

Rezoning Information Package

File Number: 3360-20/20180019

Subject: Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5164, 2018

Electoral Area: C

Date of Referral: July 26, 2018

Date of Application: May 7, 2018

Property Owner's Name(s): Unsurveyed Crown Land

Applicant's Name: Dorothy Manulak

SECTION 1: Property Summary

Legal Description(s): Parcel or Tract of Land in the Vicinity of Café Creek, Cariboo District, Containing 0.422 Hectares, More or Less

Property Size: 0.422 ha (1.04 ac)

Area of Application: 0.422 ha (1.04 ac)

Location: 11.5 km north of Wells

Current Zoning:

Resource/Agricultural (R/A)

Min. Lot Size Permitted:

32 ha (79.07 ac)

Proposed Zoning:

Tourist Commercial (C 2)

Min. Lot Size Permitted:

4,000 sq. m (0.98 ac)

Proposed Use: Tourism/Recreation

No. and size of Proposed Lots: 1 lot, 0.422 ha (1.04 ac)

Name and type of existing road system: 2200 B Forest Service Road (collector, gravel)

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

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

Required to comply with other Development Permit Areas: No

Name of Development Permit: N/A

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

Actual Use Code:

Lot Sizes:

- (a) Unsurveyed Crown Land
North
- (b) Unsurveyed Crown Land
South
- (c) Unsurveyed Crown Land
East
- (d) Unsurveyed Crown Land
West

SECTION 2: Planning Report

Background & Location:

It is proposed to rezone a 0.422 ha (1.04 ac) Unsurveyed Crown Land into Tourist Commercial (C 2) to encourage tourism opportunities. Unsurveyed Crown Land is typically zoned as Resource/ Agricultural (R/A) in Cariboo Regional District. The property is a parcel or tract of land approximately 0.422 ha (1.04 ac) in size adjoining the 2200B Forest Service Road (FSR) at Café Creek (Wells, Barker Ville) 7 km. off of the Bowron Lake road in Cariboo District as shown in Appendix B.

There has been numerous requests to use the proposed area in all seasons for exploring and enjoying various Cariboo backcountry opportunities. The subject property consists of 75 years old cabin in good repair measuring 60 sq. m in size along with a 17.5 sq. m woodshed used as kitchen or storage, and one outhouse as shown in Appendix C. Currently, it is used only in the summer and fall seasons.

Surroundings:

The subject property is surrounded by unsurveyed Crown Land, with Café Creek to the north of the property.

CRD Regulations and Policies:

3505- North Cariboo Area Rural Land Use Bylaw, 1999

8.2 TOURIST COMMERCIAL (C 2) ZONE

8.2.2 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:

Planning staff is supportive of the rezoning amendment as it expands the existing use of the property for recreation/tourism year round without any significant impact on adjacent properties.

Staff recommend compliance with the CRD Shoreland Management Policy with respect to sewage disposal for the presence of Café Creek.

Recommendation:

That Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5164, 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.

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: - August 17, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed zoning amendment as it does not appear to impact any roads under this Ministry's jurisdiction.

Please note this in no way constitutes subdivision approval and in no way relieves the owner or occupier of the responsibility of adhering to all other relevant legislation.

Advisory Planning Commission: September 20, 2018

See attached.

Ministry of Environment: -

First Nations: -

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5164

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
APC Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5164

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. 5164, 2018".

2. AMENDMENT

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

- i) rezoning Parcel or Tract of Land in the Vicinity of Café Creek, Cariboo District, containing 0.422 ha More or Less from Resource/Agricultural (R/A) zone to Tourist Commercial (C 2) zone; and
- ii) amending Schedule "A" and "C" 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.

