



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20240037

Electoral Area: L

Date of Referral: August 26, 2024

Date of Application: August 08, 2024

Property Owner's Name(s): Giuseppe Russo
Gloria Russo

Applicant's Name: Darrel Toews, Bittersweet Management
Services Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3871, Lillooet District, Plan 33204

Property Size(s): 0.85 ha. (2.1 ac.)

Area of Application: 0.85 ha. (2.1 ac.)

Location: 6431 Erickson Road

Current Designation:
Lakeshore Residential

Min. Lot Size Permitted:
0.4 ha (0.99 ac.)

Current Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Variance Requested: The applicants have requested a variance to 4.2 (b) and 4.2 (c) i) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the watercourse setback from 30 m (98.43 ft.) to 26.5 m (86.94 ft.) and reduce the elevation above a watercourse from 3 m (9.84 ft.) to 2.64 m (8.66 ft.) to allow for the construction of an addition to the attached garage.

Proposal: To reduce the watercourse setback from 30 m (98.4 ft) to 26.5 m (86.9 ft) and reduce the elevation above a watercourse from 3.0 m (9.88 ft) to 2.64 m (8.66 ft) to allow the construction of an attached garage addition.

Existing Buildings: House - 213.38 sq. m. (2296.80 sq. ft.)
Shed - 11.15 sq. m. (120 sq. ft.)

Proposed Buildings: Attached garage addition - 30.71 sq. m. (330.56 sq. ft.)

Services Available: Hydro, telephone, Sewage Disposal System, Well, Natural Gas.

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: Attwood Creek

Horse Lake

Lake Classification: High

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	n/a	n/a
(b) South	2 Acres Or More (Single Family Dwelling, Duplex)	1.25 ha. (3.08 ac.)
(c) East	2 Acres Or More (Manufactured Home)	0.83 ha. (2.04 ac.)
(d) West	Single Family Dwelling	0.5 ha. (1.24 ac.)

PLANNING COMMENTS

Background:

The applicant has requested a variance to reduce the watercourse setback for horizontal distance as well as the distance above the natural boundary of a watercourse. The requested variance from 30 m (98.4 ft.) to 26.5 m (86.9 ft.) horizontal distance is a relaxation of section

4.2 (b) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 and the requested variance from 3 m (9.84 ft.) to 2.64 m (8.66 ft.) elevation is a relaxation of section 4.2 (c) (ii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 0.85 ha. (2.1 ac.) and is zoned Rural 3 (RR 3) in the South Cariboo Area Bylaw No. 3501, 1999. It is designated Lakeshore Residential in the South Cariboo Area Official Community Plan No. 5171, 2018. The property contains a shed 11.15 sq. m. (120 sq. ft.) and a house 21.38 sq. m. (2296.80 sq. ft.) that was previously constructed with a DVP (4270-20/20120084) to reduce the setback distance from a watercourse to 21 m and the distance above a watercourse to 1.5 m. The previously approved DVP does not apply to any future development of the property and may only be utilized for the original proposal.

Work on the proposed addition to the principal dwelling was started prior to the issuance of a building permit or Development Variance Permit. The applicant was informed by the building department that a permit would be required.

This lot also has a covenant that was previously registered on title (T25019) that makes the grantor aware of the risk of flood damage. The grantor agrees not to claim damages from the Cariboo Regional District or grantee responsible for any damages caused by flooding.

Location and Surroundings:

The subject property is located at 6431 Erickson Road on the south side of Horse Lake as seen in Appendix A. The property has some small trees along Attwood Creek with the remainder of the property covered by lawn.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

4.2 LAKE/WATERCOURSE SETBACK PROVISIONS

Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

- (b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;
- (c) on ground surface or the underside of the floor system of any building or part thereof, less than 0.6 metre (1.97 feet) above the two-hundred-year flood level where it has been determined, or, where it has not been determined:

- ii) 3 metres (9.84 feet) above the natural boundary of a watercourse or Green Lake, Canim Lake and Mahood Lake.

