



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20250021

Electoral Area: G

Date of Referral: May 26, 2025

Date of Application: May 14, 2025

Property Owner's Name(s): Herbert Porter

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 358, Lillooet District, Plan 30468

Property Size(s): 0.52 ha (1.28 ac)

Area of Application: 0.52 ha (1.28 ac)

Location: 5439 Scuffi Rd

Current Designation:

Upland Residential

Min. Lot Size Permitted:

2.0 ha (4.94 ac)

Current Zoning:

Special Exception Residential 1 (R 1-1)

Min. Lot Size Permitted:

0.302 ha (32,508 sq ft)

Variance Requested: The applicants have requested a variance to 5.12.3.1 (c) of the South Cariboo Area Zoning Bylaw No. 3501, 1999. as follows:

To reduce the lake setback from 45.72 m (150 ft) to 30.48 m (100 ft) to allow the construction of a 139.23 sq m (1498.66 sq ft) single-family dwelling with a 48.96 sq m (527.00 sq ft) attached deck.

Proposal: To reduce the lake setback from 45.72 m (150 ft) to 30.48 m (100 ft) to allow the construction of a 139.23 sq m (1498.66 sq ft) single-family dwelling with a 48.96 sq m (527.00 sq ft) attached deck.

Existing Buildings: Shipping container - 14.68 sq m (158.01 sq ft)

Proposed Buildings: Single-family dwelling - 139.23 sq m (1498.66 sq ft)
Attached deck - 48.96 sq m (527.00 sq ft)

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: 105 Milke Lake

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Single Family Dwelling	0.55 ha (1.35 ac)
	Beef (Vacant)	37.80 ha (93.4 ac)
(b) South	Residential	0.69 ha (1.71 ac)
(c) East	Light Industry and Business and Other	7.22 ha (17.84 ac)
(d) West	Residential	0.56 ha (1.39 ac)

PLANNING COMMENTS

Background:

The applicant has requested a variance to reduce the lake setback for horizontal distance to allow the construction of a single-family dwelling. The requested variance from 45.72 m (150 ft) to 30.48 m (100 ft) horizontal distance is a relaxation of section 5.12.3.1 (c) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 0.52 ha (1.28 ac) and is zoned Special Exception Residential 1 (R 1-1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. It is designated Upland Residential in the

South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. There is currently a 14.68 sq m (158.01 sq ft) shipping container on the property. It is proposed to build a 139.23 sq m (1498.66 sq ft) single-family dwelling with a 48.96 sq m (527.00 sq ft) attached deck.

Location and Surroundings:

The subject property is located at 5439 Scuffi Rd, south of 105 Mile Lake as seen in Appendix A. There is a bank that runs through the middle of the property that slopes steeply down towards the lake. The flat area at the top of bank is cleared and the bottom of the bank is treed. The property is surrounded mostly by residential and rural lots similar in size or slightly larger with portion of a large agricultural parcel to the northeast and three industrial parcels to the south.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.12.3 Special R 1 Zones

5.12.3.1 Special Exception R 1-1 Zone (108 LUC)

- (c) The minimum setback from the natural boundary of any lake shall be 45.72 metres (150 feet).

Rationale for Recommendations:

Staff have no objection to the proposed variance. The shape of the property, topography and minimum required setbacks limit the reasonable building area. The proposal is not anticipated to have an impact on the use or enjoyment of neighbouring properties. Further, the intent of the 108 Ranch development is to allow a buffer area for the greenbelt and recreation. There is no intent to develop greenbelt in this area.

At the time of drafting, public comments were received from a member of the neighbourhood in support of the proposed variance.

The Ministry of Transportation and Transit (MoTT) responded stating they have no concerns.

The Interior Health Authority (IHA) responded stating they have no objections to this proposal.

The Area 'G' Advisory Planning Commission (APC) provided comments stating they have no objection to this application.

