

## Rezoning / OCP Information Package

**File Number:** 3360-20/20180013

**Subject:** Cariboo Regional District 150 Mile House Area Official Community Plan Amendment Bylaw 5144, 2018 and Cariboo Regional District Williams Lake Fringe and 150 Mile Area Zoning Amendment Bylaw No. 5145, 2018

**Electoral Area:** F

**Date of Referral:** April 16, 2018

**Date of Application:** March 9, 2018

**Property Owner's Name(s):** Roy and Kathy MacDonald

**Applicant's Name:** Roy and Kathy MacDonald

### SECTION 1: Property Summary

**Legal Description(s):** Lot 1, District Lot 9036, Cariboo District, Plan 13186, Except Plans 15501, 18192 and 20414

**Area of Application:** 1.25 ha (3 ac)

**Location:** 3192 Horsefly Road

**Current Designation:**

Rural Residential 1

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Designation:**

Industrial

**Min. Lot Size Permitted:**

0.4 ha (0.98 ac)

**Current Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Zoning:**

General Industrial (M 2)

**Min. Lot Size Permitted:**

0.4 ha (0.98 ac)

**Proposed Use:** To store and repair heavy equipment for short periods of time throughout the year. The applicants own a logging company and require the space to store and repair heavy equipment during the logging off-season.

**No. and size of Proposed Lots:** No new lots proposed

**Name and type of existing road system:** Horsefly Rd (paved, collector)

**Services Available:** Hydro, telephone, sewage disposal system, well

**Within the influence of a Controlled Access Highway:** No

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy or Development Permit Areas:**

Yes, with respect to sewerage disposal and riparian protection

**Name of Lake/Contributing River and Lake Classification:** Dugan Lake

**Required to comply with other Development Permit Areas:** No

**Name of Development Permit:** Aquatic Habitat Development Permit Area

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

	Land Use:	Lot Sizes:
(a)	000 – Single Family Dwelling	0.4 ha ( 1 ac) - 0.52 ha (1.3 ac)
North	001 – Vacant Residential – Less Than 2 Acres	0.5 ha (1.26 ac)
	180 - Mixed	63.88 ha (157.87 ac)
(b)	038 – Manufactured Home – Not in	0.45 ha (1.12 ac)
South	Manufactured Home Park	
	060 – 2 Acres or More – Single Family Dwelling, Duplex	5.78 ha (14.3 ac)
(c)	Dugan Lake	
East		
(d)	151 – Beef - Vacant	13.94 ha (34.46 ac)
West		

## **SECTION 2: Planning Report**

### Background:

The application proposal is to store and repair heavy equipment throughout the year. The subject property is proposed to rezone from Rural 1 (RR 1) to General Industrial (M 2) Williams Lake Fringe and 150 Mile Area Zoning Amendment Bylaw and designate from Rural Residential 1 to Industrial in 150 Mile House Area Official Community Plan.

### Location and Surroundings:

The proposal is located at 3192 Horsefly Road. There are residential dwellings to the north and south of the subject property with Dugan Lake to the east and vacant land to the west of the property.

### Application History / Relevant Applications:

A noise bylaw complaint was received on this property regarding the business last year (2017).

### CRD Regulations and Policies:

#### **150 Mile House Area Official Community Plan**

#### **6 - Residential**

## 6.2 Objectives

- 6.2.5 To work with First Nations and governments and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use, scale and history of their surroundings.

## 8 – Industrial

### 8.3 Policies

- 8.3.8 The Regional District will ensure that industrial land uses can be accessed in a manner that does not impact or create conflict with neighbouring property.
- 8.3.9 When considering future land use designations for general or light industrial uses and applications for rezoning to permit industrial uses, the Regional District should consider, but not be restricted, to the following criteria:
- a) The industrial use shall provide for efficient traffic movement, vehicular access and egress, and sufficient off-street parking;
  - b) The industrial site shall be landscaped or use a combination of landscaping and fencing to buffer the industrial use from abutting rural residential or residential uses;
  - c) The proposed industrial use shall not have the potential to create an environmental or health hazard and must be compatible with adjoining land uses. Further, that noise, light and dust from industrial activities are kept at a level so as not to be a nuisance to surrounding areas;

#### Rationale for Recommendations:

Based on the Rural Residential 1 land use designation for this property and land use policies to permit industrial uses in the Official Community Plan, an industrial use is an incompatible land use adjacent to a rural residential neighbourhood. Therefore, planning staff is not supportive of the rezoning and OCP amendment. Should the proposal move forward with an approval, the applicants will be required to comply with the Shoreland Management Policy, as it is adjacent to Dugan Lake.