Rationale for Recommendations:

Staff are supportive of the proposal however caution the approval of Development Variance Permits in relation to lake/ watercourse setback provisions. South Cariboo Area Zoning Bylaw 3501, 1999 allows applicants to have the 200-year flood level determined by a professional and build no less than 0.6 m (1.97 ft.) below that. This provision is to allow construction without creating unnecessary risk. The applicant has previously been approved for a DVP in 2012 that reduced the required watercourse setbacks greater than what is proposed. Additionally, the proposed construction is for the expansion of the garage which is considered attached ancillary.

The Ministry of Transportation and Infrastructure (MOTI) has made no comments on this application.

The Interior Health Authority (IHA) has not provided comments on this application.

The Area 'L' Advisory Planning Commission (APC) has responded in support of the proposed development variance permit. The reasons provided are that they considered the request a minor variance, the creek only flows seasonally and slopes away from the property, they believe a qualified environmental professional will inspect the property, and the house has previously received a variance.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The proposed watercourse setbacks are not beyond what has already been granted and with a covenant on title the applicant is aware of the inherent flood risk.

Alternatively, the Board may wish to consider rejecting the proposal considering the applicant started construction without a permit and, although likely minor, the proposal may increase the risk of property damage by flood.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 3871, Lillooet District, Plan 33204 be approved. Further, that a Development Variance Permit be issued to vary Sections 4.2 (b) and 4.2 (c) (ii) of the South Cariboo Area Bylaw No. 3501, 1999 as follows:

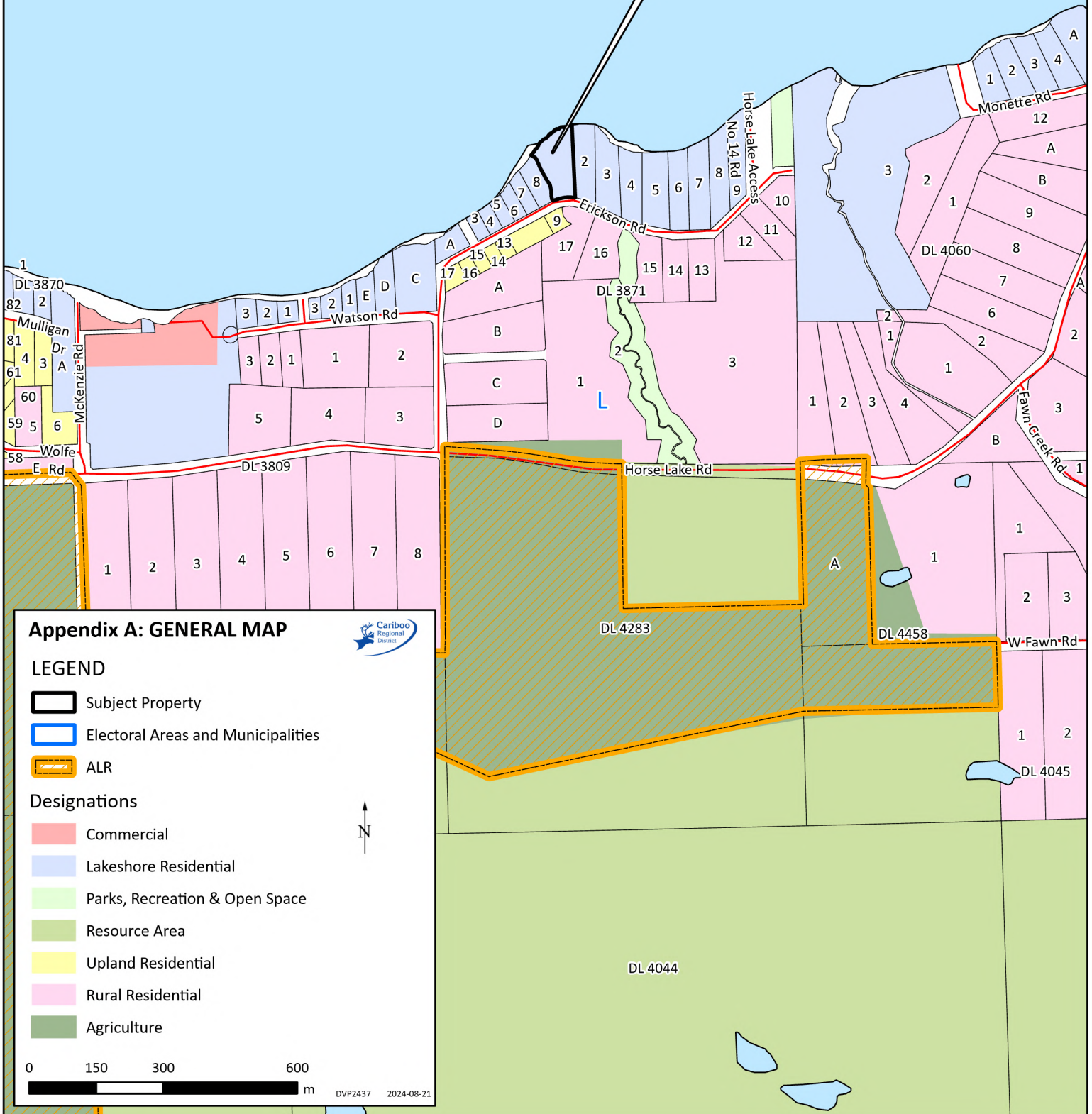
That the minimum watercourse setback be reduced from 30 m. (98.4 ft.) to 26.5 m (86.9 ft.) and that the required elevation above a watercourse be reduced from 3 m. (9.84 ft.) to 2.64 m (8.66 ft.) to legalize the construction of the garage addition.

