



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20250056

Electoral Area: G

Date of Referral: March 19, 2026

Date of Application: November 05, 2025

Property Owner's Name(s): Briar Codesmith
Ricardo Florio

SECTION 1: Property Summary

Legal Description(s): Lot 51, District Lot 836, Lillooet District, Plan 20570

Property Size(s): 0.26 ha. (0.65 ac.)

Area of Application: 0.26 ha. (0.65 ac.)

Location: 4727 Kitawanga Crt

Current Designation:

108 Mile Ranch Residential

Min. Lot Size Permitted:

0.302 ha (0.75 ac.)

Current Zoning:

Special Exception Residential 1 (R 1-1)

Min. Lot Size Permitted:

0.302 ha (0.75 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 height on a lot less than 0.4 ha be increased from 6.0 m to 6.25 m to legalize the construction of a shop.

Proposal: The applicant applied for and received a building permit (File PR20210223) in June 2021 for the shop. The original application showed a building height of 4.88 m (16 ft.). The final height of the shop is 6.25 m (20.5 ft.). The maximum permitted height on a property 0.4 ha (0.99 ac.) or less is 6.0 m. (19.7 ft.). Structure must be altered or approved Development Variance Permit is required.

Existing Buildings: House - 125.60 sq. m. (1352 sq. ft.)
carport - 28.99 sq. m. (312 sq. ft.)
garage - 53.51 sq. m. (576 sq. ft.)
shop - 111.48 sq. m. (1200 sq. ft.)

Proposed Buildings: none

Services Available: Telephone

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	0.26 ha. (0.65 ac.)
(b) South	Single Family Dwelling	0.25 ha. (0.63 ac.)
(c) East	Vacant Residential Less Than 2 Acres	0.25 ha. (0.63 ac.)
(d) West	Single Family Dwelling	0.25 ha. (0.63 ac.)

PLANNING COMMENTS

Background:

The applicant has requested a variance to increase the maximum permitted ancillary height on a lot less than 0.4 ha (0.99 ac) from 6.0 m (19.7 ft) to 6.25 m (20.5 ft) to finalize the construction of a 111.48 sq. m. (1200 sq. ft.) shop. The requested variance is a relaxation of Section 4.14 (e) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The applicant applied for and received building permit PR20210223 in June 2021 for the shop. The approved plans submitted with the building permit application showed a total building height

of 4.88 m (16 ft.). At final inspection it was discovered that the total building height is 6.25 m (20.5 ft.) and the final inspection could not be passed.

The subject property is 0.26 ha (0.65 ac) and is zoned Special Exception Residential 1 (R 1-1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property is designated 108 Mile Ranch Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018. The property contains a 125.60 sq m (1352 sq ft) house, a 28.99 sq m (312 sq ft) carport, a 53.51 sq m (576 sq ft) garage and the 111.48 sq m (1200 sq ft) shop.

Location and Surroundings:

The subject property is located at 4727 Kitwanga Crt in the 108 Mile Ranch Community as seen in Appendix A. The property is covered by grass, partially gravelled and the perimeter is treed. The property is surrounded by similarly sized residential lots.

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:

Staff are not opposed to the requested variance to increase the maximum permitted ancillary height from 6.0 m (19.7 ft) to 6.25 m (20.5 ft) to finalize the construction of a 111.48 sq m (1200 sq ft) shop. The requested increase in height is modest. The visual impact of the proposal is minimized as the perimeter of the subject property is treed. Further, staff note the shop design and building finishes are generally in keeping with neighborhood character.

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

The Electoral Area 'G' Advisory Planning Commission has responded stating they accept this application as submitted.

In summary, Planning staff are not opposed to the proposed Development Variance Permit application. The requested increase in height is modest, and the proposal is not expected to have an impact on neighbourhood character.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 51, District Lot 836, Lillooet District, Plan 20570 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 6.25 m (20.5 ft) to finalize the construction of the existing shop.

