

Rezoning Information Package

File Number: 3360-20/20180002

Subject: Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018 and Cariboo Regional District South Cariboo Zoning Amendment Bylaw No. 5135, 2018

Electoral Area: L

Date of Referral: February 14, 2018

Date of Application: January 11, 2018

Property Owner's Name(s): Bob Plewes Contracting Ltd. (Robert Plewes)

Applicant's Name: Tamara Van Loon

SECTION 1: Property Summary

Legal Description(s): The North 1/2 of District Lot 2141, Lillooet District, Except Plan 20555

Area of Application: 2.68 ha (6.63 ac)

Property Size: 25.7 ha (63.5 ac)

Location: 5646 Horse Lake Road

Current Designation:

Agricultural

Small Holding Residential

Min. Lot Size Permitted:

32 ha (79.07 ac)

0.4 ha (0.98 ac)

Proposed Designation:

Agricultural

Country Residential

Small Holding Residential

Min. Lot Size Permitted:

32 ha (79.07 ac)

0.8 ha (1.98 ac)

0.4 ha (0.98 ac)

Current Zoning:

Rural 1 (RR 1)

Proposed Zoning:

Rural 1 (RR 1)

Rural 3 (RR 3)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Min. Lot Size Permitted:

4 ha (9.88 ac)

0.8 ha (1.98 ac)

Proposed Use: To create three lots for residential use.

No. and size of Proposed Lots: 4 lots: one 0.82 ha (2.02 ac) lot, one 0.93 ha (2.3 ac) lot, one 0.94 ha (2.33 ac) lot and a 23.07 ha (56.87 ac) remainder parcel

Name and type of existing road system: Horse Lake Rd (paved, collector)

Services Available: Hydro

Within the influence of a Controlled Access Highway: Yes

Within the confines of the Agricultural Land Reserve: Yes

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

Yes, with respect to sewage disposal and riparian protection

Name of Lake/Contributing River and Lake Classification: Bridge Creek

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

	Land Use:	Lot Sizes:
(a) North	City of 100 Mile House	
(b) South	000 – Single Family Dwelling	0.78 ha (1.93 ac)
	001 - Vacant Residential Less Than 2 Acres	0.78 ha (1.95 ac)
	061 – 2 Acres or More – Vacant	16.2 ha (40.1 ac)
	111 – Grain and Forage – Vacant	16.1 ha (40 ac)
	652 – Churches and Bible Schools	2.3 ha (5.7 ac)
(c) East	000 - Single Family Dwelling	0.2 ha (0.5 ac) – 0.46 ha (1.15 ac)
	001 - Vacant Residential Less Than 2 Acres	0.2 ha (0.5 ac) – 0.5 ha (1.36 ac)
	032 – Single Family Dwelling with Basement Suite	0.2 ha (0.5 ac) – 0.29 ha (0.72 ac)
(d) West	110 – Grain and Forage	58 ha (143.79 ac)

SECTION 2: Planning Report

Planning staff recommends approval of the Cariboo Regional District South Cariboo Area Official Community Plan (OCP) Amendment Bylaw No. 5134, 2018, and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5135, 2018.

Background:

It is proposed to rezone and redesignate part of a lot for the purpose of creating a 3-lot subdivision. The proposal is shown in Appendix C. The 25.7 ha property is zoned Rural 1 (RR 1) which has two designations under the South Cariboo OCP. The land west of Bridge Creek is located in the Agricultural Land Reserve (ALR) and is designated Agricultural. The portion between Horse Lake Road and Bridge Creek is currently designated Small Holding Residential, which enables minimum lot area of 0.4 ha (0.98 ac).

The applicant is redesignating 2.68 ha (6.63 ac) of land from Small Holding Residential designation to Country Residential designation to create three lots with minimum lot area of 0.8 ha (1.98 ac). The 2.68 ha of land also need to be rezoned to Rural 3 (RR 3) from the Rural 1 (RR 1) zone that has a minimum lot area of 4.0 ha (9.88 ac).

Location and Surroundings:

The proposal is located on Horse Lake Road, as shown in Appendix C. Bridge Creek meanders through the property, as shown in Appendix D. All building improvements are located between the creek and the road. The property borders the District of 100 Mile House to the north.

There is active agricultural land south and west of the property, and residential lands across from Horse Lake Road to the east of the subject property. The agricultural properties are assessed as grain and forage.

CRD Regulations and Policies:

Section 7.10 recommends minimum subdivided lot size of 0.8 hectare, the Country Residential designation seems more appropriate. For residential development adjacent to the Agricultural Land Reserve Boundary, Section 7.15 of the plan provides the following objectives:

- No negative impact on agricultural land;
- Parcels within a residential designation shall be located a minimum distance of 30 metres from ALR boundary;
- Provisions of building setbacks, drainage protection, vegetation screens and fences may all be employed to buffer or separate development from farming; and
- Creation of larger or longer parcels to buffer or separate development from farming.