ATTACHMENTS

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

SUBJECT PROPERTY
L1, DL 3871, L.D. KAP33204

Horse Lake



Appendix A: GENERAL MAP



LEGEND

- Subject Property
- Electoral Areas and Municipalities
- ALR

Designations

- Commercial
- Lakeshore Residential
- Parks, Recreation & Open Space
- Resource Area
- Upland Residential
- Rural Residential
- Agriculture



Horse Lake

L1, DL 3871, L.D. KAP33204

Shed
(+/-11.15 sq.m.)

Deck
(+/-17.67 sq.m.)

Deck
(+/-36.55 sq.m.)

House
(+/-213.38 sq.m.)

Proposed Garage Addition
(+/-30.71 sq.m.)

8

2

+/- 26.5

+/- 27

+/- 27.3


+/- 5.9

+/- 156.9

Appendix B: SPECIFIC MAP



LEGEND

 Subject Property

MEASUREMENTS
ARE METRIC



DVP2437

2024-08-23

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

To reduce the watercourse setback from 30m to 26.5m and reduce the elevation above a watercourse from 3m to 2.64m to allow construction of a garage addition.

SUBJECT PROPERTY
L1, DL 3871, L.D. KAP33204

Horse Lake


2

8

Appendix C: GENERAL MAP ORTHO



LEGEND

 Subject Property

0 5 10 20
m



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

DVP2437 2024-08-21

Describe the existing use of the subject property and all buildings: Residence
storage shed

Describe the proposed use of the subject property and all buildings: Residence

Describe the reasons in support for the application: It is a small addition
(12'x27') to the existing attached garage. The existing
 attached garage is not deep enough to accommodate parking cars

