



AGENDA ITEM SUMMARY

TO: Chair and Directors, Planning Committee

AND TO: Janis Bell, Chief Administrative Officer

FROM: Rick Brundrige, Manager of Planning Services DATE: March 29, 2007

DATE OF MEETING: April 13, 2007

SHORT SUMMARY: Development Variance Permit Application No. 354
Lot 1, District Lot 8829, Cariboo District, Plan 7762
(4270-20-354 – Gossen) Area F– Director Duncan Barnett

VOTING: Stakeholder vote – All Electoral Areas, District of Wells.

MEMORANDUM: At its March 9, 2007 meeting, the Cariboo Regional District Board of Directors resolved the following:
“That the application for a Development Variance Permit pertaining to Lot 1, District Lot 8829, Cariboo District, Plan 7762 be received. Further, that this item be deferred for up to one month.”
Therefore, this application is brought forward for consideration of issuance of the Development Variance Permit.

ATTACHMENT: Information sheet, application, and maps.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A Reviewed by the Treasurer

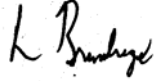
OPTIONS:

- 1) Endorse the recommendation;
- 2) Rejection of the Development Variance Permit application;
- 3) Deferral.

RECOMMENDATION: That the application for a Development Variance Permit pertaining to Lot 1, District Lot 8829, Cariboo District, Plan 7762 be received. Further, that a Development Variance Permit be issued to vary the provisions of Section 4.14(d) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 to increase the maximum gross ancillary floor area from 250 m² (2,691 ft²) to 351.2 m² (3,780 ft²). Further, that the applicants be advised that the appropriate building permits will be required.

It is the opinion of the Cariboo Regional District Board of Directors that this proposal represents an acceptable variance and will have an acceptable impact on adjoining properties.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Brundage". The signature is written in a cursive style with a large, prominent initial "L".

Manager of Planning Services

DIRECTOR Duncan Barnett
ELECTORAL AREA "F"

DEVELOPMENT VARIANCE PERMIT APPLICATION - INFORMATION SHEET

File No: 4270-20-354 Date Referred: January 22, 2007

Name: Gossen, Daniel & Cheryl

Legal

Description: Lot 1, District Lot 8829, Cariboo District, Plan 7762

Zone

Classification: Residential 2 (R 2)

Location: 2510 Sutton Road

Variance

Requested: The applicants have requested a relaxation in Section 4.14(d) of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 for the combined or gross floor area of all ancillary buildings as follows:

- i) That the combined or gross floor area of all ancillary buildings be increased from 250 m² (2,691 ft²) to 351.2 m² (3,780 ft²).

The applicants are requesting an increase in the combined or gross floor area of all ancillary buildings in order to construct a garage for the purpose of storing recreation vehicles, equipment, tools and miscellaneous materials, as well as garage space for extra vehicles.

The property is bisected by Sutton Road and the applicants are proposing to locate the garage on the north side of the road while the residence and other structures are located on that portion of the property on the south side.

Currently, there is a 232.3 m² (2,500 ft²) residence, 79.9 m² (860 ft²) attached garage, 37.2 m² (400 ft²) beach house, & a 33.4 m² (360 ft²) storage lean-to in existence on the parcel. The applicants are proposing to construct a 200.7 m² (2,160 ft²) garage.

Total lot coverage for this parcel, including the proposed garage, is approximately nine percent. The total maximum lot coverage permitted by the bylaw is forty percent.

Chief Building Inspector

Date Received: January 23, 2007

No concerns with requested variance. A building permit will be required.

Advisory Planning Commission

Date Received: March 14, 2007

No objections to the application for a development variance permit.

