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BOARD OF VARIANCE APPLICATION

Date of Application: 19 July 2023 VOP File Number: _____

APPLICANT INFORMATION:

Name: Carly and Ryan Fox Postal Address: _____
 Phone: C; 604 902 0688 _____ 45-1500 Spring Creek Drive, Whister BC V8E 0L2
 Fax: _____
 Cel: R: 604 902 1543 Email: carlymfox@outlook.com

REGISTERED OWNER INFORMATION:

Name: As Above Postal Address: _____
 Phone: _____
 Fax: _____
 Cel: _____ Email: _____

PROPERTY INFORMATION:

Civic Address: 1950 Highway 99, Legal Description: Lot 1, District Lot 210, Lillooet District Plan 22407
Pemberton, BC V0N 1L0 Zoning Designation: M-1
 Section in Bylaw to be varied: 16.1.5 b) Minimum Front Setback

DESCRIPTION OF VARIANCE REQUESTED:

We, the owners request a variance to the front setback of the property from 7.5 metres to 4.5 metres. The block of land is uniquely shaped and narrower than any other Lot in the area with M-1 zoning. With the current setback and unique shape of the Lot, the building width is limited to a maximum of 2.75 metres.

APPLICATION CHECKLIST:

Certificate of Title	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	
Authorization Form	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Subject to Riparian Area Regulations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Rationale for Variance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Adjacent to Residential Properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A

I, Carly Fox applicant's name hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the property [REDACTED] upon request.

Signature

For Office Use Only			
Roll No.: _____	Prospero No.: _____		
Related Files: _____	Fee Submitted: \$ _____	Receipt No.: _____	

19 July 2023

To Whom It May Concern:

Ryan and I are applying for the front/highway setback minimum for building on our property at 1950 Highway 99, Pemberton to be decreased from 7.5 metres to 4.5 metres.

Our property is in M-1 zoned Industrial Park however our block is a unique shape in that it has a lot of property frontage (66m) and very little depth unlike the majority of the properties in the area.

If we are to build within current setbacks the building size we are limited to is 2.7m in width as the depth of the property at the west end is 13.25 metres with a curve along the southern wall out to 15 metres.

We are requesting a variance of the setback to align with the MOTI highway setback of 4.5 metres to allow us to build a structure that is 12.2m x 7.3m (40' x 24'). We have a specific building planned for purchase if the setback is approved.

Engineered plans have been requested for the building and an image of the building design has been included.

Please let me know if you require any further information regarding our submission.

Kind regards



Carly and Ryan Fox

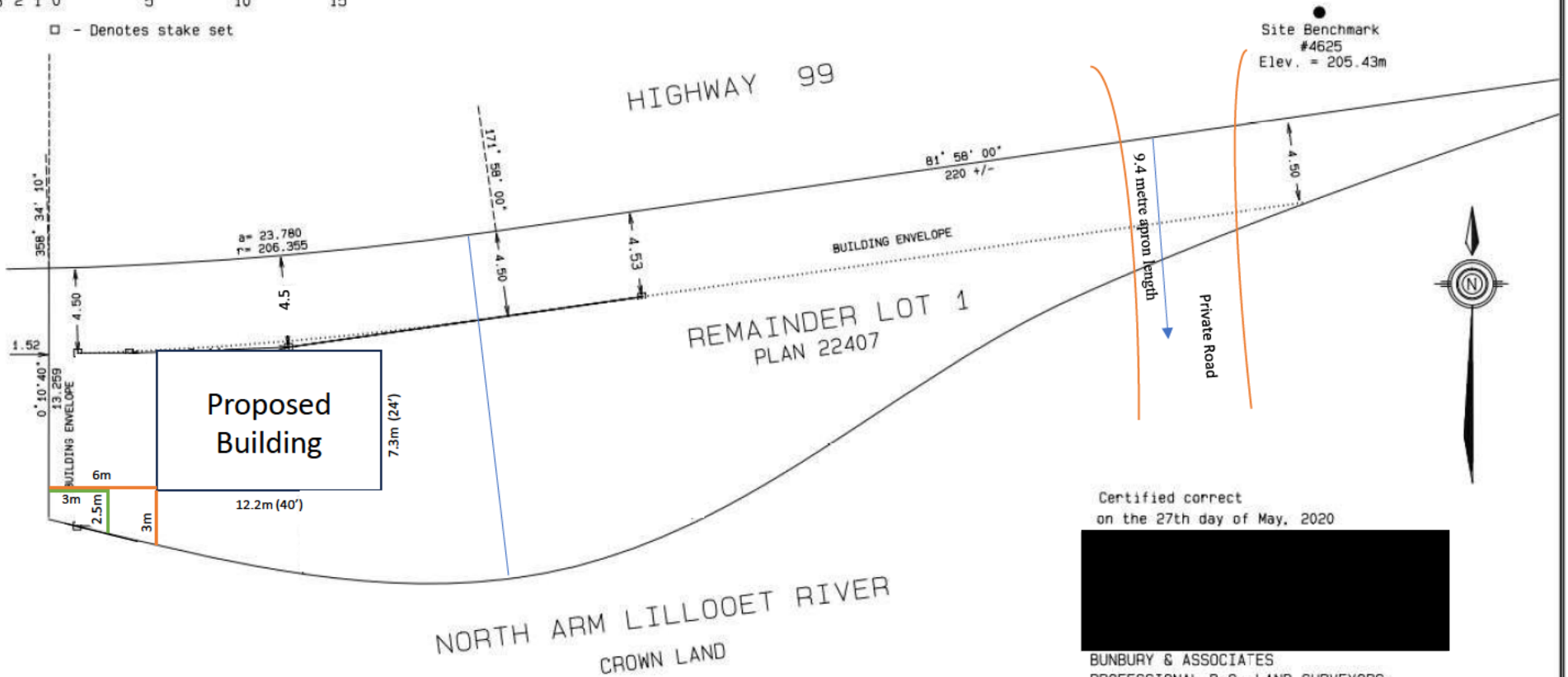
PLAN OF PROPOSED BUILDING LOCATION ON
 THE REMAINDER OF LOT 1, D.L. 210, LILLOOET DISTRICT,
 PLAN 22407 EXCEPT PLAN 34734.

