

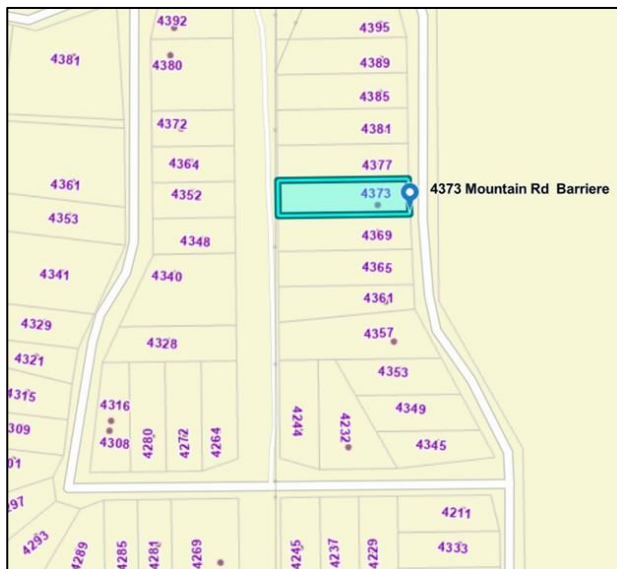
District of Barriere

PLANNING REPORT

Request for Decision

Date: August 18, 2025	File: 530.20/Rpts
To: Council	From: Tasha Buchanan, CO
Re: Development Variance Permit (DVP-25-01) Application – McInnis – 4373 Mountain Rd	
Recommendation: THAT Council approve DVP 25-01 McInnis as presented to allow an increase in the size of a permitted accessory structure from 65 sq. m. to 111.5 sq. m. and an increase in the permitted height of an accessory structure from 5m to 5.35m located at 4373 Mountain Road.	

Background: The subject property is located at 4373 Mountain Road. This property is a 2,437.8sq.m lot and is zoned Residential (R). Currently, located on the property is a single family dwelling with a detached garage. Running along the rear of the property is a BC Hydro Statutory Right-of-Way.

