



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3060-20/20260017

Electoral Area: B

Date of Referral: March 17, 2026

Date of Application: March 06, 2026

Property Owner's Name(s): Edward Novak
Christina Novak

SECTION 1: Property Summary

Legal Description(s): Lot 11, District Lot 6197, Cariboo District, Plan 30274

Property Size(s): 0.45 ha (1.1 ac.)

Area of Application: 0.45 ha (1.1 ac.)

Location: 4926 Ten Mile Lake Rd

Current Designation:

Country Residential

Min. Lot Size Permitted:

0.8 ha

Current Zoning:

Lakeshore Residential (RL)

Min. Lot Size Permitted:

0.4 ha (0.99 ac.)

Variance Requested: The applicants have requested a variance to Section 4.14 (e) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. as follows:

To increase the maximum ancillary height from 7.50 m to 8.56 m and the maximum total floor area from 300 sq. m. to 318.10 sq. m. to allow for the construction of a carriage house and ancillary building

Proposal: It is proposed to increase the allowable maximum height of an ancillary building from 7.50 m (24.6 ft.) to 8.56 m (28.08 ft.) and increase the total maximum floor area of ancillary buildings from 300 sq. m. (3229. 17 sq. ft.) to 318.10 sq. m. (3424 sq. ft.) to allow for the construction of a carriage house and shop.

Existing Buildings: house - 136.29 sq. m (1467 sq. ft.)
garage - 44.59 sq. m. (480 sq. ft.)
shed - 35.67 sq. m. (384 sq. ft.)

Proposed Buildings: Carriage House - 74.32 sq. m. (800 sq. ft.)
Shop - 237.83 sq. m. (2560 sq. ft.)

Services Available: Telephone, Lake water system

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: Ten Mile 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	0.51 ha (1.25 ac.)
(b) South	Single-family dwelling	(1.01 ac.)
(c) East	n/a	n/a
(d) West	Vacant more than 2 acres	(2.01 ac.)

PLANNING COMMENTS

Background:

The applicant has requested a variance to increase the maximum height permitted for an ancillary building on a lot 0.4 ha to less than 2.0 ha from 7.5 m. (24.6 ft.) to 8.56 m. (28.08 ft.). and the maximum permitted ancillary floor area on a lot 0.4 ha to less than 2.0 ha be increased from 300 sq. m. (3229.17 sq. ft.) to 318.1 sq. m (3424 sq. ft.) to allow for the construction of a

carriage house and ancillary building. The requested variances are a relaxation of section 4.14 (e) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

The subject property is 0.45 ha (1.1 ac.) and zoned Lakeshore Residential (RL) in the Quesnel Fringe Area Zoning Bylaw 3504, 1999 and is designated Country Residential in the Quesnel Fringe Area Official Community Plan No. 4844, 2014.

The property currently has a single-family dwelling 136.29 sq. m. (1467 sq. ft.), an attached garage 44.59 sq. m (480 sq. ft.), and a shed 35.67 sq. m. (384 sq. ft.). The proposed shop is 237.83 sq. m. (2560 sq. ft.) and the carriage house is 74.32 sq. m. (800 sq. ft.).

Location and Surroundings:

The subject property is located at 4926 Ten Mile Lake Rd on the western side of Ten Mile Lake as shown in Appendix A. The property slopes gently towards Ten Mile Lake and is covered by trees and grass. The property is adjacent to an undeveloped Ministry of Transportation and Transit lake access.

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:

Property Size	Maximum Height
0.4 ha to Less Than 2.0 ha <i>(0.99 ac to Less than 4.94 ac)</i>	7.5 meters (24.6 feet)

Property Size	Maximum Floor Area
0.4 ha to Less Than 2.0 ha <i>(0.99 ac to Less than 4.94 ac)</i>	300 square metres (3,229 square feet)

Rationale for Recommendations:

Staff have no objection to the requested variance to increase the maximum height permitted for an ancillary building from 7.5 m. (24.6 ft.) to 8.56 m. (28.08 ft.). Additionally, staff have no objection to the maximum ancillary floor being increased from 300 sq. m. (3229.17) to 318.1 sq. m (3424 sq. ft.) to allow for the construction of a carriage house and ancillary building.

The proposed increase of 1.06 m (3.47 ft.) is not a significant increase in the maximum height permitted and is requested to match the character of the dwelling that exists on the lot. The proposed increase of 18.1 sq. m. (194.83 sq. ft.) to the maximum total floor area is also not a significant amount. Possible visual impacts to neighbouring lots from the proposed building will be mitigated by the trees that line the northern portion of the subject property as well as the western portion of the subject property along the street.

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

Interior Health Authority (IHA) has not provided a response for this application.

