

## Rezoning Information Package

**File Number:** 3360-20/20180020

**Subject:** Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018

**Electoral Area:** I

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

**Date of Application:** May 30, 2018

**Property Owner's Name(s):** Douglas and Beverly Parkins

**Applicant's Name:** Douglas and Beverly Parkins

### SECTION 1: Property Summary

**Legal Description(s):** Lot 1, District Lot 3986, Cariboo District, Plan 24432, Except Plan 25048

**Area of Application:** 4.04 ha (9.98 ac)

**Location:** 927 Parkins Road

**Current Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Zoning:**

Lakeshore Residential (RL)

Lakeshore Residential 2 (RL 2)

Settlement Area 2 (RS 2)

**Min. Lot Size Permitted:**

0.4 ha (0.99 ac)

0.8 ha (1.98 ac)

0.4 ha (0.99 ac)

**Proposed Use:** The property owners would like to retain their summer cabin on the 3.9 acre lot, sell existing improvements on the 4.9 acre lot and to utilize the remaining 1.1 acre lot.

**No. and size of Proposed Lots:** 3 lots proposed, approximately 3.9 acres of RL zone, 4.9 acres of RL 2 zone, and 1.1 acres of RS 2 zone.

**Name and type of existing road system:** Parkins 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:** Puntchesakut Lake

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

	Actual Use Code:	Lot Sizes:
(a) North	060 – 2 Acres or more – Single Family Dwelling, Duplex 601 – Civic, Institutional & Recreational – Vacant	4.04 ha (10 ac) – 8.18 ha (20.22 ac) 6.06 ha (14.99 ac)
(b) South	060 – 2 Acres or more – Single Family Dwelling, Duplex 000 – Single Family Dwellings	2.03 ha (5.02 ac) – 2.76 ha (6.83 ac) 0.73 ha (1.81 ac) – 0.74 ha (1.84 ac)
(c) East	061 – 2 Acres or more – Vacant	9.21 ha (22.78 ac)
(d) West	Puntchesakut Lake	N/A

**SECTION 2: Planning Report**

Planning Staff recommends approval of Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018.

Background & Location:

It is proposed to rezone a 4.04 ha (9.98 ac) lakeshore property to subdivide into three different size lots. The subject property is currently zoned Rural 1 (RR 1) in the North Cariboo Area Rural Land Use Bylaw, No. 3505, 1999. The proposal is located on the east side of the Puntchesakut Lake at 927 Parkins Road as shown in Appendix B.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. The applicant proposes 3.9 acres lot of Lakeshore Residential (RL) zone in order to retain their summer cabin, 4.9 acres lot of Lakeshore Residential 2 (RL 2) zone to sell the existing improvements, and 1.1 acres lot of Settlement Area 2 (RS 2) zone to utilize for other purposes. The proposal is shown in Appendix C.

Surroundings:

There is mostly Single-Family Residential lots surrounding the property, with Puntchesakut Lake to the west of the subject property.

CRD Regulations and Policies:

**3505- North Cariboo Area Rural Land Use Bylaw, 1999**

**8.8 SETTLEMENT AREA 2 (RS 2) ZONE**

8.8.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 4,000 square metres (43,057 square feet)

(Note: Per Single-Family Dwelling Unit, and unserviced lot)

**8.9 LAKESHORE RESIDENTIAL (RL) ZONE**

8.9.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 0.4 hectare (0.99 acre)

**8.10 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE**

8.10.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 0.8 hectare (1.98 acre)

Rationale for Recommendations:

Planning staff is supportive of the rezoning amendment as the proposed lot sizes are similar in size with adjacent lots to the subject property.

Staff recommend compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection as the property is located beside Puntchesakut Lake.

Recommendation:

That Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018 be approved, subject to the following condition(s):

1. 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.

Further, that the cost of registration of the covenant be borne by the applicants.

**SECTION 3: Referral Comments**

Health Authority: -

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission:

**Ministry of Environment:** - August 1, 2018

The ministry does not have any concerns with the proposed zoning amendments.