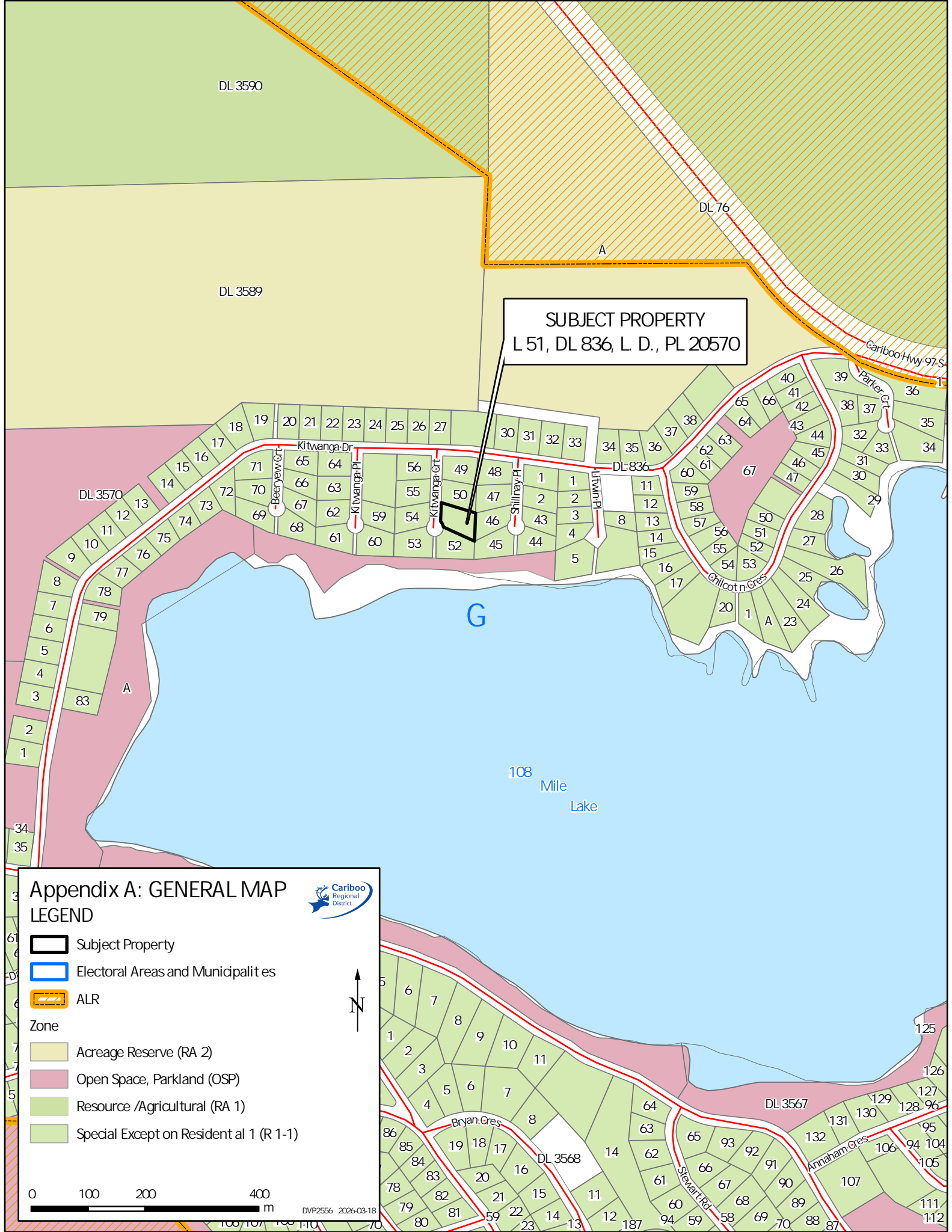
REFERRAL COMMENTS

Advisory Planning Commission: April 20, 2026
See attached

CRD Chief Building Official:
No Response

ATTACHMENTS

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



DL 3590

DL 3589

SUBJECT PROPERTY
L 51, DL 836, L. D., PL 20570

DL 76

A

Cariboo Hwy 97 S

DL 3570

Kitwanga Dr

Beeryew Cr

Kitwanga Pl

Kitwanga Cr

Shilray Pl

Kitwanga Pl

DL 836

