



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20240049

Electoral Area: L

Date of Referral: December 5, 2024

Date of Application: November 19, 2024

Property Owner's Name(s): James Jensen
Sheri Cummings

SECTION 1: Property Summary

Legal Description(s): Parcel J (Being A Consolidation of Lots 194 and 195, See LB224730), District Lot 3721, Lillooet District, Plan 21280

Property Size(s): 0.34 ha (0.83 ac.)

Area of Application: 0.34 ha (0.83 ac.)

Location: 7589 Ingento Rd

Current Designation:
Deka Lake Settlement Area

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

Current Zoning:
Residential 1 (R 1)

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

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

That the maximum height for ancillary structures on a lot Less Than 0.4 ha (0.99 ac.) be increased from 6.0 m (19.7 ft.) to 6.4 m (21.0 ft.) to legalize construction of the existing garage.

Proposal: To legalize construction of a detached garage 83.24 sq. m (896 sq. ft.).

Existing Buildings: House - 66.89 sq. m. (720 sq. ft.)
Shop - 50.17 sq. m. (540 sq. ft.)
Garage - 83.24 sq. m. (896 sq. ft.)

Proposed Buildings: none.

Services Available: hydro and 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

Lake Classification: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Vacant Residential Less Than 2 Acres	0.17 ha.-0.26 (0.42 ac.- 0.65 ac.)
(b) South	Single Family Dwelling	0.2 ha.- 0.51 ha. (0.5 ac. - 1.26 ac.)
(c) East	Vacant Residential Less Than 2 Acres	0.19 ha. (0.46 ac.)
(d) West	Seasonal Dwelling	0.17 ha. (0.41 ac.)

PLANNING COMMENTS

Background:

The applicant has requested that the maximum height for ancillary structures on a lot less than 0.4 ha (0.99 ac.) be increased from 6.0 m (19.7 ft.) to 6.4 m (21 ft.) to legalize the construction of a detached garage 83.24 sq. m. (896 sq. ft.). The requested variance is a relaxation of Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The original building permit (BP20220236) included plans showing the total height of the garage at 5.79 m (19.0 ft.). This permit expired and was renewed (October 14, 2024) and at final inspection it was discovered the height is above what was permitted and the final inspection could not be passed.

The subject property is 0.34 ha (0.83 ac.) in size and is zoned Residential 1 (R 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property is designated as Deka Lake Settlement Area in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004. There is currently a residential dwelling 66.89 sq. m. (720 sq. ft.), shop 50.17 sq. m. (540 sq. ft.), and garage 83.24 sq. m. (896 sq. ft.) on the property.

Location and Surroundings:

The subject property is located at 7589 Ingento Rd in the Deka Lake Community as seen in Appendix A. The property is mostly covered by grass with trees along the perimeter. The subject property is surrounded with similar sized lots used for residential purposes.

CRD Regulations and Policies:

3501-South Cariboo Area Zoning Bylaw, 1999

4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES

(e) the maximum height of all ancillary buildings and structures permitted are calculated as follows:

Table 1 Maximum Height

Property Size	Maximum Height
Less Than 0.4 ha <i>(Less Than 0.99 ac)</i>	6.0 metres <i>(19.7 feet)</i>

Rationale for Recommendations:

The requested variance is an increase to the maximum ancillary height of 0.4 m (1.31 ft) and planning staff have no objections. The visual impact from the requested variance is not substantial and is minimized by the single-family dwelling constructed in a similar style.

At the time of drafting no comments from the public have been submitted regarding this application.

The Ministry of Transportation and Transit has provided comments stating they have no concerns regarding the application.

The Electoral Area L Advisory Planning Commission has provided comments stating that the proposal falls within what is considered a minor increase, the building is not within the neighbour's sightlines, no neighbours have complained and one neighbour supports the proposal, the building is located on a lower elevation on the lot, the building is not unsightly, and the exterior of the building is complete.

Staff assert that the requested variance is minimal and the CRD Board of Directors have previously approved similar height variances at Board Meetings on December 6, 2024 (3090-20/20240042) and February 3, 2023 (3090-20/20220072).

Recommendation:

That the application for a Development Variance Permit pertaining to Parcel J (Being A Consolidation of Lots 194 and 195, See LB224730), District Lot 3721, Lillooet District, Plan 21280 be approved. Further, that a Development Variance Permit be issued to vary Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the maximum height for ancillary structures on a lot less than 0.4 ha (0.99 ac.) be increased from 6 m (19.7 ft.) to 6.4 m (21.0 ft.) to legalize the construction of the existing garage.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure: December 5, 2024

The Ministry has no concerns.

