



## Planning Application Information Sheet

**Application Type:** Development Variance Permit

**File Number:** 3090-20/20250026

**Electoral Area:** H

**Date of Referral:** June 25, 2025

**Date of Application:** May 26, 2025

**Property Owner's Name(s):** Davies HP Holdings Ltd.

**Applicant's Name:** Cariboo Geographic Systems

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 8333, Lillooet District

**Property Size(s):** 60.70 ha (150 ac)

**Area of Application:** 60.70 ha (150 ac)

**Location:** 2750 Bradley Creek Road

**Current Designation:**

N/A

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Resource /Agricultural (RA 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

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

That the maximum permitted ancillary floor area on a lot 32.0 ha and greater (Greater Than 79.07 ac) be increased from 450 square metres (4,844 square feet) to 1005 sq m (10,817.73 sq ft) to allow the construction of an attached ancillary building consisting of a breezeway, carport, garage, lean-to and mezzanine.

**Proposal:** To increase the maximum permitted ancillary floor area from 450 square metres (4,844 square feet) to 1005 sq m (10,817.73 sq ft) to allow the construction of an attached

ancillary building consisting of a breezeway, carport, garage, lean-to and mezzanine. The proposal includes 18.16 sq m of unallocated ancillary space to account for possible changes.

A motorsports venue hosting mud racing, other outdoor recreational events and camping is currently permitted to operate on part of the property with Temporary Use Permit TP20180051.

Rezoning application 3360-20/20230013 is in progress to rezone a part of the property to allow the continued use as a motorsports venue hosting mud racing, other outdoor recreational events and camping.

**No. and size of Proposed Lots:**

**Existing Buildings:** Single-family dwelling with attached deck - 343.04 sq m (3692.42 sq ft)  
Attached garage - 140.13 sq m (1508.35 sq ft)

**Proposed Buildings:** Breezeway - 38.57 sq m (415.14 sq ft)  
Carport - 38.57 sq m (415.14 sq ft)  
Garage - 464.52 sq m (5000 sq ft)  
Lean-to - 185.81 sq m (2000 sq ft)  
Mezzanine - 119.24 sq m (1283.50 sq ft)

**Services Available:** 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:** Bradley Creek and wetlands

**Lake Classification:** High

**Within Development Permit Area:** No

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

Land Use:		Lot Sizes:
(a) North	Crown Land	N/A
(b) South	Grain & Forage	64.74 ha (160 ac.)
(c) East	Crown Land	N/A
(d) West	Crown Land	N/A

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## PLANNING COMMENTS

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### Background:

The applicant has requested a variance to increase the maximum permitted gross floor area of all ancillary buildings and structures on a lot 32 ha (79.07 ac) and greater from 450 sq m (4,844 sq ft) to 1005 sq m (10,817.73 sq ft) to allow the construction of an ancillary building consisting of a breezeway, carport, garage, lean-to and mezzanine. The proposed ancillary building will be attached to the single-family dwelling. The proposal includes 18.16 sq m (195.47 sq ft) of unallocated ancillary space to account for possible changes. The requested variance is a relaxation of Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 60.70 ha (150 ac) and is zoned Resource/Agricultural (RA 1) under the South Cariboo Area Zoning Bylaw No. 3501. The property contains a 343.04 sq m (3692.42 sq ft) single-family dwelling with an attached deck and a 140.13 sq m (1508.35 sq ft) attached garage in the single-family dwelling.

Part of the subject property is currently being used as a motorsports venue hosting mud racing, other outdoor recreational events and camping. This ongoing use is permitted through a Temporary Use Permit TP20180051 which was issued in 2020 and renewed in May 2023 for an additional three years. The expiry date is May 29, 2026.

The subject property is undergoing a rezoning application 3360-20/20230013 to rezone the 27.5 ha (27.95 ac) portion of the property from Resource/Agricultural (RA 1) to Special Exception C 2-27 Zone to allow the continued use as a motorsports venue hosting mud racing, other outdoor recreational events and camping on a permanent basis. The remaining 33.1 ha (81.79 ac) will remain Resource/Agricultural (RA 1).

The single-family dwelling and the proposed attached ancillary building are both located on part of the property subject to the ongoing rezoning application 3360-20/20230013 to rezone from Resource/Agricultural (RA 1) to Special Exception C 2-27 Zone.

Applicant has indicated the intended use of the ancillary space is to store all the equipment required for the operation of the ongoing motorsports events and future agricultural activities along with the associated vehicles needed.

### Location and Surroundings:

The subject property is located at 2750 Bradley Creek Road. Bradley Creek runs through the property from North to South as shown in Appendix B. Some of the land has been cleared and developed to establish campsites, a mud racing area and a freestyling ring for the motorsports, outdoor recreational facility. The property is mostly surrounded by unsurveyed Crown Land but there is a similarly sized parcel used for agriculture directly to the south.

CRD Regulations and Policies:

*3504 Quesnel Fringe Area Zoning Bylaw, 1999*

**4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES**

(e) the maximum gross floor area of all ancillary buildings and structures permitted is calculated as follows:

<b>Property Size</b>	<b>Maximum Floor Area</b>
32.0 ha and Greater (Greater Than 79.07 ac)	450 square metres (4,844 square feet)

Rationale for Recommendations:

Staff have no objection to the requested variance to increase the maximum permitted gross floor area of all ancillary buildings and structures on a lot 32 ha (79.07 ac) and greater from 450 sq m (4,844 sq ft) to 1005 sq m (10,817.73 sq ft) to allow the construction of an attached ancillary building.

Although it is a significant request, the proposed variance is not anticipated to have an impact on the neighbouring properties beyond what is already permitted by Temporary Use Permit TP2018005. The proposed building will be used to store various vehicles and equipment. The subject property is fairly secluded and not visible from the road as it is surrounded by forested Crown Land on three sides, including a buffer of Crown Land between the property and Bradley Creek Rd. The proposed building will be of a similar design as the single-family dwelling including the common roof line and similar building finishes. The proposed area of the ancillary structure is not of unreasonable size to support the existing activities and the intent to expand the agricultural use of the property as well.

At the time of drafting, no public comments were received.

Interior Health Authority (IHA) has reviewed the application and from a Healthy community development/ planning perspective they have no objections to the proposed variance.



The Ministry of Water, Land and Resource Stewardship has no comments on this application. But it is to be noted that the area of interest overlaps with Riparian Management Area and Wetlands, and Woodland Caribou Habitat (Southern Mountain Population). It is recommended to exercise caution to minimize effects on the riparian management area and surrounding wetlands by taking measures to preserve vegetation and tree cover in these areas and to avoid sedimentation to waterbodies. To minimize disturbances to caribou, the following stewardship practices are recommended by the Ecosystems Biologist:

- If caribou tracks are observed, do not follow them and avoid the area.
- If a caribou is seen, do not approach. Make every effort to remain a minimum of 500 m from a caribou.
- If approaching the site by helicopter, perform a high-level reconnaissance flight (altitude of 500 m or higher) before approaching the site to determine if caribou are present in the area. Present in the area means that either a caribou or their tracks are detected. If caribou or tracks are detected, suspend further aerial activities for 48 hours, after which the procedure should be repeated.

The Ministry of Transportation and Transit responded, stating they have no concerns.

The CRD Chief Building Official has expressed no concerns with increasing the permitted ancillary building floor area. It is noted that the applicant has been in contact with the Building Department, and the submitted plans have undergone an initial review. As per the Chief Building Official, the design appears to comply with the applicable requirements of the BC Building Code.

The Electoral Area 'H' Advisory Planning Commission has responded in support of the application. They believe there will not be an impact on the neighbours, and the building will be useful and aesthetic. They also believe the proposal will have a positive economic community impact and provide better security for the business to deter theft in the community.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The proposed ancillary building will be of a similar design as the single-family dwelling, and it will not be visible from the road or neighbouring properties.