SCALE : 1 : 250

ALL DISTANCES SHOWN ARE IN METRES



□ - Denotes stake set



Certified correct
 on the 27th day of May, 2020



BUNBURY & ASSOCIATES
 PROFESSIONAL B.C. LAND SURVEYORS,
 SQUAMISH & WHISTLER, BC www.bunbury-surveys.com
 No. 204-1085 MILLAR CREEK ROAD, WHISTLER, B.C., 604-932-3770
 JOB FILE 2020-022 DATA FILE 20-02207.DAT L-0077-4

ELEVATIONS ARE IN METRES AND ARE REFERRED
 TO WATER RESOURCES BENCHMARK #854
 ELEVATION OF BENCHMARK 204.089m

MODEL: S25-14

CUST. NAME: PAPPAS

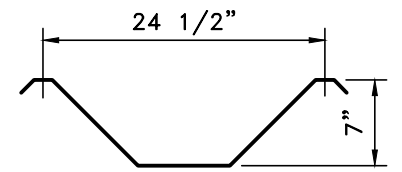
ORDER NUMBER: 00000

(121") ROOF PANELS	1
(107") ROOF PANELS	1
(121") J - PANELS	2
(44") STRAIGHT PANELS	2

GENERAL NOTES:

1. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW BE IMPOSED ON THE "STRUCTURE"
2. THE FOUNDATION ON THE DRAWING IS A SUGGESTED SOLUTION ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS.
3. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 1500 PSF. AND AT LEAST 12 IN. BELOW FINISHED GRADE.
4. SLAB ON GRADE SHALL BE PLACED ON SOIL CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
5. BUILDING MUST BE GROUTED INTO TROUGH, INSIDE AND OUT TO MAINTAIN STRUCTURAL INTEGRITY EXCEPT WHEN USING BASE PLATE CONNECTORS.
6. CROSS TIES MUST BE INCASED IN CONCRETE WHEN CONCRETE SLAB IS NOT USED

ARCH DATA:

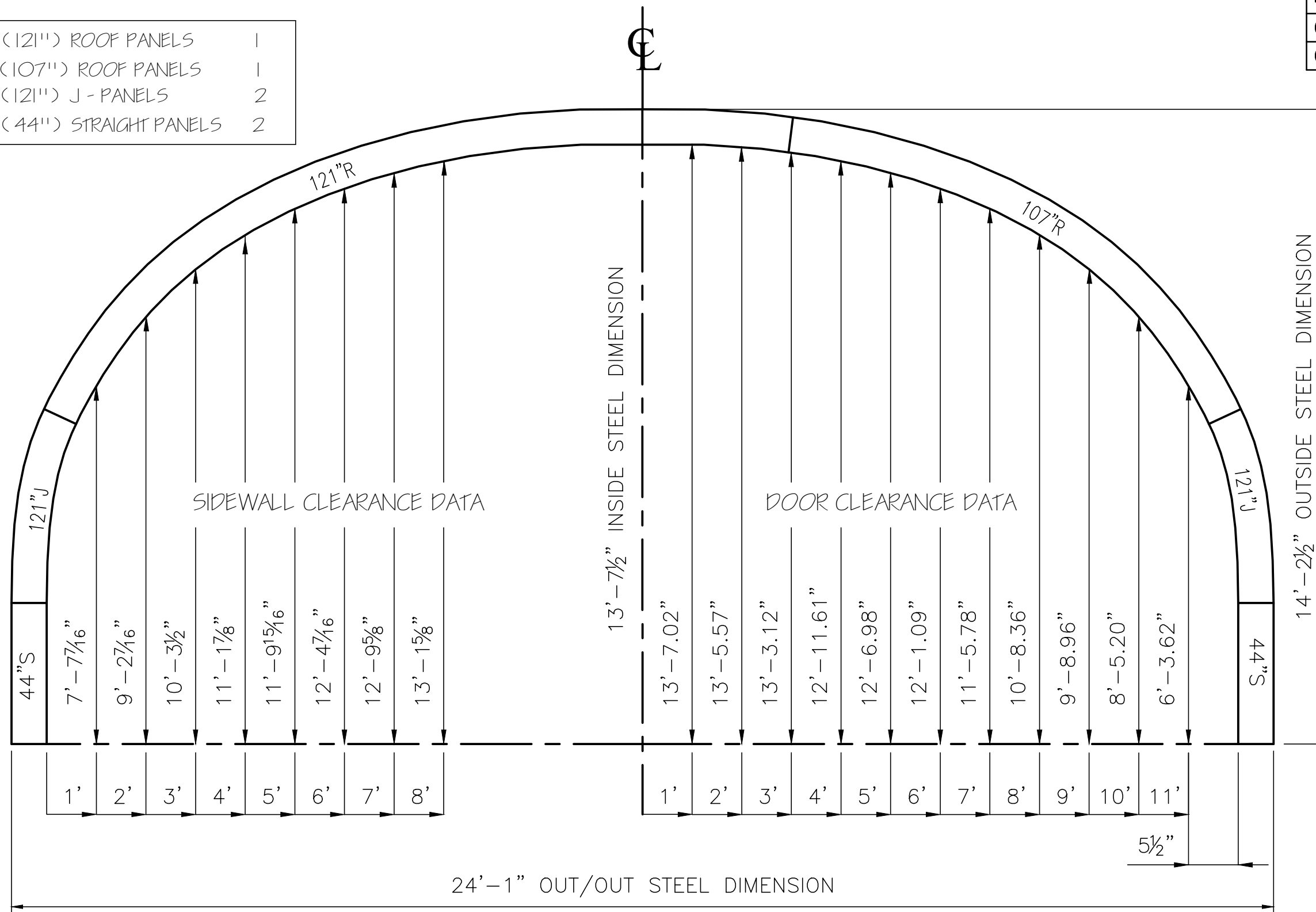


DESIGN DATA:

STEEL GAGE: 18
 50 KSI MIN. YIELD
 GALVALUME SHEET STEEL
 LIVE LOAD: 100 PSF
 ULTIMATE WIND SPEED: 165 MPH

MATERIALS:

1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
2. REINFORCING STEEL TO BE DEFORMED BARS. GRADE 60
3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.



14'-2 1/2" OUTSIDE STEEL DIMENSION

24'-1" OUT/OUT STEEL DIMENSION

NOTE:

THE SHORT PANELS MUST BE ALTERNATED FROM SIDE TO SIDE ON SUCCESSIVE ARCHES, TO CREATE A STAGGERED JOINT FOR GREATER STRENGTH.