Ministry of Health

Date Received:

Ministry of Transportation

Date Received:

Ministry of Environment

Date Received:

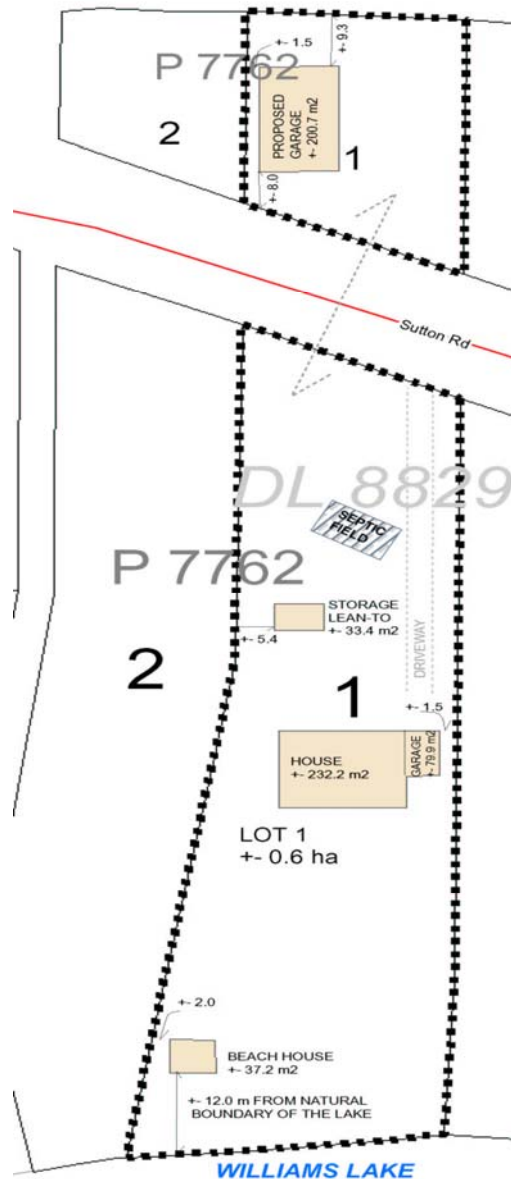
Planning Department

Date Received: February 19, 2007

Planning staff recommend that this application be considered for approval.

An application has been submitted requesting that the ancillary building area be increased from 250 m² to 351.2 m². The applicants are proposing to construct a garage of some 200 m², and the property currently has ancillary structures in the form of an attached garage, a beach house and a storage lean-to.

The configuration of the property is unusual, as it is divided by Sutton Road, with a small part of the parcel lying between Highway 97 and Sutton Road. The proposal is depicted below:



The property is zoned Residential 2 (R 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw and is approximately 0.6 ha (1.55 ac) in size. It is located adjacent to Williams Lake and the proposed location of the garage is on that portion of the parcel lying between Highway 97 and Sutton Road.

It is noted that many lots on Sutton Road have garages or shops located in such a location, preferring the lakefront portion of the lot for residential use.

When completed, this application will bring the total lot coverage to approximately nine percent. The maximum lot coverage permitted under the bylaw is forty percent.

Planning staff are not opposed to approval of this application.

Recommendation: That this application be approved.

Cariboo Regional District Board

Date of Meeting: March 9, 2007

That the application for a Development Variance Permit pertaining to Lot 1, District Lot 8829, Cariboo District, Plan 7762 be received. Further, that this item be deferred for up to one month.

DEVELOPMENT VARIANCE PERMIT APPLICATION

INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE REGIONAL DISTRICT STAFF IN PREPARING A RECOMMENDATION.

This form is to be completed in full and submitted with all requested information, Development Variance Permit Application, Application Fee and Certificate of State of Title or Certificate of Indefeasible Title for the subject property.

Applicant and Registered Owner

1. (1) Applicant's Name Dan Gossen.

Address 2510 Sutton Rd. Williams Lake

B.C. Postal Code V2G 5H4

Telephone: Business 250-392-2492 Home Same

Fax: 250-392-2568

(2) Registered Owner's Name Same as above.

Address _____

Postal Code _____

Telephone: Business _____ Home _____

Fax: _____

(3) A copy of a State of Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than ninety (90) days prior to submission of the application must accompany the application as a proof of ownership.

Application Fee

2. An application Fee as set out in Schedule "A" of Cariboo Regional District Land Use Application Fees Bylaw No. 3148, 1996 shall be made payable to Cariboo Regional District and shall accompany the Application.