#### Recommendation:

# 1. That the Cariboo Regional District 150 Mile House Area Official Community Plan (OCP) Amendment Bylaw No. 5144, 2018 be rejected.

# 2. That the Cariboo Regional District Williams Lake Fringe and 150 Mile Area Zoning Amendment Bylaw No. 5145, 2018 be rejected.

## **SECTION 3: Referral Comments**

**Health Authority:** -

**Ministry of Transportation and Infrastructure:** - April 27, 2018

The Ministry of Transportation and Infrastructure has reviewed the referral and has no objection subject to the applicant applying for an industrial access permit to Horsefly Road. <http://www.th.gov.bc.ca/permits/Apply.asp>

**Advisory Planning Commission:** May 22, 2018

See attached.

**Ministry of Environment:** -

**Neskonlith Indian Band:** -

**Williams Lake Indian Band:** -

#### **SECTION 4: Board Action**

Date of Meeting:

#### **ATTACHMENTS**

Appendix A: Bylaw No. 5144 and 5145

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation  
APC Comments





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5144

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4660, being the "150 Mile House Area Official Community Plan Bylaw No. 4660, 2010".

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited as the "Cariboo Regional District 150 Mile House Area Official Community Plan Amendment Bylaw No. 5144, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 4660 of the Cariboo Regional District is amended by:

Redesignating Part of Lot 1, District Lot 9036, Cariboo District, Plan 13186 Except Plans 15501, 18192, 20414 from Rural Residential 1 designation to Industrial designation, as shown on Schedule "A".

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5144, cited as the "Cariboo Regional District 150 Mile House Area Official Community Plan Amendment Bylaw No. 5144, 2018", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

NE 1/4 DL 9036

LA  
PL 15501

L1  
PL 22556

L2  
PL 22556

DL 9036

L3  
PL 22556

SE 1/4 DL 9036

Horsefly Rd

LOT 1  
PL PGP 13186  
EXISTING  
RURAL RESIDENTIAL 1 DESIGNATION

DUGAN LAKE

**SCHEDULE "A"**



PROPOSED INDUSTRIAL DESIGNATION



60 30 0 60 m

MEASUREMENTS  
ARE METRIC

Z18013



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5145

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5145, 2018".

2. AMENDMENT

Bylaw No. 3502 of the Cariboo Regional District is amended by:

- i) rezoning Part of Lot 1, District Lot 9036, Cariboo District, Plan 13186 Except Plans 15501, 18192, 20414 from Rural 1 (RR 1) zone to General Industrial (M 2) zone as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5145, cited as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5145, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