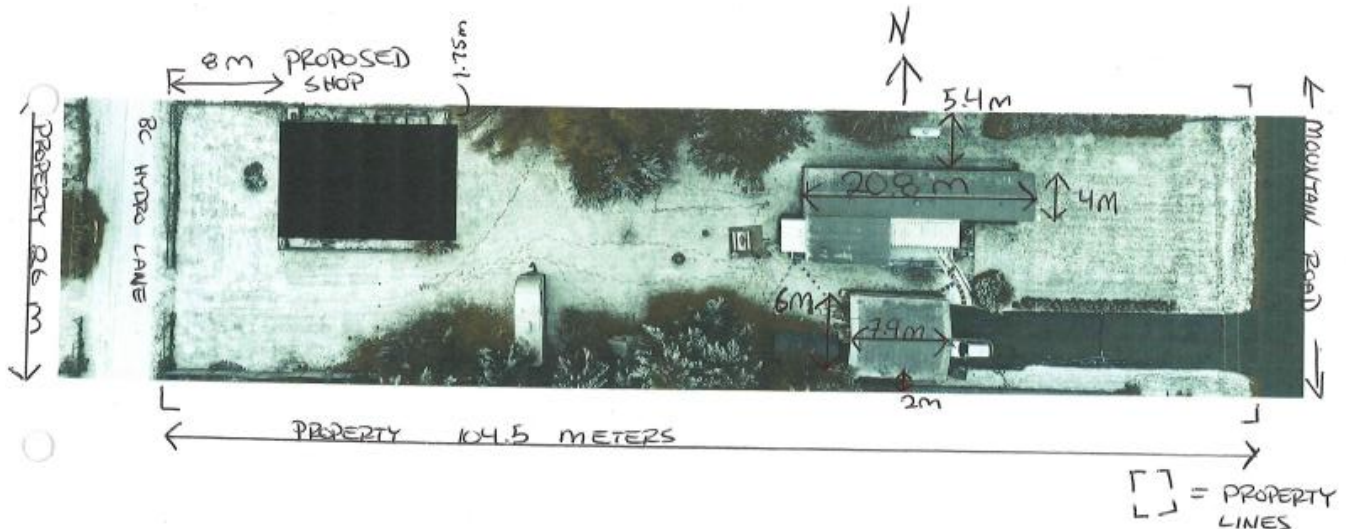


This proposed variance is to allow an addition of a 5.35m (17.6') high shop at the rear of the property on the northern side with a floor dimension of 111.5sq m (1,200sq ft) (as shown in the sketch below). The entire structure is planned to be fully enclosed if approved. This proposed addition will increase the floor dimension above the allotted 65sq m size permitted for an accessory structure to 111.5sq. m. As well as increase the maximum height permitted for an accessory structure of 5m to 5.35m. The property size is 0.602acres (0.244ha).

Discussion:

Zoning Regulations Requested to be Varied:

- Section 3.5(d) Accessory Building Maximum Floor Area from 65sq m to 111.5sq m., and
- Section 6.5(b) Accessory Building Maximum Height from 5m to 5.35m.



The proposed shop conforms to the minimum setback requirements of the Residential (R) Zone and does not impact the property's septic system. Maximum lot coverage is also not an issue with this proposed addition.

Notice of this application has been circulated to all those property owners and tenants within 100 metres of the subject property, as required. Due to the proximity of the rear R.O.W. to the proposed structure, a referral was also forwarded to BC Hydro. No comments on the application have been received to date.

Benefits or Impact

General – The property owner has indicated that the approved variance will free up the current garage/shop to be converted into a secondary dwelling in the future. Additional dwelling units supported by the District's Housing Needs Assessment and Strategic Plan.

Finances – New and increasing building permit values assigned by BC Assessment, increase the District's taxation revenue to support infrastructure needs and reduces the burden of those costs on the community's tax payers overall.

Risk Assessment – Compliance: Does not contravene the District's current Strategic Plan and Official Community Plan.

Risk Impact – Low

Next Steps / Communication – Should Council approve the DVP, the applicant will be free to apply for a building permit to begin construction.

Attachments

- TNRD Property Report
- Larger Scale Site Plan
- Detail Location Plan
- Applicant Statement

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Prepared By: T. Buchanan, Corporate Officer
Reviewed By: D. Drexler, CAO