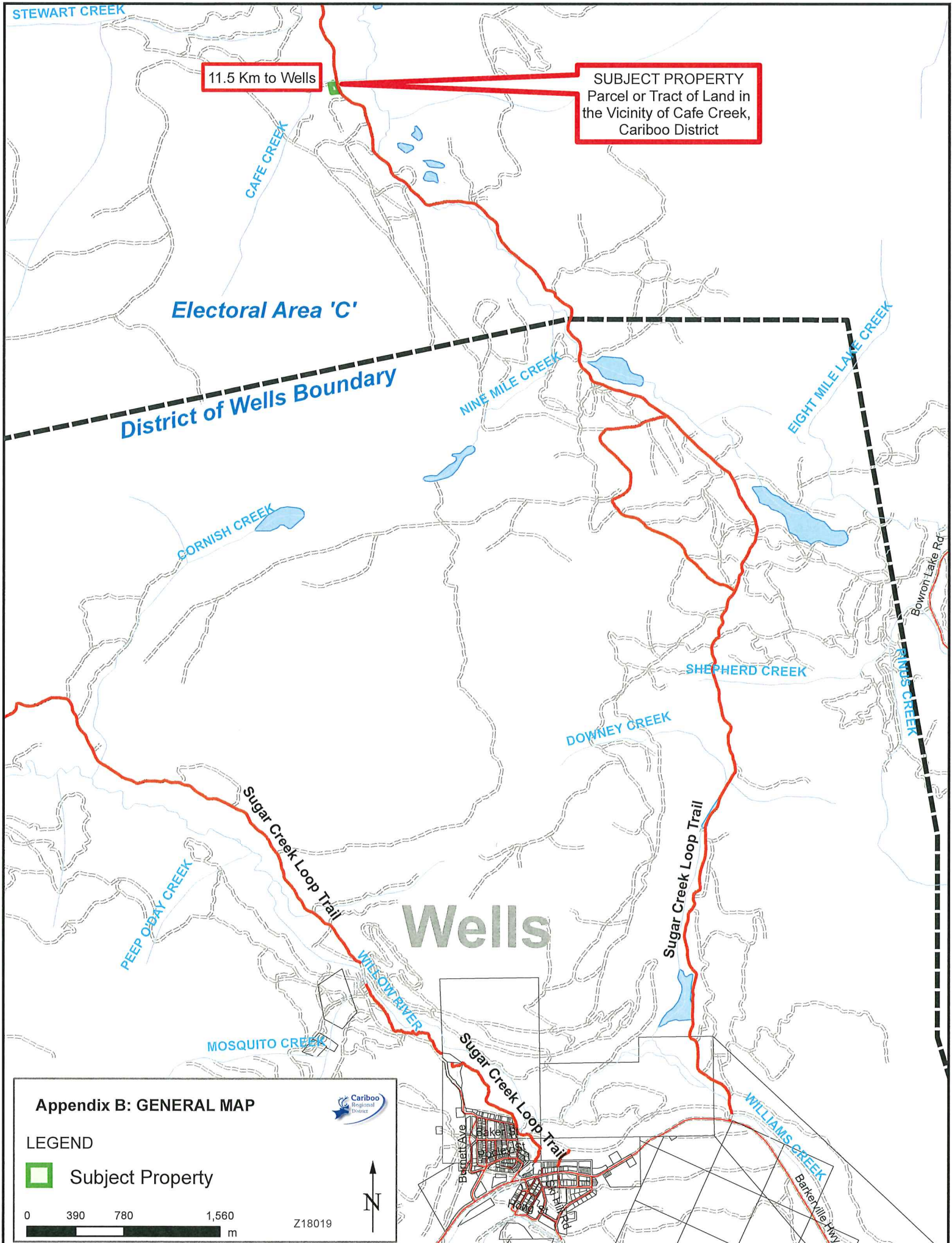
ADOPTED this _____ day of _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5164 cited as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5164, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



11.5 Km to Wells

SUBJECT PROPERTY
Parcel or Tract of Land in
the Vicinity of Cafe Creek,
Cariboo District

Electoral Area 'C'

