



AGENDA ITEM SUMMARY

TO: Chair and Directors, Planning Committee

AND TO: Janis Bell, Chief Administrative Officer

FROM: Rick Brundrige, Manager of Planning Services DATE: February 16, 2007

DATE OF MEETING: March 9, 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: Please see planning comments on attached information sheet.

ATTACHMENT: Information sheet, application, and maps.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

OPTIONS: Receipt and issuance of the Development Variance Permit; receipt and rejection of the Development Variance Permit application; receipt and 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,

Manager of Planning Services

Reviewed by the Treasurer

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:

Ministry of Health

Date Received:

Ministry of Transportation

Date Received:

Ministry of Environment

Date Received:

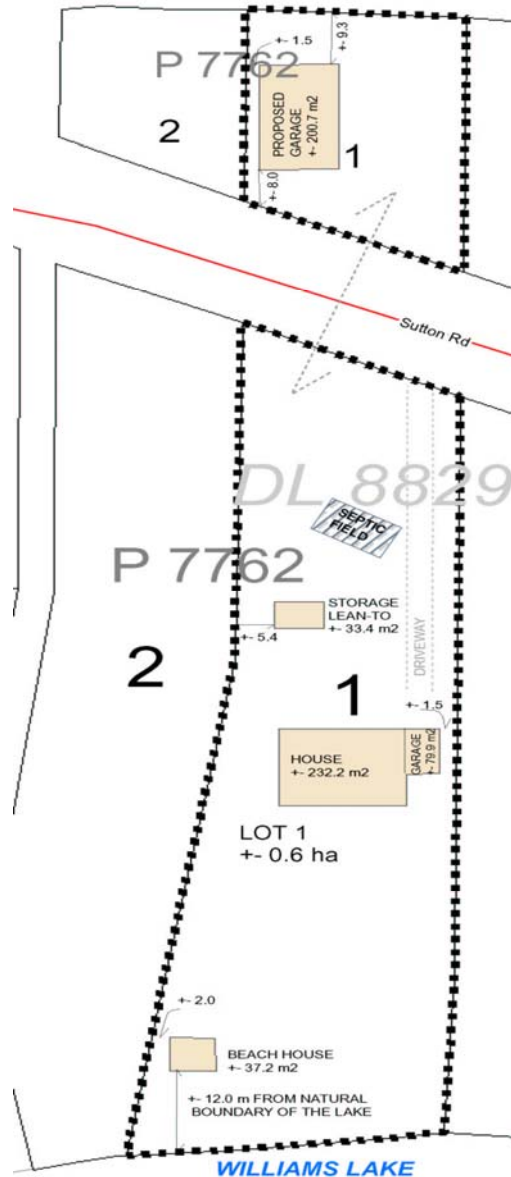
Planning Department

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:

DEVELOPMENT VARIANCE PERMIT

APPLICANT'S CHECK LIST

Cariboo Regional District
File No. 04270-30 / 354
JAN 10 2007
Referred To PSM

07000181

In submission of this application, have you enclosed the following:

- a) completed application form; please fill out form with black ink if possible;
- b) authorization and signatures of all owners where applicable;
- c) application fee, as per Schedule "A";
- d) proof of ownership, as specified on page 1 of the Information Form;
- e) a single copy of a plan as indicated on page 4 of the Information Form; and
- f) a list of names and addresses of all adjacent occupiers, as specified in Section 7, Page 5 of the Information Form

6272.8
29%

3780 ft²

Phoned applicant Jan 16, requesting photos & copy of restrictive cov.