Advisory Planning Commission: January 6, 2025

See attached

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife:

Parks:

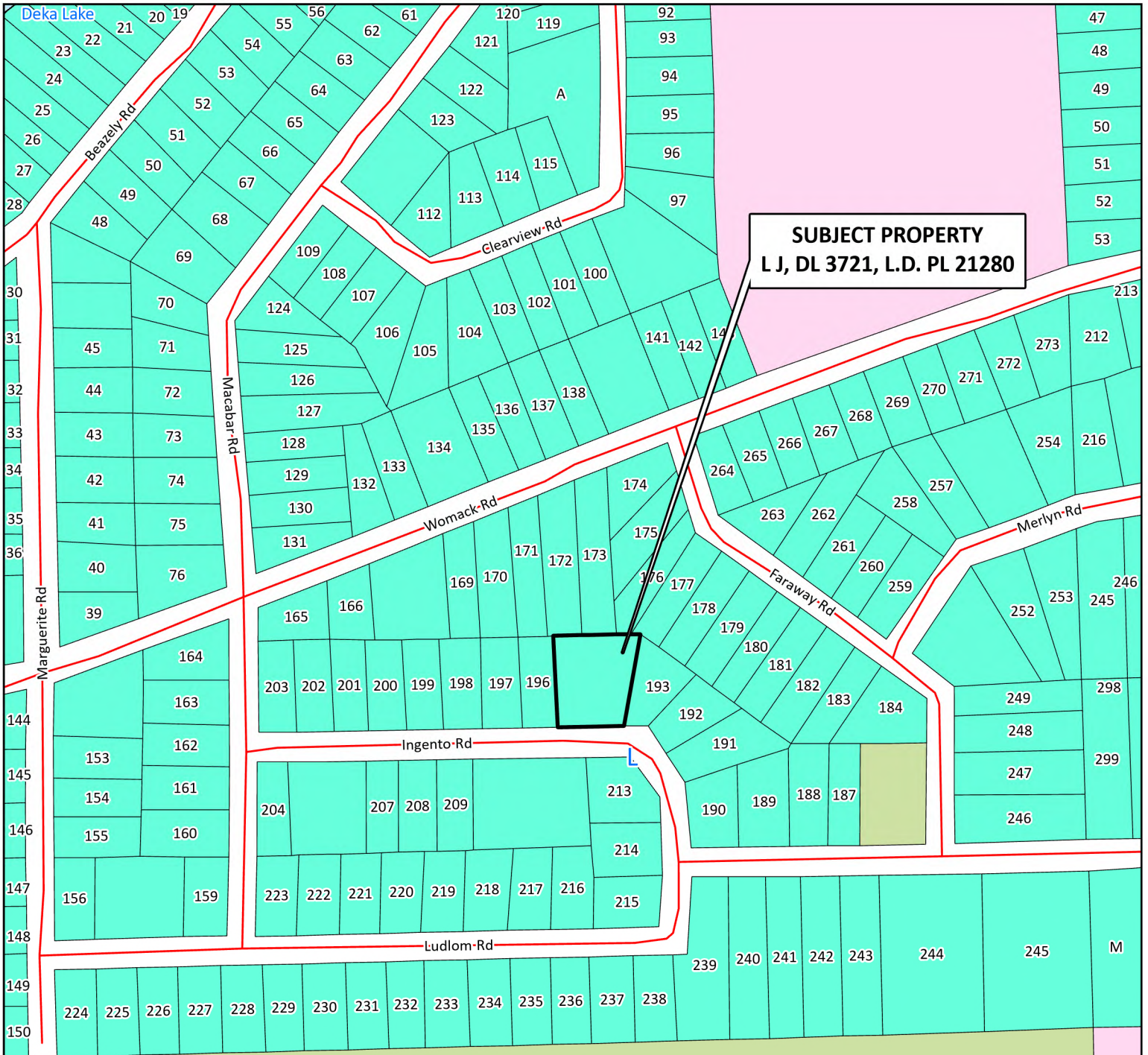
No Response

CRD Chief Building Official: January 3, 2025

No objections

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 J, DL 3721, L.D. PL 21280

Appendix A: GENERAL MAP

LEGEND

-  Subject Property
-  Electoral Areas and Municipalities

Designations

-  Deka Lake Settlement Area
-  Resource Area
-  Rural Residential 1

0 50 100 200 m

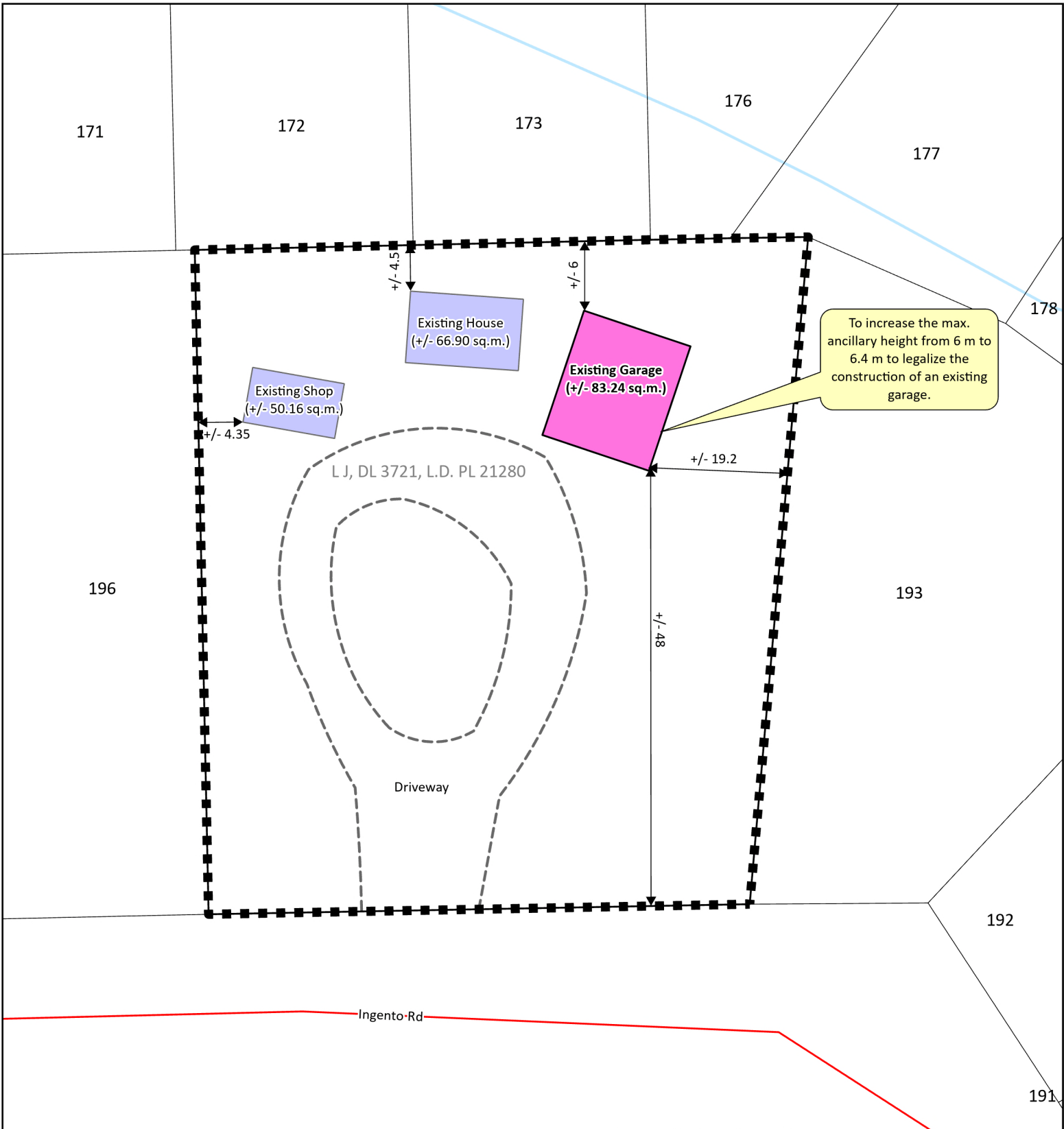
DVP2449 2024-11-21

DL 3733

1

2

3



Appendix B: SPECIFIC MAP

LEGEND

- Subject Property
- Driveway

MEASUREMENTS ARE METRIC

DVP2449

0 10 20 40 2024-11-28
m

Cariboo Regional District

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

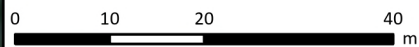
SUBJECT PROPERTY
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Appendix C: GENERAL MAP ORTHO

LEGEND

 Subject Property



DVP2449 2024-11-21

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

Describe the existing use of the subject property and all buildings: Seasonal

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

Describe the reasons in support for the application: Garage too tall.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Vast lawn, Trees along perimeter.