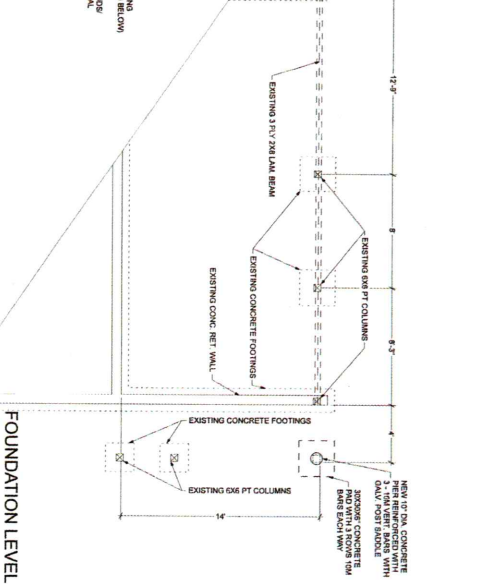
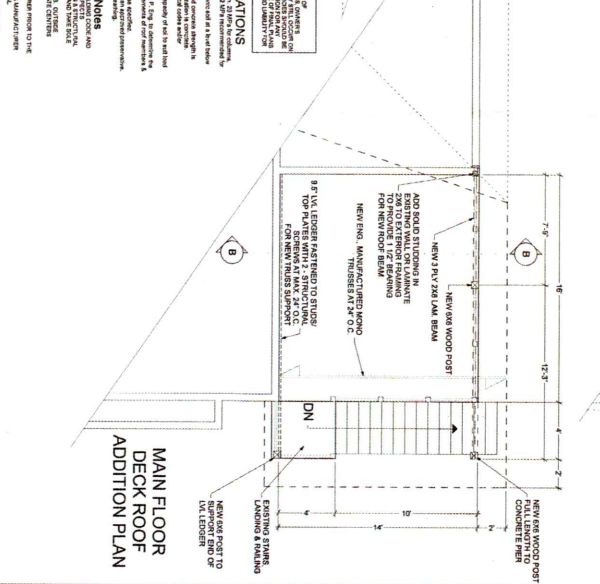
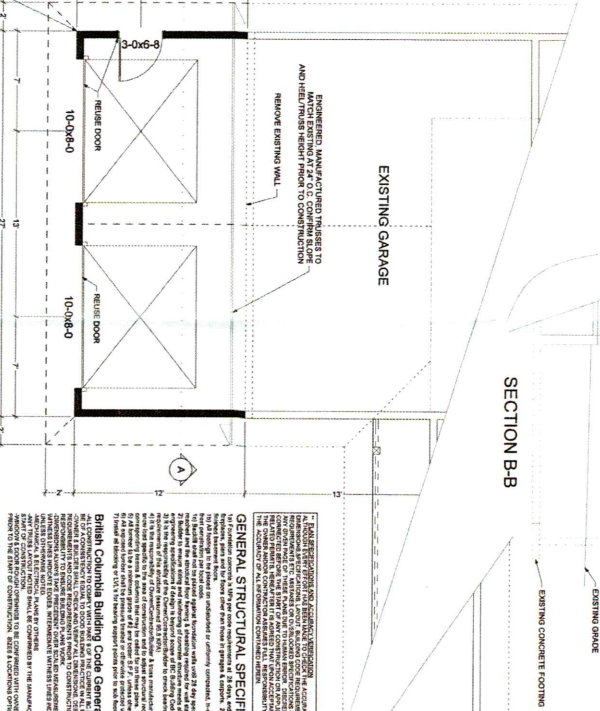
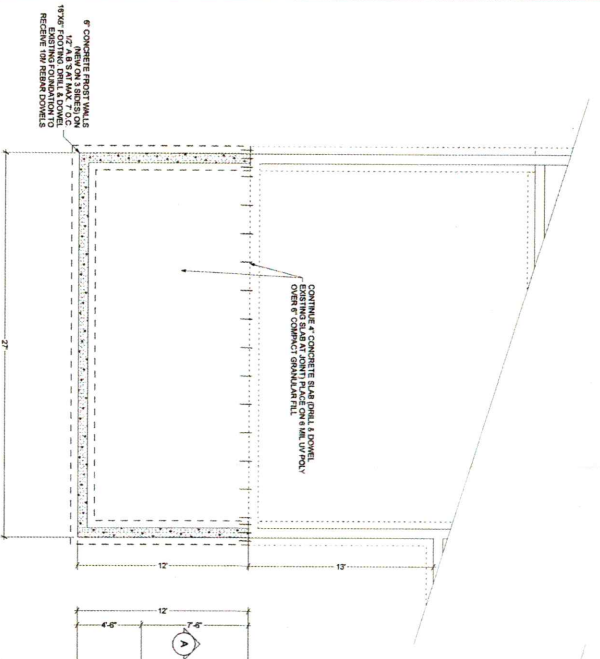
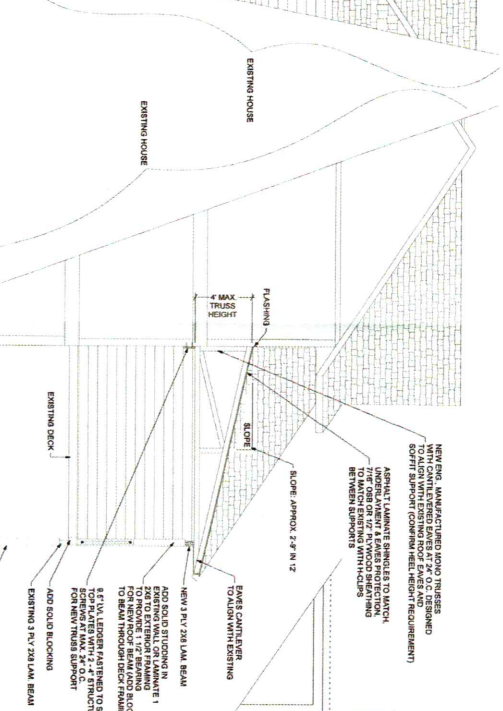
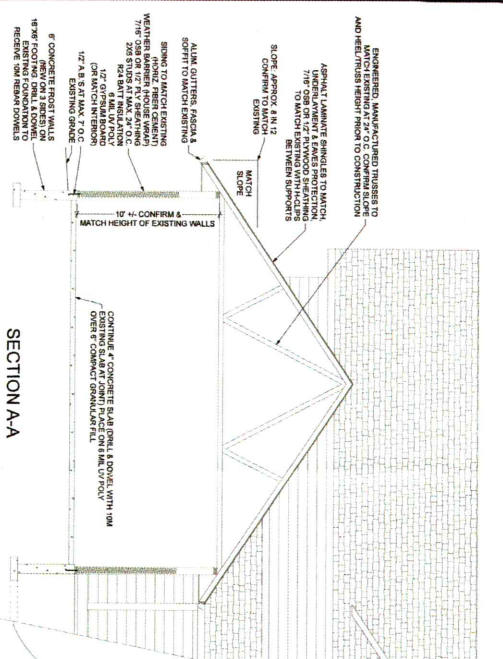
Provide a general description of vegetation cover (i.e. tree, grassland, forage crop etc.): small trees
and underbrush along creek. The rest of property
is lawn.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
Horse Lake lake front property
Attwood creek west side of property