Chilcotn Cr








Parker Cr

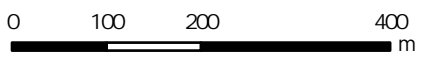
G

108 Mile Lake

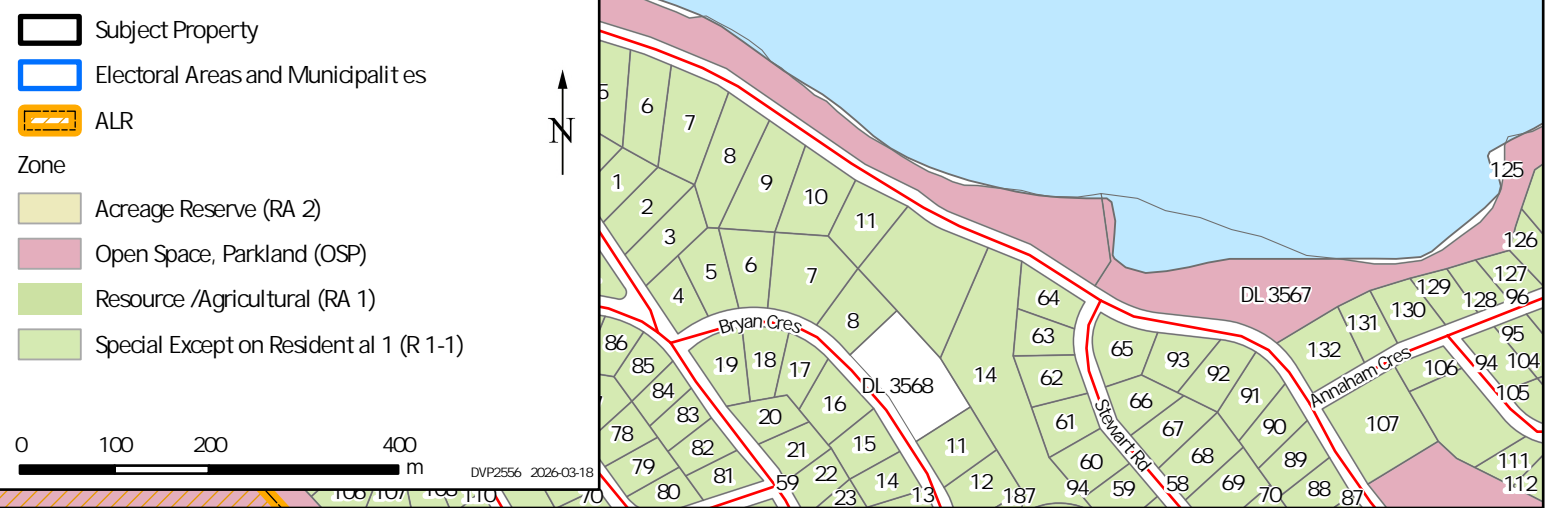
Appendix A: GENERAL MAP
LEGEND

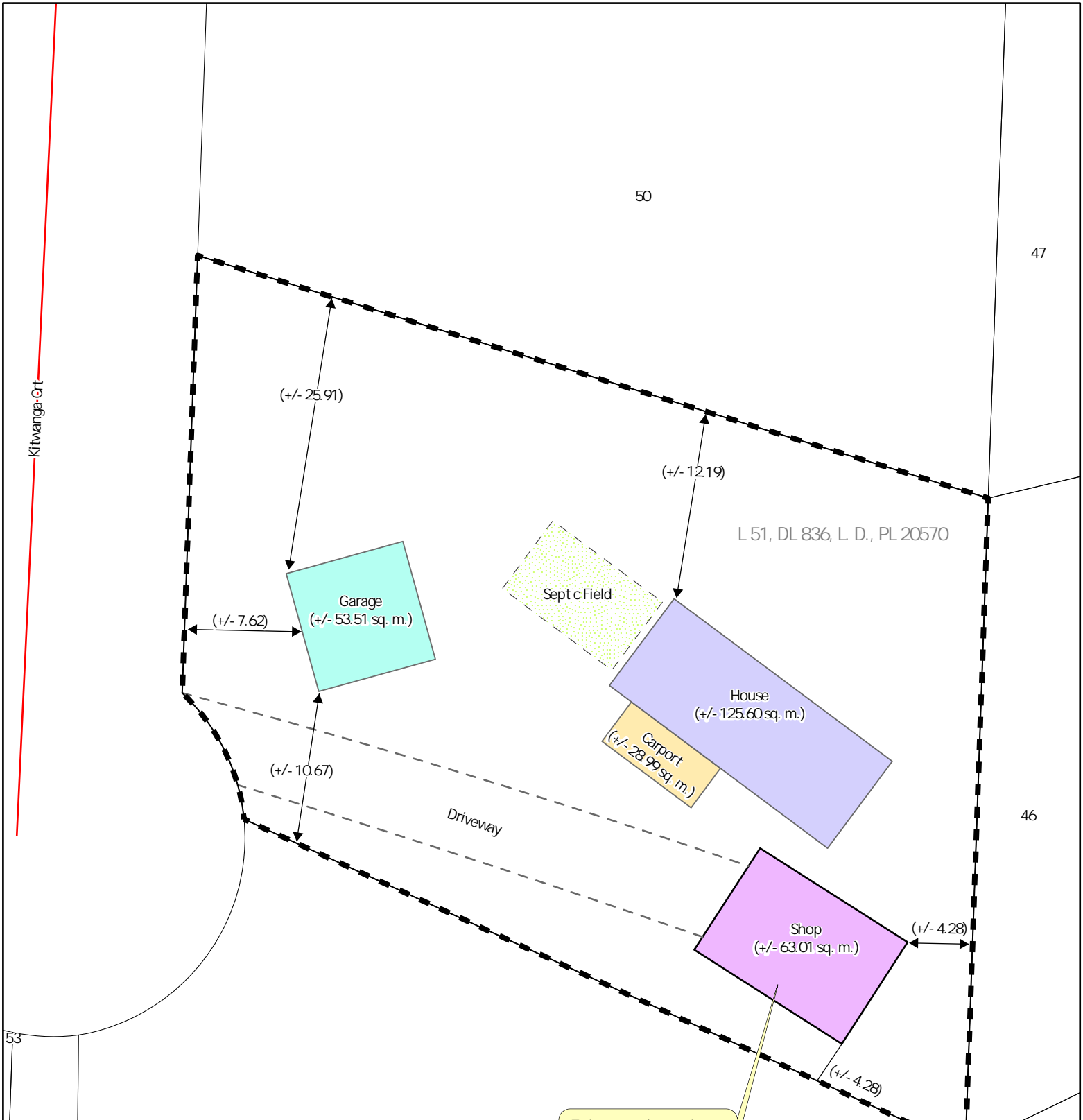


-  Subject Property
-  Electoral Areas and Municipalities
-  ALR
- Zone**
-  Acreage Reserve (RA 2)
-  Open Space, Parkland (OSP)
-  Resource /Agricultural (RA 1)
-  Special Except on Resident al 1 (R 1-1)



DVP2556 2026-03-18





Appendix B: SPECIFIC MAP



LEGEND

Subject Property



MEASUREMENTS
ARE METRIC



DVP2556 2026-03-18

Disclaimer: Structure size and locat on is a graphical representat on of informat on provided by the applicant and may not necessarily be drawn to scale.

To increase the maximum ancillary height from 6.0 m to 6.25 m to legalize the construct on of a shop.



SUBJECT PROPERTY
L 51, DL 836, L. D., PL 20570

Kitvanga Cr.