The owners indicate that there are several wetlands on the property – certain types of wetlands are considered to be streams as defined in the *Water Sustainability Act*. If any works are to occur within the wetlands, approval may be required through FrontCounter BC.

**SECTION 4: Board Action**

Date of Meeting:

**ATTACHMENTS**

Appendix A: Bylaw No. 5150

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5150

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No.3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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 North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

- i) rezoning Lot 1, District Lot 3986, Cariboo District, Plan 24432, Except Plan 25048 from Rural 1 (RR 1) zone to Lakeshore Residential (RL) zone, Lakeshore Residential 2 (RL 2) zone and Settlement Area 2 (RS 2) zone as shown in Schedule "A"; and
- ii) amending Schedule 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. 5150 cited as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

DL 3982

Puntchesakut Lake Rd

A

LA PL 19879

PUNTCHESAKUT LAKE

LOT 1  
PL 24432

DL 3986 C.D. 1  
EXCEPT PL 25048

REM NW 1/4  
DL 3986

LA PL 25048  
A

DL

3986

L 1 PL 22446  
EXC PL 27860

1

1

+/-97.03




Parkins Rd

Wall Rd

### SCHEDULE 'A'



#### LEGEND

-  PROPOSED LAKESHORE RESIDENTIAL (RL) ZONE
-  PROPOSED LAKESHORE RESIDENTIAL 2 (RL 2) ZONE
-  PROPOSED SETTLEMENT AREA 2 (RS 2) ZONE