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 Mason
(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

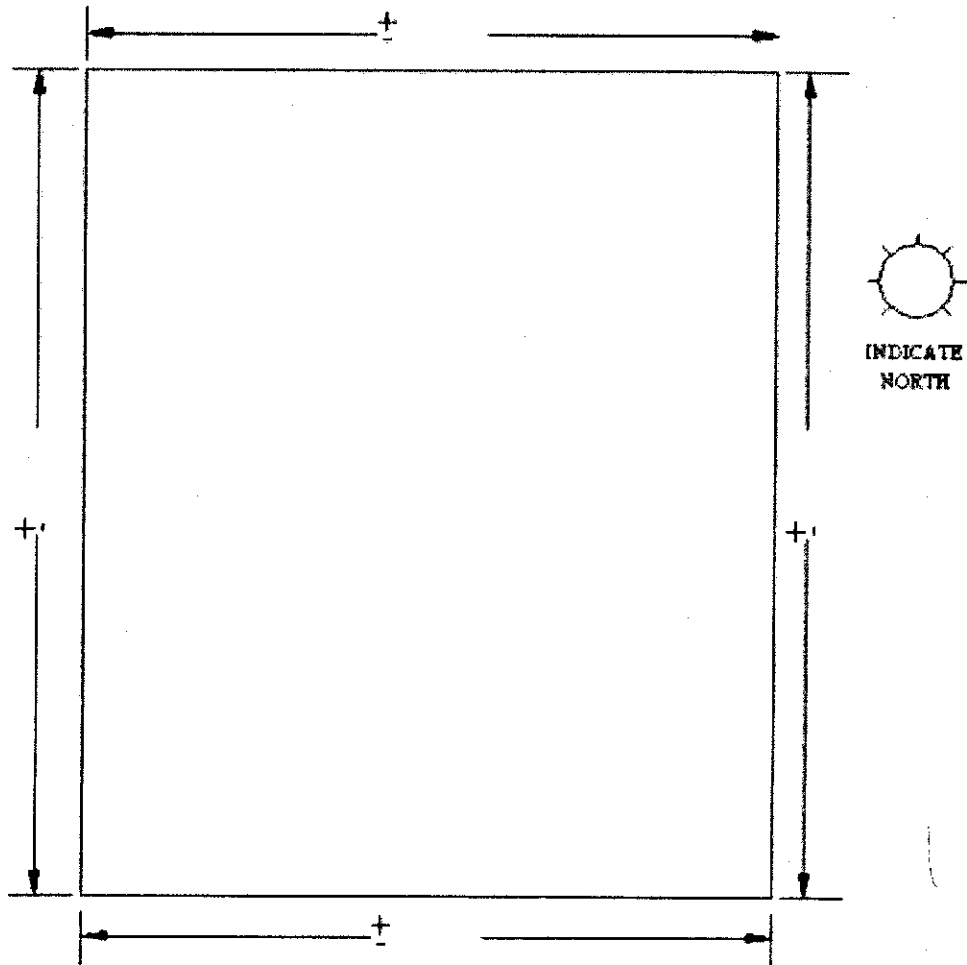
If yes, list use and size.

	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 M. Brown
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.

PLAN H-368

CARIBOO HIGHWAY

PLAN M-368

Proposed

SUTTON ROAD

PLAN PGP37912

B

PLAN

31717

2

PLAN

A

ROAD

8829

2510

Septic Tile field

REM.

LOT A

PLAN 9901

1

7762

Storage Lcanto

House Garage

Septic Tank

Well

Beach House

2 meters

2 meters

Natural Boundary

As Shown on Plan 7762

D.L.

WILLIAMS LAKE

WILLIAMS LAKE

31.75m

18m

35m

9m

21.863

39"

07'

38.638

0"

46.535

41"

37'

53.686

10"

14'

24'

30'

72'

61.566

09"

0"

32.526

0"

25.562

00"

33.195

113° 18' 20"

113° 18' 10"

113° 18' 10"

116° 34' 16"

49.322

84° 53' 48"

85° 16' 48"