CARIBOO REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT APPLICATION

Application/File No. _____

I/We hereby apply for a Development Variance Permit

For the property described as (legal description):

Lot 1, Plan 7762, District lot 8829

Cariboo Land District P.I.D. - 013-408-160

and located at (street address or general location):

2510 Sutton Rd.

Jan 8th/2007
(Date)

Dan Jensen
(Applicant's Signature)

Required application fee of \$265.⁰⁰ and the completed Development Variance Permit Application form is attached.

Where the Applicant is NOT the REGISTERED OWNER of the property, the Application must be signed by the REGISTERED OWNER(S).

This application is made with my full knowledge and consent.

(Date)

(Registered Owner's Signature)

Completed application forms shall be submitted to the Cariboo Regional District office, Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4 (Telephone: 250-392-3351 or 1-800-665-1636)

Development Variance Permit

3. Description of the variance of section _____ of _____
_____ Bylaw No. _____, 1999, requested. (use separate sheet if
necessary)
- _____
- _____
- _____
- _____
- _____

General Property Information

4. (1) Date of Purchase: Feb 28th, 1995
- (2) Size of Property:
- (a) Area of Property _____ (square feet/metres) or
1.55 (acres/hectares)
- (b) Number of Parcels 1
- (3) Current buildings on Property:
- Do any buildings currently exist on the Property?
- Yes No

If yes, list use, size and date of construction.

	USE	SIZE	DATE CONSTRUCTED
(a)	<u>Residence</u>	<u>2500 sq ft.</u>	<u>Jan/1997</u>
(b)	<u>attached Garage.</u>	<u>860 sq ft.</u>	<u>Jan/1997</u>
(c)	<u>Beach SHed.</u>	<u>400 sq ft.</u>	<u>Fall/1996</u>
(d)	<u>Storage Lean TO</u>	<u>360 sq ft.</u>	<u>Fall/2000</u>
(e)	_____	_____	_____

(4) Proposed Buildings on Property:

Are any buildings proposed for the property?

YES NO

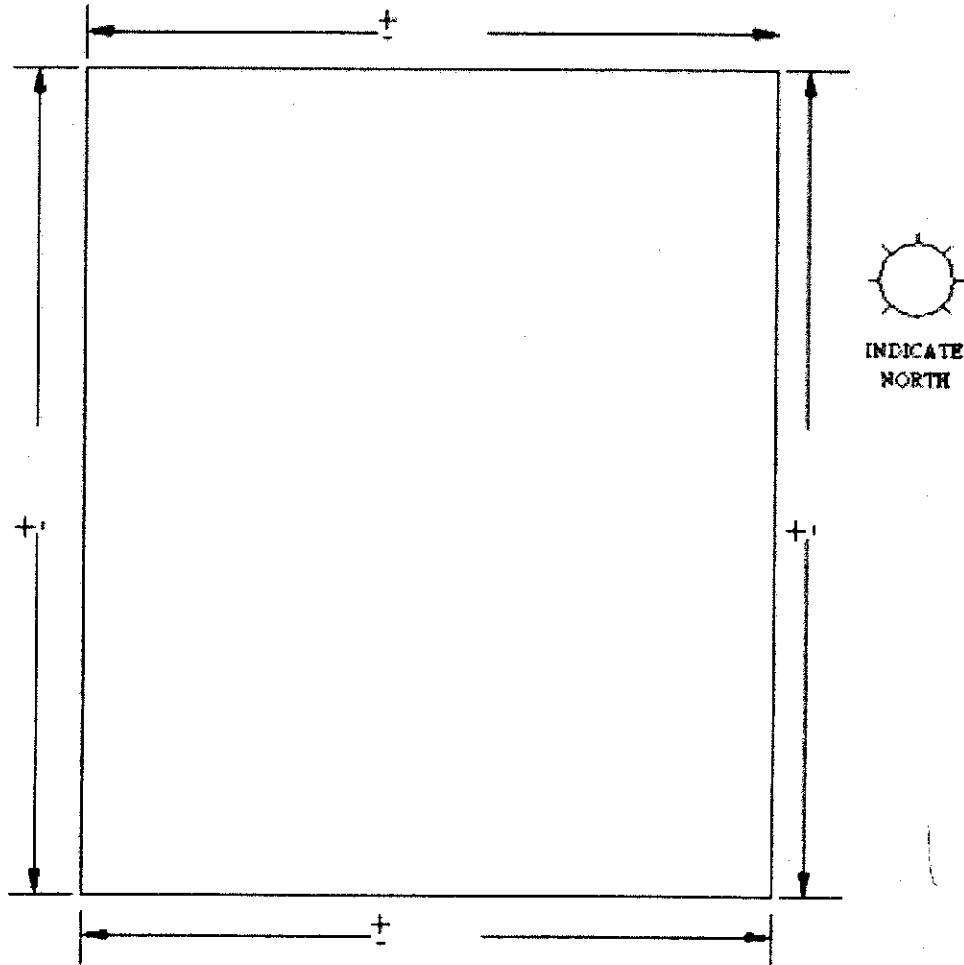
If yes, list use and size.

