

## Rezoning Information Package

**File Number:** 3360-20/20180030

**Subject:** Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5157, 2018

**Electoral Area:** H

**Date of Referral:** July 25, 2018

**Date of Application:** June 27, 2018

**Property Owner's Name(s):** David Davies and Leanna Davies

**Applicant's Name:** David Davies and Leanna Davies

### SECTION 1: Property Summary

**Legal Description(s):** District Lot 8333, Lillooet District

**Property Size:** 60.7 ha (150 ac)

**Area of Application:** 18 ha (44.47 ac)

**Location:** 2750 Bradley Creek Road

**Current Zoning:**

Resource/Agricultural (RA 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

**Proposed Zoning:**

Tourist Commercial (C 2)

**Min. Lot Size Permitted:**

4000 sq. m (43,057 sq. ft.)

**Proposed Use:** The applicants would like to use the property for recreational use, a seasonal campground and to host mud racing events with the NWMRA (sanctioned event), which is a non-profit association. They would also like to host other outdoor recreational events or fundraising events for the community and trails for riding.

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

**Name and type of existing road system:** Bradley Creek Rd (gravel, collector)

**Services Available:** None

**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:** Bradley Creek

**Required to comply with other Development Permit Areas:** N/A

**Name of Development Permit:** N/A

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

	Actual Use Code:	Lot Sizes:
(a)	Unsurveyed Crown Land North	
(b)	150 – Beef South	64.74 ha (160 ac)
(c)	Unsurveyed Crown Land East	
(d)	Unsurveyed Crown Land West	

**SECTION 2: Planning Report**

Background:

It is proposed to rezone 18 ha (44.47 ac) within 60.7 ha (150 ac) subject property from Resource/ Agricultural (RA 1) to Tourist Commercial (C 2). The applicants have requested to use the proposed area for recreational use, a seasonal campground and to host mud racing events with NWMRA (sanctioned event), which is a non-profit association. It is also requested to be able to host other outdoor recreational events or fundraising events for the community and trails for riding. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on the west side of the Bradley Creek Road with Bradley Creek that runs approximately through the middle of the property from North to South as shown in Appendix B. Currently, it is a vacant land with dense tree coverage. The property is mostly surrounded by unsurveyed Crown Land with a logging business to the south of the subject property.

Relevant Applications:

There are two relevant applications surrounding the subject property that got approved within the past decade. Both the properties are associated with Rezoning Application No: 4600-20-2666 and 3360-20-20170014 respectively, situated south of the subject property. The one was rezoned from Resource/ Agricultural (RA 1) to Rural 1 (RR 1) Zone to facilitate four-lot subdivision. The other property was also rezoned from Resource/ Agricultural (RA 1) to Rural 1 (RR 1) Zone for the purpose of creating three rural residential lots as approved by the Agricultural Land Commission (ALC) in 1980.

CRD Regulations and Policies:

**3501- South Cariboo Area Zoning Bylaw, 1999**

## **5.2 TOURIST COMMERCIAL (C 2) ZONE**

### **5.2.2 ZONE PROVISIONS**

(a) LOT AREA (minimum) = 4,000 square metres (43,057 square feet)  
(Note: Per non-residential use, and unserviced lot)

#### **Rationale for Recommendations:**

Being surrounded by undeveloped Crown Land, the proposal has minimal impact on adjacent properties. Therefore, planning staff recommends approval of this application.

Bradley Creek is designated High Sensitivity in the Shoreland Management Policy. As a result staff recommend compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

#### **Recommendation:**

That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5157, 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 sewerage disposal and riparian protection.

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

## **SECTION 3: Referral Comments**

#### **Health Authority:** - August 13, 2018

See attached.

#### **Ministry of Transportation and Infrastructure:** - July 31, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to proposed Bylaw 5157 to allow for recreational use of the property.

Should a subdivision be proposed now or in the future, the applicant would submit an application to the Ministry.

Please note there shall be no damage to any public road under this Ministry's authority as a result of any activity permitted on District Lot 8333, Lillooet District. Applicant is responsible to ensure the safety of the travelling public at all times.

#### **Advisory Planning Commission:** August 20, 2018

See attached.

#### **Ministry of Environment:** -

**SECTION 4: Board Action**

Date of Meeting:

**ATTACHMENTS**

Appendix A: Bylaw No. 5157

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Interior Health Comments

APC Response Form



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5157

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. 5157, 2018".