50

47

46

53

52

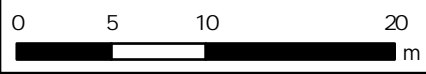
45

Appendix C: GENERAL MAP ORTHO



LEGEND

 Subject Property



DVP2556 2026-03-18

Describe the existing use of the subject property and all buildings: "SHOP" STORAGE
HOUSE, GARAGE

Describe the proposed use of the subject property and all buildings: LIVING QUARTERS.
SHOP/STORAGE, GARAGE PARK VEHICLES

Describe the reasons in support for the application: _____
I AM OVER HEIGHT OF THE COMPLETED
BUILDING - MY IGNORANCE AT THE TIME OF BUILD

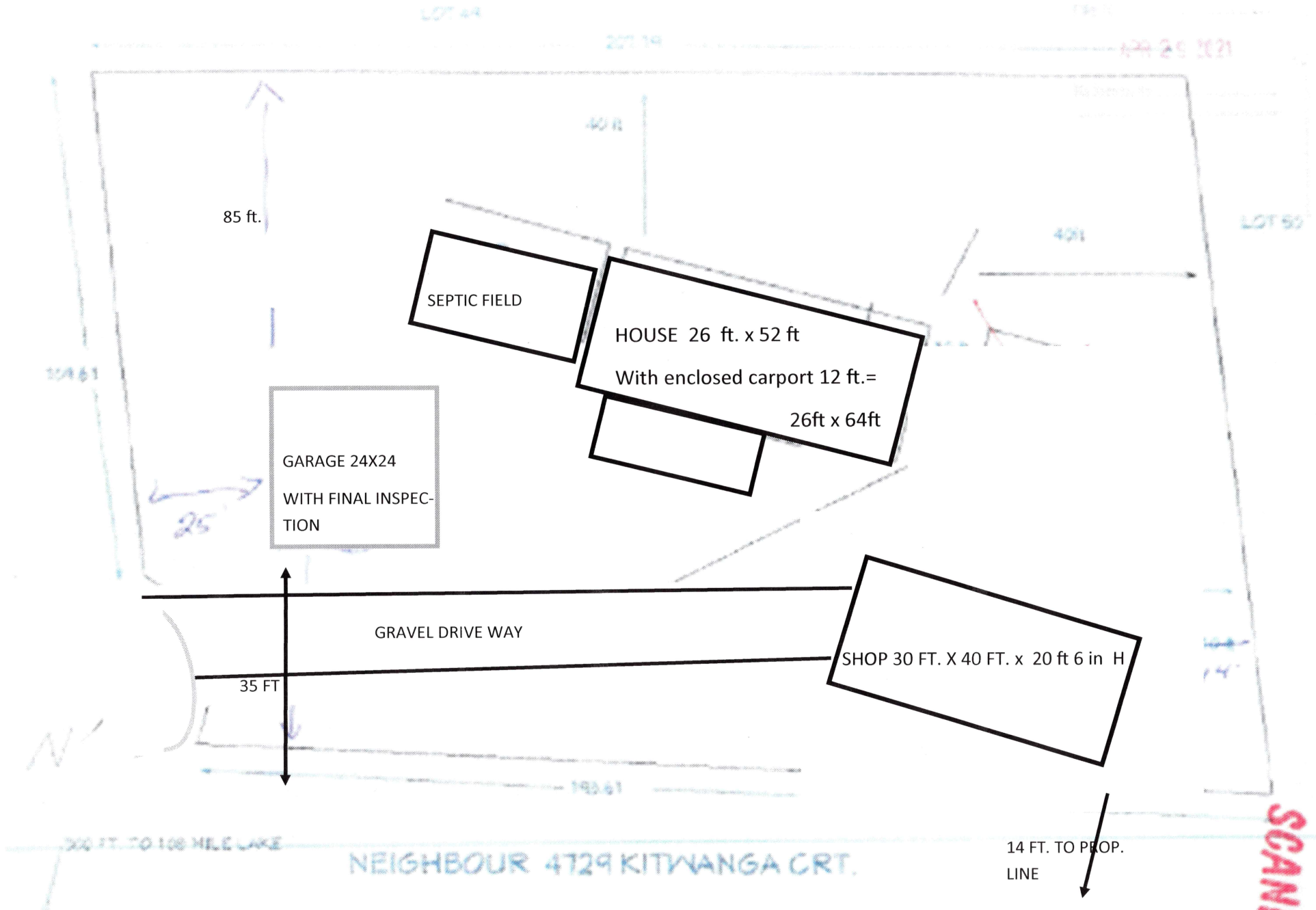
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): _____
WILD GRASS, TREES, DIRT GRAVEL