#### Recommendation:

That the application for a Development Variance Permit pertaining to District Lot 8333, Lillooet District be approved. Further, that a Development Variance Permit be issued to vary Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3504, 1999 as follows:

That the maximum permitted ancillary floor area on a lot 32.0 ha and greater (Greater Than 79.07 ac) be increased from 450 square metres (4,844 square feet) to 1005 sq m (10,817.73 sq ft) to allow the construction of an attached ancillary building consisting of a breezeway, carport, garage, lean-to and mezzanine.

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## REFERRAL COMMENTS

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Health Authority: July 24, 2025

Thank you for the opportunity to comment on the proposed development variance permit at 2750 Bradley Creek Road.

From a Healthy Community Development perspective, we have no objections to the proposed variance.

Ministry of Transportation and Infrastructure: June 30, 2025

No concerns.

Advisory Planning Commission: July 16, 2025

See attached

Ministry of Land, Water and Resource Stewardship: July 24, 2025

WLRS terrestrial ecosystems do not have any comments on this referral. But be aware that the area of interest overlaps with:

- Riparian Management Area and Wetlands: We recommend exercising caution to minimize effects on the riparian management area and surrounding wetlands including contributing tributaries flowing into the streams. Take measures to preserve vegetation and tree cover in these areas and to avoid sedimentation to waterbodies.
- Woodland Caribou Habitat (Southern Mountain Population): To minimize disturbances to caribou, the following stewardship practices are recommended:
  - If caribou tracks are observed, do not follow them and avoid the area.
  - If a caribou is seen, do not approach. Make every effort to remain a minimum of 500 m from a caribou.
  - If approaching the site by helicopter, perform a high-level reconnaissance flight (altitude of 500 m or higher) before approaching the site to determine if caribou are present in the area. Present in the area means that either a caribou or their tracks are detected. If caribou or tracks are detected, suspend further aerial activities for 48 hours, after which the procedure should be repeated.

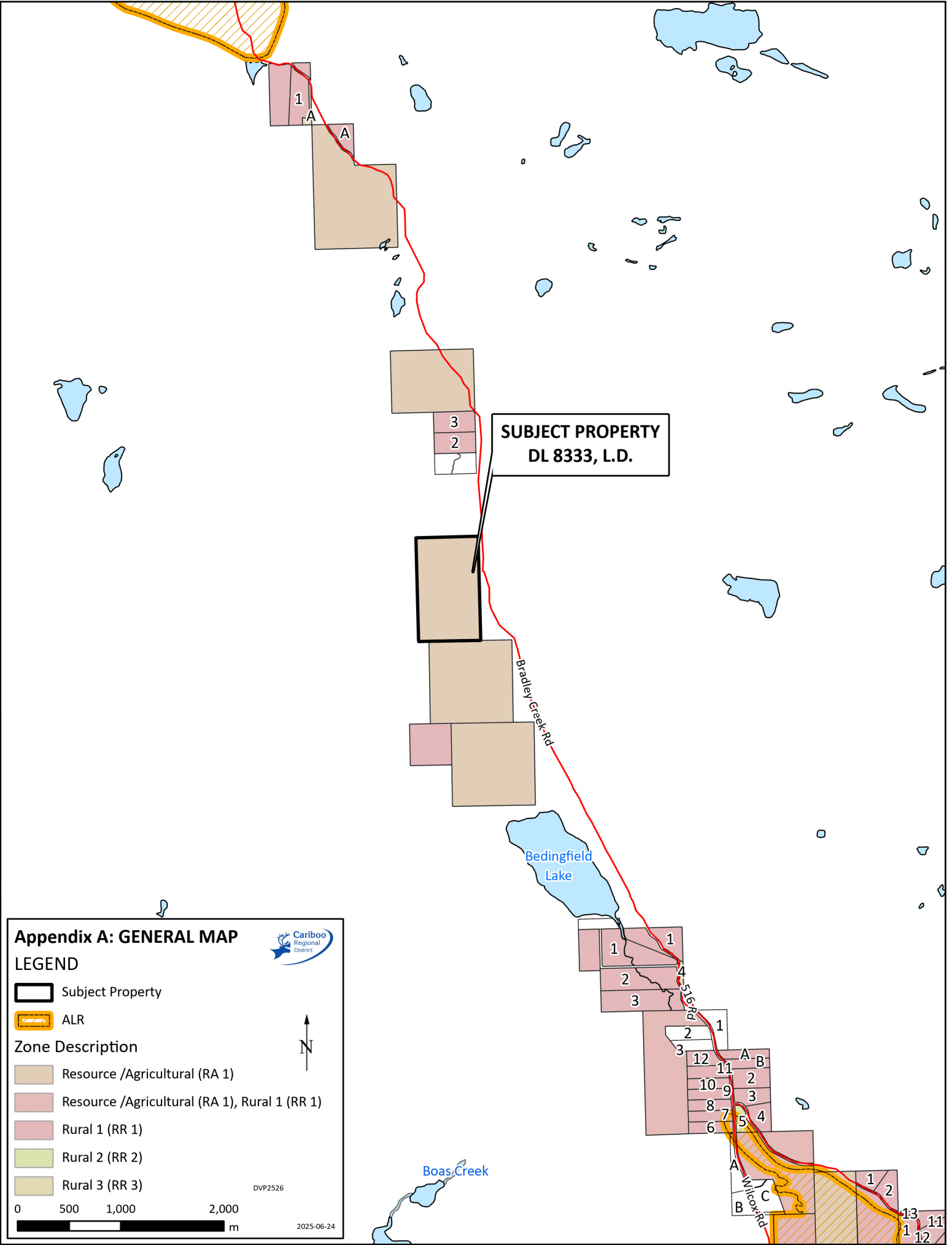
CRD Chief Building Official: No Response

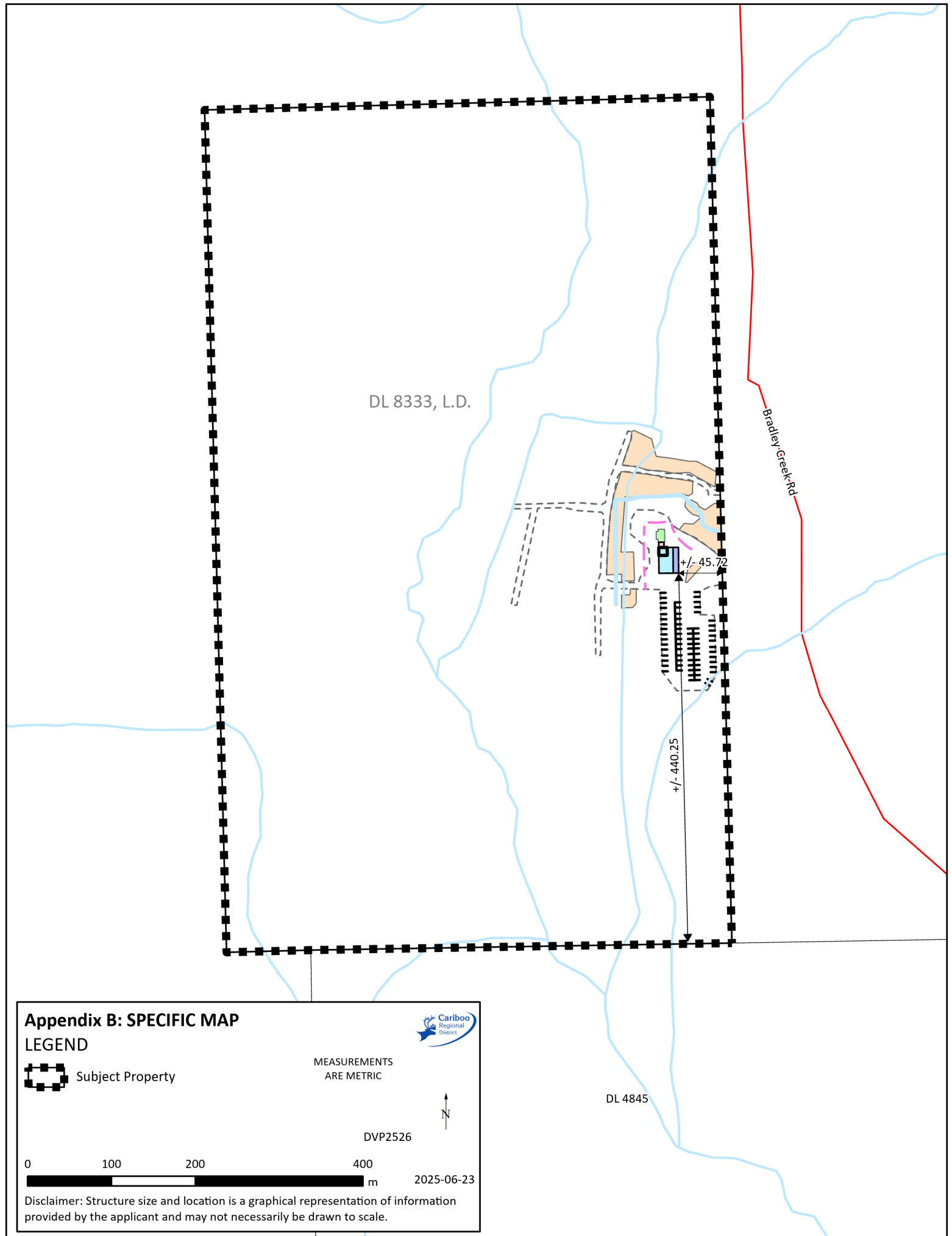
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## ATTACHMENTS