ARCH PROFILE

ONE ENDWALL SOLID

SCALE: NTS

SHEET: 1 OF 5

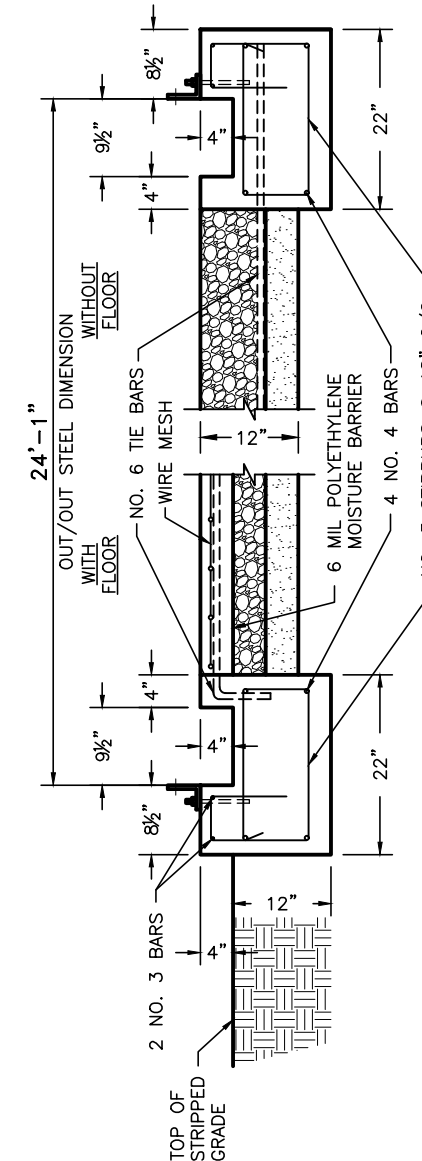
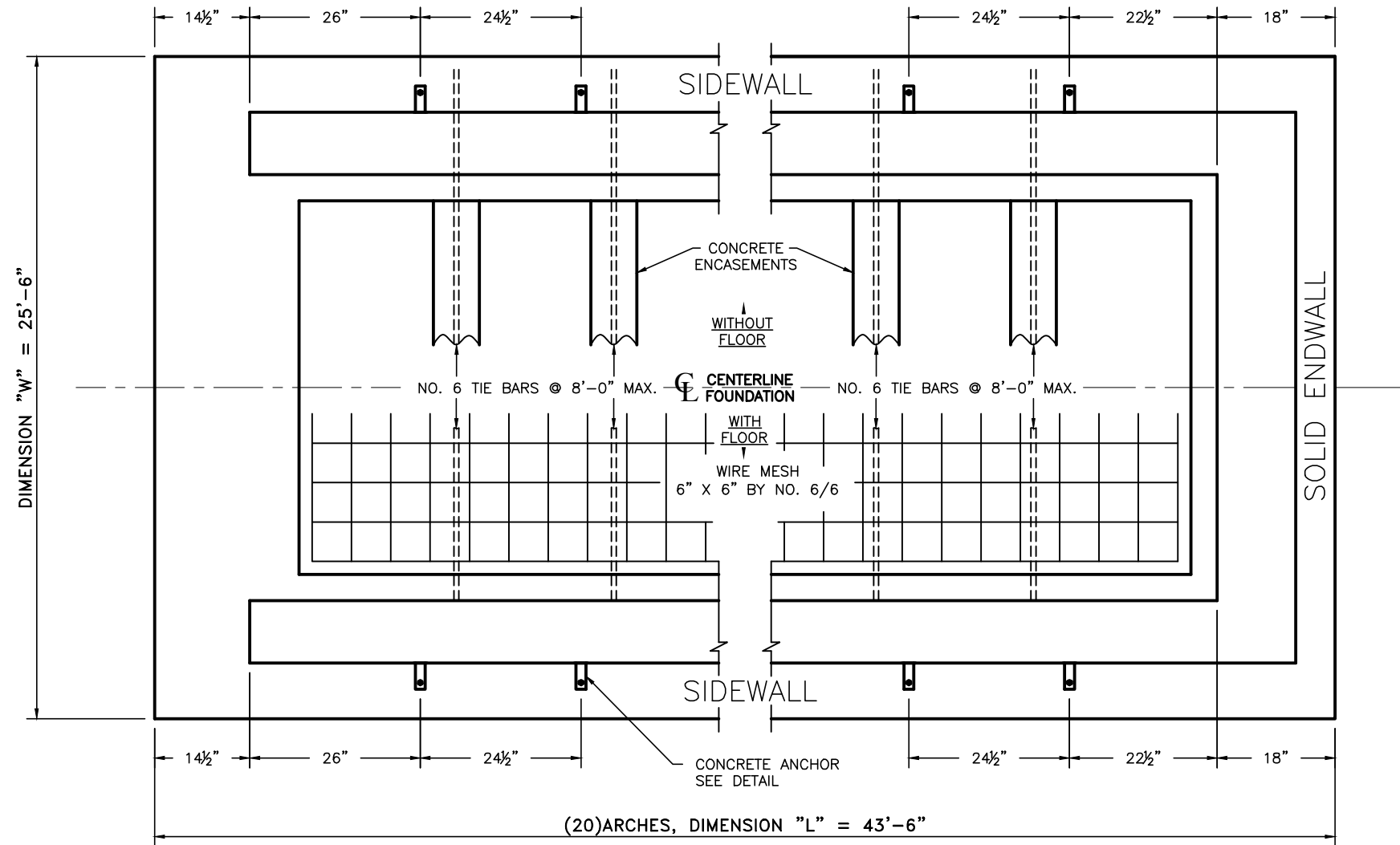
ATTENTION:

The foundation shown may not conform to your local by-laws and has no warranty as to its sufficiency for your particular area and or application. Retain a registered professional engineer to design a foundation which meets local by-laws and frost level depth requirements (if applicable), is adequate for soil conditions on the site, and conforms to the intended use of the building. The engineer should also be retained to inspect construction to ensure that the foundation is being built in conformity with his design. If the design engineer requires, retain a soils engineering specialist to report on soil conditions and soil compaction values.