40 20 0 40 m

MEASUREMENTS ARE METRIC

Z18020

# Appendix B: GENERAL MAP



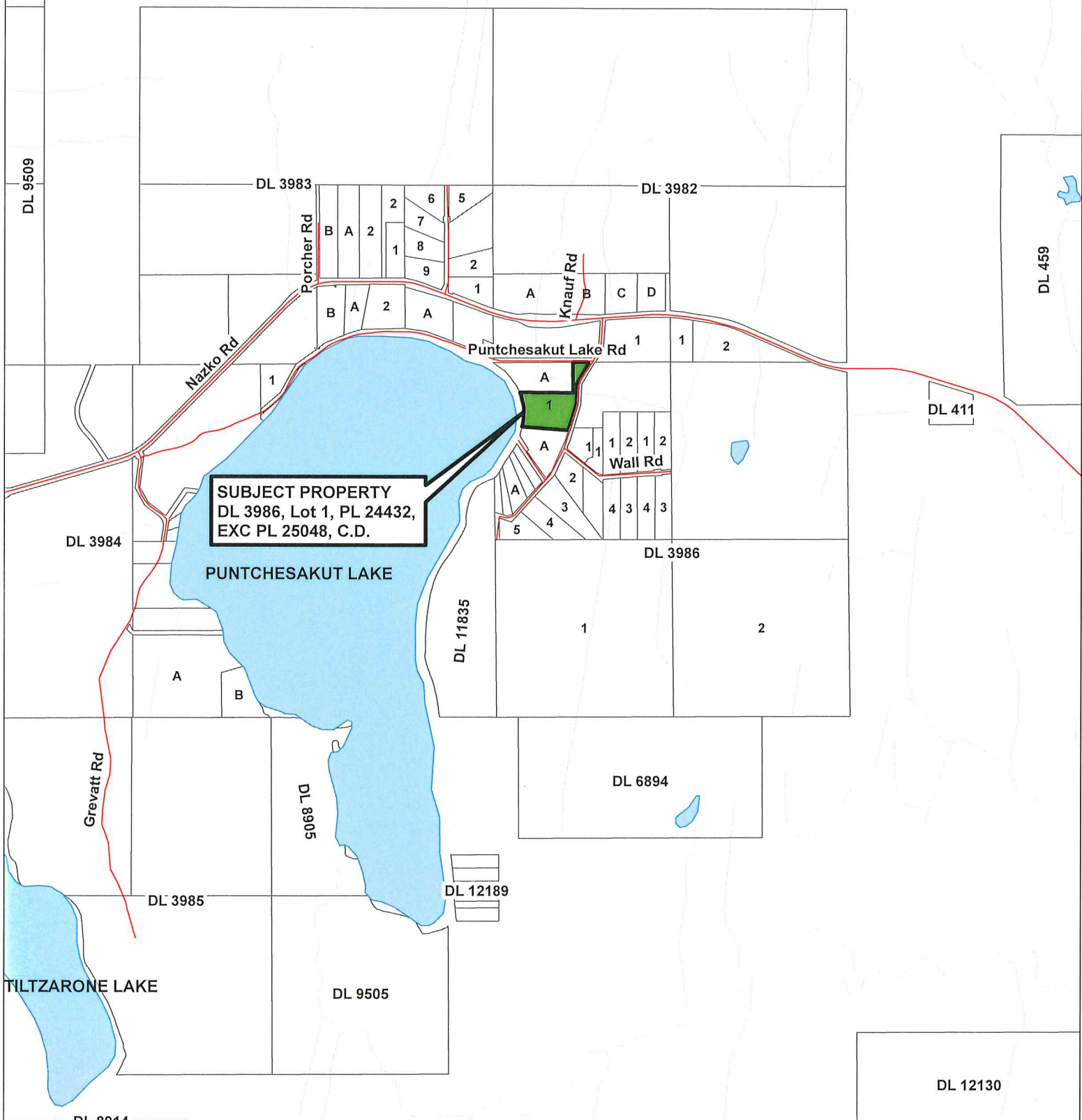
## LEGEND



Subject Property



ALL MEASUREMENTS  
METRIC  
Z 18020



**SUBJECT PROPERTY**  
DL 3986, Lot 1, PL 24432,  
EXC PL 25048, C.D.

PUNTCHESAKUT LAKE

TILTZARONE LAKE



DL 3982

Puntchesakut Lake Rd

+/-65.43

+/-7.5

PROPOSED LOT 3  
+/-0.45 ha

A

+/-139.5

+/-101.39

+/-240.05

+/-16.77

PROPOSED LOT 2 - WOODSHED  
+/-2.02 ha

DWELLING

SHED

LOT 1  
PL 24432

GARAGE

+/-72.09

Parkins Rd

PUNTCHESAKUT  
LAKE

6'6L'7+

6'6L'7+

DL 3986 C.D.  
EXCEPT PL 25048

+/-232

PROPOSED LOT 1  
+/-1.58 ha

LOG CABIN

PROPOSED DRIVEWAY

+/-97.03

+/-198.69

DL

3986

A

### Appendix C: SPECIFIC MAP

#### LEGEND

 SUBJECT PROPERTY

 PROPOSED LAKESHORE RESIDENTIAL (RL) ZONE

 PROPOSED LAKESHORE RESIDENTIAL 2 (RS 2) ZONE

 PROPOSED SETTLEMENT AREA 2 (RL 2) ZONE



40 20 0 40 m

MEASUREMENTS  
ARE METRIC

Z18020

Wall Rd

2

1

1

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 Subject Property

0 105 210 420 m

ALL MEASUREMENTS METRIC Z 18020



SUBJECT PROPERTY  
DL 3986, Lot 1, PL 24432,  
EXC PL 25048, C.D.

Describe the existing use of the subject property and all buildings: 1 - 1200 sq ft. house  
1 - GARAGE (14x24), TRACTOR SHED 2 BAYS 10x20,  
WOOD SHED 8x16 RESIDENTIAL SINGLE FAMILY

Describe the proposed use of the subject property and all buildings: SAME AS ABOVE

Describe the reasons in support for the application: 1) TO SELL EXISTING IMPROVEMENTS ON 5 ACRES  
2) TO RETAIN SUMMER CABIN ON 4 ACRES  
3) TO UTILIZE THE 1 ACRE PC

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):  
MAINLY TREED - SOME WATER FRONT WETLANDS

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):  
PROPERTY HAS 512' WATERFRONT ON PUNTCHESAKUT LK  
ABOUT 2 ACRES OF WETLANDS

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>