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





## Appendix B: SPECIFIC MAP

### LEGEND

 Subject Property

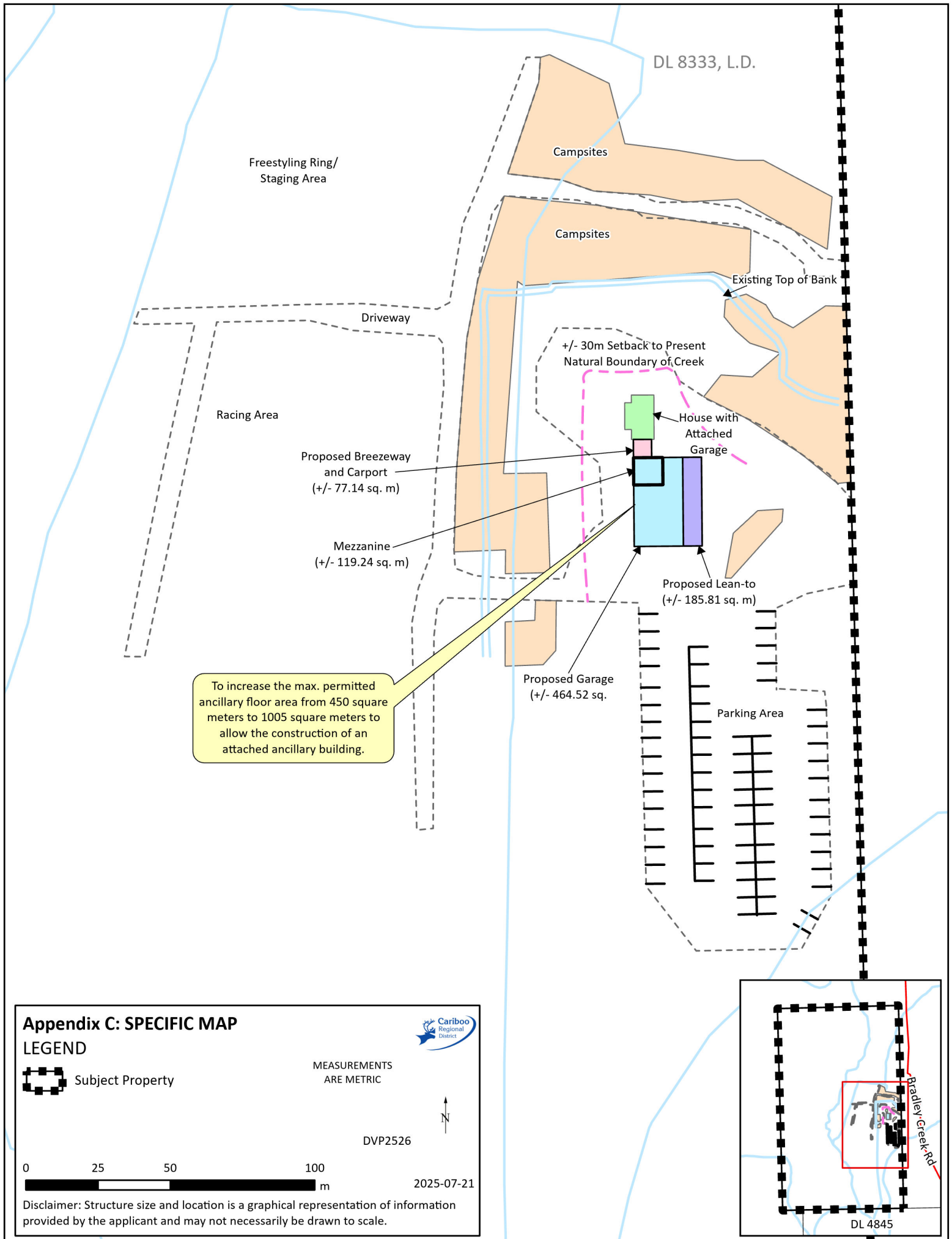
MEASUREMENTS  
ARE METRIC



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 m


2025-06-23

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



## Appendix C: SPECIFIC MAP

### LEGEND

 Subject Property

MEASUREMENTS  
ARE METRIC



DVP2526

0 25 50 100  
m

2025-07-21

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  
DL 8333, L.D.



Bradley Creek Rd

## Appendix D: GENERAL MAP ORTHO

### LEGEND

 Subject Property



0 75 150 300  
m

DVP2526 2025-06-19

DL 4845

Maxar



Describe the existing use of the subject property and all buildings: Family home, hay fields, campground, public events, motorsports and event venue

Describe the proposed use of the subject property and all buildings: Unchanged, garage will be used as a storage garage for equipment, attachments, vehicles, semi trucks, semi trailers and UTV's

Describe the reasons in support for the application: See Attached Sheet

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

Mixture of grassy hayfields, treed areas and brush lands

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

Bradley Creek flows through property. East of creek is generally level. West of creek property rises to the west.

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.*

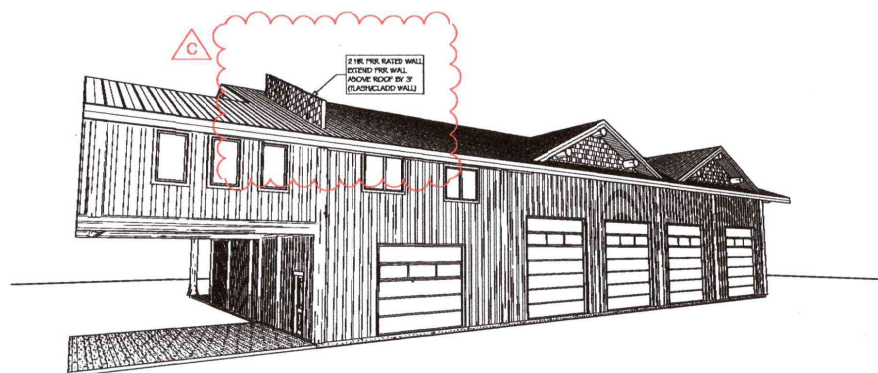
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
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Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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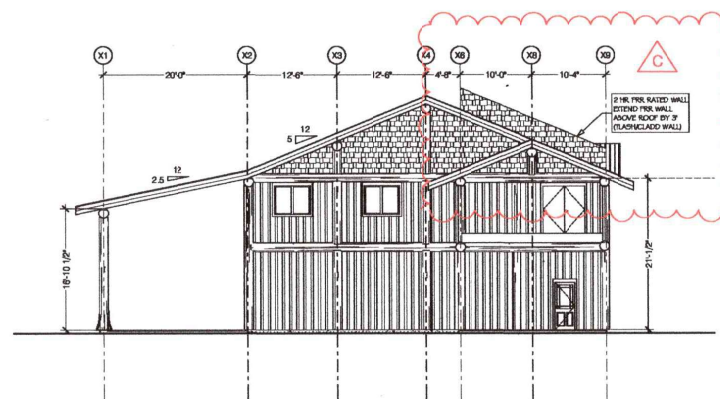