The Agricultural Land Commission (ALC) has responded that this proposal is outside of the ALR and ALC staff have no comments on this proposal.

The Cariboo Regional District Community Services Department has responded stating no concerns for this proposal. No potential impacts to public recreation values on the Greenbelt were noted.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The shape of the property, topography and minimum required setbacks limit the reasonable building area without receiving a Development Variance Permit.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot A, District Lot 358, Lillooet District, Plan 30468 be approved. Further, that a Development Variance Permit be issued to vary Section 5.12.3.1 (c) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum watercourse setback be reduced from 45.72 m (150 ft) to 30.48 m (100 ft) to allow the construction of a 139.23 sq m (1498.66 sq ft) single-family dwelling with a 48.96 sq m (527.00 sq ft) attached deck.

REFERRAL COMMENTS

Health Authority: May 28, 2025

We have no objections to this proposal.

Ministry of Transportation and Infrastructure: May 28, 2025

The Ministry has no concerns.

Advisory Planning Commission: June 13, 2025

See attached

Agricultural Land Commission: May 26, 2025

I note this property (PID: 002-129-833) is outside of the ALR. As such, ALC staff have no comments on this referral.

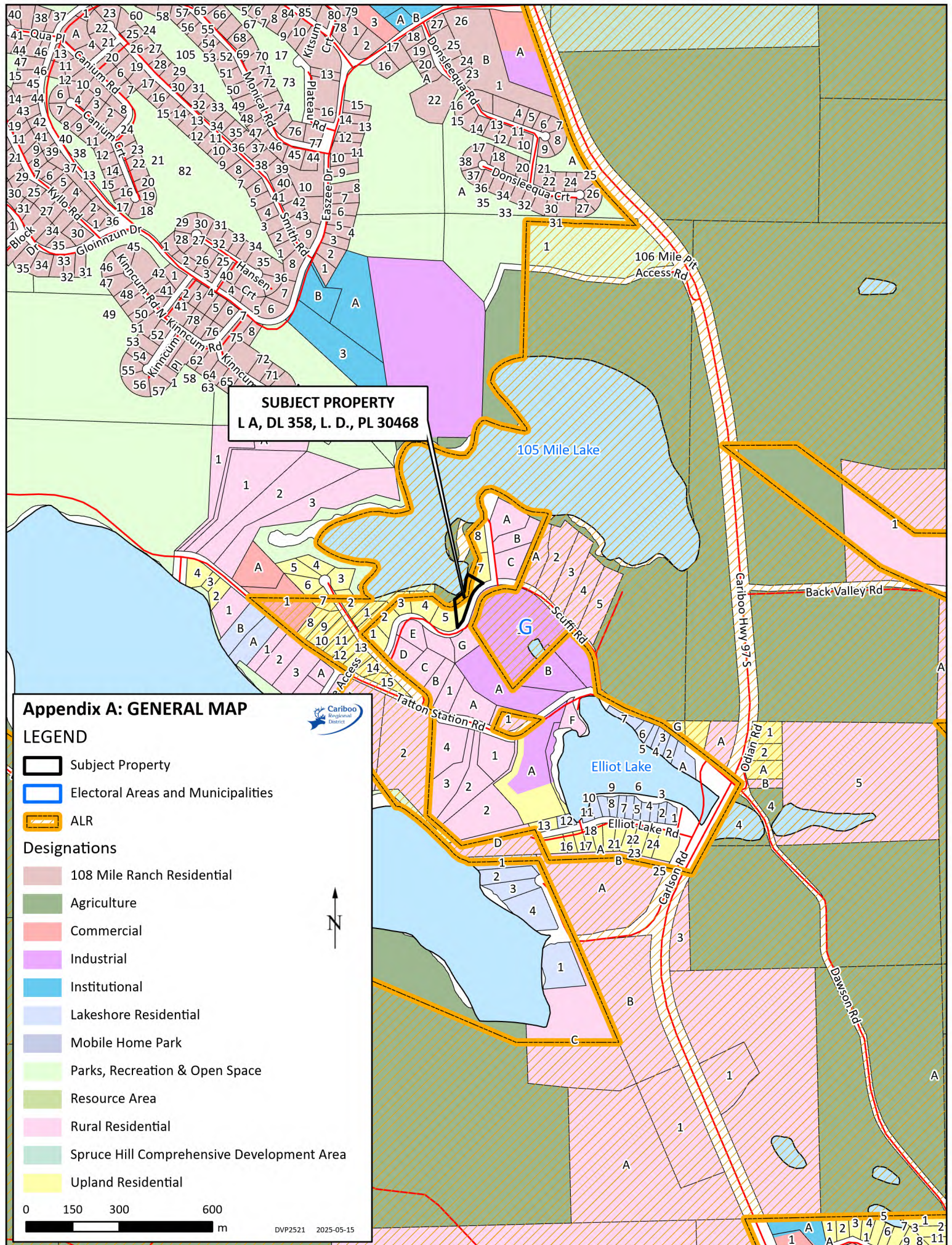
CRD Chief Building Official: No response