The South Cariboo OCP Plan, under Section 7.15, recommends to utilizing edge planning practices for residential development adjacent to agricultural land. The CRD implemented in 2016 a region-wide agricultural policy. The CRD Agricultural Policy recommends that development with a minimum lot area less than 4 ha next to the agricultural edge be fenced and buffered in order to limit the impact of the non-farm development on the agricultural lands.

Staff noted that the proposed lots are not located in the ALR, so no ALR subdivision application is needed to precede the rezoning application. However, referral to the Agricultural Land Commission resulted with the Commission suggesting fencing the proposed subdivision to protect the agricultural potential of the remainder portion. Planning staff recommends compliance with the CRD Agricultural Policy with regards to fencing the 3 proposed lots. The RR 3 zone does allow agricultural operation, but only subordinate to residential operation. The applicant already indicated that the lots are intended to be sold for residential purposes.

Due to the presence of Bridge Creek on the property and the importance and sensitivity of the watercourse, compliance with CRD Shoreland Management Policy is also recommended for both riparian protection and on-site sewage disposal.

Rationale for Recommendations:

Planning staff is supportive of the rezoning and the OCP amendment, as the proposal complies with the residential policies and objectives of the South Cariboo Official Community Plan. The applicant is proposing lots that are larger than the density prescribed under the current Small Holding Residential in an attempt to buffer the impact of the residential development on the agricultural lands and on Bridge Creek. Further, compliance with the CRD Agricultural Policy will ensure that the South Cariboo

OCP Residential Policy 7.15 objectives and the Agricultural Land Commission recommendation are satisfied.

Recommendation:

1.

That Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018 be considered for approval.

2.

That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5135, 2018 be considered for approval, subject to the following conditions:

1. Adoption of Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018.
2. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.
3. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the CRD Agricultural Policy with respect to fencing the boundary of the proposed 3 lots, except for the boundary alongside Horse Lake Road. Further, to advise that the proposed lots are adjacent to land, which may be used for agricultural purposes and for feeding and grazing of crops.

Further, that the cost of registration of the Shoreland Management Policy covenant be borne by the applicant.

Further, that the cost of preparation and registration of the CRD Agricultural Policy covenant be borne by the applicant.

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - February 27, 2018

The Ministry of Transportation & Infrastructure has no objection in principle to the proposed rezoning/OCP Amendment.

Please note this in no way constitutes subdivision approval. Items to be considered at the subdivision stage may include, but are not limited to:

- Written confirmation of approval from the Agricultural Land Commission prior to subdivision application (if applicable)
- Restricted access to # 371 Horse Lake Road (joint access and/or frontage road)
- Minimum site lines @ access points
- Access / road construction to MOTI standards

- Drainage
- Archaeology Assessment
- Proof of Water
- Sewage Disposal
- Setback requirements

Advisory Planning Commission:

See attached

Ministry of Environment: -

Agricultural Land Commission: - February 21, 2018

As these bylaws affect lands lying outside the ALR and do not directly abut the ALR boundary, the ALC interested are unaffected.

That said, fencing the new residential lots would be supportive of existing, or future agricultural activities on the remainder.

District of 100 Mile House: - March 1, 2018

See attached.

SECTION 4: Board Action

Date of Meeting: March 23, 2018

That Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018 be read a first and second time this 23rd day of March, 2018.

That Cariboo Regional District South Cariboo Zoning Amendment Bylaw No. 5135, 2018 be read a first and second time this 23rd day of March, 2018. Further, that adoption be subject to the following:

1. Adoption of Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018.
2. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.
3. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the CRD Agricultural Policy in regards to fencing the boundary of the proposed 3 lots, except for the boundary alongside Horse Lake Road, as the proposed lots that are adjacent to land may be used for agricultural activities and for feeding and grazing of crops.

Further, that the cost of registration of the Shoreland Management Policy covenant be borne by the applicant.

Further, that the cost of preparation and registration of the CRD Agricultural Policy covenant be borne by the applicant.

ATTACHMENTS

Appendix A: Bylaw No. 5134 and 5135

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
District of 100 Mile House comments
APC Comments
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5134

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3100, being the "South Cariboo Area Official Community Plan Bylaw No. 3100, 1995".

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 South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 3100 of the Cariboo Regional District is amended by:

Redesignating part of the North 1/2 of District Lot 2141, Lillooet District, Except Plan 20555 from Small Holding Residential to Country Residential, as shown on Schedule "A".

READ A FIRST TIME this 23rd day of March, 2018.

READ A SECOND TIME this 23rd day of March, 2018.