# NOTES

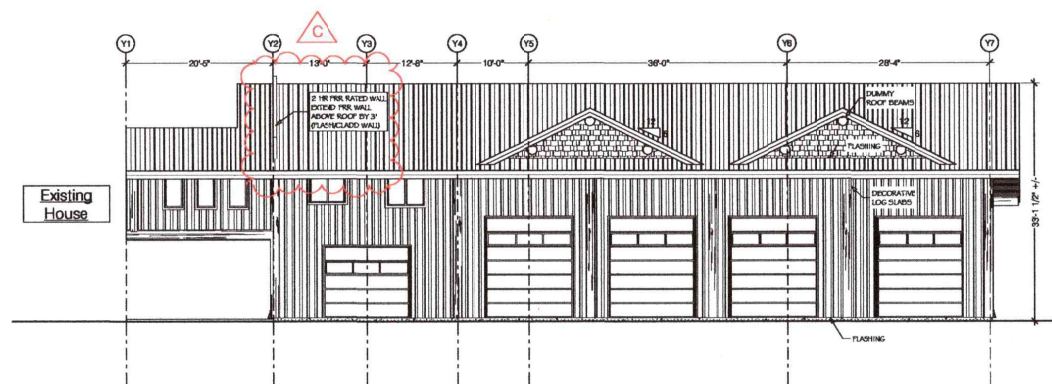
- Datum (3'-0") considered to be top of house slab.
- Top of house subfloor measured at 13'-4 3/4" above top of house slab.
- All structural logs min. 15" diameter W.R.C Premium or D.F. Premium.
- Shed roof beam D.F. Premium.



1/A.1 Perspective (Front/Left)



2/A.1 Left Elevation 1/8" = 1'-0"



3/A.1 Front Elevation 1/8" = 1'-0"

Revision	Description	Date
D	Final Plan (Pre-Engineering) Update	May 2025
C	Final Plan (Pre-Engineering) Update	May 2025
B	Final Plan (Pre-Engineering)	Jan 2025
A	Preliminary Review	Jan 2025

Job Title

Davies Shop

Design For:  
Sitka Log Homes Inc.

Issue Date:  
May 20, 2025

Drawing Status:  
Final Plan (Pre-Engineering) Update

Drawn By:  
Perfected Drafting & Design

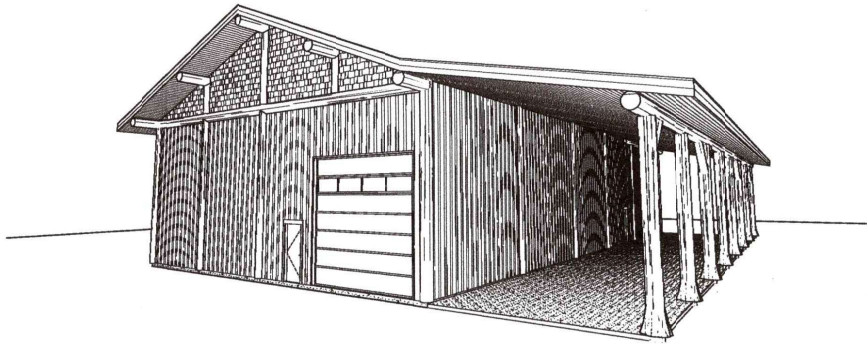
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Drawing Title and Number:  
Elevations - A.1

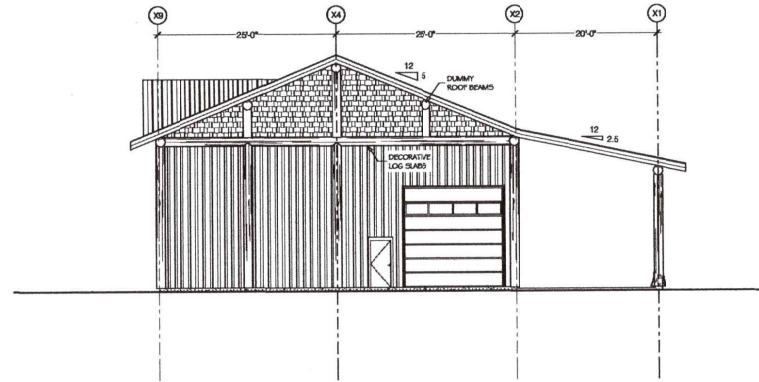


#### NOTES

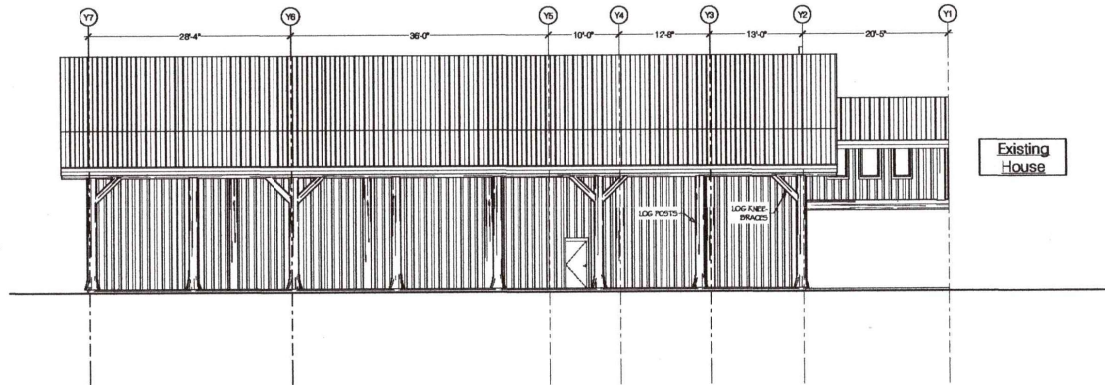
- Datum (0'-0") considered to be top of house slab.
- Top of house subfloor measured at 83 4'-3/4" above top of house slab.
- All structural logs min. 15" diameter W.R.C Premium or D.F. Premium.
- Shed roof beam D.F. Premium.



1/A.2 Perspective (Rear/Right)



2/A.2 Right Elevation 1/8" = 1'-0"



3/A.2 Rear Elevation 1/8" = 1'-0"

D	Final Plan (Pre-Engineering) Update	May 2025
C	Final Plan (Pre-Engineering) Update	May 2025
B	Final Plan (Pre-Engineering)	Jan 2025
A	Preliminary Review	Jan 2025

Revised | Description | Date

Unless these plans have an engineer's stamp, they are not to be used for construction. Perfect Drafting & Design does not guarantee the accuracy of the field calculations and does not warrant the accuracy of the field calculations and does not warrant the accuracy of the field calculations and does not warrant the accuracy of the field calculations.

Job Title

Davies Shop

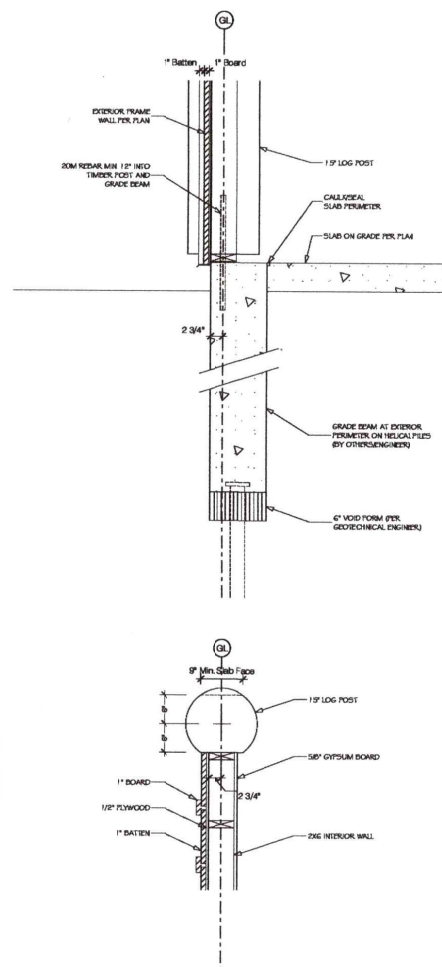
Design For:  
Sitka Log Homes Inc.