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____
108 MILE LAKE ABOUT 500 FT AWAY

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input 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"/>

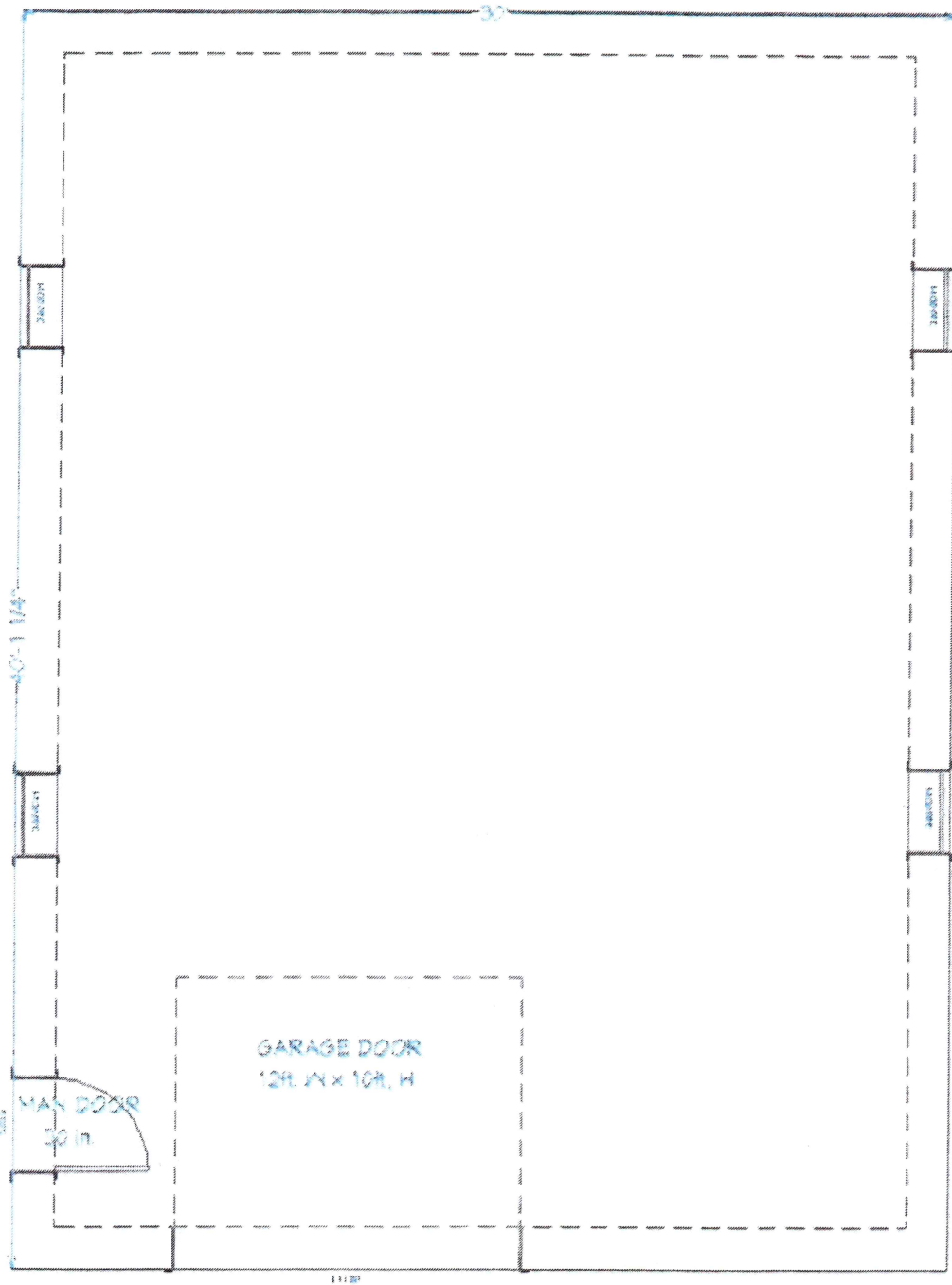


SCANNED

This site plan is correct (my drawing scale is not accurate) measurements are. I had the property lines certified by a surveyor and new pins in place.