2. AMENDMENT

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

- i) rezoning District Lot 8333, Lillooet District from Resource/Agricultural (RA 1) zone to Tourist Commercial (C 2) zone as shown on Schedule "A"; and
- ii) amending Schedule "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. 5157, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5157, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

# SCHEDULE "A"



## LEGEND



PROPOSED TOURIST COMMERCIAL  
(C 2) ZONE



Z18030

UNSURVEYED

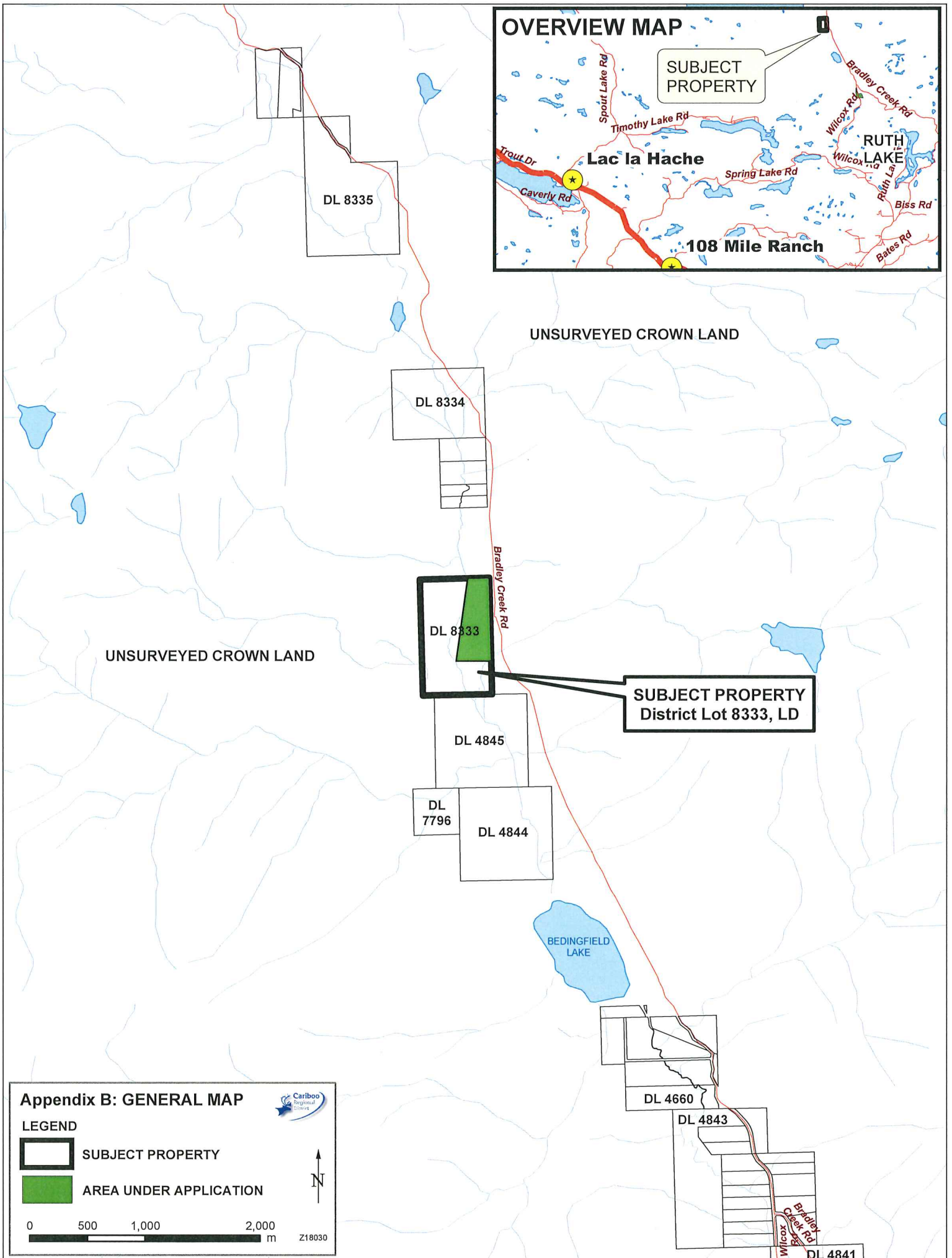
CROWN LAND

UNSURVEYED CROWN LAND

DL 8333

Bradley Creek Rd

DL 4845



**Appendix B: GENERAL MAP**

**LEGEND**

- SUBJECT PROPERTY
- AREA UNDER APPLICATION

0 500 1,000 2,000 m

Z18030



# Appendix C: SPECIFIC MAP



## LEGEND

 SUBJECT PROPERTY

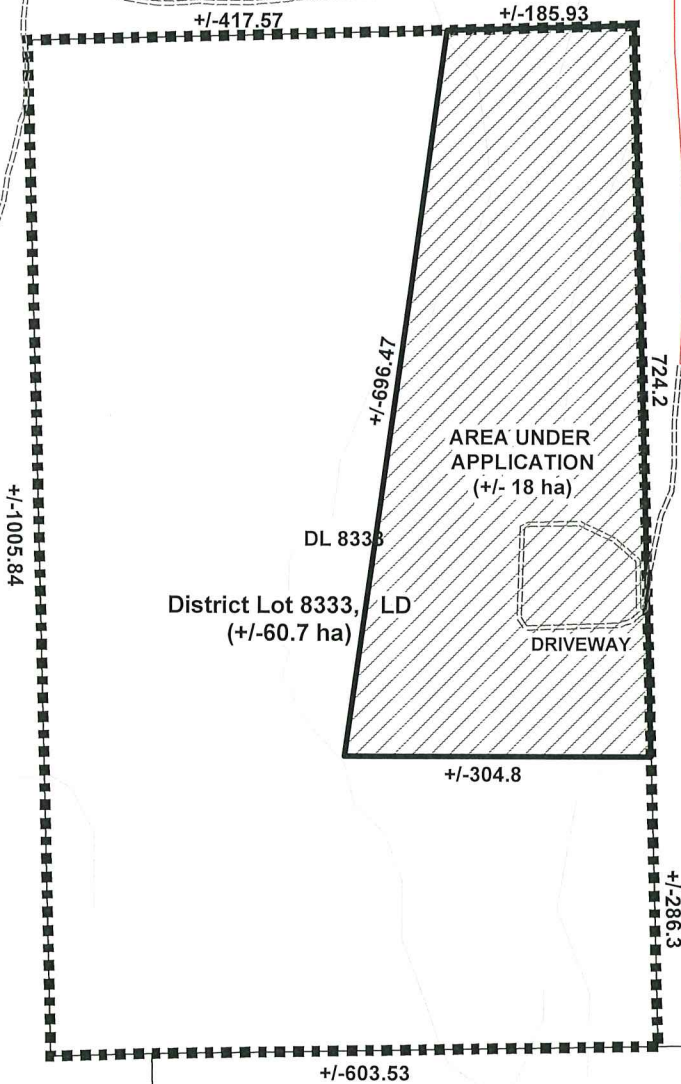
 AREA UNDER APPLICATION  
PROPOSED TOURIST COMMERCIAL  
(C 2) ZONE



UNSURVEYED

CROWN LAND

UNSURVEYED CROWN LAND



Bradley Creek Rd

DL 4845

Appendix D: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY



AREA UNDER APPLICATION  
PROPOSED TOURIST COMMERCIAL  
(C 2) ZONE



0 90 180 360 m

Z18030

UNSURVEYED

CROWN LAND

UNSURVEYED CROWN LAND

AREA UNDER  
APPLICATION  
(±18 ha)

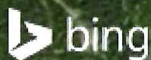
DL 8333

District Lot 8333, LD  
(±60.7 ha)

DRIVEWAY

Bradley Creek Rd

DL 4845



Describe the existing use of the subject property and all buildings: No buildings, vacant land, recreational use

Describe the proposed use of the subject property and all buildings: Recreational use, seasonal campground, host 1-2 mud racing events with the NWMRA (sanctioned event), which is a non-profit association that's been around for 30 years. Other outdoor recreational events or fundraising events for the community and trails for riding.