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

The Electoral Area 'B' Advisory Planning Commission has responded in support of the proposal. They stated that the proposed height of the building will not impact the view of any neighbours. They also stated that the larger building will meet the applicants' storage requirements and prevent vehicles cluttering the yard.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The proposed ancillary building will be of a similar design to the single-family dwelling and it will have minimal visual impacts on neighbouring properties.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot 11, District Lot 6197, Cariboo District, Plan 30274 be approved. Further, that a Development Variance Permit be issued to vary section 4.14 (e) of the Quesnel Fringe Area Zoning Bylaw 3504, 1999 as follows:

That the maximum permitted height of an ancillary building on a lot 0.4 ha to Less Than 2.0 ha be increased from 7.5 m to 8.56 m and the maximum permitted ancillary floor area on a lot 0.4 ha to Less Than 2.0 ha be increased from 300 sq. m. to 318.1 sq. m to allow for the construction of a carriage house and ancillary building.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure: March 17, 2026

The Ministry of Transportation and Transit has no objection in principle to the request to vary the maximum ancillary height to 8.56 metres and the total floor area to 318.10 square metres.

Minimum setback from any public road or right-of-way is 4.5 metres.

Advisory Planning Commission: April 7, 2026

See attached

CRD Chief Building Official:

No Response

ATTACHMENTS

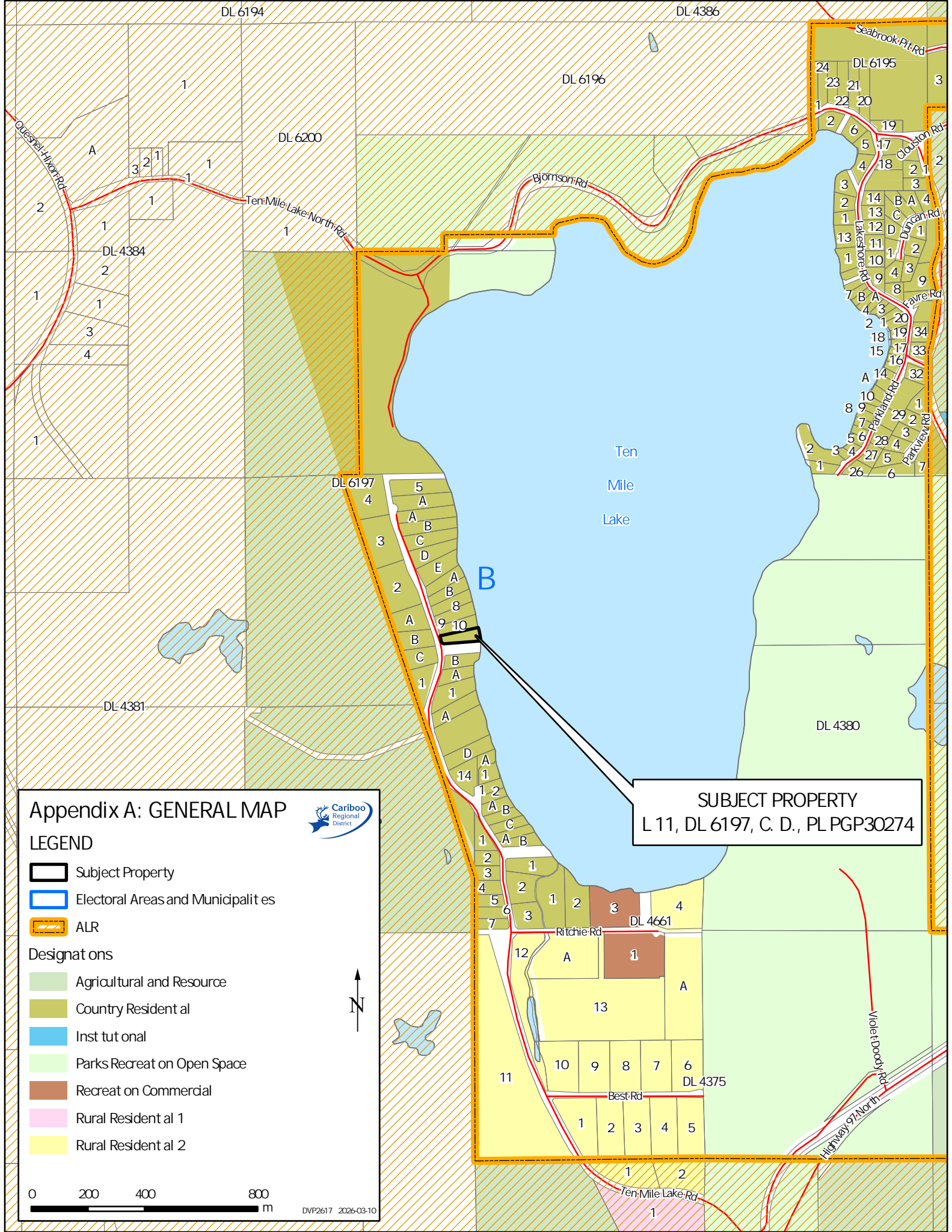
Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documents