NE 1/4 DL 9036

LA  
PL 15501

L1  
PL 22556

L2  
PL 22556

DL  
9036

L3  
PL 22556

SE 1/4 DL 9036

Horsefly Rd

LOT 1  
PL PGP 13186  
EXISTING  
RR 1 ZONE

DUGAN LAKE

**SCHEDULE "A"**



PROPOSED GENERAL INDUSTRIAL (M 2 ) ZONE



60 30 0 60 m

MEASUREMENTS  
ARE METRIC

Z18013



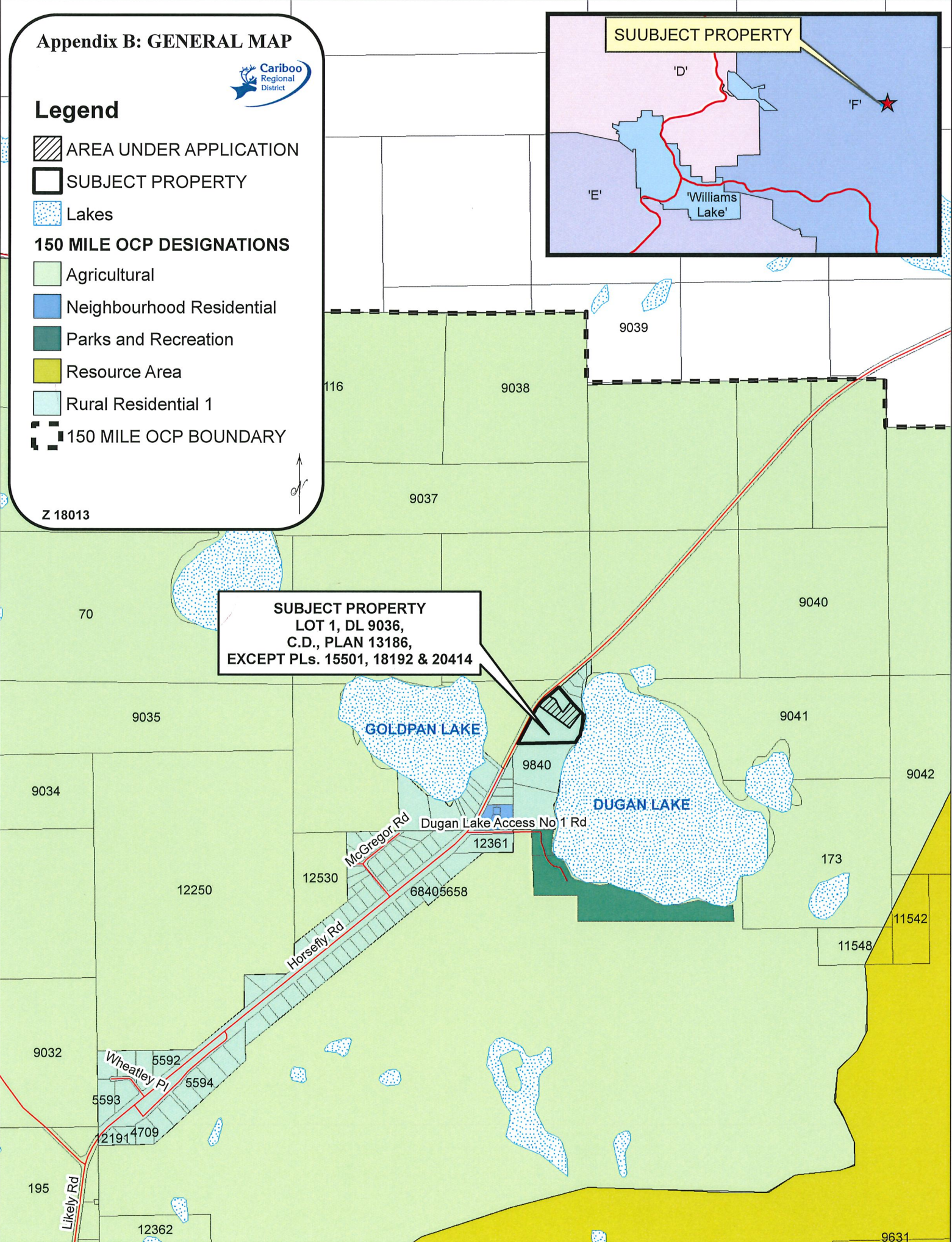
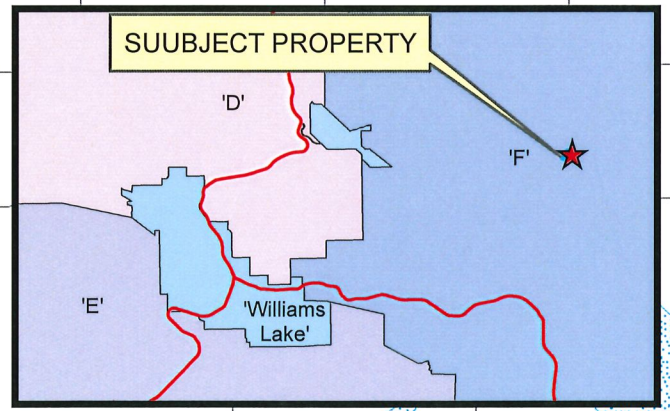
# Appendix B: GENERAL MAP