Issue Date:  
May 23, 2025  
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Drawn By:  
Perfect Drafting & Design  
Scale/Notes noted (if drawn on plan):  
As Noted  
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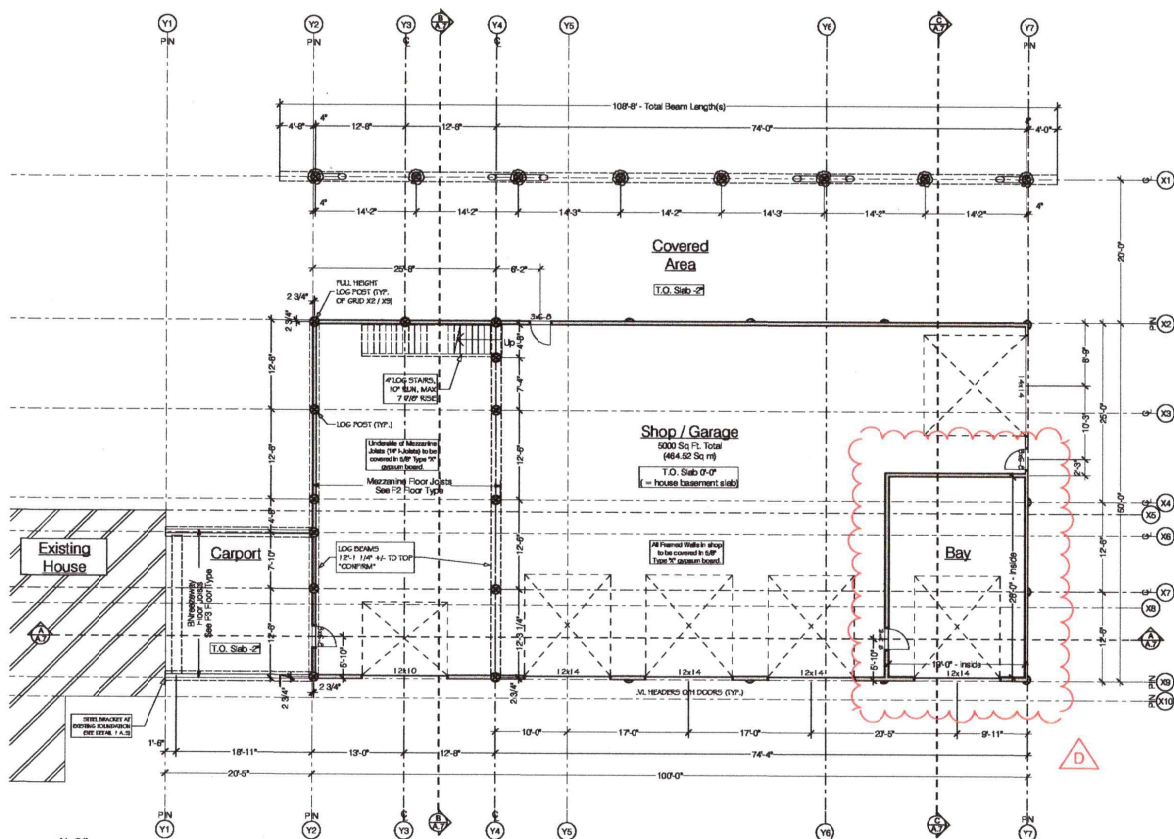


# NOTES

- Datum (0'-0") considered to be top of house slab.
- Top of house subfloor measured at t<sub>3</sub> 4'-3/4" above top of house slab.
- All structural logs min. 15" diameter W.R.C Premium or D.F. Premium.
- Shed roof beam D.F. Premium.



1/A.4 Foundation to Framing Connection 1" = 1'-0"



2/A.4 Main Floor Plan 1/8" = 1'-0"

Revision	Description	Date
D	Final Plan (Pre-Engineering) Update	May 2025
C	Final Plan (Pre-Engineering) Update	May 2025
B	Final Plan (Pre-Engineering)	Jan 2025
A	Preliminary Issue	Jan 2025

Job Title

Davies Shop

Design For  
Sitka Log Homes Inc.

Issue Date:  
May 20, 2025

Drawing Status:  
Final Plan (Pre-Engineering) Update

Drawn By:  
Perfect Drafting & Design

Scale (unless noted otherwise on plan):

As Noted

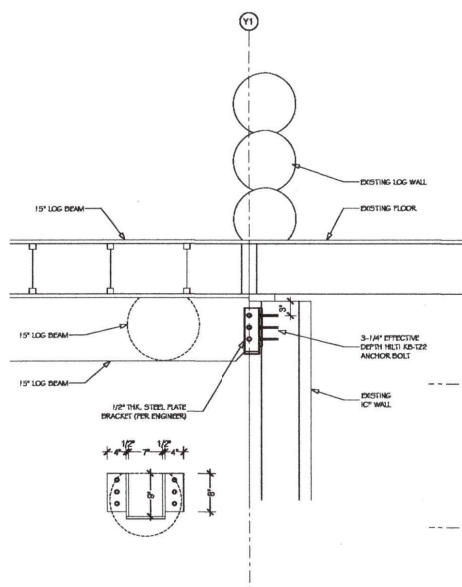
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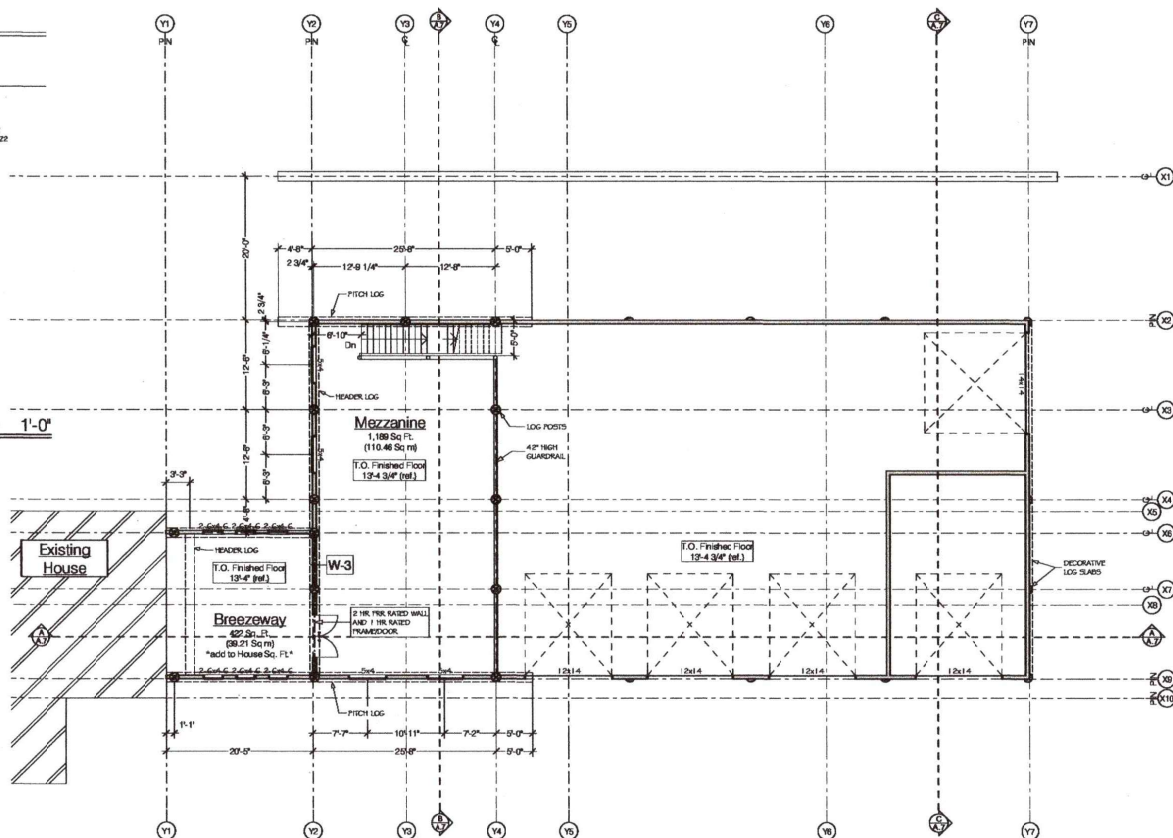


# NOTES

- Datum (0'-0") considered to be top of house slab.
- Top of house subfloor measured at 13'-4-3/4" above top of house slab.
- All structural logs min. 15" diameter W.R.C Premium or D.F. Premium.
- Shed roof beam D.F. Premium.