Advisory Planning Commission Comments

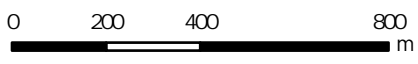


Appendix A: GENERAL MAP



LEGEND

- Subject Property
 - Electoral Areas and Municipalities
 - ALR
- Designations
- Agricultural and Resource
 - Country Residential
 - Institutional
 - Parks Recreation Open Space
 - Recreation Commercial
 - Rural Residential 1
 - Rural Residential 2



DVP2617 2026-03-10

SUBJECT PROPERTY
L 11, DL 6197, C. D., PL PGP30274

8

9

Ten Mile Lake

To increase the maximum ancillary height from 7.50 m to 8.56 m and the maximum total floor area from 300 sq. m. to 318.10 sq. m. to allow for the construction of a carriage house and ancillary building.

Proposed Carriage House
(+/- 74.32 sq. m.)

(+/- 1.52)

Proposed Septic Field
(+/- 7.54)

Proposed Shop
(+/- 237.83 sq. m.)

Shed
(+/- 35.67 sq. m.)

Existing Garage
(+/- 44.59 sq. m.)

L 11, DL 6197, C. D., PL PGP30274

Existing Septic
(+/- 185.80 sq. m.)

(+/- 22.86)

Existing Dwelling
(+/- 136.29 sq. m.)

Driveway

Proposed Dwelling Parking
(+/- 10.67)

(+/- 11.12)

Ten Mile Lake Rd

Appendix B: SPECIFIC MAP



LEGEND

Subject Property



MEASUREMENTS
ARE METRIC



DVP2617 2026-03-12

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

B



SUBJECT PROPERTY
L 11, DL 6197, C. D., PL PGP30274



Ten Mile Lake

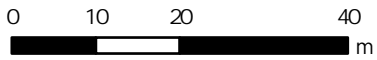
Ten Mile Lake Rd

Appendix C: GENERAL MAP ORTHO



LEGEND

-  Subject Property
-  ALR



DVP2617 2026-03-10

Describe the existing use of the subject property and all buildings: PRIMARY RESIDENCE

Describe the proposed use of the subject property and all buildings: PRIMARY RESIDENCE
SHOP FOR STORAGE

DWELLING FOR INLAWS / RENTAL

Describe the reasons in support for the application: WANT THE HEIGHT AT 28'1" SO ROOF
SLOPE MATCHES EXISTING RESIDENCE SLOPE. CURRENT SHED ON
THE PROPERTY LOWERED MY SF. CURRENT SHOP PLAN IS 195 SF BIGGER

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

TREES, GRASS

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

PROPERTY ON TEN MILE LAKE.