## Legend

- AREA UNDER APPLICATION
- SUBJECT PROPERTY
- Lakes
- 150 MILE OCP DESIGNATIONS**
- Agricultural
- Neighbourhood Residential
- Parks and Recreation
- Resource Area
- Rural Residential 1
- 150 MILE OCP BOUNDARY

Z 18013





NE 1/4 DL 9036

LA  
PL 15501

L1  
PL 22556

L2  
PL 22556

DL 9036

L3  
PL 22556

SE 1/4 DL 9036

Horsefly Rd  
+/- 80.0 m

DRIVEWAY  
+/- 60.0 m

+/- 210.0 m

+/- 80.0 m

SHOP

LOT 1  
PL PGP 13186  
EXISTING RR 1 ZONE &  
RURAL RESIDENTIAL 1 DESIGNATION

SHED

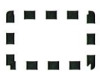
BARN

DWELLING

### Appendix C: SPECIFIC MAP



#### LEGEND

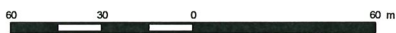


SUBJECT PROPERTY



AREA UNDER APPLICATION

PROPOSED GENERAL INDUSTRIAL (M 2 ) ZONE  
PROPOSED INDUSTRIAL DESIGNATION



MEASUREMENTS  
ARE METRIC

Z18013

DUGAN LAKE



# Appendix D: ORTHOGRAPHIC MAP



## LEGEND

 SUBJECT PROPERTY

 AREA UNDER APPLICATION



**SUBJECT PROPERTY**  
LOT 1, DL 9036,  
C.D., PLAN 13186,  
EXCEPT PLS. 15501, 18192 & 20414

DL 9036

DL 9040

Horsefly Rd

DUGAN LAKE

DL 9840





Describe the existing use of the subject property and all buildings: House - Shop - barn and Storage of Heavy Equipment and Light maintenance through out the year.

Describe the proposed use of the subject property and all buildings: House - shop - barn And Storage of heavy Equipment and Light maintenance through out the year.

Describe the reasons in support for the application: For storage of heavy Equipment And Light maintenance until work commences after break-up end of March Approx beginning of may.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): treed, some grass, small hills, rocks.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Duqan Lake borders lot Frontage by house And Storage Shed.

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









10.05.2018 12:59



10.05.2018 13:01









10.05.2018 13:01



10.05.2018 13:02











ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on MAY 15 / 18 in the BIG LAKE COMMUNITY HALL, located at BIG LAKE, BC, commencing at

**PRESENT:**

Chair GEORGE ATAMANENKO Cariboo Regional District  
Members DOUG WHITE File No. ....  
JOAN SORBY  
ROSS MCCOURRY

MAY 22 2018

Recording Secretary Referred To .....

Owners/Agent, or  
 Contacted but declined to attend

**ABSENT:**

**ALSO PRESENT:** Electoral Area Director JOAN SORBY  
Staff support (if present)

Agenda Items

**REZONING/OCP APPLICATION – 3360-20/20180013 (Lot 1, District Lot 9036, Cariboo District, Plan 13186 Except Plans 15501, 18192, 20414)**

3192 HORSEFLY ROAD, be supported/rejected for the following reasons:

- i) The subject application does not comply with the 150 m<sup>2</sup> Official Community Plan Schedule B
- ii) The area has been designated as Rural Residential 1. The area could conflict with the CRD Shoreline Policy.

For: Against:

CARRIED/DEFEATED

Termination

: That the meeting terminate.

CARRIED

Time: 8:00 pm

GTA  
Recording Secretary

[Signature]  
Chair