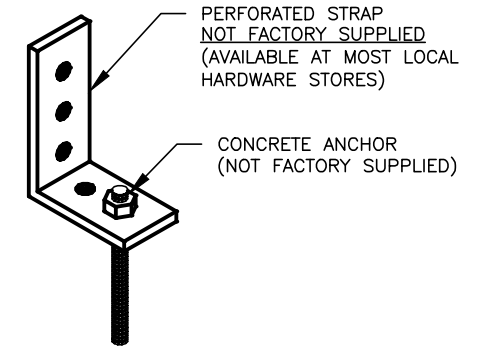
MODEL: S25-14

CUST. NAME: PAPPAS

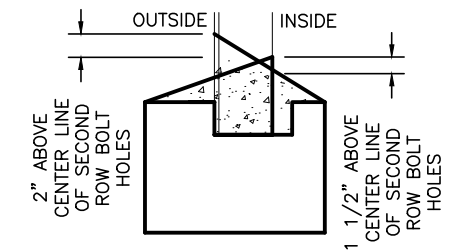
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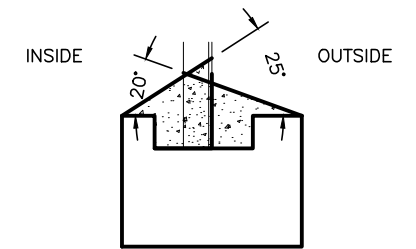
SECTION THROUGH WIDTH



CONCRETE ANCHOR DETAIL



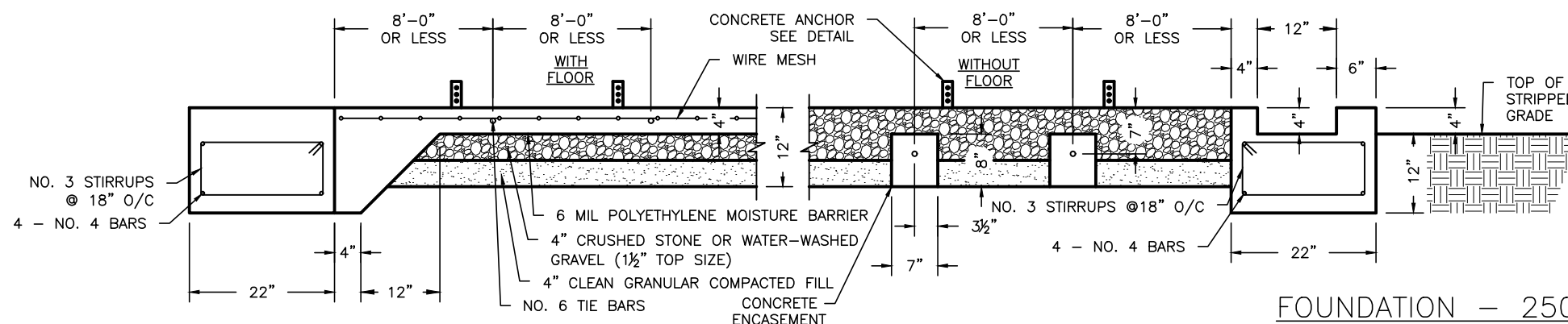
SIDEWALL GROUTING



ENDWALL GROUTING

NOTE:

Inside grouting should be higher than outside grouting to prevent water seepage. Concrete grouting procedures must be in accordance with factory specifications to retain structural warranty.