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) <u>natural gas</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



FOUNDATION PLAN - GARAGE

MAIN FLOOR ADDITION PLAN
324 SQ. FT. ADDED TO GARAGE

FOUNDATION LEVEL
DECK ROOF
ADDITION PLAN

GENERAL STRUCTURAL SPECIFICATIONS

1. ALL STRUCTURAL MATERIALS SHALL BE SUPPLIED BY A REPUTABLE MANUFACTURER AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN BUILDCODES OF MATERIALS (CBC) AND THE CANADIAN BUILDCODES OF PARTS (CBCP).

2. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER LABELING AND IDENTIFICATION.

3. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER STORAGE AND HANDLING INSTRUCTIONS.

4. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER PROTECTION FROM WEATHER AND OTHER ENVIRONMENTAL CONDITIONS.

5. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER CONNECTIONS AND DETAILING.

6. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER FINISHES AND COATINGS.

7. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER MAINTENANCE INSTRUCTIONS.

8. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER SAFETY PRECAUTIONS.

9. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER DOCUMENTATION.

10. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER INSURANCE COVERAGE.

11. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER LIABILITY COVERAGE.

12. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER PROFESSIONAL LIABILITY COVERAGE.

13. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER CONTRACT DOCUMENTS.

14. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER PERMITS AND APPROVALS.

15. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER RECORD DRAWINGS.

16. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER AS-BUILT DRAWINGS.

17. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER ARCHIVE DRAWINGS.

18. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER LEGAL DOCUMENTS.

19. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER FINANCIAL DOCUMENTS.

20. ALL STRUCTURAL MATERIALS SHALL BE PROVIDED WITH PROPER TAX DOCUMENTS.

British Columbia Building Code General Note

1. The Building Code is a minimum standard for the construction of buildings in British Columbia. It is not intended to be an all-inclusive code and does not cover every detail of construction. It is intended to be used in conjunction with other codes, standards, and specifications.