1/A.5 Bracket at Existing ICF 1' = 1'-0"



2/A.5 Mezzanine Floor Plan 1/8" = 1'-0"

D	Final Plan (Pre-Engineering) Update	May 2025
C	Final Plan (Pre-Engineering) Update	May 2025
B	Final Plan (Pre-Engineering)	Jan 2025
A	Preliminary Header	Jan 2025

Revision	Description	Date
1	Update these plans from an engineer's stamp. They are not to be used for construction. Perfect Drafting & Design does not guarantee the accuracy of the final calculations and data shown on these plans and requires the plans to be engineered by a certified individual or person licensed in the project jurisdiction.	

Job Title

Davies Shop

Design For:  
Sitka Log Homes Inc.

Issue Date:  
May 20, 2025

Drawing Status:  
Final Plan (Pre-Engineering) Update

Drawn By:  
Perfect Drafting & Design

Scale (unless noted otherwise on plans):

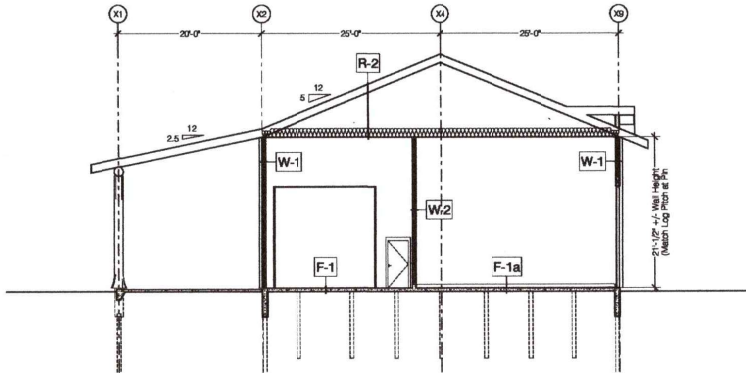
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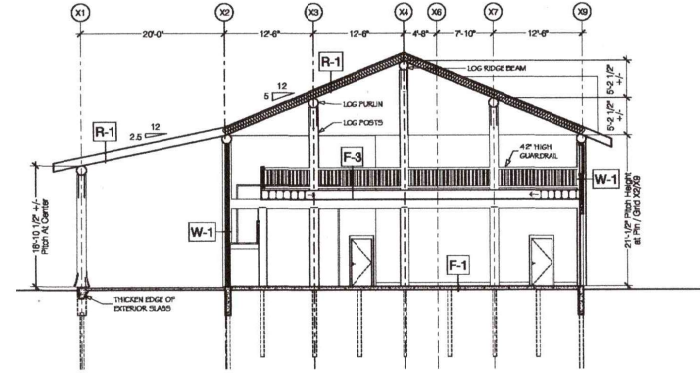


#### NOTES

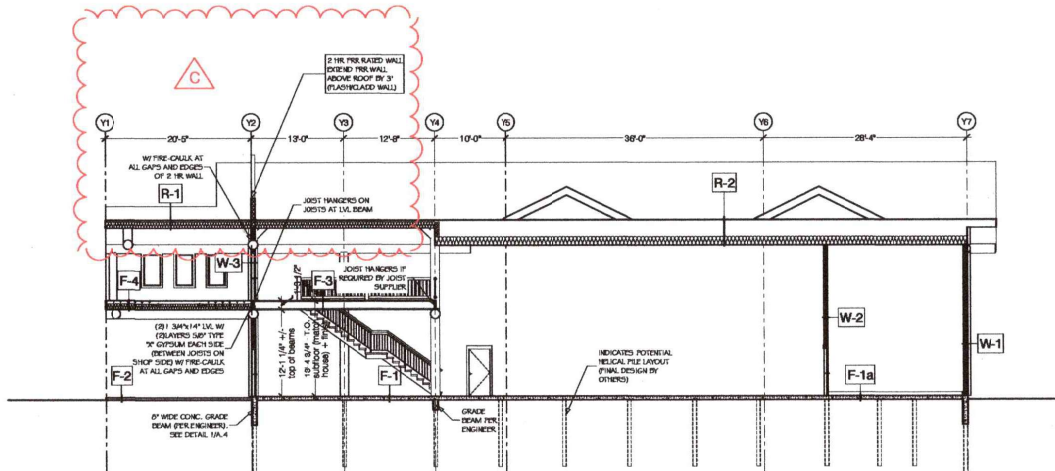
- Datum (0'-0") considered to be top of house slab.
- Top of house subfloor measured at 13' 4-3/4" above top of house slab.
- All structural logs min. 15" diameter W.R.C Premium or D.F. Premium.
- Shed roof beam D.F. Premium.



1/A.7 Cross Section C 1/8" = 1'-0"



2/A.7 Cross Section B 1/8" = 1'-0"



3/A.7 Cross Section A 1/8" = 1'-0"

Tag	Roof Construction Schedule
R-1	<b>MAIN ROOF &amp; PORCH (RAFTERS)</b> <ul style="list-style-type: none"> <li>- METAL ROOFING (TO OWNERS SPEC)</li> <li>- 1" SIP ROOFING FILL</li> <li>- SIP FLOORING (W/ 15 CLIPS) OVER 2x4 STRAPPING @ 16" O.C.</li> <li>- 2x12 JOISTS FOR 11' 7" JOISTS @ 24" o.c. ON LOG ROOF BEAMS</li> <li>- 6 MIL POLY V.B. AND MIN. R30 INSULATION (OR TO CODE MIN OVER HEATED SPACE)</li> <li>- SIP TYPE 1" OPTIMUM JOINED CEILING INTERIOR AND SOFFIT (MINES) EXTERIOR TO OWNERS SPEC</li> </ul>
R-2	<b>MAIN ROOF (TRUSSES)</b> <ul style="list-style-type: none"> <li>- METAL ROOFING (TO OWNERS SPEC)</li> <li>- 1" SIP ROOFING FILL</li> <li>- SIP FLOORING (W/ 15 CLIPS) OVER 2x4 STRAPPING @ 16" O.C.</li> <li>- PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.</li> <li>- 6 MIL POLY V.B. AND MIN. R30 INSULATION (OR TO CODE MIN OVER HEATED SPACE)</li> <li>- SIP TYPE 1" OPTIMUM JOINED CEILING INTERIOR AND SOFFIT (MINES) EXTERIOR TO OWNERS SPEC</li> </ul>