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

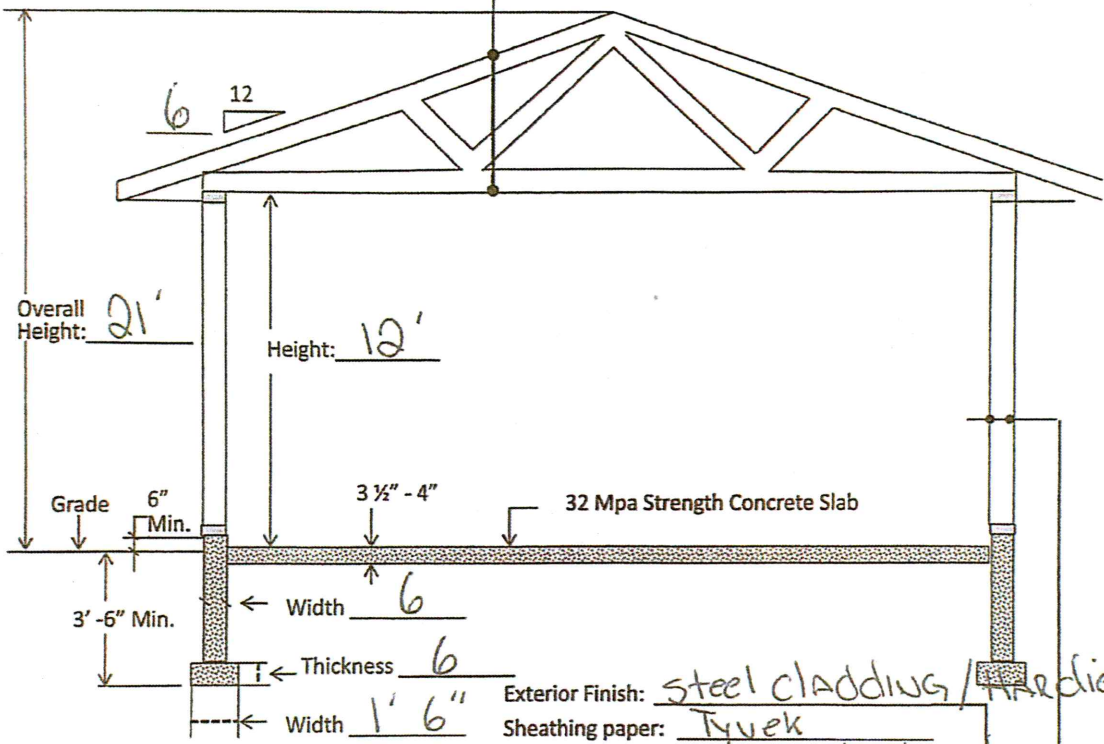
Services Currently Existing or Readily Available to the Property (check applicable area)
 * Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



CROSS SECTION - FROST PROTECTED FOUNDATION

Roofing: Asphalt shingles
 Sheathing (type and thickness): 1/2 plywood
 Engineered roof trusses at 24" o/c
 Insulation: N/A
 6 mil poly vapour barrier
 Interior finish: N/A



Exterior Finish: steel cladding / Hardie
 Sheathing paper: Tyvek
 Sheathing (type and thickness): 1/2 plywood
 Studs (size and spacing): 2x6 24 o/c
 Insulation: N/A
 6 mil poly vapour barrier
 Interior finish: N/A

- Notes:**
1. All footings to be resting on undisturbed soil (not topsoil) or well compacted granular material;
 2. Ø 1/2" anchor bolts to be installed at maximum 7'-10" O/C; and
 3. Exterior grade to slope away from foundation.



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Monday Jan. 6 2025 6:58 pm
Location of Meeting: Interlakes @ Steve Brown's house

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Electoral Area: L
Legal Description: Parcel J (Being A Consolidation of Lots 194 and 195, See LB224730), District Lot 3721, Lillooet District, Plan 21280
Property Location: 7589 Ingento Rd

ATTENDANCE

Present:
Chair: Sharron Woloshyn
Members: Manuela Betchart, Gordon Ross, Glen Clark,
Steve Brown, Greg Atherton, Barb Matson,
Dori Dennison

Recording Secretary: Sharron Woloshyn
Owners/Agent: James Jensen (Jim)
 Contacted but declined to attend

Absent: Ursula Hart

Also Present:
Electoral Area Director: Eric deVries
Staff Support: _____
Public: Al Boyce (neighbour)
Other Application Agents: Troy Erskine, Annette Erskine

RESOLUTION

Moved: Steve Brown Seconded: Greg Atterton

THAT application with File Number 3090-20/20240049 be **SUPPORTED** / REJECTED for the following reasons:

- 1) Assumption that 3 ft falls within the board's definition of "minor increase".
- 2) Building is not in neighbour's sight lines.
- 3) No complaints from neighbours. One neighbour attended the meeting to show support of applicant.
- 4) Building is located on a low elevation on the lot.
- 5) Building is not unsightly.
- 6) The exterior of the building is complete.

For: 8 Against: 0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Glen Clark

Seconded: Gordon Ross

CARRIED

Time: 7:27

[Redacted Signature]

Recording Secretary

[Redacted Signature]

Chair