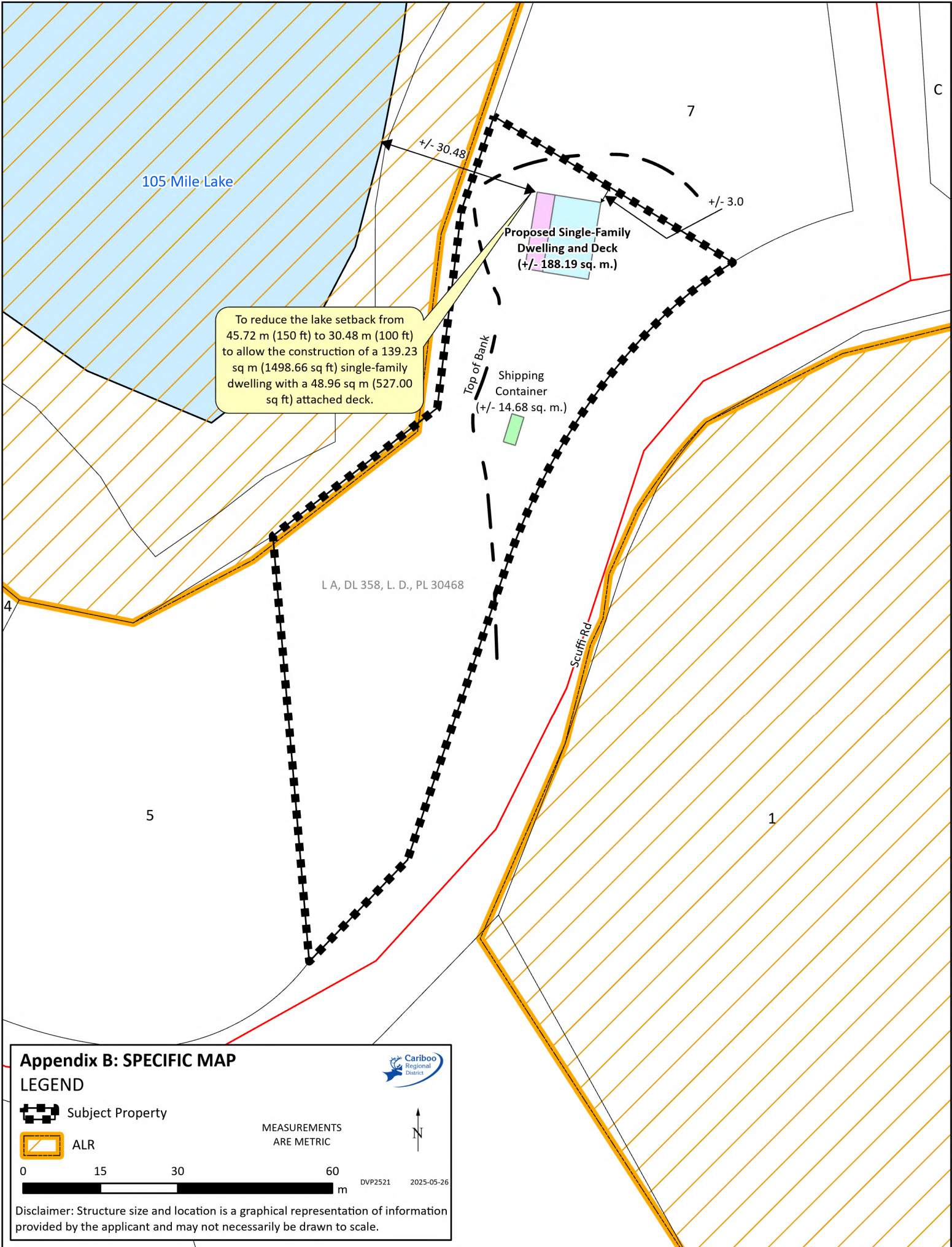
CRD – Community Services Dept: May 29, 2025