Tag	Floor Construction Schedule
F-1	<b>MAIN SHOP SLAB</b> <ul style="list-style-type: none"> <li>- 4" CONC. SLAB R/W 10" REBAR @ 18" O.C. E-W, OR OTHER APPROVED REINFORCING BY ENGINEER ON 6 MIL BLACK POLY OVER COMPACTED GRAVEL BASE</li> <li>- R30 TOWEL UNDERLAIN IF REQUIRED</li> <li>- SLOPE TO DRAIN PER OWNER</li> </ul>
F-1a	<b>DAY SLAB</b> <ul style="list-style-type: none"> <li>- MATCH F-1 ASSEMBLY, AND ADD WATERPROOF COATING OR ADHESIVE TO SEAL SLAB</li> <li>- SLOPE TO DRAIN DOOR</li> </ul>
F-2	<b>EXTERIOR CONCRETE SLAB</b> <ul style="list-style-type: none"> <li>- 4" CONC. SLAB R/W 10" REBAR @ 18" O.C. E-W, OR OTHER APPROVED REINFORCING BY ENGINEER ON 6 MIL BLACK POLY OVER COMPACTED GRAVEL BASE</li> <li>- R30 INSULATION</li> <li>- SLOPE AWAY FROM SHOP OR HOUSE</li> </ul>
F-3	<b>MEZZANINE FLOORS</b> <ul style="list-style-type: none"> <li>- OPTIONAL FINISHED FLOORING MAX 3/4" THICK</li> <li>- 3/4" TAG FLOORING (GLUED &amp; SOUNDED)</li> <li>- 1 1/2" JOISTS @ 12" O.C.</li> <li>- SIP TYPE 1" OPTIMUM CEILING FINISH</li> <li>- ALL OVER LOG BEAMS PER PLAN</li> </ul>
F-4	<b>BREEZEWAY FLOORS</b> <ul style="list-style-type: none"> <li>- FINISHED FLOORING MAX 3/4" THICK</li> <li>- 3/4" TAG FLOORING (GLUED &amp; SOUNDED)</li> <li>- 6 MIL POLY VAPOR BARRIER</li> <li>- 1 1/2" JOISTS @ 12" O.C.</li> <li>- MIN R30 BATT INSULATION</li> <li>- CEILING FINISH TO OWNERS SPEC</li> <li>- ALL OVER LOG BEAMS PER PLAN</li> </ul>

Tag	Wall Construction Schedule
W-1	<b>EXTERIOR FRAME WALLS</b> <ul style="list-style-type: none"> <li>- EXTERIOR SIDING (TO OWNERS SPEC)</li> <li>- HOUSE WRAP</li> <li>- 1" SIP FLOORING</li> <li>- 2x6 @ 16" O.C. STUDS</li> <li>- R30 INSULATION</li> <li>- 6 MIL VAPOR BARRIER</li> </ul>
W-2	<b>INTERIOR WALLS</b> <ul style="list-style-type: none"> <li>- DAY INTERIOR WALL FINISH TO BE PVC WALL PANELS</li> <li>- 2x6 @ 16" O.C. STUDS</li> <li>- R30 INSULATION</li> <li>- SIP INTERIOR WALL FINISH TO BE SIP TYPE 1" OPTIMUM BOARD</li> </ul>
W-3	<b>INTERIOR WALL (2" HR. FRG)</b> <ul style="list-style-type: none"> <li>- GLAZED SIP TYPE 1" OPTIMUM BOARD ON BREEZEWAY SIDE</li> <li>- 2x6 @ 16" O.C. STUDS</li> <li>- R30 INSULATION</li> <li>- GLAZED SIP TYPE 1" OPTIMUM BOARD ON MEZZANINE SIDE</li> </ul>
W-4	<b>FOUNDATION WALLS / GRADE BEAM</b> <ul style="list-style-type: none"> <li>- 8" CONCRETE GRADE BEAM (SEE DETAIL 1/A.4) ON NEURAL PILE (BY OTHER)</li> </ul>

#### 4/A.7 Construction Schedules

Revision	Description	Date
D	Final Plan (Pre-Engineering) Update	May 2025
C	Final Plan (Pre-Engineering) Update	May 2025
B	Final Plan (Pre-Engineering)	Jan 2025
A	Preliminary Review	Jan 2025

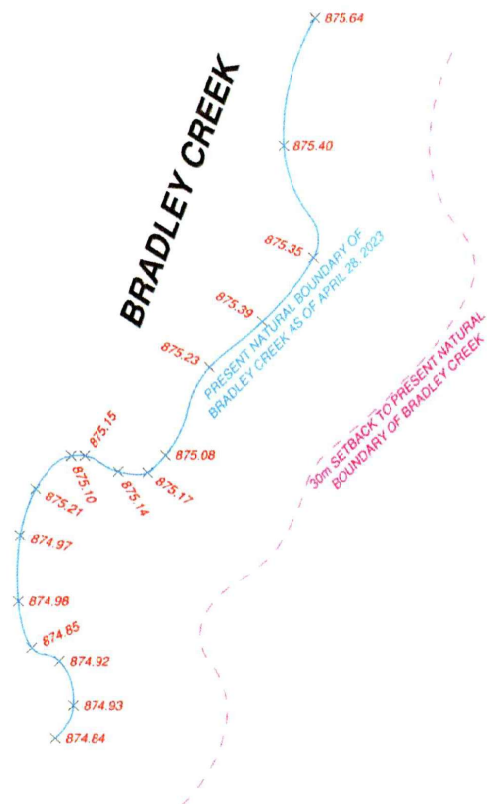
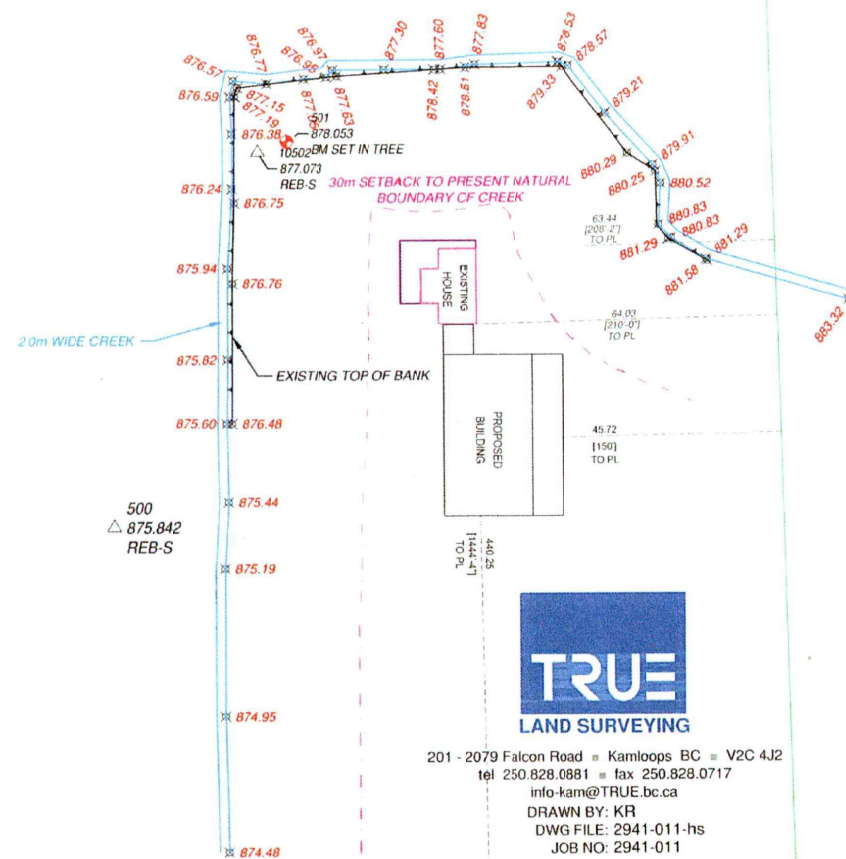
Unless these plans have an original's stamp, they are not to be used for construction. Perfect Drafting & Design does not guarantee the accuracy of the load calculations and does not show on these plans and requires the plans to be engineered by a qualified individual or company licensed in the same jurisdiction.

Job Title

Davies Shop

Design For:  
Stika Log Homes Inc.

Issue Date:  
May 20, 2025  
Drawing Status:  
Final Plan (Pre-Engineering) Update  
Drawn By:  
Perfect Drafting & Design  
Scale (unless noted otherwise on plan):  
As Noted  
Drawing Title and Number:  
Cross Sections / 3D - A.7

**DL 8333**

OWNERS, GENERAL CONTRACTORS AND SUB-CONTRACTORS TO VERIFY ALL MEASUREMENTS TO INSURE THEY AGREE WITH THE PLANS ISSUED FOR CONSTRUCTION AND ANY AUTHORIZED REVISIONS. ANY ERRORS OR OMISSIONS ARE TO BE REPORTED TO TRUE LAND SURVEYING BEFORE CONSTRUCTION BEGINS.