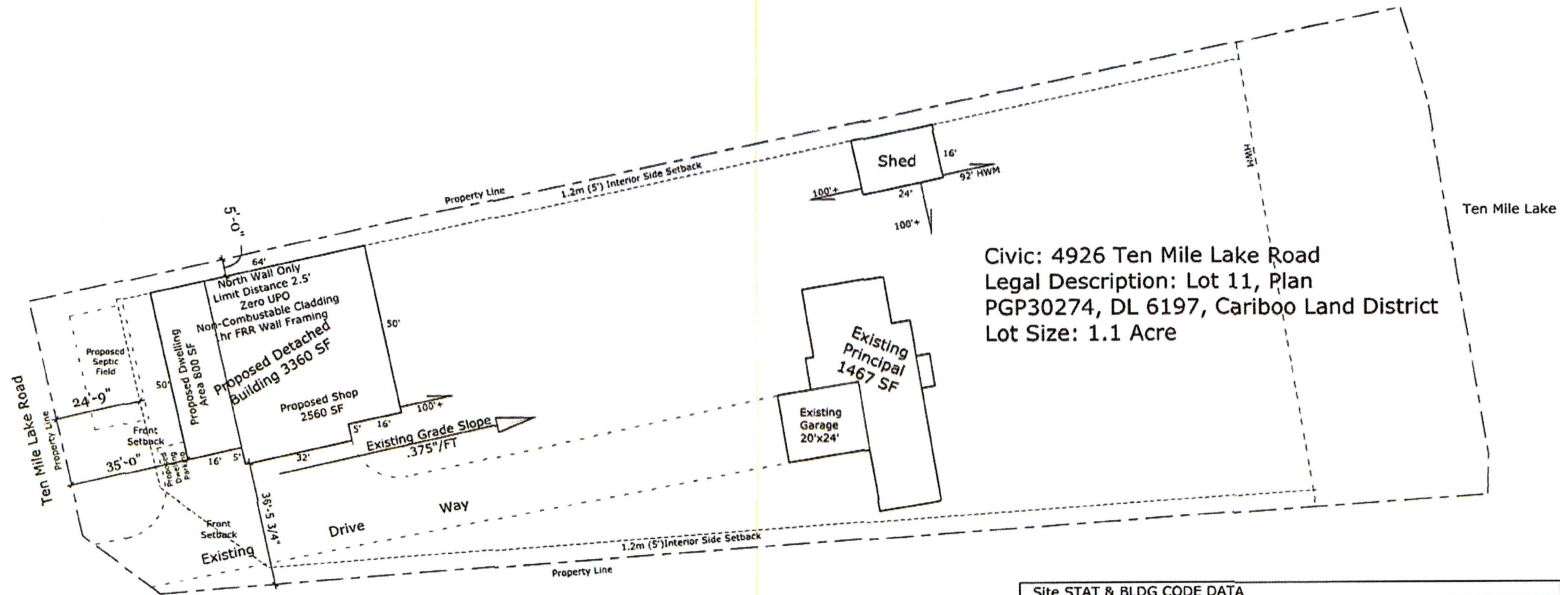
SANDY GROUND. NATURAL LOW GRADE SLOPE TO LAKE

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 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 type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAKE WATER SYSTEM



Civic: 4926 Ten Mile Lake Road
 Legal Description: Lot 11, Plan
 PGP30274, DL 6197, Cariboo Land District
 Lot Size: 1.1 Acre

Site Plan - Taken From CRD On Line Mapping
 Scale: 1/16" = 1'

Site STAT & BLDG CODE DATA			
Legal Description			
PID: 005-482-208			
Lot 11, Plan PGP30274 District Lot 6197 Cariboo Land District			
Civic Address: 4926 Ten Mile Lake Road, Quesnel BC			
Owners: Mr. & Mrs. Edward Novak			
Zoning	Lakeshore Residential (RL)		
Occupancy	Group C Residential		
Building Designed Under BCBC Chapter 9 2024			
Areas:			
Site Area	1.1 acre	47 916 SF	
Max Lot Coverage:	30%	14 375 SF	
Existing Principal		1467 SF	
Existing Ancillary		864 SF	
Max Ancillary		3229 SF	
Proposed Ancillary		3424 SF	
Setbacks:			
	Min.		
Front	7.6m	24.93'	
Rear			
Interior Side	1.5m	4.92'	
Building Height:			
Max. Height		Ancillary 25'	
Proposed Height		28' 1"	
Site & Proposed Building Information:			
Max Lot Coverage	30%	14 375SF	Actual 5307 SF 11.1%
Proposed Number of Storeys	1		
Number of Exits	4		
Combustible Construction		Combustible/Non-Combustible	w/ Non Combustible Cladding

LEGEND	
Site Plan	EN101DVP1
Presentation Plan	EN101DVP1
Floor Plan	EN102DVP1
Building Section	EN103DVP1
Elevations	EN104DVP1

Rev.	Date	Revision

FOR Variance ONLY
 March 3 2026

CLIENT
 Mr. & Mrs. Edward Novak
 4926 Ten Mile Lake Road,
 Quesnel BC

PROJECT
 Detached Ancillary Shop Building
 w/ 800 SF Mother in Law
 Dwelling Area Included