SECTION THROUGH LENGTH

FOUNDATION - 2500 PSI STRENGTH
GROUT - 5000 PSI STRENGTH

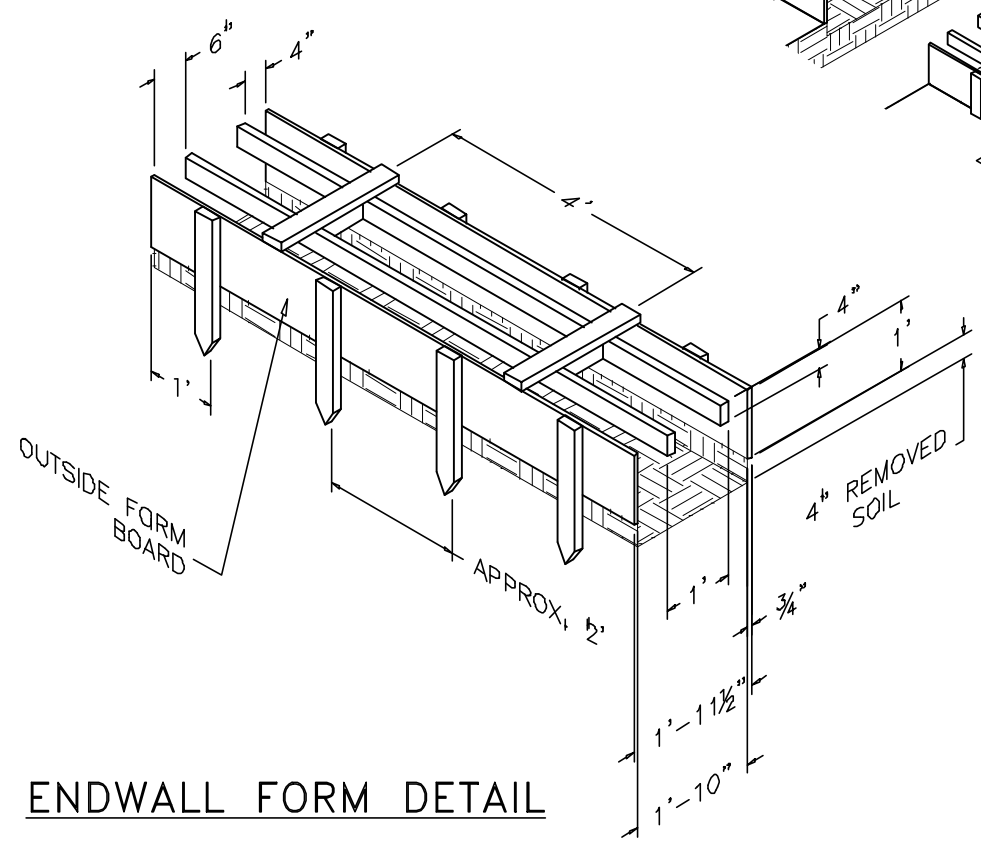
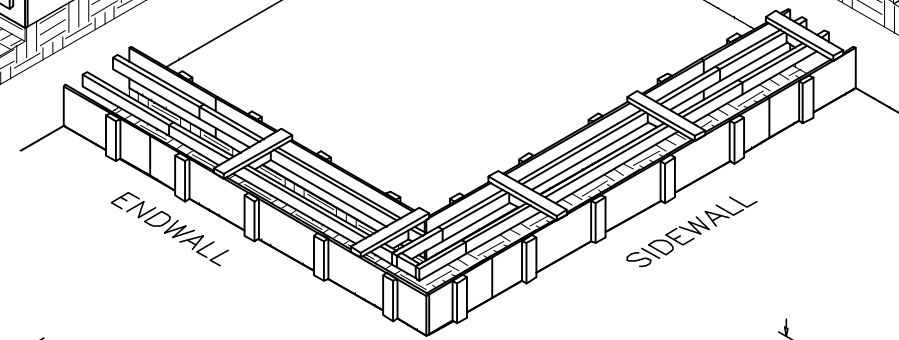
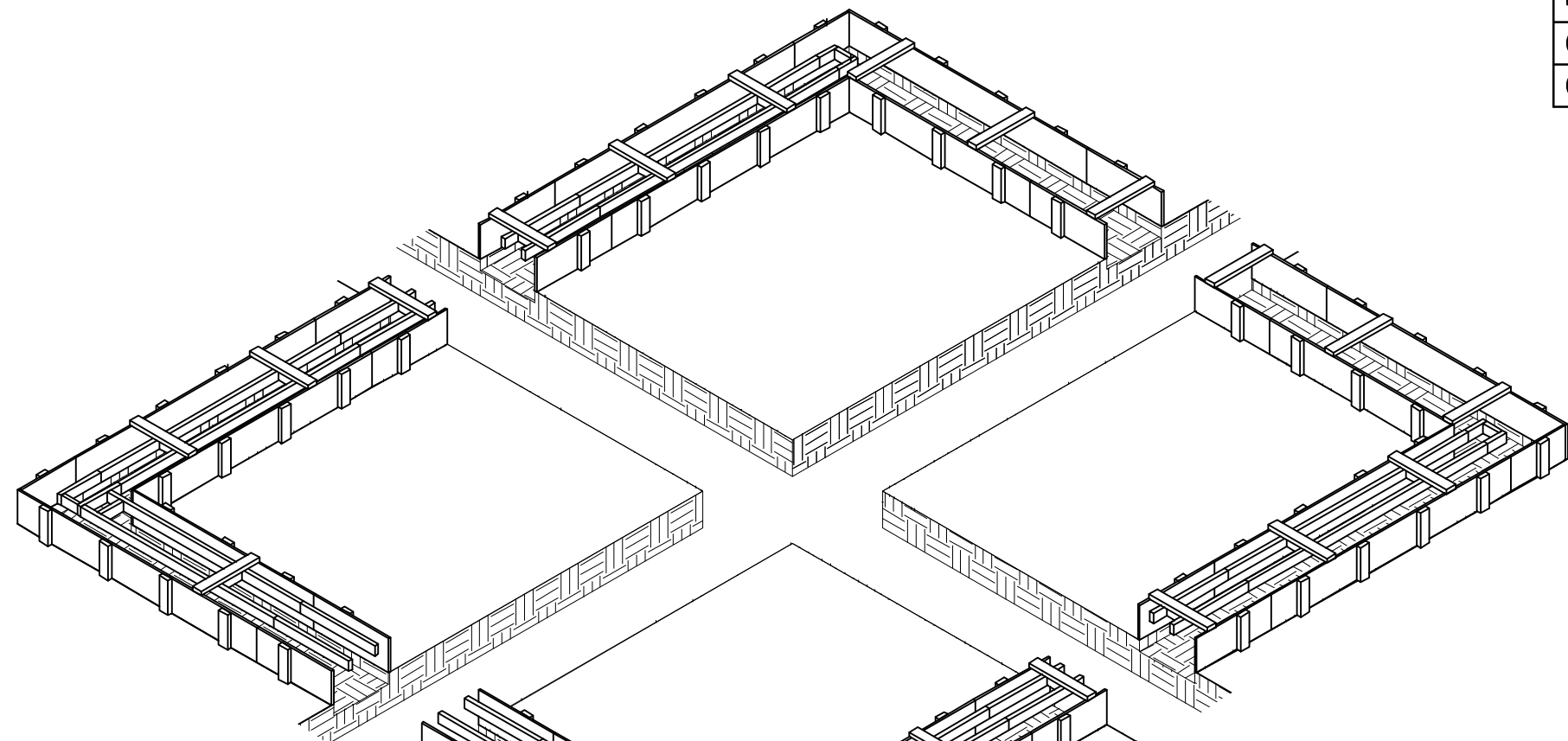
**CONCRETE TROUGH FOUNDATION
GENERAL ARRANGEMENT**