2. The Building Code is a minimum standard and does not prevent the use of more stringent requirements. It is intended to be used in conjunction with other codes, standards, and specifications.

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DATE: JUNE 26, 2024

ADDITION PLANS AT:
JOE & GLORIA RUSSO
6431 ERICSON RD. HORSE LAKE, BC

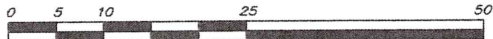
SCALE: 1/4"=1'-0"

P. 2
of 2

**B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON
LOT 1 DISTRICT LOT 3871 LILLOOET DISTRICT PLAN 33204**

DOCUMENT NUMBERS 114645E, T25018,
AND T25019 ARE REGISTERED ON TITLE
AND MAY AFFECT THE LOCATION OF
IMPROVEMENTS.

PID: 003-065-529



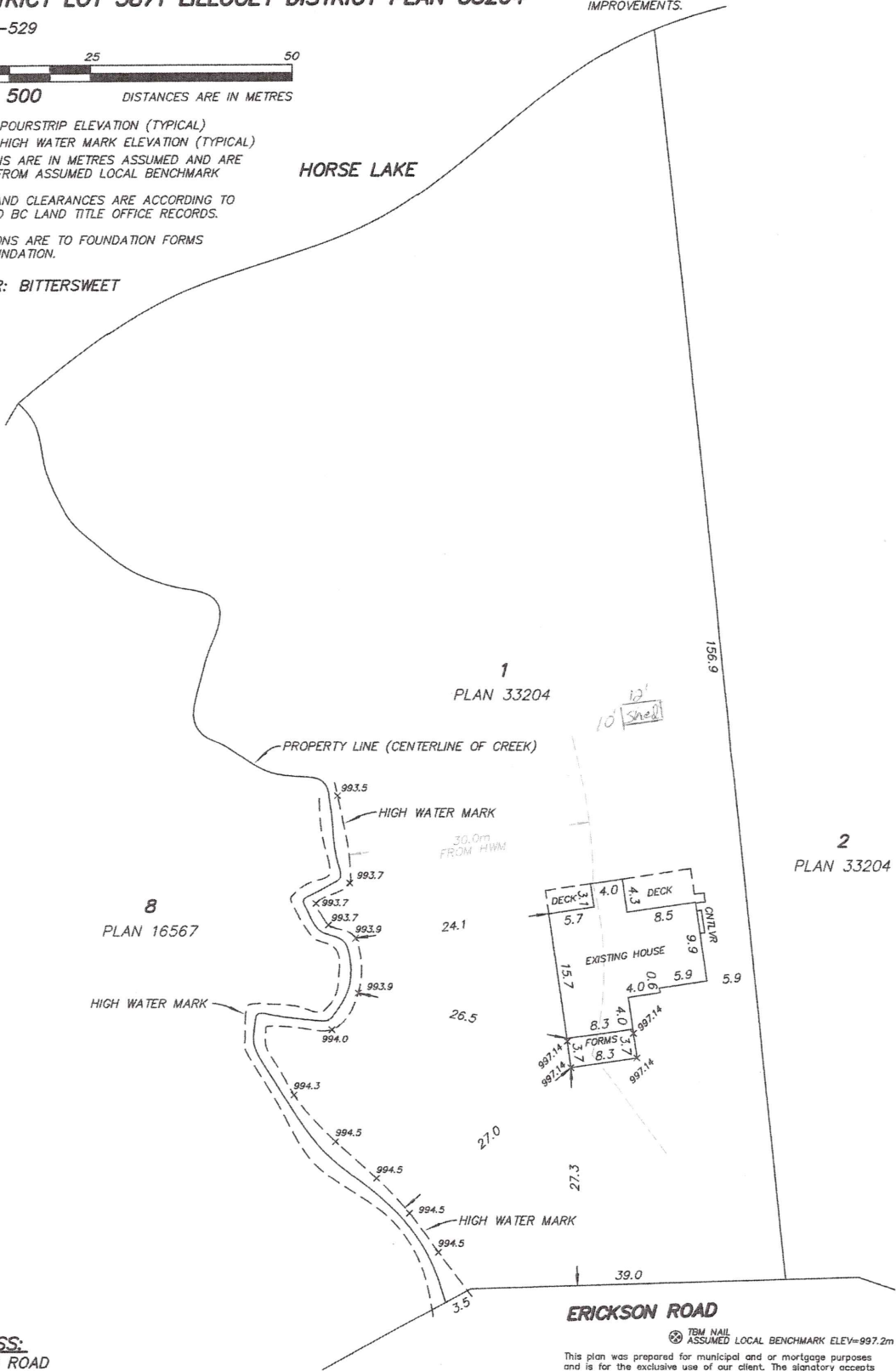
SCALE 1 : 500 DISTANCES ARE IN METRES

- x 0.00 DENOTES POURSTRIP ELEVATION (TYPICAL)
 - x 0.0 DENOTES HIGH WATER MARK ELEVATION (TYPICAL)
- ELEVATIONS ARE IN METRES ASSUMED AND ARE
DERIVED FROM ASSUMED LOCAL BENCHMARK

LOT DIMENSIONS AND CLEARANCES ARE ACCORDING TO
FIELD SURVEY AND BC LAND TITLE OFFICE RECORDS.

BUILDING DIMENSIONS ARE TO FOUNDATION FORMS
AND EXISTING FOUNDATION.

PREPARED FOR: BITTERSWEET



CIVIC ADDRESS:
6431 ERICKSON ROAD
LONE BUTTE, B.C.

CERTIFIED CORRECT THIS 30th DAY OF JULY, 2024.

J. F. Squires

J. F. SQUIRES

B.C.L.S.
J. F. SQUIRES

© This document is not valid unless originally signed and sealed.
FOR MUNICIPAL AND OR MORTGAGE PURPOSES

ERICKSON ROAD

TM NAIL ASSUMED LOCAL BENCHMARK ELEV=997.2m

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PO BOX 214
108 MILE RANCH, B.C. V0K 2Z0
T. 604-853-2700
FILE : 7214
DWG : 7214-BLC



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Sept. 4 2024 @ 7:07 pm
Location of Meeting: Interlakes, Brown's House.

File Number: 3090-20/20240037