Describe the reasons in support for the application: Huge economic benefit for the community, racers & spectators will spend money in the community on fuel, groceries, supplies & accommodations, events will provide local businesses with marketing opportunities & items such as outhouses & food vendors will be sourced locally, tourism growth, area campground

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Mixed vegetation, a large portion of property is treed, some dense forest areas, other portion is an open field with grass and brush, majority of treed areas we plan to preserve and leave as is.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Bradley Creek flows down middle of property from North to South.

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



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on August 2, 2018 in the Forest Grove Community Hall, located at Forest Grove, BC, commencing at

**PRESENT:**

Chair Peter Sanders

Members Louis Judson, Tom Price, Lori Frame, Peter Sanders, Ken Bourne

Recording Secretary Shelly Morton

Owners/Agent, or

Contacted but declined to attend

Dave Davies  
Leanna Davies  
Alyssa Bleeker  
Brandon Kinnear

ABSENT: Jorge Heizmann, Elisa Marocchi

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

Margo Wagner

Agenda Items

**REZONING APPLICATION – 3360-20/20180030 (District Lot 8333, Lillooet District)**

Ken Bourne / Lori Frame : "THAT the application to rezone property at EAGLE CREEK ROAD, be supported/rejected for the following reasons:

- i) This development has the potential to attract a variety of businesses, and add a vibrant recreational presence.
- ii) The applicants have experience & expertise in managing the proposed development.

For: 6 Against: 0

CARRIED/DEFEATED

Termination

Tom Price / Ken Bourne : That the meeting terminate.

CARRIED

Time: 8:00 PM

[Signature]  
Recording Secretary

[Signature]  
Chair