	USE	SIZE
(a)	<u>Garage</u>	<u>2160 sq ft.</u>
(b)	_____	_____
(c)	_____	_____
(d)	_____	_____
(e)	_____	_____

Explanatory Plot Plan

5. On the explanatory plot plan below, or a plan of the applicant's choice, provide the following information:

- ✓(a) Street Name(s) and Address if available
- ✓(b) Length of each side (Indicate whether given in metric or standard)
- ✓(c) Outline of all buildings, including Dimensions in Straight Lines Drawing
- ✓(d) Setback distances of all Buildings, both existing and proposed, from Property Lines, Lake and Watercourse boundaries (*an illustrated copy of 'how lot lines and boundaries are labeled' can be found attached to the back of this application*)
- ✓(e) Location of Well
- ✓(f) Location of Septic System
- ✓(g) Location of Access
- ✓(h) Location of any Creeks or other Bodies of Water
- ✓(i) Any Geographical Information pertinent to the application



Reasons in Support of Application

6. It is extremely important to clarify the specific reasons why this application is either needed or required, in order to receive proper consideration. Please provide reasons and comments in support of the application (use separate sheet if necessary).

Storage of Recreational Vehicles - Camper + boat.
Storage of equipment, Tools + misc. materials
Garage space for extra vehicles

Neighbouring Occupiers

7. The *Local Government Act* (Section 922) requires that owners and occupiers of the subject parcel and of neighbouring parcels be given notice prior to consideration and approval of the development variance permit. As it is usually not possible for the Regional District to be aware of the names and mailing address of all occupiers, the applicant shall supply, at the time of submission of this application, a full list of all occupiers on any parcel in the vicinity of the area under application. This shall include all occupiers of each parcel, any part of which lies within 60 metres (196.85 feet) of any parcel involved in the permit application, not currently owned by the applicant.

For most purposes, "occupier" means one who is qualified to maintain an action for trespass, but can also mean a person who occupies publicly owned land. It is not necessary to supply names of owners of property currently occupied by someone else. This will be done by the regional district.

Please print the occupiers' names and their mailing addresses on a separate sheet and attach to this application.

Attendance at Advisory Planning Commission Meeting

- 8. The *Local Government Act* entitles applicants to attend and be heard at the meeting of the Advisory Planning Commission (APC) that will be making a recommendation to the Regional Board for your application. If you wish to attend this meeting kindly indicate your intentions in the appropriate spaces below; this will aid the regional district in making the necessary arrangements to inform you of the date, time and place of the meeting.

Applicant will attend APC meeting

 ✓ Yes No

I/We hereby declare that all statements and information contained in the material submitted in support of this application are to the best of my/our belief true and correct in all aspects.