A PUBLIC HEARING WAS HELD ON THE 3rd DAY OF May, 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. 5134, cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5134, 2018", as adopted by the Cariboo Regional District Board on the day of _____, 2018.

Corporate Officer

SCHEDULE "A"



Legend

-  PROPOSED COUNTRY RESIDENTIAL DESIGNATION
-  EXISTING AGRICULTURAL DESIGNATION
-  EXISTING SMALL HOLDING RESIDENTIAL DESIGNATION



MEASUREMENTS ARE METRIC Z18002

PT 1

L 2187

N 1/2 DL 2141, L.D. EX. PLAN 20555

DL 2141

Blackstock Rd

Horse Lake Rd

DL 2141

PARK

Reita Cres

DL 2141

2

6

8

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14

15

16

17

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CARIBOO REGIONAL DISTRICT

BYLAW NO. 5135

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 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 South Cariboo Area Zoning Amendment Bylaw No. 5135, 2018".

2. AMENDMENT

Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) rezoning part of the North 1/2 of District Lot 2141, Lillooet District, Except Plan 20555 from Rural 1 (RR 1) zone to Rural 3 (RR 3) zone as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 23rd DAY OF March, 2018.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 3rd DAY OF May, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

APPROVED UNDER THE "TRANSPORTATION ACT" 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. 5135, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5135, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer

SCHEDULE "A"

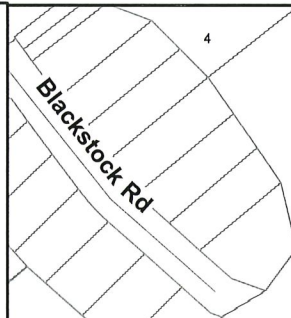


PROPOSED RURAL 3 (RR 3) ZONE



MEASUREMENTS ARE METRIC

Z18002



PT 1

A

1

PARK

Horse Lake Rd

Reita Cres

N 1/2 DL 2141, L.D. EX. PLAN 20555

DL 2137

DL 2141

DL 8

DL 843

DL 8356

DL 8300

2

4

Blackstock Rd

DL 2141

DL 2141

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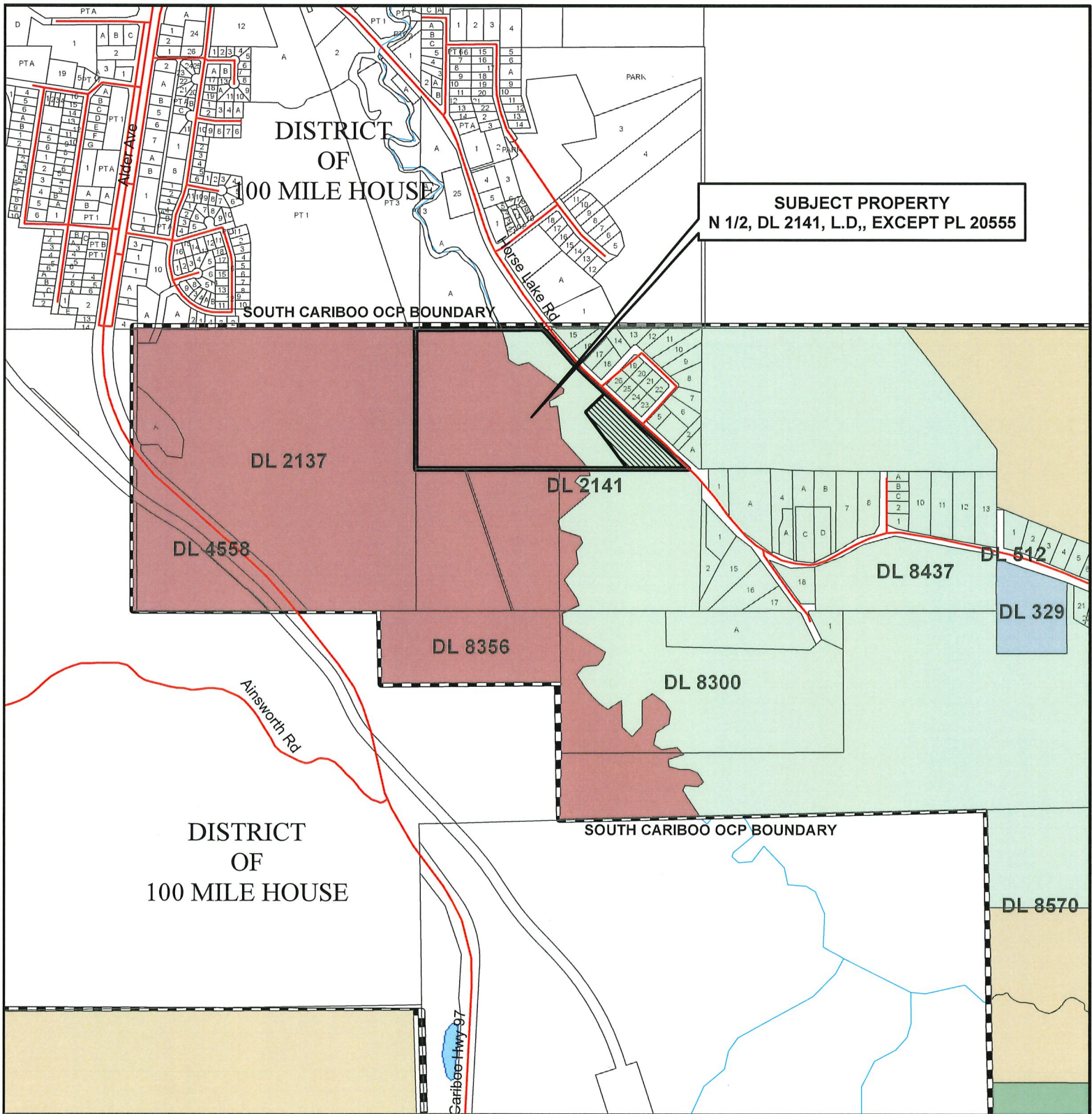
20