PROPERTY 26 m

BC HYDRO LAKE

8 m PROPOSED SHOP

1.75m

PROPERTY 104.5 METERS

N

5.4m

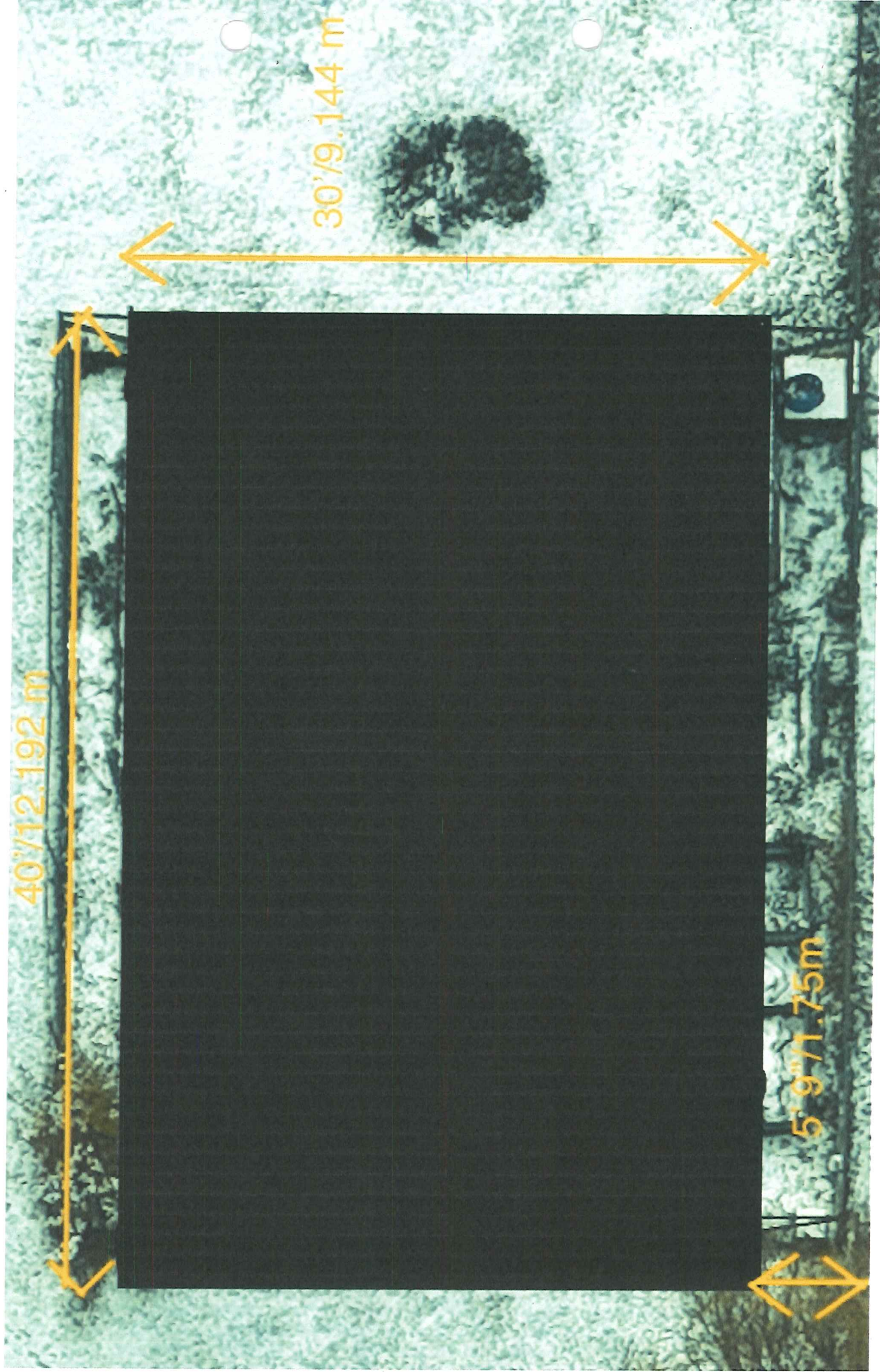
20.8 m 4m

6m 7.9m

2m

← MOUNTAIN ROAD

[] = PROPERTY LINES



SHOP DIMENSIONS





Property Information Report
Report Generated: 7/30/2025, 1:10:58 PM |
Data Generated: 7/30/2025, 12:02:41 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673 | F (250) 372-5048
E gisinfo@tnrd.ca

Parcel Description

Address

4373 Mountain Rd

Legal Description

LOT 27 DISTRICT LOT 1317 KAMLOOPS DIVISION YALE DISTRICT
PLAN 28264

Plan Number

KAP28264

Parcel Type (Class)

SUBDIVISION

Owner Type

PRIVATE

Lot Size(Calculated)(+/-5%) - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