Application Type: Development Variance Permit
Electoral Area: L
Legal Description: Lot 1, District Lot 3871, Lillooet District, Plan 33204
Property Location: 6431 Erickson Road

ATTENDANCE

Present:
Chair: Sharron Woloshyn
Members: Dori Denison, Greg Atherton, Steve Brown,
Gordon Ross, Ursula Hart

Recording Secretary: Sharron Woloshyn
Owners/Agent: Giuseppe Russo & Gloria Russo (owners)
 Contacted but declined to attend Darrel Toews (agent)

Absent: Manuela Betschart, Barb Matfin, Glen Clark

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

Public: Jamie Law, Dan Law (also on our Sep 4 agenda)

RESOLUTION

Motioned by Steve Brown, seconded by Greg Atherton...

THAT application with File Number 3090-20/20240037 be **SUPPORTED** / REJECTED for the following reasons:

- 1) The variances requested are relatively minor, setback < 12 feet & the elevation < 2 feet.
- 2) The "creek" rarely flows except for seasonal runoff. The land next to the creek, slopes away from the subject property.
- 3) A QEP (Qualified Environmental Professional) will inspect the proposal.
- 4) The existing house received a variance to build with a reduced setback and elevation. The proposed addition asks for the same.

Other Discussion items:

- Attwood Creek has a substantial buffer zone upstream of this property.
- The foreshore of Horse Lake has had the riparian buffer zone eliminated and replaced with lawn.
- The documentation does not accurately depict the ^{actual} structures on this property.

For: 5 Against: 1

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Ursula Hart

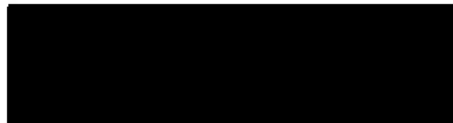
Seconded: Gordon Ross

CARRIED

Time: 7:28 pm



Recording Secretary



Chair