21

22

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23



Appendix B: GENERAL MAP



LEGEND

-  **SUBJECT PROPERTY**
-  **AREA UNDER APPLICATION**



Z18002

DESIGNATIONS

-  **ACREAGE RESERVE**
-  **AGRICULTURAL**
-  **INDUSTRIAL**
-  **RESOURCE AREA**
-  **SMALL HOLDING RESIDENTIAL**



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



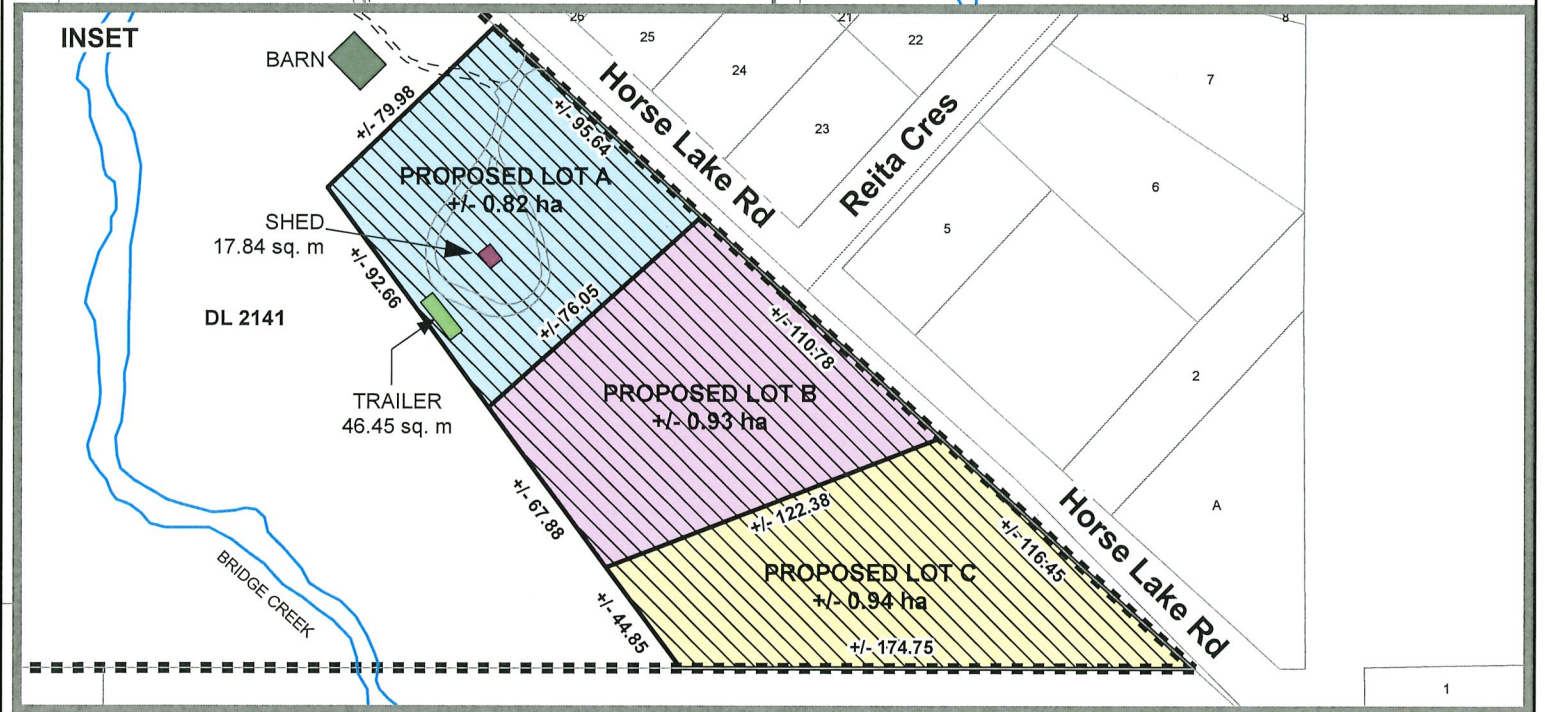
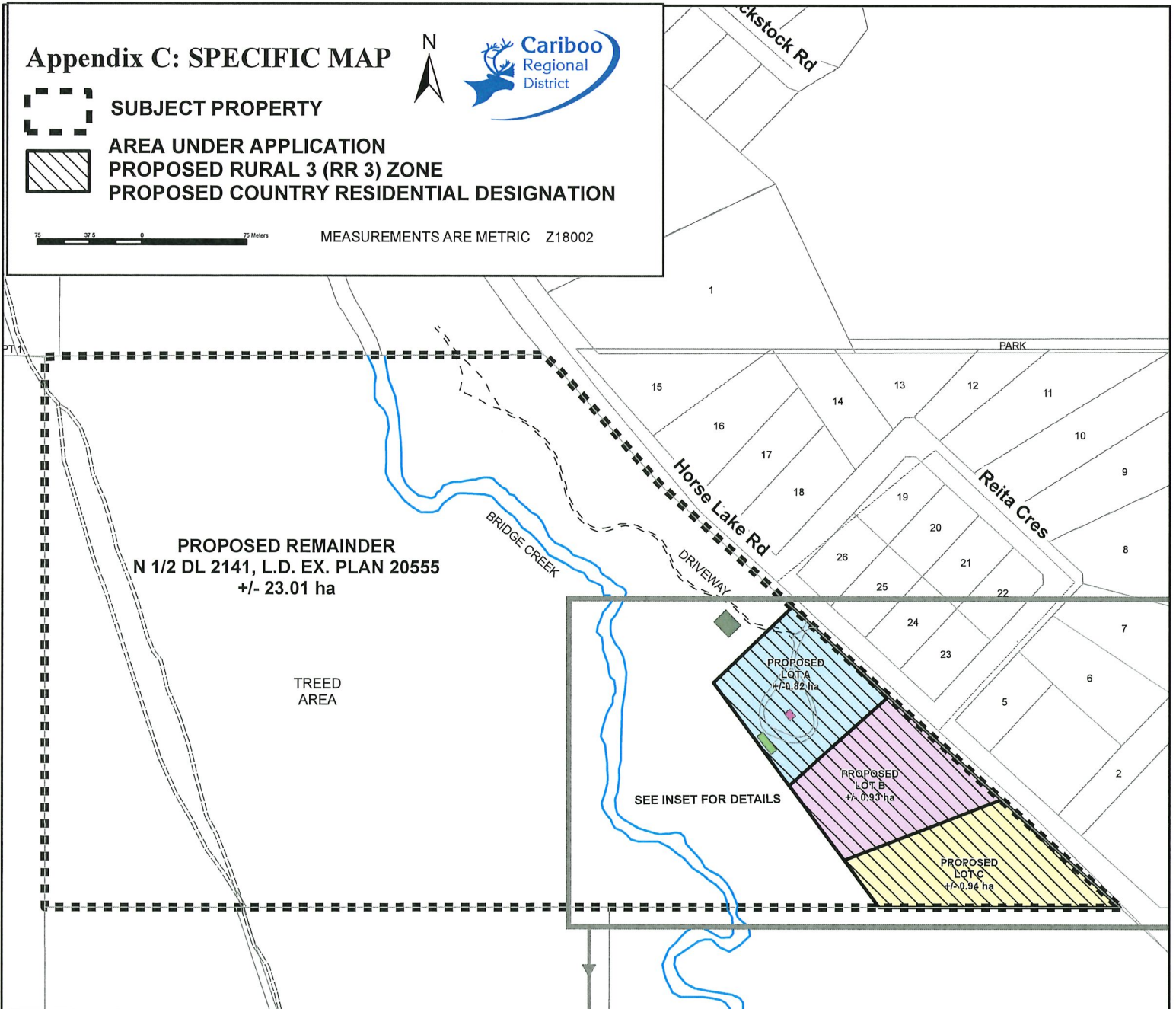
AREA UNDER APPLICATION