GENERAL CONTRACTOR
 Ed Novak - Owner Builder

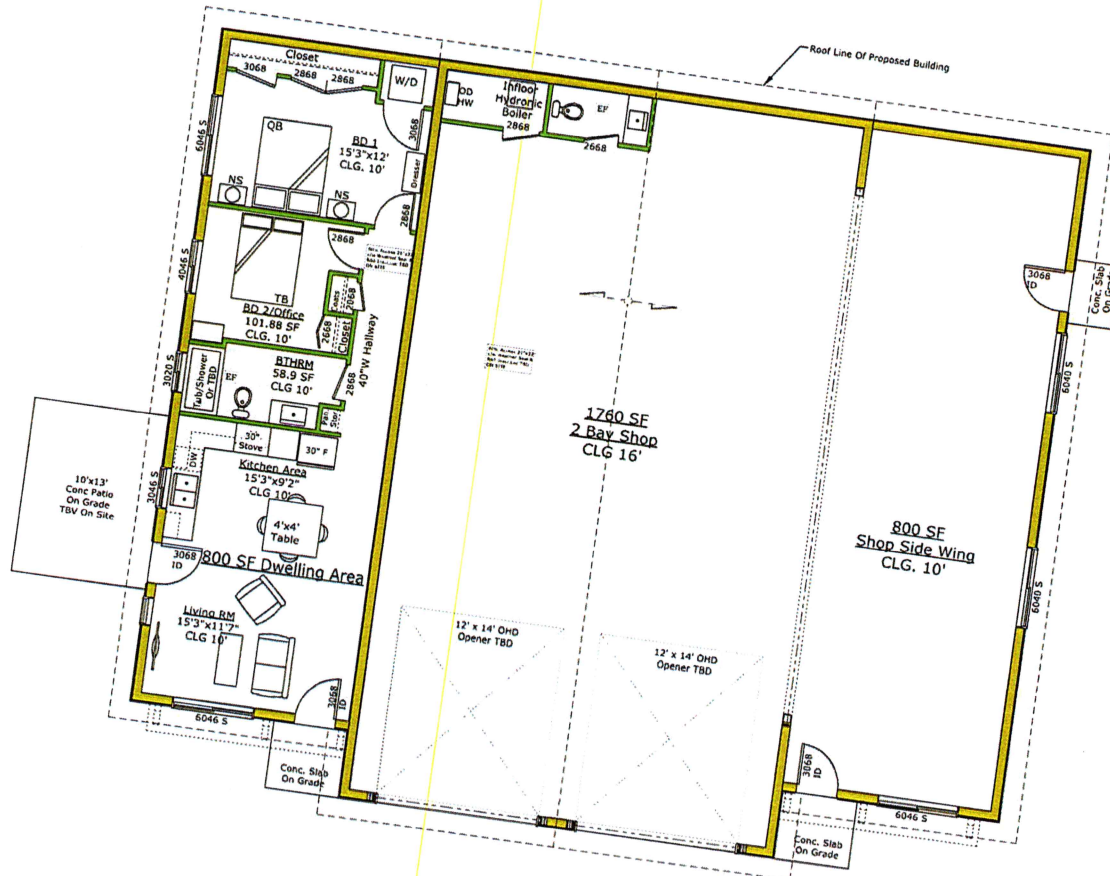
DRAWN BY
 RM de Roy

ISSUE
 Jan 28 2026

SCALE
 As Noted

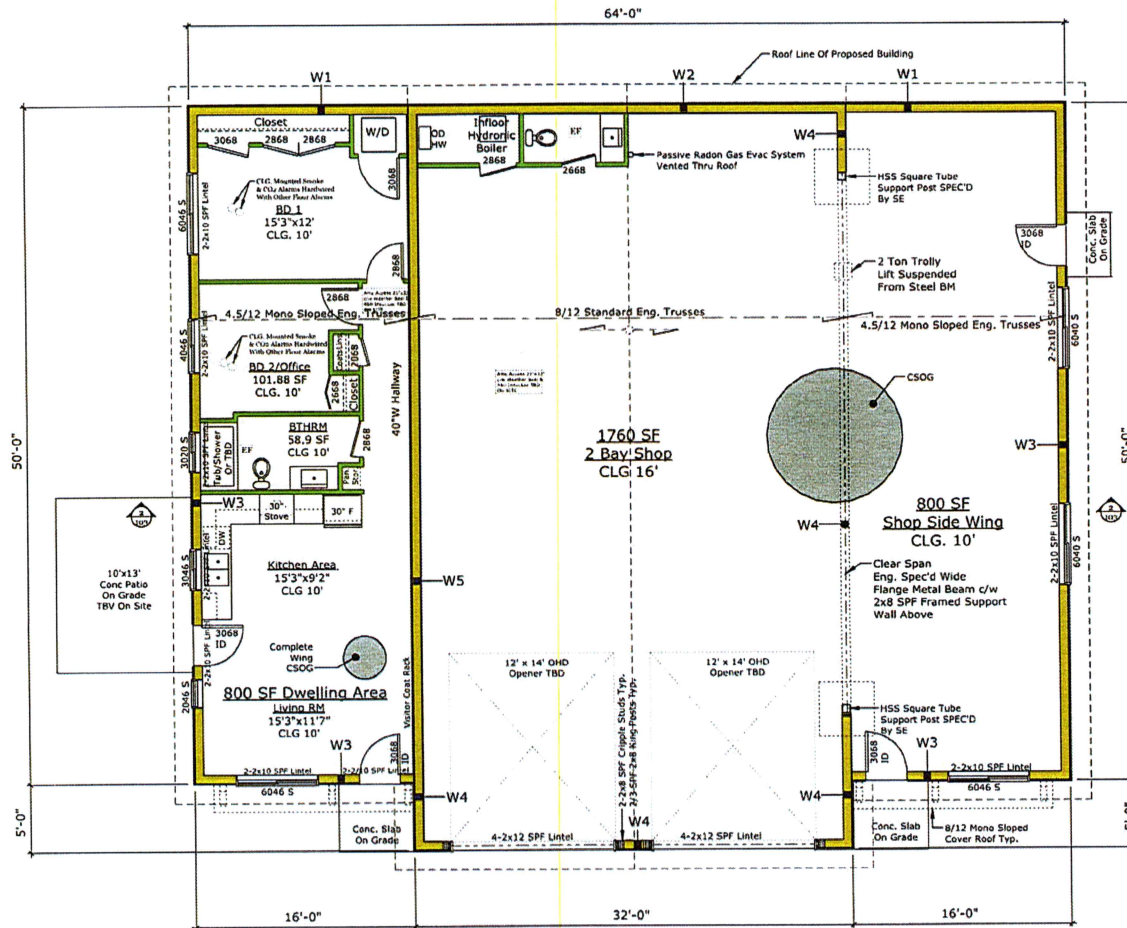
SHEET NAME:
 Ancillary Detached Shop
 Site Plan

