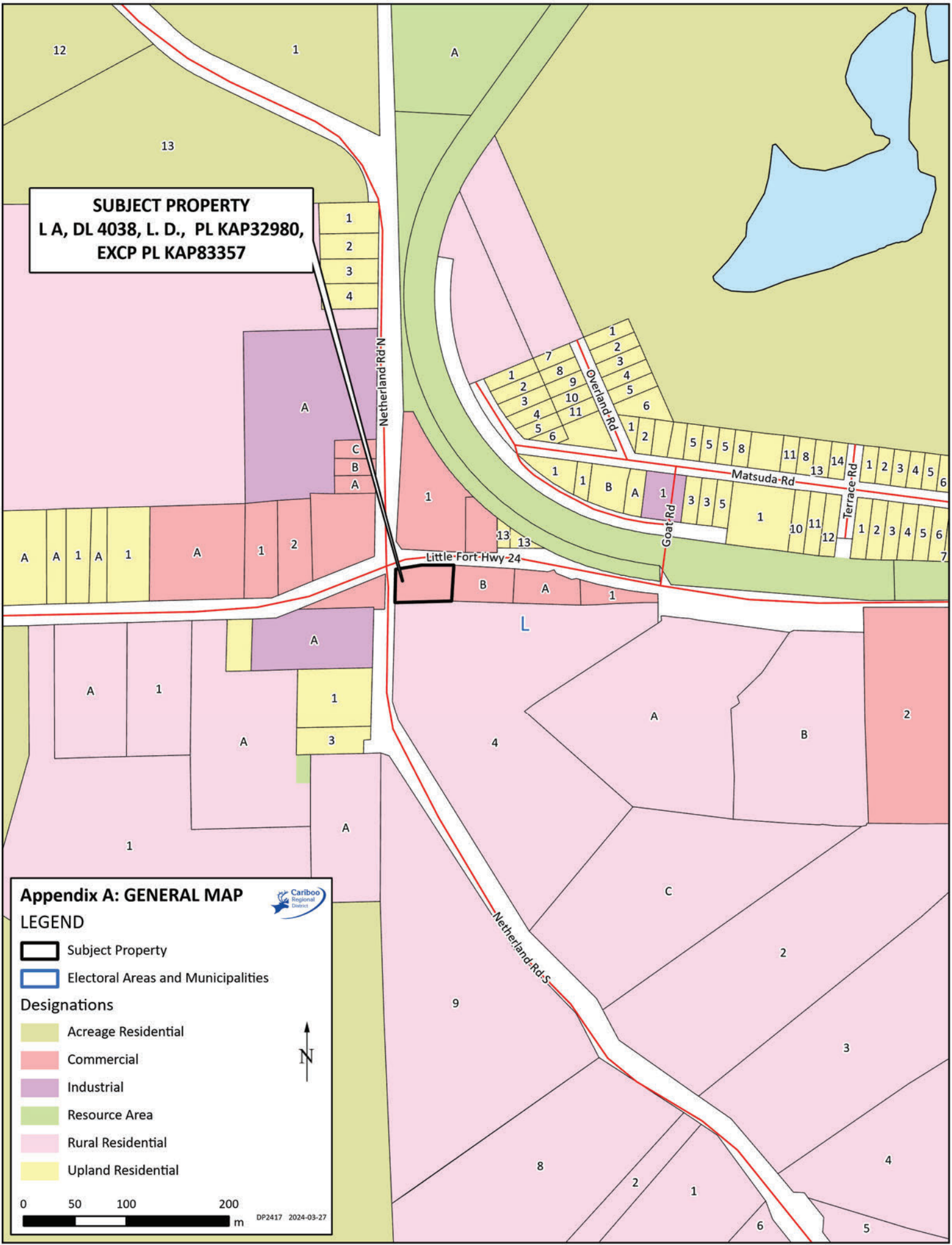
Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



SUBJECT PROPERTY
L A, DL 4038, L. D., PL KAP32980,
EXCP PL KAP83357



Appendix A: GENERAL MAP

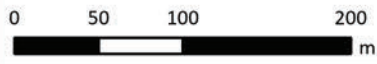


LEGEND

-  Subject Property
-  Electoral Areas and Municipalities

Designations

-  Acreage Residential
-  Commercial
-  Industrial
-  Resource Area
-  Rural Residential
-  Upland Residential



