



Planning Application Information Sheet

Application Type: Development Variance Permit

File Number: 3090-20/20240012

Electoral Area: H

Date of Referral: March 14, 2024

Date of Application: March 06, 2024

Property Owner's Name(s): Alison Cox

Applicant's Name: Wade Balbirnie

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 2939, Lillooet District, Plan 25168

Property Size(s): 0.14 ha (0.35 ac.)

Area of Application: 0.14 ha (0.35 ac.)

Location: 4535 Bakken Rd

Current Designation:

Upland Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac.)

Current Zoning:

Residential 2 (R 2)

Min. Lot Size Permitted:

1114 sq. m (11,991 sq. ft.)

Variance Requested: The applicants have requested a variance to 5.13.2 (b) (i) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the minimum front yard setback be reduced from 7.6 m (24.9 ft.) to 6.52 m (21.39 ft.) to legalize an existing mobile home.

Proposal: To reduce the front yard setback from 7.6 m to 6.52 m to legalize existing mobile home.

Previous BP 20210443 did not receive final inspection due to the mobile home being too close to the front property line.

Existing Buildings: Mobile Home - 1,217 sq. ft. (113.07 sq. m.)

Proposed Buildings: none

Services Available: Hydro, telephone, community water system, septic

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: unnamed creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Manufactured Home	(0.52 ac)
(b) South	single family dwelling	0.19 ha (0.46 ac.)
(c) East	single family dwelling	0.41 ha (1.02 ac.)
(d) West	Hall (Community, Lodge, Club, Etc.)	0.42 ha (1.05 ac.)

PLANNING COMMENTS

Background:

The applicant has requested a variance to reduce the front yard setback to legalize the placement of an existing mobile home. The requested variance from 7.6 m (24.9 ft.) to 6.52 m (21.39 ft.) is a relaxation of Section 5.13.2 (b) (i) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 0.14 ha (0.35 ac.) and is zoned Residential 2 (R 2) 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. The property contains only the mobile home 113.07 sq. m. (1,217 sq. ft.) that was placed on the property after receiving a building permit (BP 20210443). The Mobile home was placed closer to the front property line than is permitted and the building did not pass its final inspection. The applicant was informed at that time that they must either move the mobile home back in order to meet the setback or apply to vary the front yard setback. The placement of the mobile home was based on the location of a previous mobile home and the sidewalk located adjacent to the previous mobile home.

There is a Building Scheme on title that requires all dwellings to be placed at least 15.24 m (50 ft) from the front property line. The CRD is not responsible for the enforcement of Building Schemes.

Location and Surroundings:

The subject property is located at 4535 Bakken Rd in the Forest Grove Community as seen in Appendix A. The property is primarily surrounded by single family dwellings and manufactured homes. The lot is covered by grass and trees.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.13 Residential 2 (R 2) ZONE

5.13.2 ZONE PROVISIONS

(b) REQUIRED YARDS (minimum):

i) Front Yard – Setback

= 7.6 metres (24.9 feet)

Rationale for Recommendations:

Staff have no objection to this proposal as it is unlikely to have an impact on the neighbouring properties. The legalization of the existing mobile home would align with the previous mobile home that was located on the lot.

The Ministry of Transportation and Infrastructure (MOTI) has made no comments on this application.

The Interior Health Authority (IHA) has not provided comments on this application.

The Area 'H' Advisory Planning Commission (APC) has responded that the proposal fit the community and meets housing needs.

No public comments were received at the time of drafting.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The proposed front yard setback is not likely to have an impact on the use or enjoyment of the adjacent properties.

Recommendation:

That the application for a Development Variance Permit pertaining to Lot A, District Lot 2939, Lillooet District, Plan 25168 be approved. Further, that a Development Variance Permit be issued to vary Section 5.13.2 (b) (i) of the South Cariboo Area Bylaw No. 3501, 1999 as follows:

That the minimum front yard setback be reduced from 7.6 metres (24.9 feet) to 6.52 m (21.39 ft.) to legalize the existing mobile home.