ONE ENDWALL SOLID

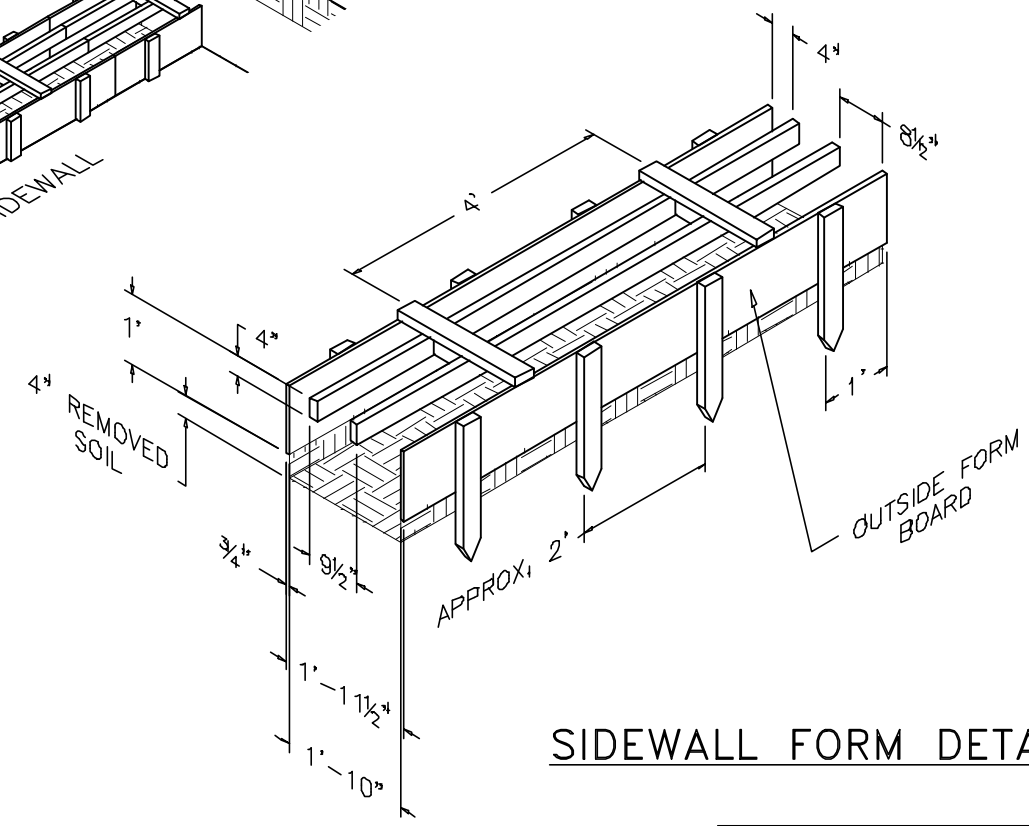
SCALE: NTS

SHEET: 2 OF 5

MODEL:	S25-14
CUST. NAME:	PAPPAS
ORDER NUMBER:	00000



ENDWALL FORM DETAIL

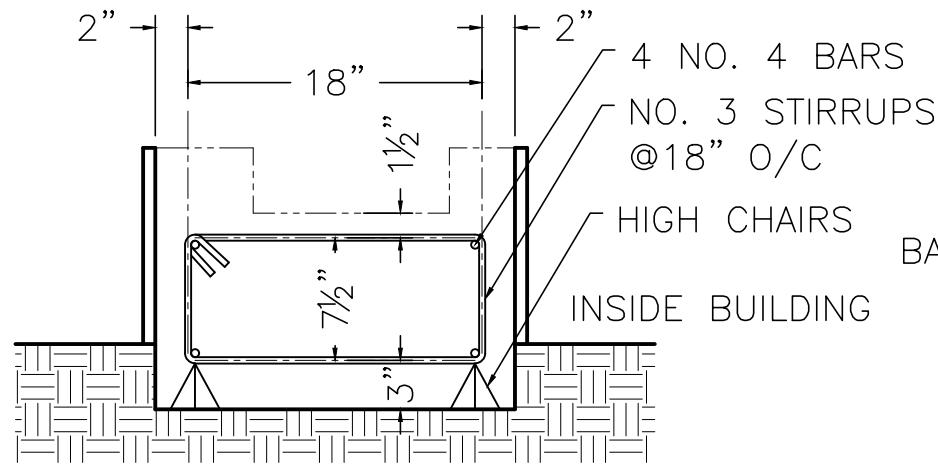


SIDEWALL FORM DETAIL

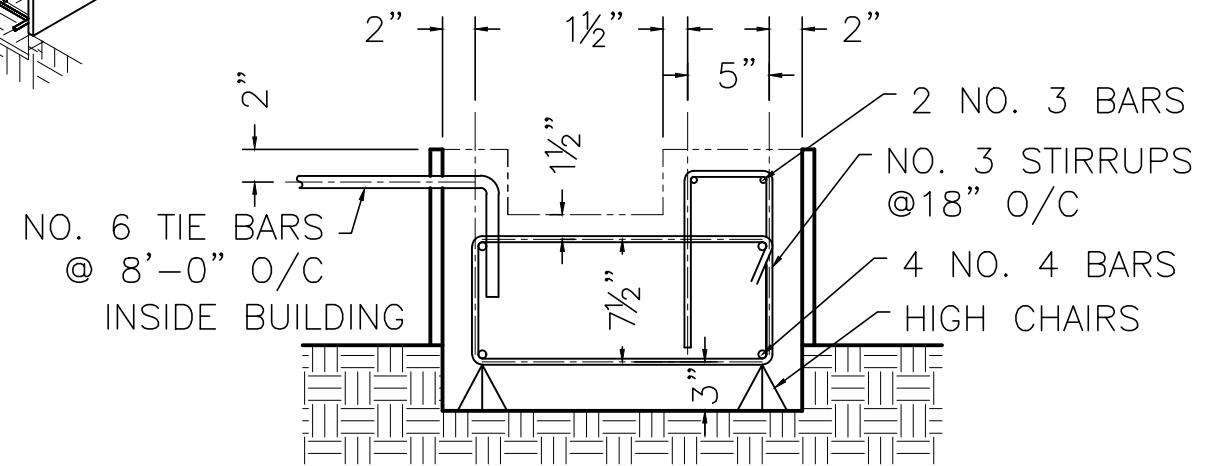
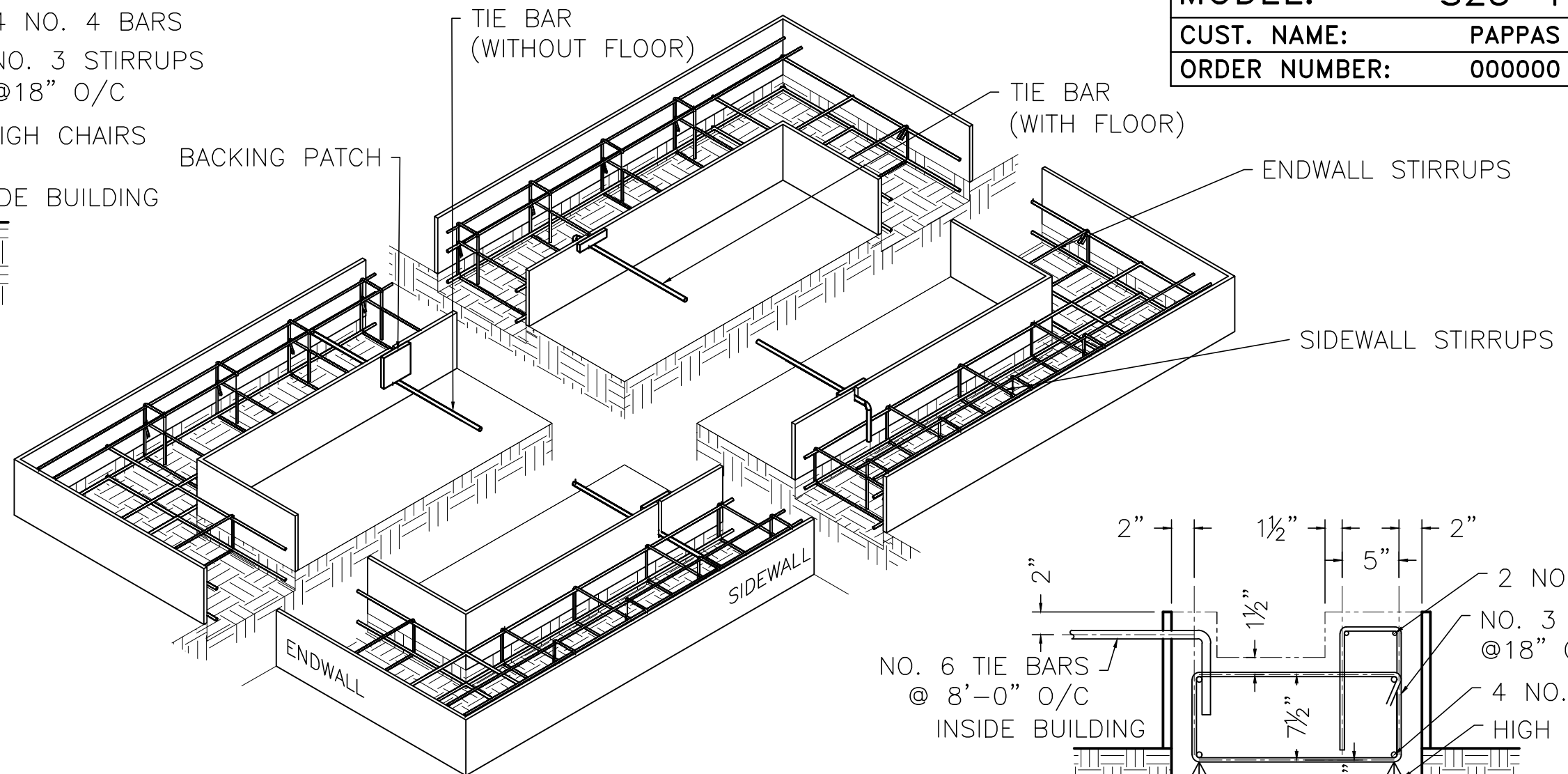
NOTES: REINFORCING STEEL NOT SHOWN. REFER TO SHEET #4.