PROPOSED RURAL 3 (RR 3) ZONE

PROPOSED COUNTRY RESIDENTIAL DESIGNATION



MEASUREMENTS ARE METRIC Z18002



Appendix D: ORTHOGRAPHIC MAP

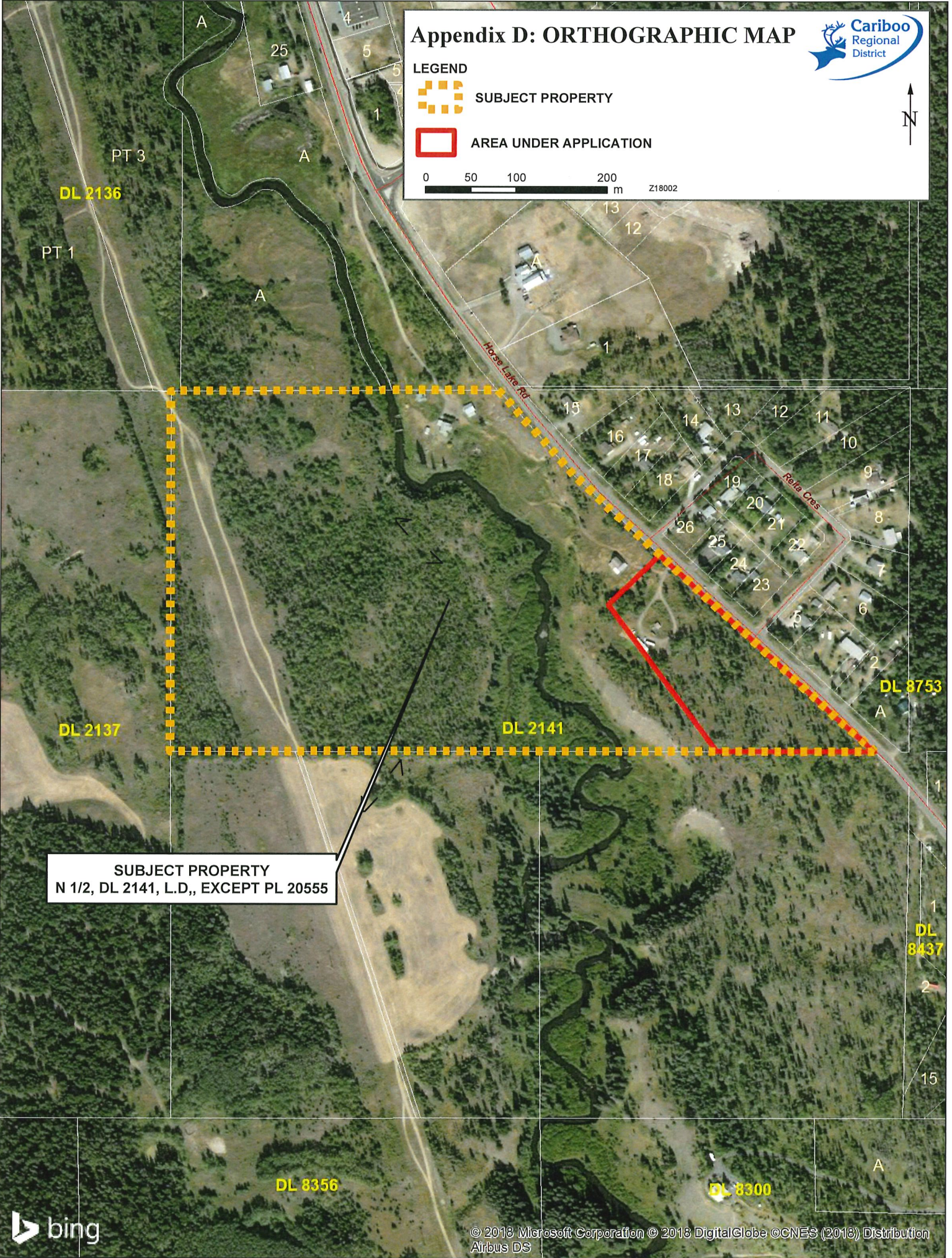


LEGEND

 SUBJECT PROPERTY

 AREA UNDER APPLICATION

0 50 100 200 m Z18002



DL 2136

PT 1

PT 3

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13

14

15

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DL 8753

A

1

DL 8437

2

15

A

1

2

15

A

DL 8300

A

DL 2137

DL 2141

SUBJECT PROPERTY
N 1/2, DL 2141, L.D., EXCEPT PL 20555

DL 8356

DL 8300



Describe the existing use of the subject property and all buildings: Rental

Describe the proposed use of the subject property and all buildings: To change the existing zoning so that 3 - 2+ acre parcels can be subdivided and sold

Describe the reasons in support for the application: This land would provide more parcels close to the proximity of 100 Mile House for ease of access to purchasers

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Treed

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Bridge Creek flows below the subject property but will not be part of the subdivided pieces.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5646 Horse Lake Road

Photos of Bridge Creek that is within 100 Meters of proposed lots, the proposed lots are several meters above Bridge Creek as noted in the photos.