Applicant's Signature

AND/OR

 Dan Mozer
Registered Owner's Signature

- Please Note:
- (1) Proof of ownership must accompany each application in the form of a copy of a State of Title Certificate, or a copy of Certification of Indefeasible Title, dated no more than 90 days prior to submission of the application.
 - (2) The application fee as set out in Schedule "A" of the "Cariboo Regional District Land Use Application Fee Bylaw No. 3148, 1996 "(copy attached) shall be made payable to the Cariboo Regional District and shall accompany each application.

Date: 07/01/09 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:40:33
 Requestor: (SC72817) GOVERNMENT AGENT BRANCH - REVENUE & FIN. Page: 001
 TITLE - PL6080

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PL6080
 FROM TITLE NO: PJ6451

APPLICATION FOR REGISTRATION RECEIVED ON: 05 FEBRUARY, 1997
 ENTERED: 06 FEBRUARY, 1997

REGISTERED OWNER IN FEE SIMPLE:
 DANIEL HENRY GOSSEN, CONTRACTOR
 CHERYL ANNE GOSSEN, SECRETARY
 COMP. 12 RR #3 SUTTON ROAD
 WILLIAMS LAKE, BC
 V2G 1M3
 AS JOINT TENANTS

TAXATION AUTHORITY:
 CARIBOO ASSESSMENT AREA

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 013-408-160
 LOT 1 DISTRICT LOT 8829 CARIBOO DISTRICT PLAN 7762

LEGAL NOTATIONS:

LAND HEREIN WITHIN BUILDING SCHEME SEE 49379M

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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RESTRICTIVE COVENANT

15985K	1959-03-23	09:38
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REMARKS: SEE 57762M

STATUTORY RIGHT OF WAY

PJ19511	1995-06-13	12:51
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

PJ19511

STATUTORY RIGHT OF WAY

PJ19512	1995-06-13	12:51
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REGISTERED OWNER OF CHARGE:

BC TEL

INCORPORATION NO. A1801

PJ19512

MORTGAGE

PL6081	1997-02-05	09:03
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REGISTERED OWNER OF CHARGE:

WILLIAMS LAKE AND DISTRICT CREDIT UNION

PL6081

MORTGAGE

PP10456	2000-03-31	09:28
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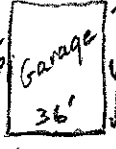
CONTINUES ON PAGE 002