DP2417 2024-03-27

Little Fort Hwy 24

+/- 60.76

L A, DL 4038, L. D., PL KAP32980,
EXCP PL KAP83357

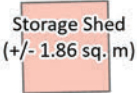
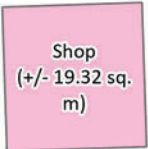
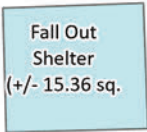
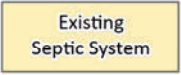
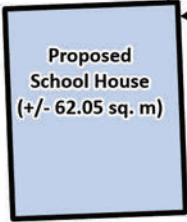
+/- 10.4

+/- 11.6

+/- 36.54

+/- 36.54

B



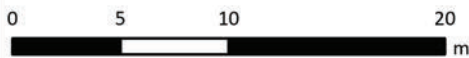
+/- 60.76

Appendix B: SPECIFIC MAP

LEGEND



MEASUREMENTS ARE METRIC



DP2417 2024-03-28

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



SUBJECT PROPERTY
L A, DL 4038, L. D., PL KAP32980,
EXCP PL KAP83357



Appendix C: GENERAL MAP ORTHO
LEGEND



 Subject Property



DP2417 2024-04-02

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Describe the existing use of the subject property and all buildings: Heritage building that is a museum, "The Alice Singleton

Heritage House" also known as the "Red Cross Outpost Hospital". The bomb shelter is also located here.

Describe the proposed use of the subject property and all buildings: Heritage Museum site open to the public.

Describe the reasons in support for the application: To preserve local heritage and to promote tourism along fishing highway 24.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Lawn grass, Native trees

Poplar pine spruce on perimeter

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

centre of the small community of Lone Butte, on Fishing Highway 24. Butte rock a prominent landmark and many people climb this volcanic core.

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

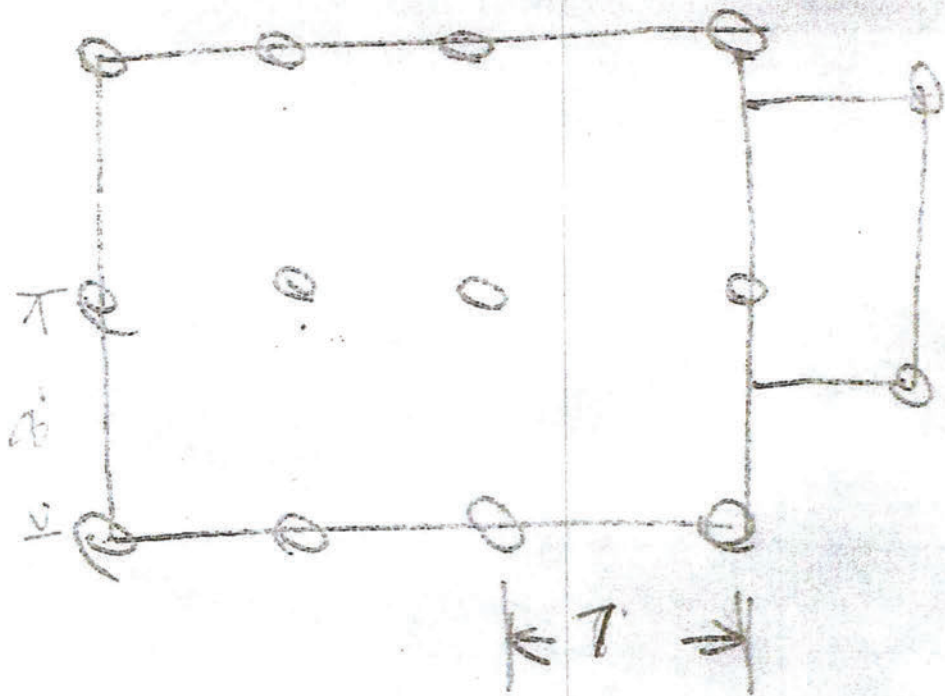
** Readily Available means existing services can be easily extended to the subject property.*