Square Meter

2437.8

Acre

0.602

Hectare

0.244

Community

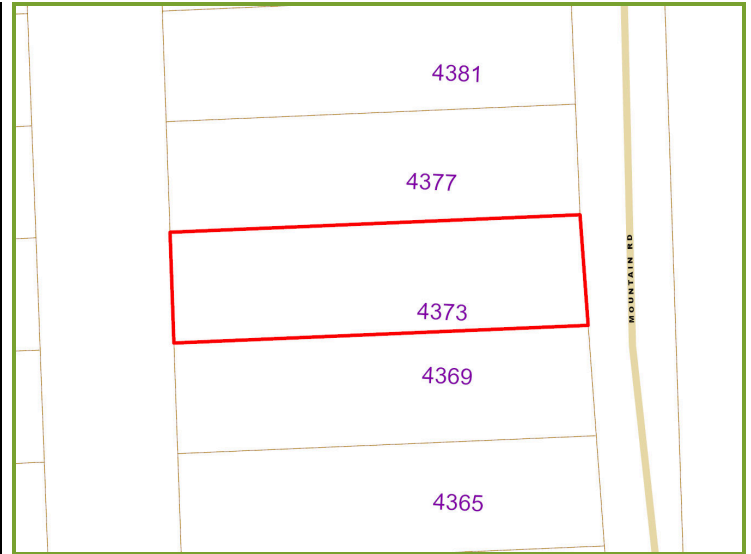
Barriere

Local Authority

District of Barriere

School District

Kamloops/Thompson



Services

Contact the Local Authority for services provided by other jurisdictions

Water Service N/A

Sewer Service N/A

Fire Protection N/A

Invasive Plants Program [Link](#)

Nuisance Mosquito Reduction [Link](#)

Future Debt (Loan Authorization)

For enquiries, contact the Local Authority

Future Debt

Unknown - contact District of Barriere for any future debt.

Development

For enquiries, contact the Local Authority

Zoning Bylaw

111

Site Specific Zoning

N/A

Zoning

R

Development Permit Area

N/A

Official Community Plan Name

DISTRICT OF BARRIERE

OCP Designation

RESIDENTIAL

Lake Classification N/A	Lake Name N/A	Lakeshore Development Guidelines (Intersect) No
Fringe Area N/A	Floodplain Information Contact Local Authority	Agriculture Land Reserve (Intersect) No
Riparian Area (Source: TRIM)(Intersect) No	Post-Wildfire Geohazard Risk Restrictions Unknown	

Development and Building Permits

from July 2009 to Present (For enquiries, contact the Local Authority)

Nothing Found

BC Assessment					
For enquiries, contact BC Assessment Authority					
Folio 345.01215.082	Actual Use MANUFACTURED HOME (NOT IN MANUFACTURED HOME PARK)	Manual class Manufactured Home-Single Wide - Good Q			
Folio 345.01215.082	Land Title PID 004-598-075	Assess Year 2025	Land \$131,000.00	Improvement \$218,000.00	Property Class 1-Res
Folio 345.01215.082	Land Title PID 004-598-075	Assess Year 2024	Land \$107,000.00	Improvement \$194,000.00	Property Class 1-Res

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be.

SCHEDULE 'A'

13. Any other information or comments: THE PROPOSED BUILDING WOULD
POTENTIALLY ALLOW US TO TURN OUR CURRENT GARAGE
INTO A GARDEN SUITE SHOULD FUNDS PERMIT US TO DO
SO IN THE NEAR FUTURE.
- THE PROPOSED BUILDING IS TO BE USED AS A WOOD WORKING
SHOP AND AS A EXERCISE AND ACTIVITY AREA FOR OUR FAMILY
DURING THE WINTER MONTHS. THE SIZE OF THE PROPOSED
BUILDING IS A COMFORTABLE SIZE FOR OUR INTENDED USE.
AND IS THE REASON FOR OVERSIZE EXEMPTION REQUEST.
THE EXEMPTION FOR GOING OVERHEIGHT BY AN APPROXIMATE 0.35
METRES IS TO ENSURE ADEQUATE ROOM FOR ^{OVERHEAD} STORAGE AND
BUILDER RECOMMENDED EFFICIENCY OF COSTLY BUILDING
MATERIALS AND PROPER ROOF PITCH.
- WE APPRECIATE YOUR TIME AND CONSIDERATION.

I hereby declare the information contained herein is, to the best of my knowledge,
factual and correct.





(Signature of Owner(s)/Agent*)

JULY, 23, 2025

(Date)

*(If agent is handling application, please supply written authorization from owner.)