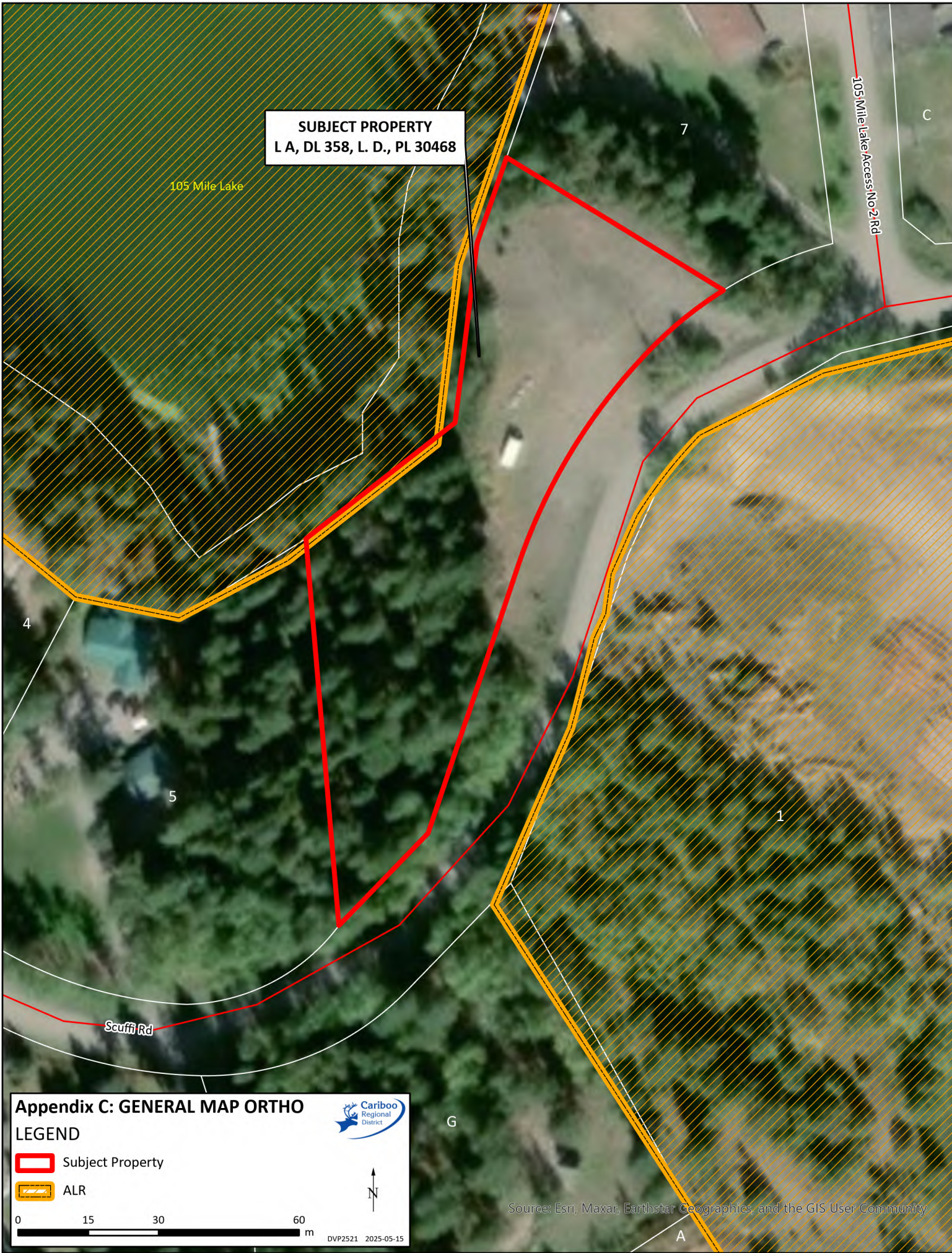
No concerns. I don't see any potential impacts to public recreation values on the Greenbelt from this proposal.