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

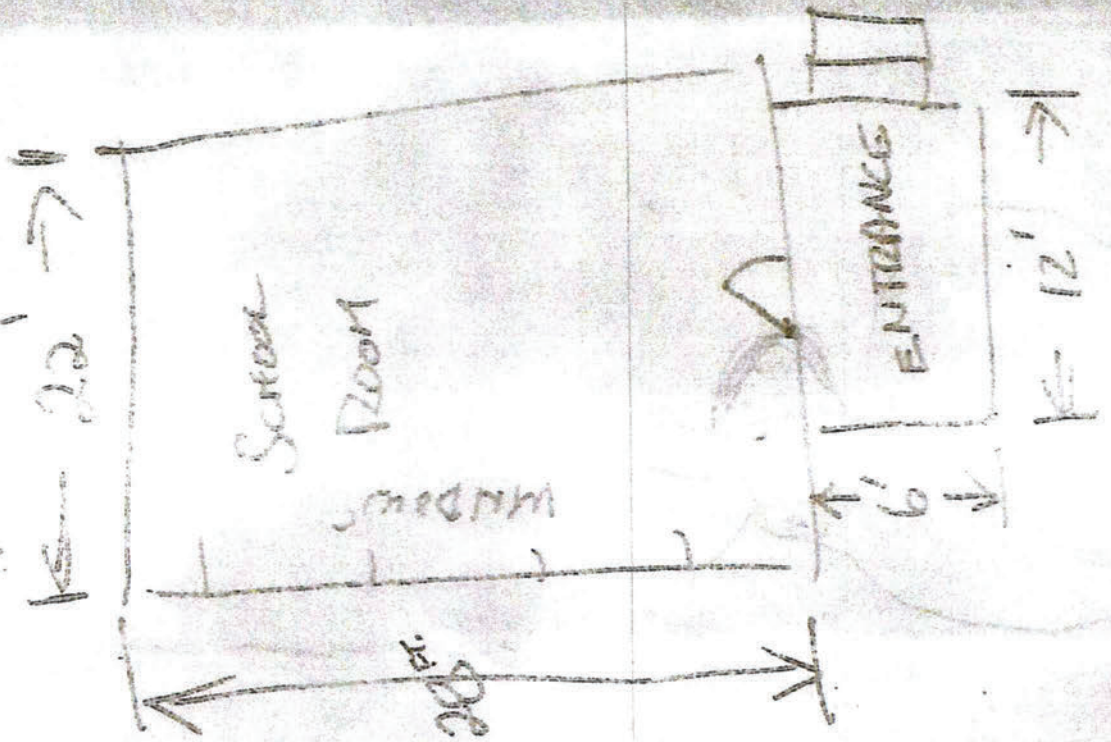
SCOPE OF WORK

- Dismantle roof to accommodate move.
- Secure building with reinforcement to ensure building can be moved.
- Raise building from existing foundation.
- Move building to new location.
- New location: dig 14 big foot pads (30"x30")
- 10" x 36" sonic tubes below frost line.
- Place concrete with 8" saddles to receive new building.
- Reassemble roof or provide new roof trusses pre engineered by Alliance Truss if necessary.
- Reconstruct skirting to match existing building.
- Provide ramp for wheelchair access if required.
- Re shingle roof or add a steel roof for fire retention.