Bridge Creek below the proposed subdivision



Bridge Creek below the proposed subdivision



Slope down to Bridge Creek



Slope down to Bridge Creek



Slope down to Bridge Creek



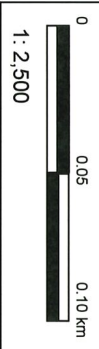
Vegetation on proposed subdivision area



5646 Horse Lake Road

Legend

- Integrated Cadastral Fabric
- Provincial Parks - Tantalus - National Parks - Colour Fille
- Mapsheet Grid (1:250,000)
- Mapsheet Grid (1:20,000)
- Land Act Surveyed Rights o Tantalus - Outlined
- Transportation Corridors - O
- Land Act Survey Parcels



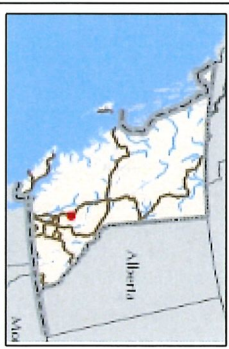
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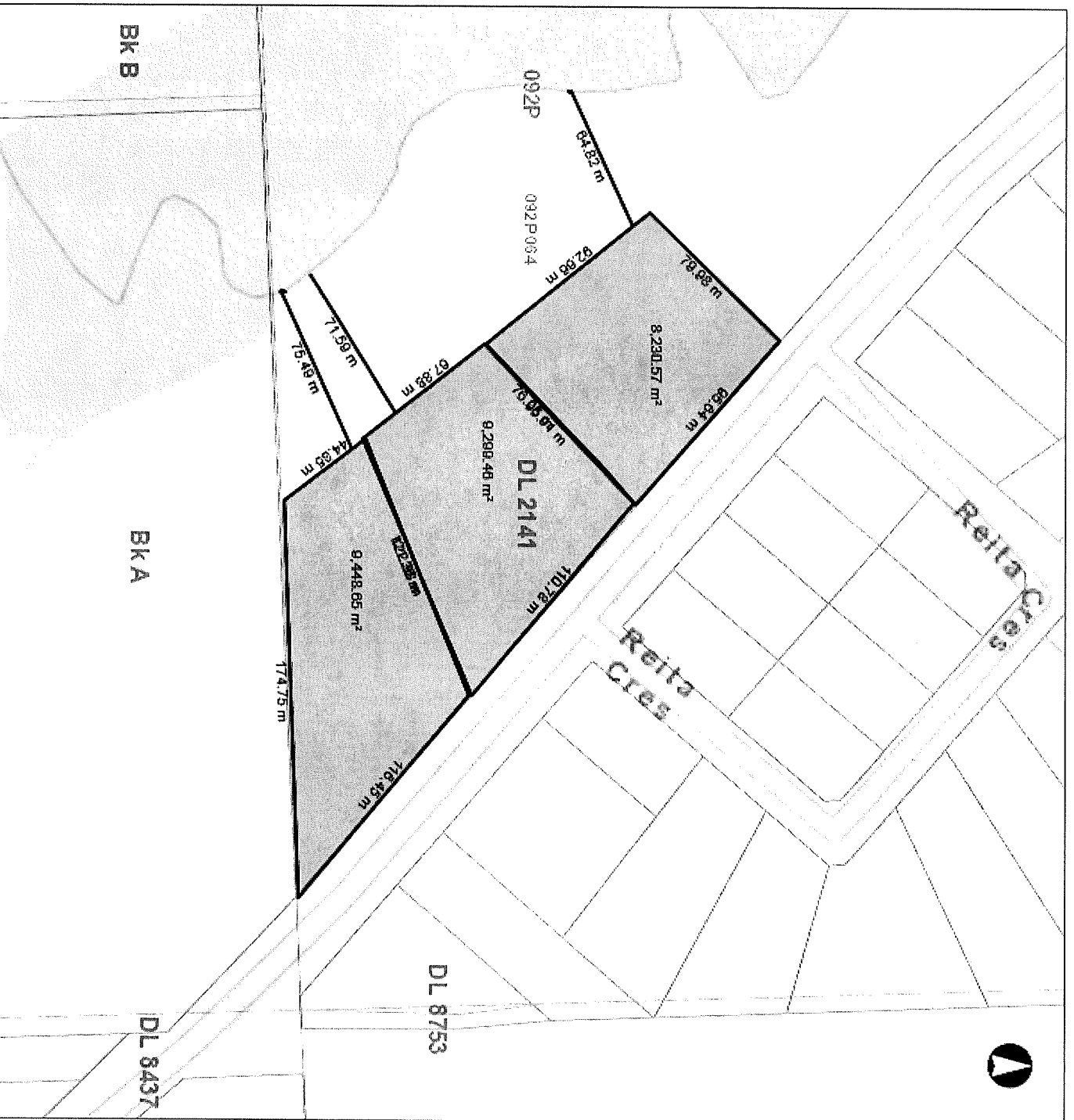
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Datum: NAD83
 Projection: NAD_1983_BC_Environment_Albers