EN 101DVP1



Detached Ancillary Building.
 Shop / Mother In Law Dwelling Area Floor Plan - Total 3360 SF
 Scale: 1/4" = 1'

Rev. Date	Revision
FOR Variance ONLY March 3 2026	
CLIENT Mr. & Mrs. Edward Novak 4926 Ten Mile Lake Road, Quesnel BC	
PROJECT Detached Ancillary Shop Building, w/ 800 SF Mother In Law Dwelling Area Included	
GENERAL CONTRACTOR Ed Novak - Owner Builder	
DRAWN BY RM de Roy	
ISSUE Jan 28 2026	
SCALE As Noted	
SHEET NAME: Variance Presentation Floor Plan	
EN101aDVP1	

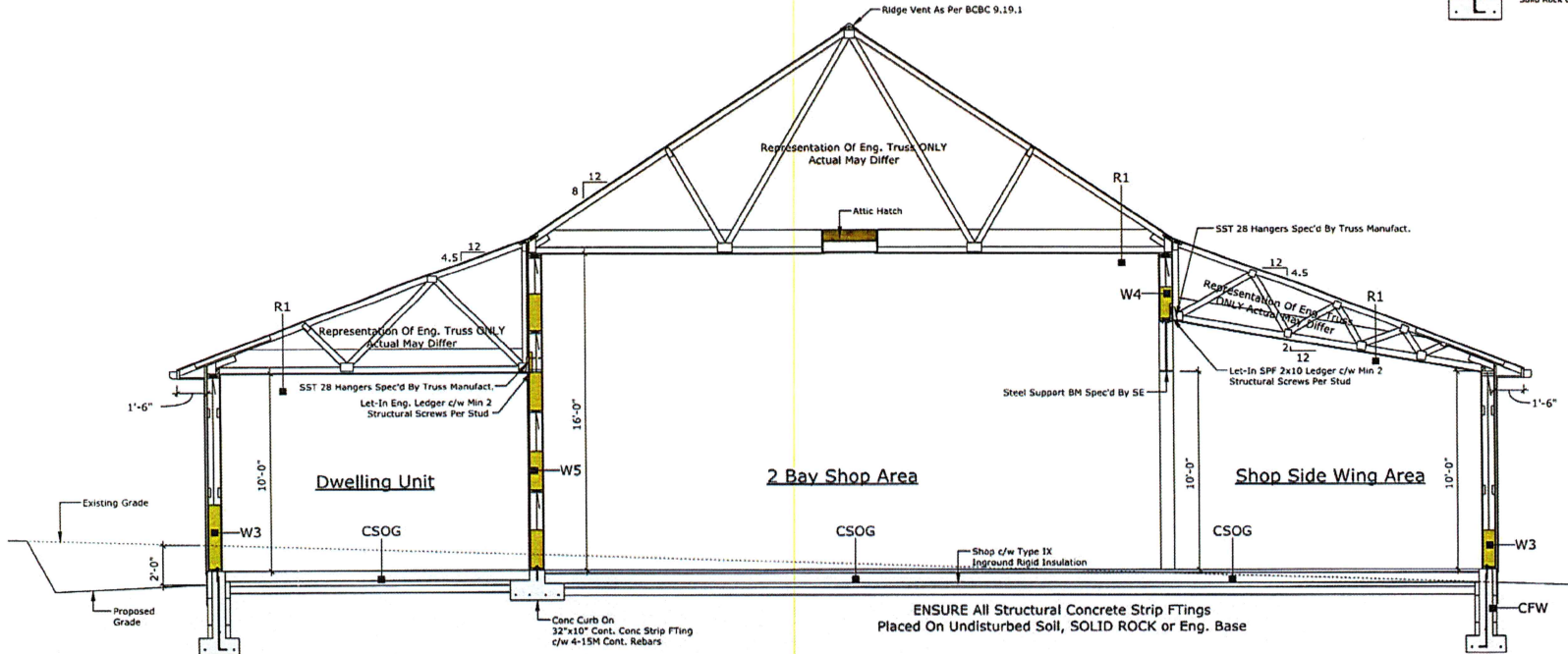
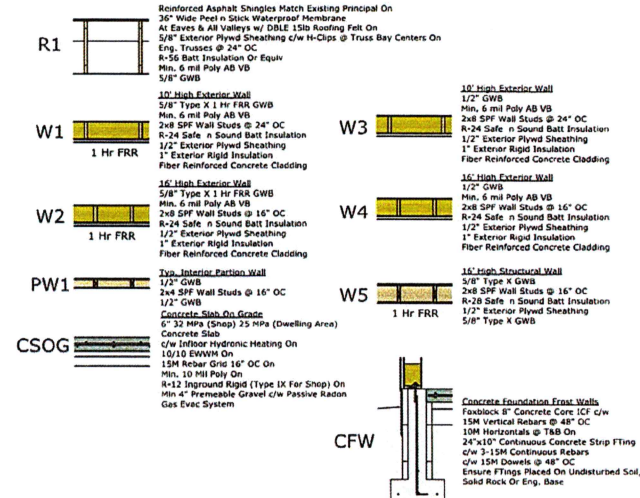