FOUNDATION
PLAN

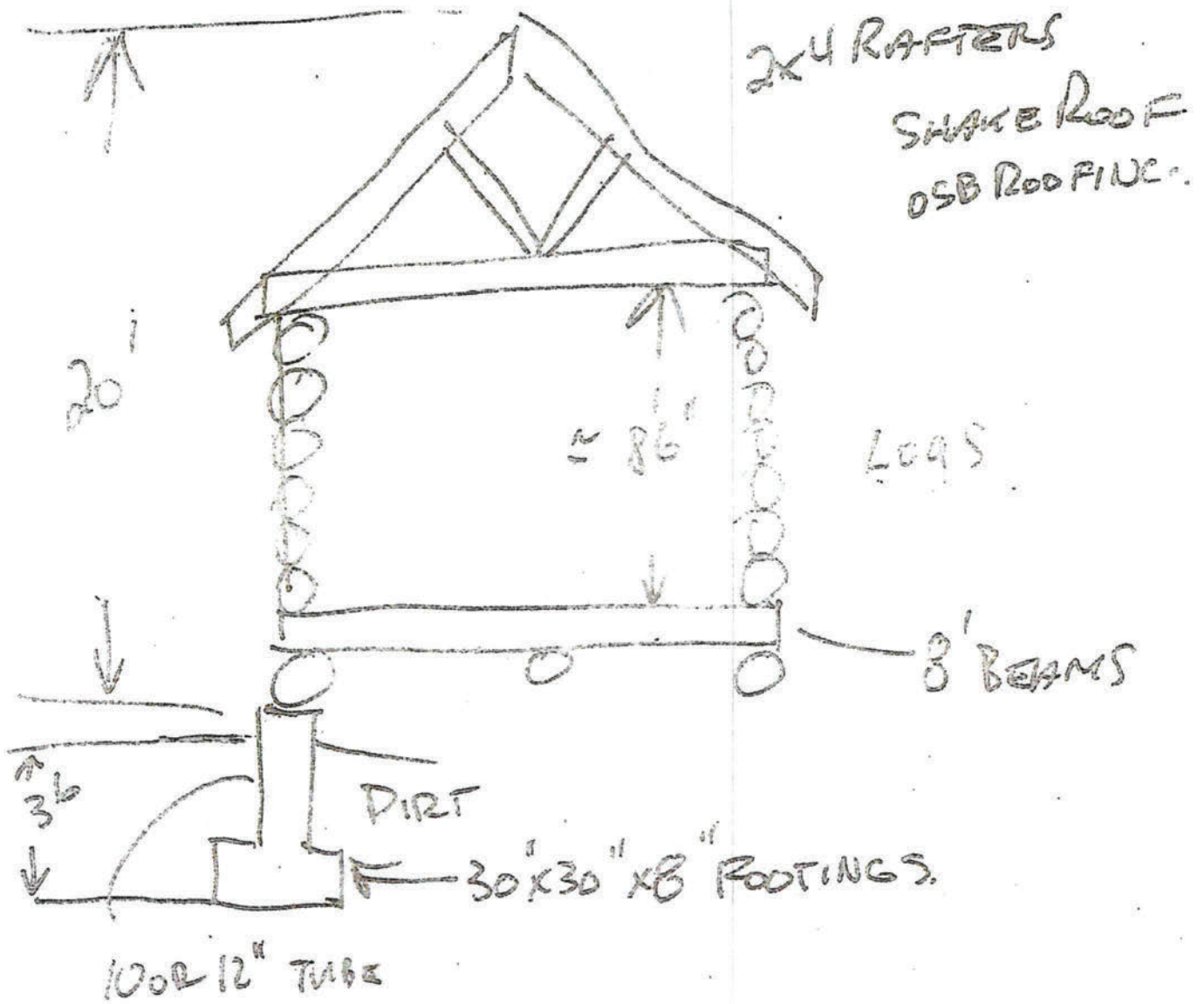


FLOOR PLAN



ASHH 6014 HWY 24

W. SCHOOL 6548 RYALL ROAD



4. ELEVATION
DRAWINGS

1 - SITE PLAN



© 19 JAN 24





WILSON COUNTY HISTORICAL SOCIETY
1000 N. 10TH ST. WILSON, NC 27580
Hours of operation listed in parentheses
and by phone: 919-688-1111





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Monday, April 22, 2024
Location of Meeting: Interlakes (Hwy 24) Steve Brown's basement
File Number: 3060-20/20240017
Application Type: Development Permit
Electoral Area: L
Legal Description: Lot A, District Lot 4038, Lillooet District, Plan 32980, Except Plan KAP83357
Property Location: 6014 Little Fort Hwy 24

ATTENDANCE

Present:
Chair: Sharron Woloshyn
Members: Dori Dennison, Glen Clark, Gordon Ross
Greg Atherton, Marwela Betschart, Steve Brown,
Ursula Hart

Recording Secretary: Sharron Woloshyn
Owners/Agent: Tom Sarafis & Amalia McGlashan (L.B. Historical Society Treasurer)
 Contacted but declined to attend

Absent: Barb Matfin

Also Present:
Electoral Area Director: Eric deVries
Staff Support: /

RESOLUTION

THAT application with File Number 3060-20/20240017 be **SUPPORTED** / REJECTED for the following reasons:

- 1) This historic building, belonging to the L.B. Historical Society, will be moved to a historical site, owned by the L.B. Historical Society. The building is currently situated on School District property. Relocation is supported by the School District.
- 2) Relocation of the old schoolhouse will add to the many existing heritage structures in Lone Butte which will promote Hwy 24 tourism.
- 3) Relocating the schoolhouse will allow it to be viewed by the public. Currently, showings are restricted to Horse Lake elementary students due to it's remote location.

The APE members support the building ^{be}relocated with no change to its existing structure. We were told the roof and trusses are structurally sound. Structure changes would add an unnecessary expense to the project, the volunteers and the Society.

For: 8 Against: 0

CARRIED/DEFEATED

Termination:

That the meeting terminate.

Moved: Ursula Hart

Seconded: Sharron Woloshyn

CARRIED

Time: 7:32 pm

[Redacted Signature]

Recording Secretary

[Redacted Signature]

Chair