PLAN H-368

CARIBOO HIGHWAY

PLAN M-368

Proposed



1
PLAN
PGP37912

SUTTON

ROAD

8829

B

PLAN

31717

2

PLAN

A

2510

Septic
Tile field

REM.
LOT A

PLAN 9901

1
7762

Storage
beant

House
Garage

Septic
Tank

Well

Beach
House

2 meters

2 meters

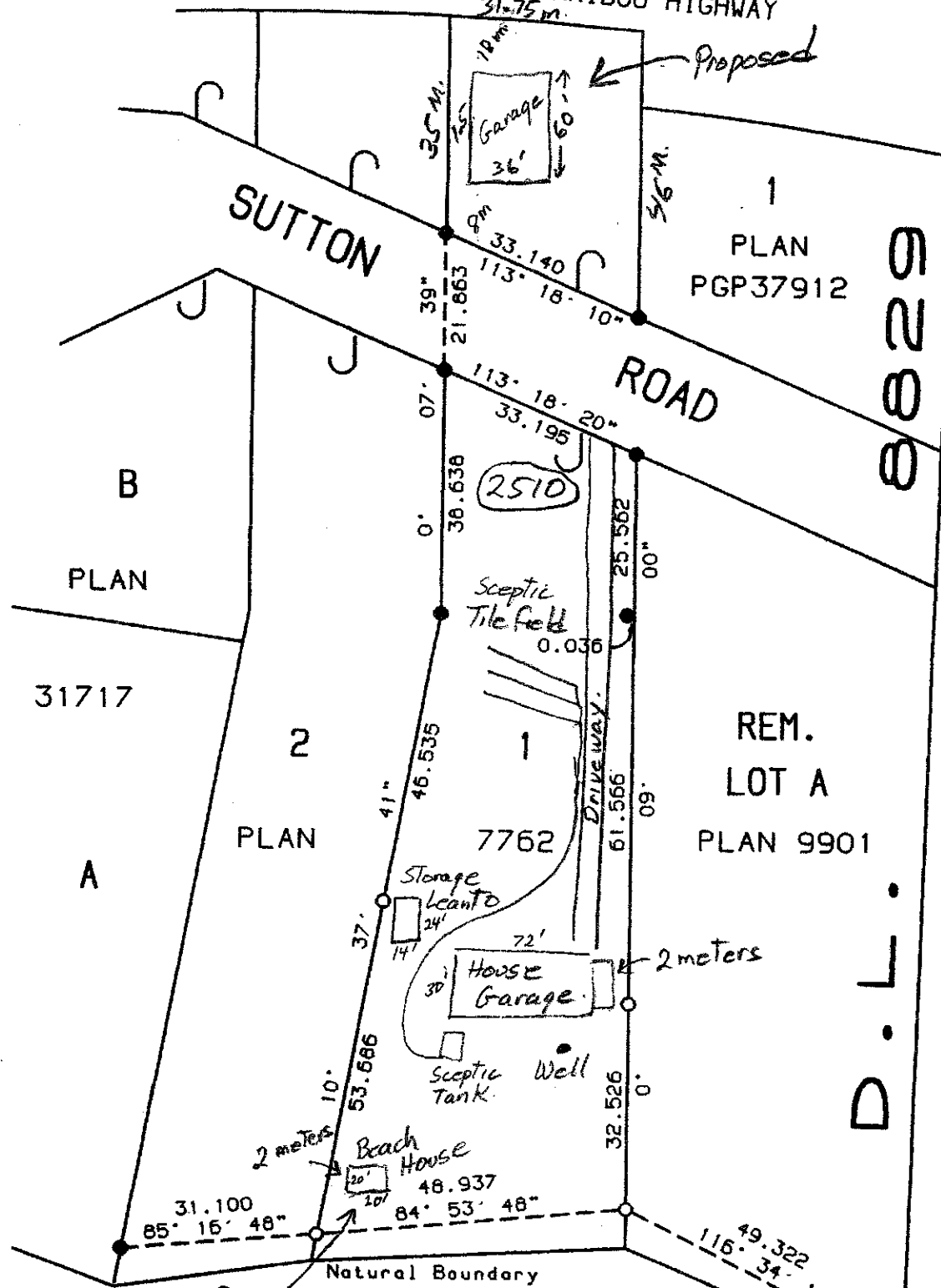
Natural Boundary

8 meters As Shown on Plan 7762

D.L.

WILLIAMS LAKE

WILLIAMS LAKE



List of Neighbouring Occupiers

1. Jim Mcphail
2509 Sutton Rd. ✓
Williams LK., B.C. V2G 5H4
2. Kurt Gustafson
2506 Sutton Rd. ✓
W.L., B.C. V2G 5H4
3. Ivor McMahon ✓
2502 Sutton Rd.
W.L., B.C. V2G 5H4
4. Cathy Alexander ✓
2512 Sutton Rd.
W.L., B.C. V2G 5H4.