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







Describe the existing use of the subject property and all buildings: Currently there are
no buildings on the property

Describe the proposed use of the subject property and all buildings: Owner wants to
build a house with a deck

Describe the reasons in support for the application: _____

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

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

Property fronts on greenbelt on 185 Mile Lake

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 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 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"/>

BCGS 92P.074

- Area above bank
with 45.72m(150ft)
Setback
2055 ft²
191.0m²

Area above bank
with 30.48m(100ft)
Setback
9355 ft²
869.1 m²

Lot A area=
1.28 Acres
0.517 ha

25 Lot A
Plan 30468

5
Plan 21587

0.52 ha

Plan 21587

Plan 21587
Remainder
Lot 7

105 Mile Lake Access #2

Scuffi | Road

See
Plan 40709

The field survey represented by this plan was conducted from July 12–August 2, and December 10 2024.
Michael Kidston, BCLS #587

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkl100@outlook.com
File: 2216
Dwg: MK-2216-Site4-500-Variance

AREA G APC RESPONSE FORM

FILE NO: 3090-20/20250021

Date: June 13, 2025

7 PM

Conference call meeting

Applicant/Agent: Agent:

Applicant: Herbert Porter - attended

Area G director - Al Richmond

Members: Marvin Monical
Robin Edwards

Diane Wood
Bill Forman

Graham Leslie

Nicola Maughn

Absent: Graham Leslie

Location of Application: 5439 Scuffi Rd, 108 Mile House

Agenda Item: DVP

Moved by: Robin/Nicola

Area G APC has no objection to this DVP application.

CARRIED UNANIMOUSLY

Moved by Diane Wood

that the meeting terminate.

7:20 PM

Marvin Monical

Chair

Secretary



Subject:
Date:



FW: Development Variance Permit
June 24, 2025 11:41:39 AM

From: Ron Harrod <[REDACTED]>
Sent: May 29, 2025 1:46 PM
To: CRD Mailbox <Mailbox@cariboord.ca>
Subject: Development Variance Permit

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello:

I received a notice in the mail, File: 3090-20/20250021 regarding Development Variance Permit-Lot A, District Lot 358, Lillooet District, Plan 30468-PID: 002-129-833 Civic Address: 5439 Scuffi Road.

I live in the adjacent lot to the South and have no objection to the variance request to reduce the set-back distance from the 105 Mile Lake (Swamp).

I would hope you can get the approval to this gentleman because he needs to get on with the building of his home before the building season closes. He has waited long enough and hopefully this process can be expedited.

Thanks

Ron Harrod
5437 Scuffi Road