Key Map of British Columbia

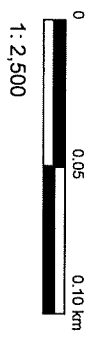




5646 Horse Lake Road

Legend

- Integrated Cadastral Fabric
- Provincial Parks - Tantalis -
- National Parks - Colour Fill
- Mapsheet Grid (1:250,000)
- Mapsheet Grid (1:20,000)
- Land Act Surveyed Rights o
- Tantalis - Outlined
- Transportation Corridors - O
- Land Act Survey Parcels



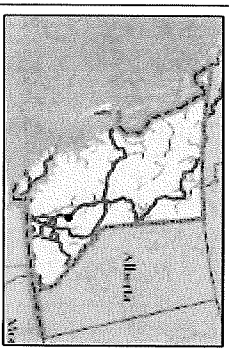
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Datum: NAD83
 Projection: NAD_1983_BC_Environment_Albers

Key Map of British Columbia



MAR 01 2018

RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Outlined Below

Approval Not Recommended Due to Reasons Outlined Below

- Access to the proposed lots be limited to directly from Horse Lake Road;
- Due to the district water intake down stream, precautions should be taken to ensure slope stability and siltation control;
- A storm water mitigation plan should be developed, including roof and driveway drainage to protect Bridge Creek and the District's water intake;
- There is a significant traffic hazard for drivers turning off of Horse Lake Road at this particular location (Reita Cr). Consideration should be given to covert this stretch of roadway into a "no passing" zone.

Signed By: *Doddridge*

Title: Director Ec Dev & Planning

Date: March 1, 2018

Agency: District of 100 Mile House

MAR 14 2018

File No: 3360-20/20180002

Referred To

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on MARCH 13 2018 in the FIRE HALL, located at LONE BUTTE, BC, commencing at 7:00 PM

PRESENT: Chair RAY CARLSON, PETER CRAWSHAY, STEVE BROWN
Members ART GUIMOND, DAVE LEVICK.

Recording Secretary RAY CARLSON

Owners/Agent, or TAMARA VAN LOAN
 Contacted but declined to attend

ABSENT: JUSTIN GUIMOND, HAROLD MOBS, PETER BANTER

ALSO PRESENT: Electoral Area Director BRIAN COAKLEY
Staff support (if present)

Agenda Items

REZONING/OCP APPLICATION - 3360-20/3360-20/20180002 (The North 1/2 of District Lot 2141, Lillooet District, Except Plan 20555)

/ : "THAT the application to rezone/redesignate property at 5646 HORSE LAKE ROAD, be supported/rejected for the following reasons:

i)

ii)

MOVED BY STEVE BROWN, SECONDED BY ART GUIMOND
THAT THE APPLICATION BE APPROVED.
For: 5 Against: 0

DISCUSSION RE FURTHER LOTS AT THE DISCRETION OF OWNERS. APC SUGGESTS POSSIBILITY OF MORE LOTS

Termination To BE CREATED WITH APPROVAL OF APC Re : That the meeting terminate.

MOVED BY STEVE BROWN, SECONDED BY ART GUIMOND

CARRIED/DEFEATED

CARRIED

Time: 7:30 PM

R Carlson
Recording Secretary

R Carlson
Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20180002

Date: May 3, 2018

Location: 100 Mile Community Hall

Re: **CARIBOO REGIONAL DISTRICT SOUTH AREA OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 5134 AND CARIBOO REGIONAL DISTRICT SOUTH AREA
ZONING AMENDMENT BYLAW NO. 5135**

Persons Present:

- Director:
- Owner(s):
- Agent:
- Public: See attached list *JUST THE OWNERS*
- Staff:
- No public in attendance** (excluding owner/agent)

- Waited ten (10) minutes and then called the meeting adjourned.**
- Welcome and introduction by the Area Director/Alternate
- The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at _____.
- The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:

Comments of concern/opposition:

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:15 P.M.

Cariboo Regional District
File No.

MAY 04 2018

Referred to

I certify this is a fair and accurate report on the results of the public hearing.

Brian Coakley
Signature of Chair

Attendance List

Public Hearing For

South Official Community Plan Amendment Bylaw No. 5134

and

South Area Zoning Amendment Bylaw No. 5135

Name
(Please Print)

Address
(Please Print)

Bob Plewes

6116 Lone Butte Horse Rd.

Tamara VanLoon

6116 " " " "

Lynn Plewes.

222 Blackstock Rd 100 mile

Bill Plewes

222 Blackstock Rd 100 mile

Cariboo Regional District
File No.

MAY 04 2018

Referred to