CONCRETE TROUGH FOUNDATION WOODEN FORM ARRANGEMENT	
ONE ENDWALL SOLID	
SCALE: NTS	SHEET: 3 OF 5

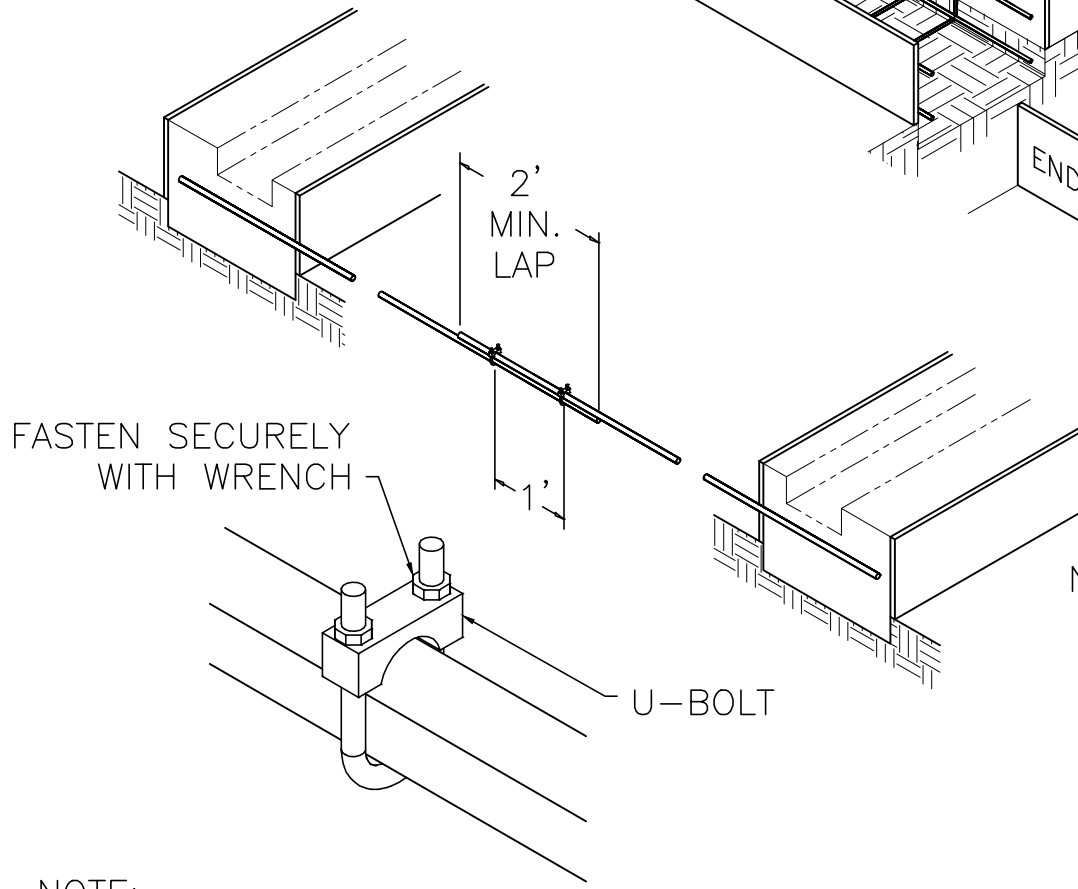
MODEL: S25-14
CUST. NAME: PAPPAS
ORDER NUMBER: 00000