REFERRAL COMMENTS

Health Authority:

No response

Ministry of Transportation and Infrastructure:

No response

Advisory Planning Commission: April 3, 2024

See attached

Ministry of Environment and Climate Change Strategy:

No response

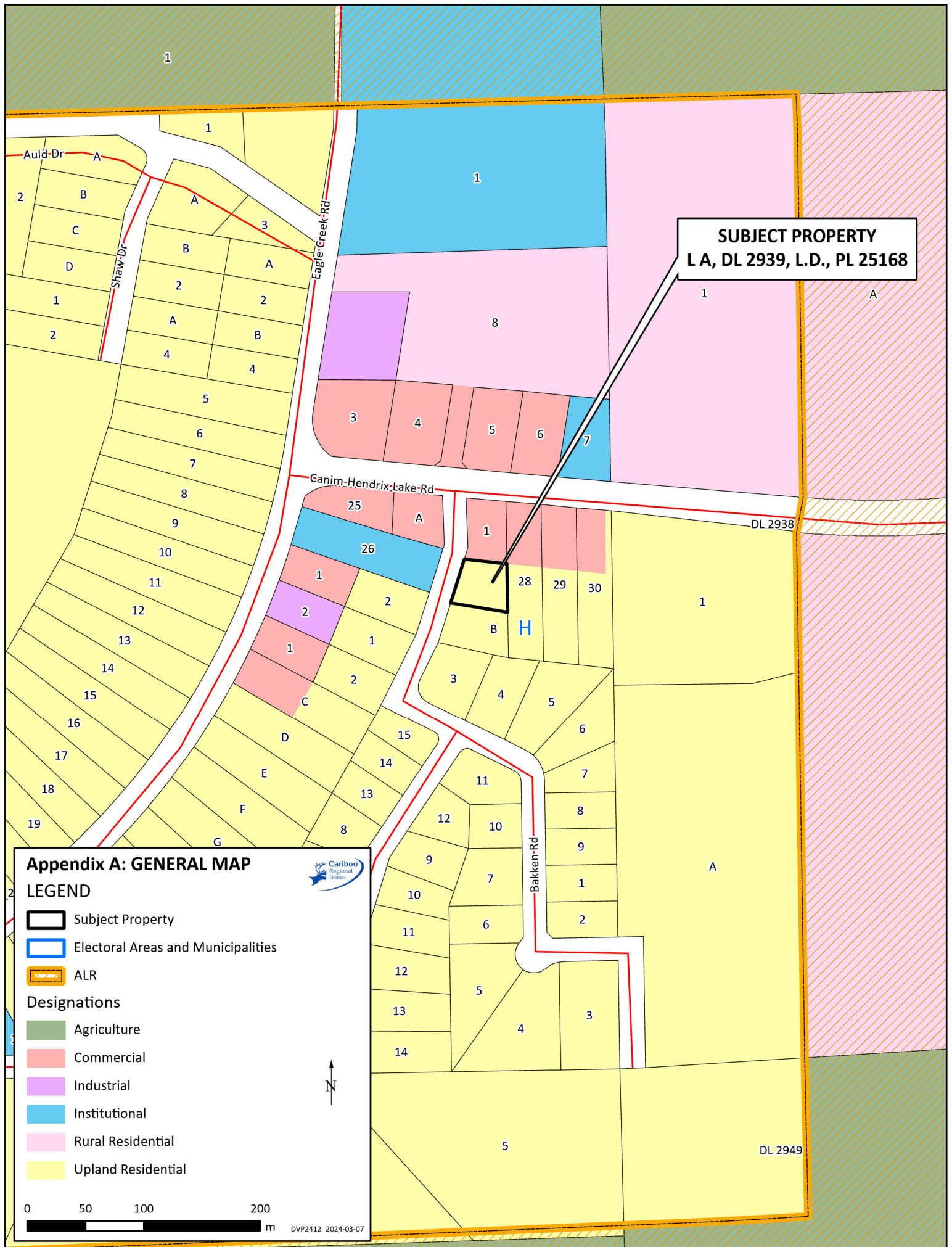
ATTACHMENTS

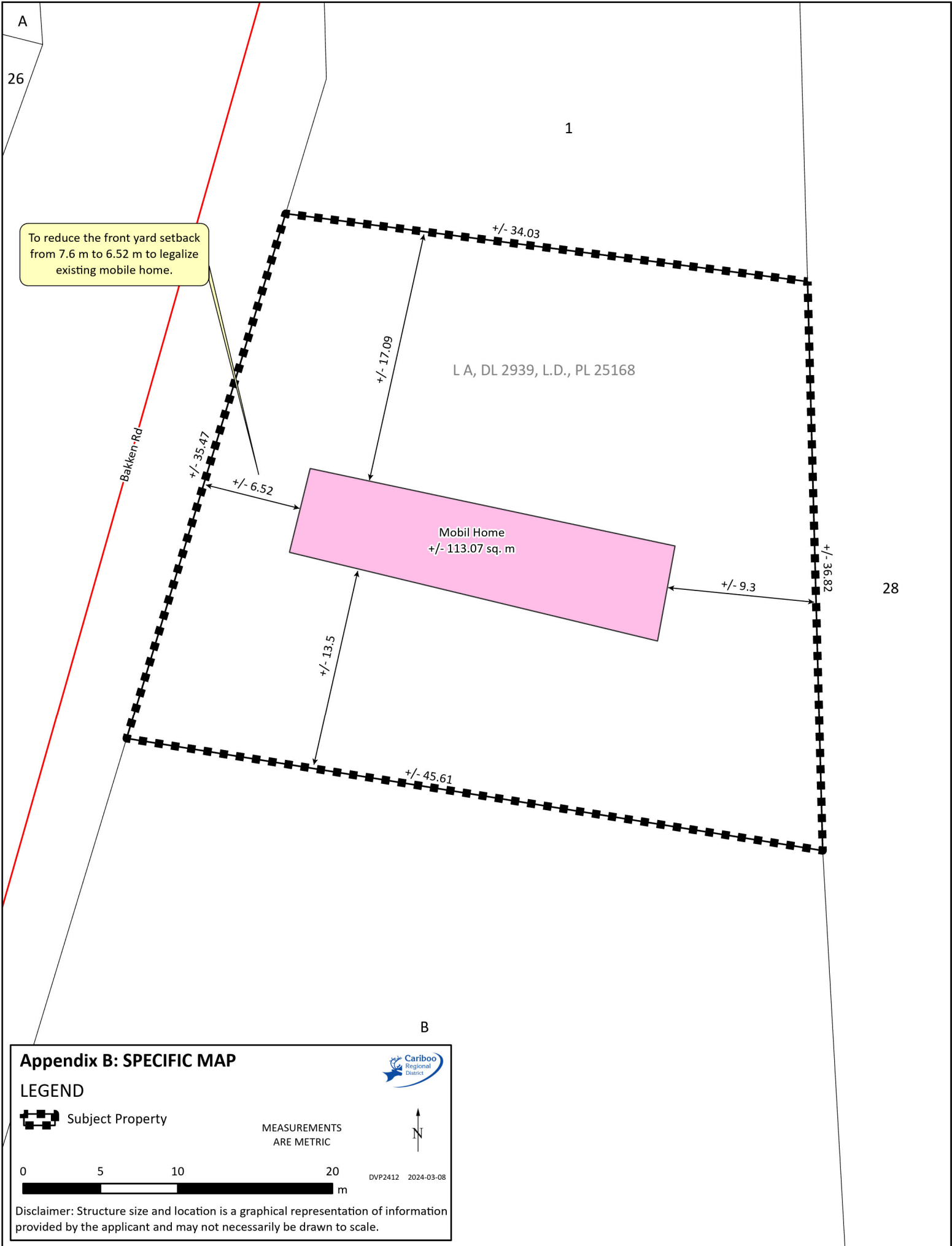
Appendix A: General Map

Appendix D: Specific Map

Appendix C: Orthographic Map

Other: Applicants Supporting Documentation
Advisory Planning Commission Comments







Describe the existing use of the subject property and all buildings: Residential Home.

Describe the proposed use of the subject property and all buildings: As Above.

Describe the reasons in support for the application: None

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

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



CV

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: APRIL 3, 2024
Location of Meeting: FOREST GROVE COMMUNITY CENTRE
File Number: 3090-20/20240012
Application Type: Development Variance Permit
Electoral Area: H
Legal Description: Lot A, District Lot 2939, Lillooet District, Plan 25168
Property Location: 4535 Bakken Road

ATTENDANCE

Present:

Chair:

WILL VAN OSCH

Members:

JACK DAFDE KAREN SMITH

BONNIE TALARICO LOKI FRAME

WILL VAN OSCH

Recording Secretary:

WENDY PHILIP

Owners/Agent:

☐ Contacted but
declined to attend

Absent:

PETER SANDERS HELEN KELLINGTON TOM PRICE
ELISA MAROCCHI SHELLEY MORTON

Also Present:

Electoral Area Director:

MARGO WAGNER

Staff Support:

RESOLUTION

THAT application with File Number 3090-20/20240012 be SUPPORTED / REJECTED for the following reasons:

1)

FITS IN COMMUNITY

2) MEETS HOUSING NEEDS

For: 6 Against: 0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: WILL VAN DSCH

Seconded: LORI FRAME

Time: 7:20

CARRIED


Recording Secretary


Chair