District of Wells Boundary

Wells

Appendix B: GENERAL MAP



LEGEND

Subject Property

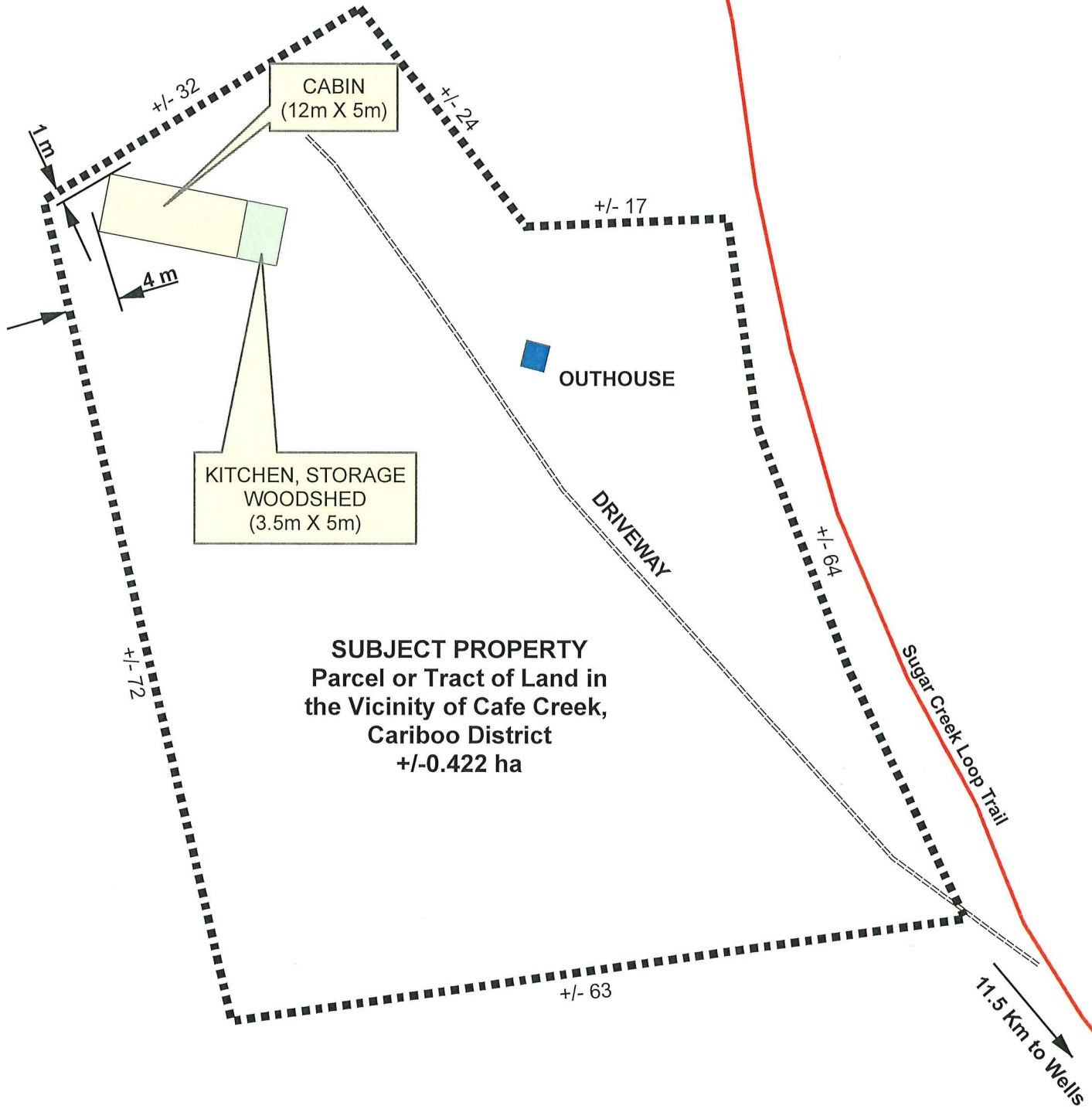


Z18019



Electoral Area 'C'

CAFE CREEK



Appendix C: SPECIFIC MAP



LEGEND

- Subject Property
- Proposed Tourist Commercial (C 2) Zone



ALL MEASUREMENTS METRIC

Z18019



Appendix D: ORTHOGRAPHIC MAP



LEGEND

-  Subject Property
-  Proposed Tourist Commercial (C 2) Zone

0 12.5 25 50 m

ALL MEASUREMENTS METRIC

Z18019



Electoral Area 'C'

CAFE CREEK

Sugar Creek Loop Trail

11.5 Km to Wells

SUBJECT PROPERTY
Parcel or Tract of Land
in the Vicinity of Cafe Creek,
Cariboo District



Describe the existing use of the subject property and all buildings: HAVE PLACER CLAIM @ SUBJECT PROPERTY - USED CURRENTLY - SUMMER/FALL ONLY FOR PANVING GOLD. - 1 CABIN & 9OUTHHOUSE

Describe the proposed use of the subject property and all buildings: RECREATION / TOURISM WOULD LIKE TO USE YEAR ROUND FOR GUESTS TO COME & GET CARIBOO EXPERIENCE.

Describe the reasons in support for the application: WE HAVE HAD NUMEROUS REQUESTS TO USE THIS AREA IN WINTER & SPRING AS WELL AS DURING THE SUMMER

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): TREE / GRASS. PLACER CLAIM IN FAMILY FOR 56 YEARS. SURROUNDING CABIN AREA FIRE PROOFED.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): SUBJECT PROPERTY IS ADJACENT TO CAPE CREEK ON THE 2200 B FOREST SERVICE ROAD (WELLS, BARKERVILLE) 7 KM. OFF OF THE FOURON LAKE ROAD

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

ONE OUTHOUSE

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'C' advisory planning commission held on Sept. 19/18 in the Quesnel CRD office, located at Quesnel, BC, commencing at 7:05pm

PRESENT: Chair Lorne Walker
Members Warren Reis John Reichert.
Tom Maxwell Dennis Asher.

Recording Secretary Charlene Lawrence.

Owners/Agent, or
 Contacted but declined to attend

ABSENT: Fran MacPherson
Cody Pillaibough.

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

Agenda Items

REZONING APPLICATION – 3360-20/20180019 (Parcel or Tract of Land in the Vicinity of Café Creek, Cariboo District, Containing 0.422 Hectares, More or Less)

Tom Maxwell / Warren Reis : "THAT the application to rezone property 11.5 KM NORTH OF WELLS, be supported/rejected for the following reasons:

- i) supporting tourism.
- ii) supporting recreation.

For: 6 Against: 0

CARRIED/DEFEATED

Termination

Dennis Asher / John Reichert : That the meeting terminate.

CARRIED

Time: 7:20 pm

Charlene Lawrence
Recording Secretary

Lorne Walker
Chair