ASSEMBLIES REFER TO SHEET EN-103VP1

Rev.	Date	Revision
FOR Variance ONLY March 3 2026		
CLIENT Mr. & Mrs. Edward Novak 4926 Ten Mile Lake Road, Quesnel BC		
PROJECT Detached Ancillary Shop Building w/ Roo SF Mother in Law Dwelling Area Included		
GENERAL CONTRACTOR Ed Novak - Owner Builder		
DRAWN BY RM de Roy		
ISSUE Jan 28 2026		
SCALE As Noted		
SHEET NAME: Variance Floor Plan		
EN 102DVP1		

Detached Ancillary Building
Shop / Mother In Law Dwelling Area Floor Plan - Total 3360 SF
Scale: 1/4" = 1'

ASSEMBLIES



2 Building Section
Scale: 3/8" = 1'

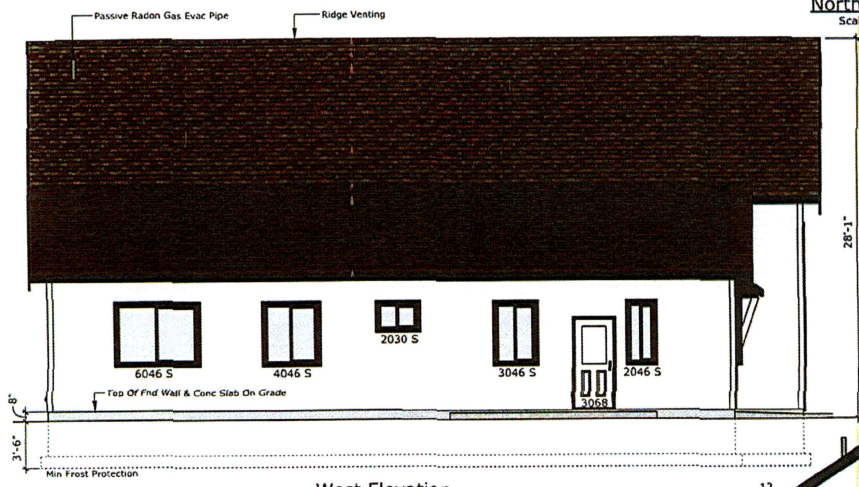
Rev. Date	Revision
FOR Variance ONLY March 3 2026	
CLIENT Mr. & Mrs. Edward Novak 4926 Ten Mile Lake Road, Quesnel BC	
PROJECT Detached Ancillary Shop Building w/ 800 SF Mother in Law Dwelling Area Included	
GENERAL CONTRACTOR Ed Novak - Owner Builder	
DRAWN BY RM de Roy	
ISSUE Jan 28 2026	
SCALE As Noted	
SHEET NAME: Variance Building Section	
EN 103DVP1	



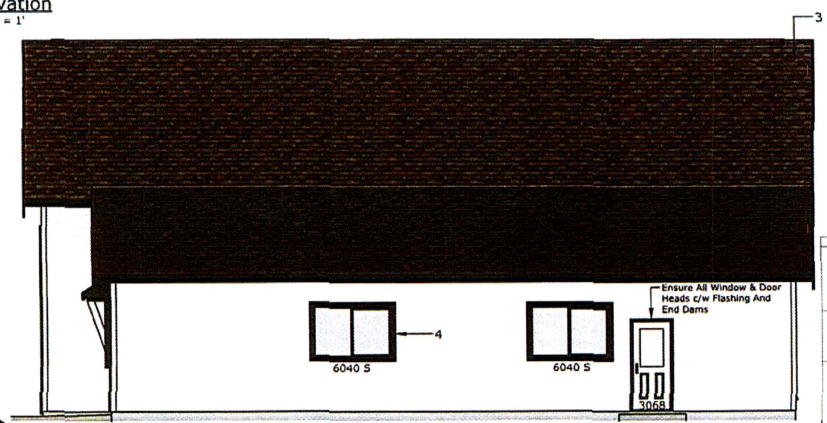
North Elevation Only:
 Fire Department Response Time > 10 Mins
 Limiting Distance 5' / 2 = 2.5'
 Exterior Cladding Must Be Non-Combustible
 Wall Framing Must Be 1 hr FR