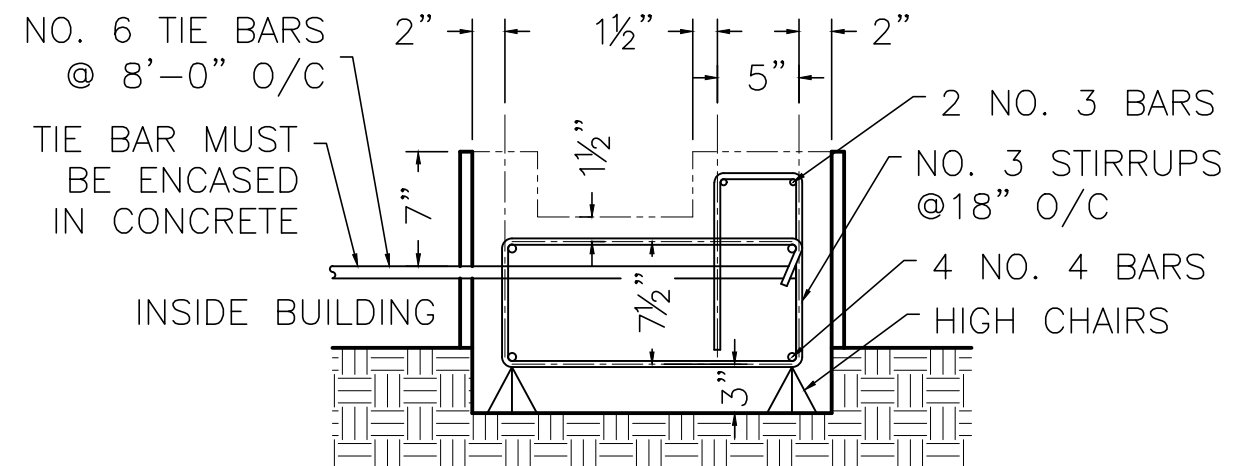
ENDWALL SECTION



SIDEWALL SECTION WITH FLOOR



TIE BAR SPLICING DETAIL



SIDEWALL SECTION WITHOUT FLOOR

NOTE:
 Use two U-bolts per splice. Encase tie bars and U-bolts in concrete as shown on Sheet 2.

REBAR TABLE		
BAR NO.	DIAMETER	MIN. LAP
NO. 3 (10M)	3/8" (11.3mm)	1'-0"
NO. 4 (15M)	1/2" (16.0mm)	1'-4"
NO. 6 (20M)	3/4" (19.5mm)	2'-0"

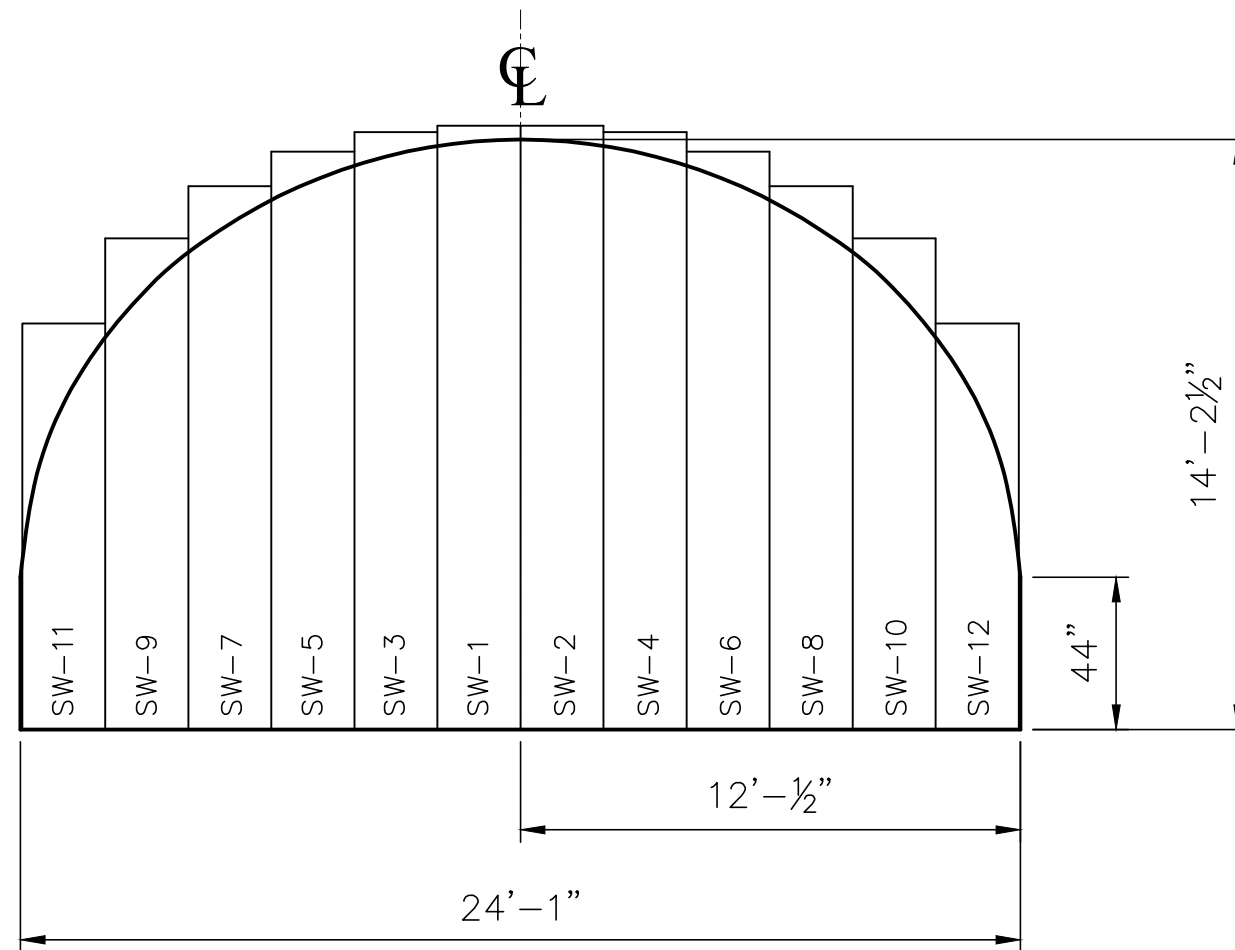
**CONCRETE TROUGH FOUNDATION
 STEEL REINFORCEMENTS**
ONE ENDWALL SOLID
SCALE: NTS **SHEET: 4 OF 5**

MODEL: S25-14

CUST. NAME: PAPPAS

ORDER NUMBER: 000000

S25-14 SOLID	
PANEL #	LENGTH
SW 1-SW 2	175
SW 3-SW 4	173
SW 5-SW 6	167
SW 7-SW 8	157
SW 9-SW 10	142
SW 11-SW 12	118



WALL DETAILS

ONE ENDWALL SOLID

SCALE: NTS

SHEET: 5 OF 5