31.100

List of Neighbouring Occupiers

1. Jimi 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

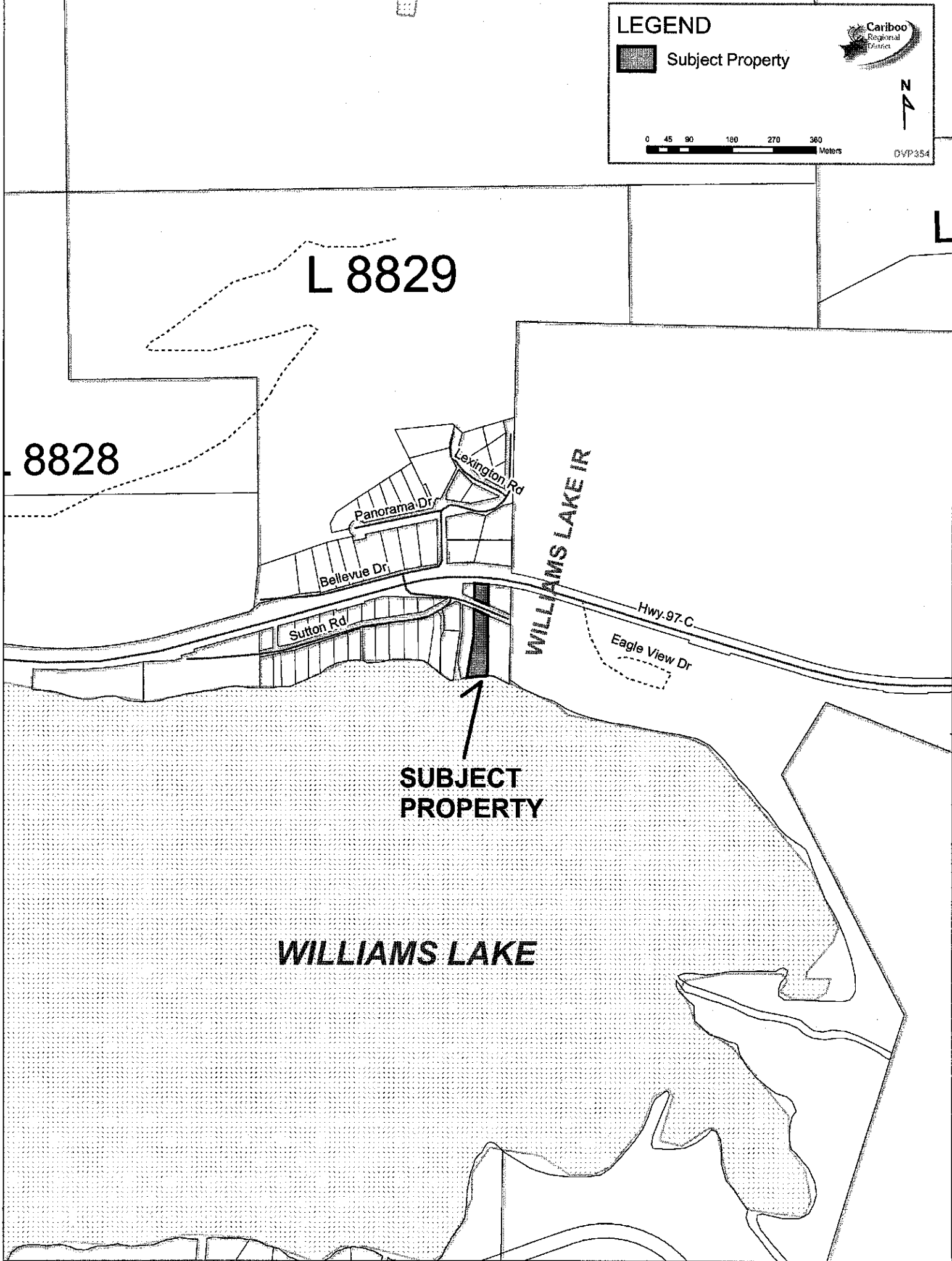


0 45 90 180 270 360 Meters

DVP354

L 8829

8828



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

P 9901

REMA

HOUSE
± 232.2 m²

GARAGE
± 78.9 m²

LOT 1
± 0.6 ha

WILLIAMS LAKE IR



± 2.0

BEACH HOUSE
± 37.2 m²

± 12.0 m FROM NATURAL
BOUNDARY OF THE LAKE

WILLIAMS LAKE

LEGEND

-  Subject Property
-  Lot Boundary