LEGEND

 Subject Property

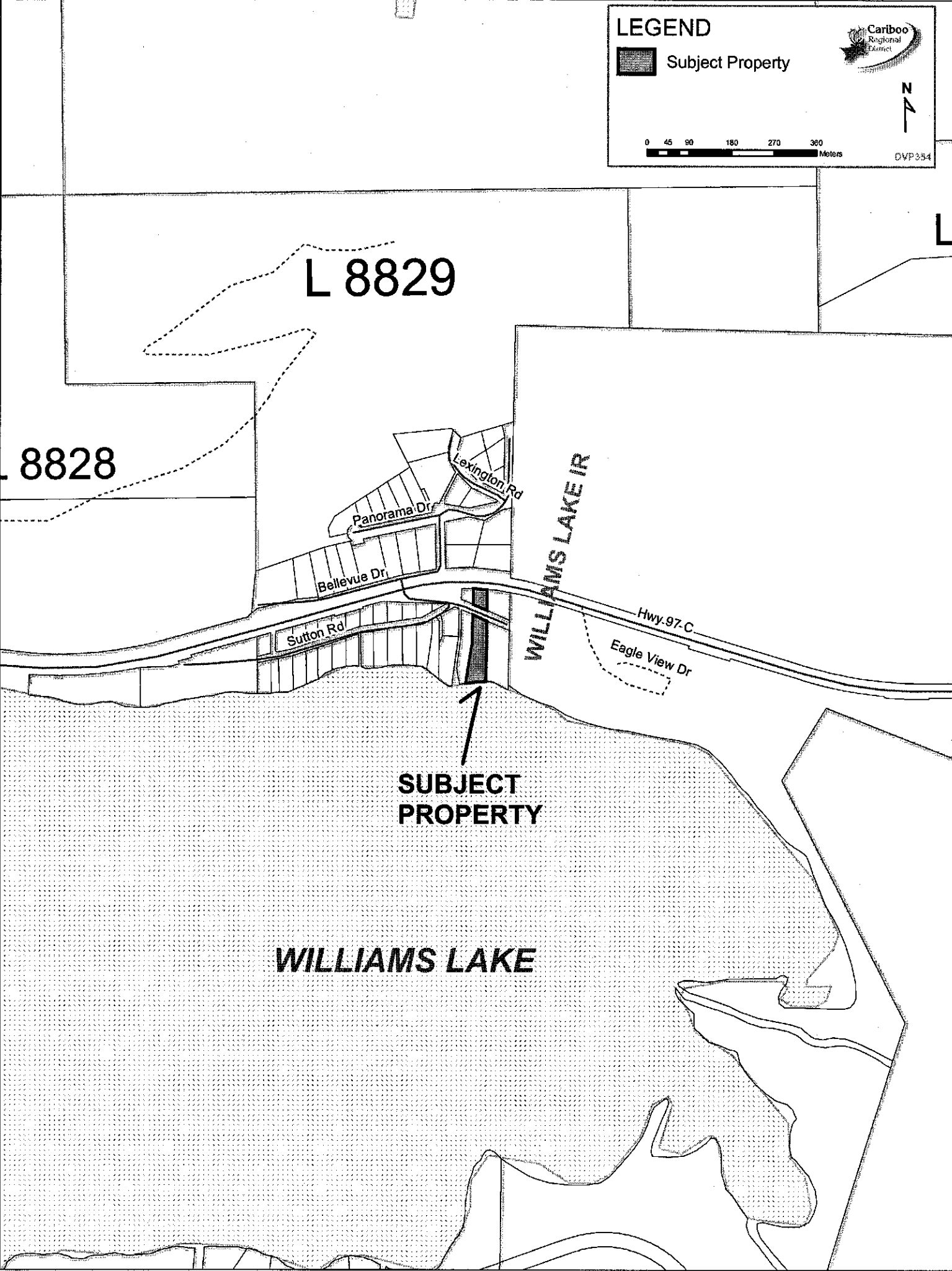


0 45 90 180 270 360 Meters

DVP354

L 8829

8828



**SUBJECT
PROPERTY**

WILLIAMS LAKE

Hwy 97-C

P 7762

2

PROPOSED GARAGE
± 200.7 m²

1

P PGP37912

1

Sutton Rd

DL 8829



P 7762

2

STORAGE LEAN-TO
± 33.4 m²

± 5.4

1

± 1.5

DRIVEWAY
GARAGE
± 79.9 m²

P 9901

REMA

WILLIAMS LAKE IR

LOT 1
± 0.6 ha

± 2.0

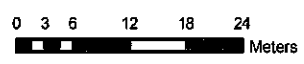
BEACH HOUSE
± 37.2 m²

± 12.0 m FROM NATURAL BOUNDARY OF THE LAKE

WILLIAMS LAKE

LEGEND

- Subject Property
- Lot Boundary



ALL MEASUREMENTS METRIC

DVP334