Rick Florio

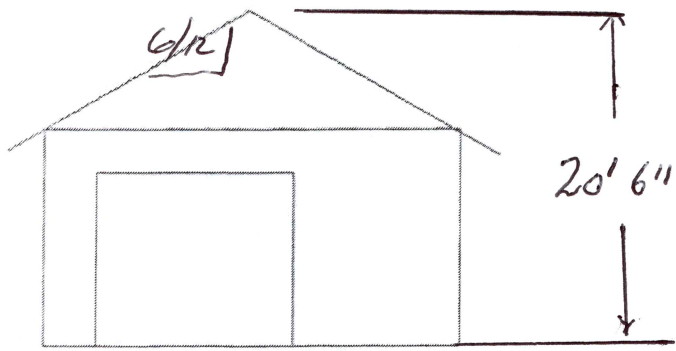
WINDOWS
30" X 36"
X 4



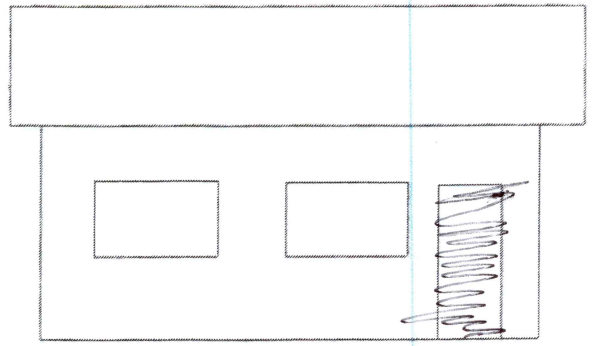
40

30ft. x 40 ft. SHOP ✓

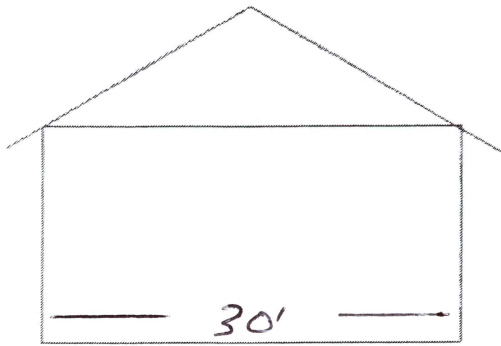
30'



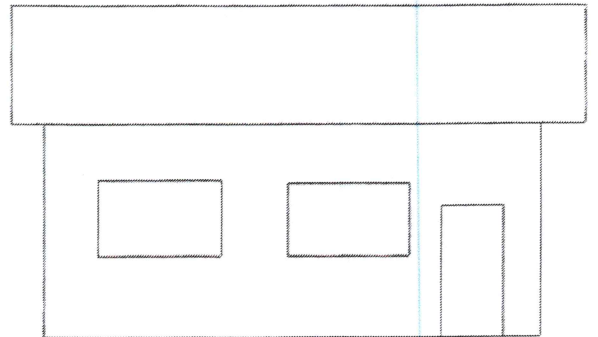
FRONT ELEVATION



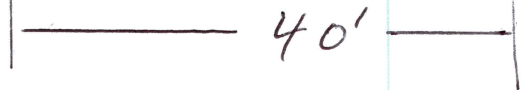
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



40'

AREA G APC RESPONSE FORM

FILE NO: DVP - 3090-20/20250056

Date: APRIL 20, 2026

7 PM

Conference call meeting

Applicant/Agent: Agent: Ricardo Florio and Brian Codesmith

Area G Director - Al Richmond

Members:	Marvin Monical	Diane Wood	Graham Leslie	Nicola Maughn
	Robin Edwards	Bill Forman		

Absent: Bill Forman

Location of Application: 4727 Kitwanga Crt., 108 Mile Ranch

Agenda Item: DVP – over height shop

Moved by: Nicola/Graham

Area G APC accepts this DVP as submitted.

CARRIED UNANIMOUSLY

Moved by **Diane Wood**

that the meeting terminate.

7:20 PM

Marvin Monical



Secretary Diane Wood

Chair