TRUE LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

**TRUE**  
LAND SURVEYING

201 - 2079 Falcon Road ■ Kamloops BC ■ V2C 4J2  
tel 250.828.0881 ■ fax 250.828.0717  
info-kam@TRUE.bc.ca  
DRAWN BY: KR  
DWG FILE: 2941-011-hs  
JOB NO: 2941-011  
FB: 107 ■ P: 12-14



# SKETCH PLAN TO ACCOMPANY DEVELOPMENT VARIANCE APPLICATION ON D.L. 8333, LILLOOET DISTRICT



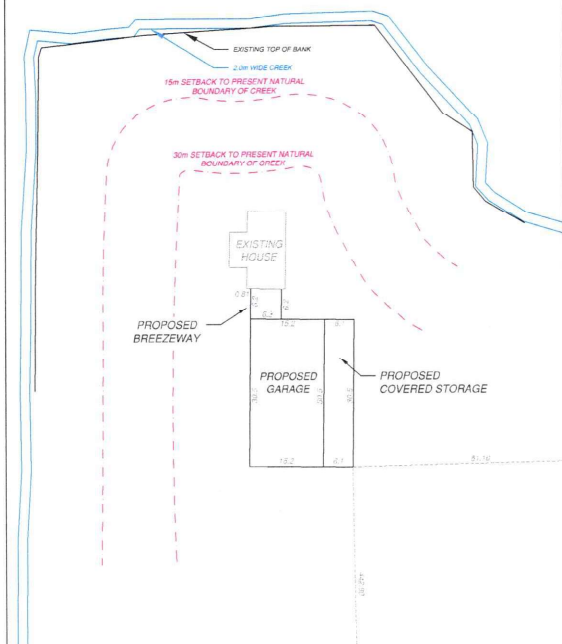
ALL DISTANCES ARE IN METRES 1:3000  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY  
560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:3000.

ALL DISTANCES ARE IN METERS AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.  
DISTANCES ARE DERIVED FROM A FIELD SURVEY  
CONDUCTED ON APRIL 24th, 2023.

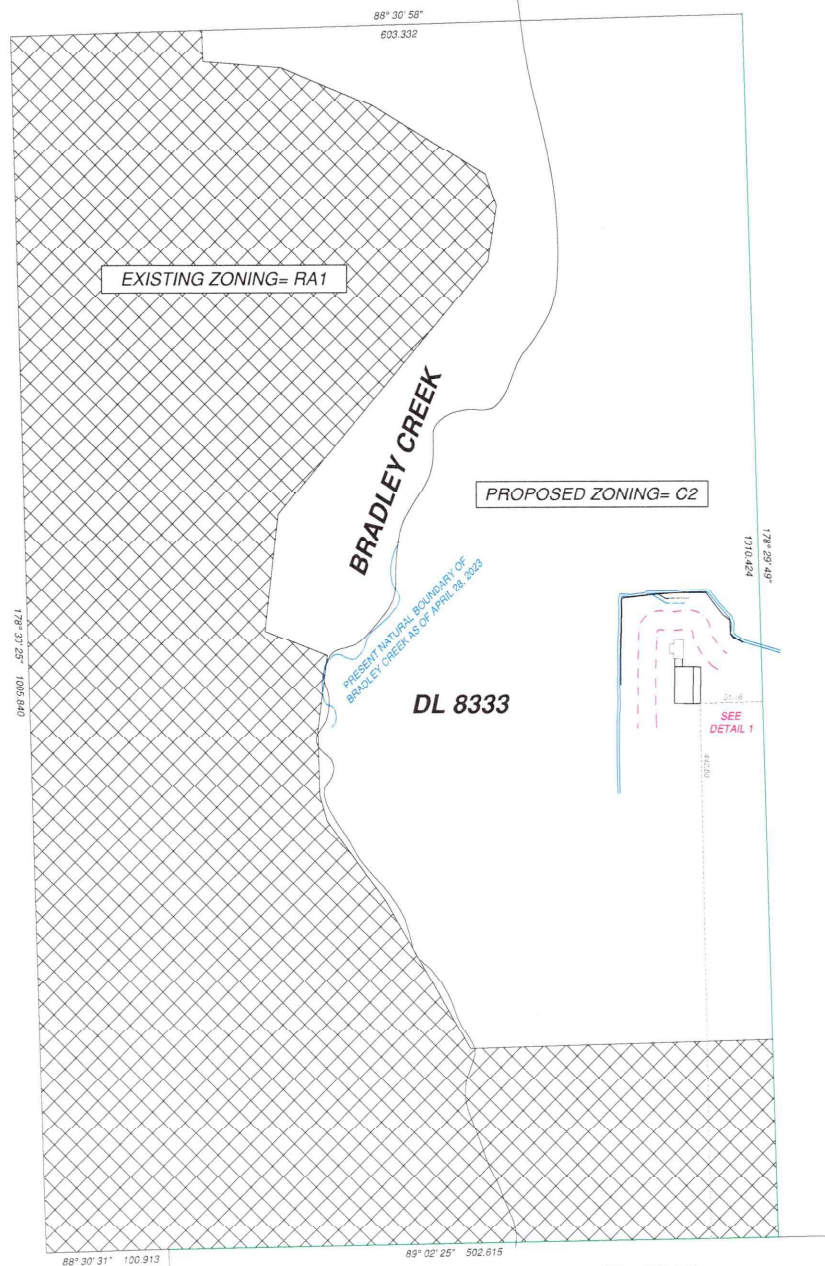
CIVIC ADDRESS: 2750 BRADLEY CREEK FSR  
PID: 013-511-998



**DETAIL 1  
SCALE 1:750**



**PROPOSED GARAGE AREAS**  
BREEZEWAY= 39m<sup>2</sup>  
COVERED STORAGE= 185m<sup>2</sup>  
GARAGE= 464m<sup>2</sup>  
**TOTAL PROPOSED AREA= 688m<sup>2</sup>**



2089 Falcon Road • Kamloops BC • V2C 4J2  
tel 250.828.0881 • fax 250.828.0717  
info@TRUE.ca

DRAWN BY: JM  
DWG FILE: 2941-011-SK  
JOB NO: 2941-011

FB: P:



### Planning Application Advisory Planning Commission Comment Form

**Date of Meeting:** July 16, 2025  
**Start Time:** 7pm  
**Location of Meeting:** Forest Grove Community Hall  
**File Number:** 3090-20/20250026  
**Application Type:** Development Variance Permit  
**Electoral Area:** H  
**Legal Description:** District Lot 8333, Lillooet District  
**Property Location:** 2750 Bradley Creek Road

### ATTENDANCE

**Present:**

Chair:

Members:

Will VanOsch (New Chair)  
Lori Frame, Wendy Phillips, Karen Smith, Goul Maglis  
Deborah McCabe, Elisha Marioecchi, Shelly Morton  
Curt McIvor, Rob Haretschmuller

Recording Secretary:

Owners/Agent:

☐ Contacted but  
declined to attend

Shelly Morton  
Leanne & Dave Davies / Nigel Hemmingway

**Absent:**

Bonnie Tallico

**Also Present:**

Electoral Area Director:

Staff Support:

Margo Wagner



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RESOLUTION

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THAT application with File Number 3090-20/20250026 be **SUPPORTED** / REJECTED for the following reasons:

- 1) No Neighbour impact - Building is useful and aesthetic building.
- 2) Positive ~~and~~ economic community impact. Better Security for the business to deter theft in the community.

Moved - Elisha Mariocchi  
Seconded - Lori Frame

For: 10 Against: 0

**CARRIED** / DEFEATED

**Termination:**

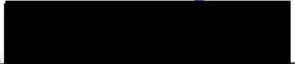
That the meeting terminate.

Moved: Elisha Mariocchi

Seconded: Gail Maglias

Time: 8:15

**CARRIED**

  
Recording Secretary

  
Chair