North Elevation
 Scale: 1/4" = 1'

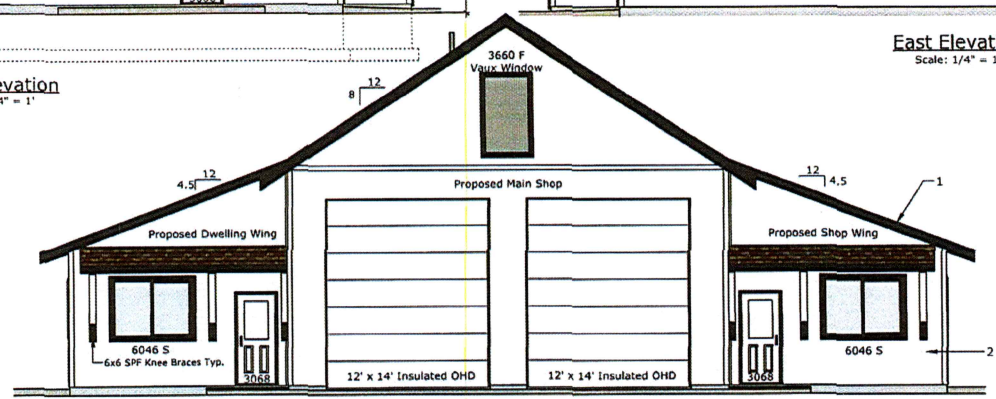
- Exterior Finishes**
1. All Horizontal & Raked Fascia As Per Existing
 2. All Exterior Wall Cladding As Per Existing
 - **Fiber Cement Board** Match Existing Color & Style
 3. Roofing Match Existing - Fiber Reinforced Asphalt Shingle
 4. Window / Door Trim Match Existing
- All Roof Overhangs 18"
 All Horizontal Fascias c/w Continuous Gutter & Down Spouts Ensure Outlets Drained Away From Building



West Elevation
 Scale: 1/4" = 1'



East Elevation
 Scale: 1/4" = 1'



South Elevation
 Scale: 1/4" = 1'

Rev. Date	Revision
FOR Variance ONLY March 3 2026	
CLIENT Mr. & Mrs. Edward Novak 4926 Ten Mile Lake Road, Quesnel BC	
PROJECT Detached Ancillary Shop Building w/ 800 SF Mother in Law Dwelling Area Included	
GENERAL CONTRACTOR Ed Novak - Owner Builder	
DRAWN BY RM de Roy	
ISSUE Jan 28 2026	
SCALE As Noted	
SHEET NAME: Proposed Detached Ancillary Shop w/ Dwelling Unit Elevations	
EN 104DVP1	

APR 10 2026

Referred To _____



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: APRIL 7 2026
Start Time: _____
Location of Meeting: QUESNEL ARTS & RECREATION CENTRE
File Number: 3090-20/20260017
Application Type: Development Variance Permit
Electoral Area: B
Legal Description: Lot 11, District Lot 6197, Cariboo District, Plan 30274
Property Location: 4926 Ten Mile Lake Rd

ATTENDANCE

Present:
Chair: DEAN CAINE
Members: ROBERT ROSS
STEPHANIE HANES
SYBILLE MUSCHIK
STAN HALL

Recording Secretary: SYBILLE MUSCHIK
Owners/Agent: COLBEY BROWNMILLER
 Contacted but declined to attend

Absent: SUSAN JOYCE

Also Present:
Electoral Area Director: BARBARA BACHMEIER
Staff Support: _____

RESOLUTION

THAT application with File Number 3090-20/20260017 be **SUPPORTED / REJECTED** for the following reasons:

1) We have no issues with the height of the buildings as it does not impede the view for any neighbours.

2) A lower building didn't meet their requirements for a boat, holiday trailer & recreational vehicles that would have cluttered the yard.

The in-law suite addition needs the extra square footage on the building.

For: 5 Against: 0

CARRIED / DEFEATED

Termination: 7:40 PM

That the meeting terminate.

Moved: ROBERT ROSS

Seconded: STAN HALL

CARRIED

Time: 7 PM To 7:40 PM

Recording Secretary

Chair