

## Rezoning / OCP Information Package

**File Number:** 3360-20/20180023

**Subject:** Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5152, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5153, 2018

**Electoral Area:** L

**Date of Referral:** July 13, 2018

**Date of Application:** June 14, 2018

**Property Owner's Name(s):** Gerfried and Doerte Pavlik

**Applicant's Name:** Cariboo Geographic Systems c/o Nigel Hemingway

### SECTION 1: Property Summary

**Legal Description(s):** Lot B, District Lot 4058, Lillooet District, Plan 30196

**Property Size:** 4.15 ha (10.25 ac)

**Area of Application:** 4.15 ha (10.25 ac)

**Location:** 6841 Fawn Creek Rd

**Current Designation:**

Rural Residential 1

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Designation:**

Rural Residential 2

Industrial

**Min. Lot Size Permitted:**

2 ha (4.94 ac)

**Current Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Zoning:**

Rural 2 (RR 2)

Special Exception Light Industrial

**Min. Lot Size Permitted:**

2 ha (4.94 ac)

0.4 ha (0.98 ac)

**Proposed Use:** To allow for the expansion of an existing meat processing facility (Pavlik's Exquisite Meats)

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

**Name and type of existing road system:** Fawn Creek Rd

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

No

**Name of Lake/Contributing River and Lake Classification:** N/A

**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) North	Crown Land	
(b) South	060 – 2 Acres or More – Single Family Dwelling, Duplex 063 – 2 Acres or More – Manufactured Home	2.03 ha (5.02 ac) – 6.47 ha (15.66 ac) 2.03 ha (5.02 ac)
(c) East	016 – 2 Acres or More - Vacant	4.13 ha (10.22 ac)
(d) West	060 – 2 Acres or More – Single Family Dwelling, Duplex	4.13 ha (10.22 ac)

## SECTION 2: Planning Report

Planning Staff recommends approval of Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5152, 2018, and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5153, 2018.

### Background & Location:

The applicant is requesting that part of Lot, District Lot 4058, Lillooet District, Plan 30196, be rezoned to accommodate an expansion to an existing meat processing facility. Located at 6841 Fawn Creek Road as shown in Appendix B, it is proposed that 0.25 ha be rezoned to a Special Exception Light Industrial (M 1-5) Zone and be designated Industrial in the Interlakes Area Official Community Plan. In addition, the applicant is requesting to rezone the remaining property from Rural 1 (RR 1) to Rural 2 (RR 2) and designate it Rural Residential 2, as it no longer meets the minimum lot size requirement for the existing RR 1 Zone. The proposal is shown in Appendix C.

The proposed Special Exception Light Industrial Zone is a restricted zone that limits the land uses to the following:

### **5.6.3.5 Special Exception M 1-5 Zone (3360-20/20180023)**

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-5, permitted non-residential uses shall be limited to:

(a) RESIDENTIAL USES:

(i) an accessory dwelling unit.

(b) NON- RESIDENTIAL USES:

- (i) manufacturing, processing & packaging of dairy, food, and meat products, excluding fish and including only pre-dress meats and eviscerated poultry;
- (ii) warehousing, including frozen food lockers and cold storage plants;
- (iii) photographic and artists studio;
- (iv) office, wholesale & retail ancillary to the permitted non-residential uses;
- (v) ancillary buildings.

Surroundings:

There is a mixture of vacant and single-family residential lots surrounding the property with unsurveyed Crown land to the north of the subject property.

Application History:

A Development Variance Permit was approved by the Cariboo Regional District in March 2009 (File No. 4270-20-404) to allow for the construction of the meat processing facility. It has been operating under the home industry provision of the bylaw since that application was approved and the building was constructed. Adjustments to the Health Regulations and to accommodate the future plans has required an expansion to the existing facility.

CRD Regulations and Policies:

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

**5.19 RURAL 2 (RR 2) ZONE**

5.19.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

**5.6 LIGHT INDUSTRIAL (M 1) ZONE**

5.6.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.4 hectare (0.98 acre)

(Note: Per combined residential and non-residential use, and unserved lot)

Rationale for Recommendations:

Planning staff is supportive of this rezoning and OCP amendment as the business is existing since 6 years and serving the community residents. The additional expansion does not impact the surrounding neighborhood.

Recommendation:

That Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5152, 2018, and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5153, 2018 be approved.

**SECTION 3: Referral Comments**

**Health Authority:** - August 10, 2018  
See attached.

**Ministry of Transportation and Infrastructure:** - July 20, 2018  
The Ministry of Transportation and Infrastructure has no objection in principle to the proposed expansion of the existing meat processing facility known as Pavlik's Exquisite Meats. Applicant will require an access permit to No. 338 Fawn Creek Road.

**Advisory Planning Commission** - July 23, 2018  
See attached

**Ministry of Environment:** -

**Neskonlith Indian Band:** -

**Canim Lake Indian Band:** -

**SECTION 4: Board Action**

Date of Meeting:

**ATTACHMENTS**

Appendix A: Bylaw No. 5152 & 5153

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation  
APC Comments  
Interior Health comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5152

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Cariboo Regional District Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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 Interlakes Area Official Community Plan Amendment Bylaw No. 5152, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot B, District Lot 4058, Lillooet District, Plan 30196 from Rural Residential 1 designation to Industrial and Rural Residential 2 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. 5152, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5152, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

DL 4273

4058

DL

LOT B  
DL 4058, L.D.,  
PL. 30196

Lot A  
PL 30196

Lot C  
PL 30196

Fawn Creek Rd

DL

4058

L 1  
PL KAP62096

LA  
PL KAP83150

**SCHEDULE "A"**



**Legend**



PROPOSED RURAL RESIDENTIAL DESIGNATION

PROPOSED INDUSTRIAL DESIGNATION



25 12.5 0 25 m

MEASUREMENTS  
ARE METRIC

Z18023



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5153

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. 5153, 2018".

2. AMENDMENT

Bylaw No. 3501, 1999 of the Cariboo Regional District is amended by:

i) Including Section 5.6.3.5 as follows:

5.6.3.5 Special Exception M 1-5 Zone (3360-20/20180023)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-5, permitted non-residential uses shall be limited to:

(a) RESIDENTIAL USES

- i) an accessory dwelling unit.

- (b) NON-RESIDENTIAL USES:
  - i) manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry;
  - ii) warehousing, including frozen food lockers and cold storage plants;
  - iii) photographic and artists studio;
  - iv) office, wholesale and retail sales ancillary to the permitted non-residential uses;
  - v) ancillary buildings.
- ii) rezoning Lot B, District Lot 4058, Lillooet District, Plan 30196 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone and Special Exception Light Industrial zone as shown on Schedule "A"; and
- iii) 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. 5153, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5153, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

REM DL 4058

DL 4058

DL 4058

LOT B  
DL 4058, L.D.,  
PL. 30196

Lot A  
PL 30196

Lot C  
PL 30196

Fawn Creek Rd

DL

4058

L 1  
PL KAP62096

LA  
PL KAP83150

**SCHEDULE "A"**



**Legend**



PROPOSED RURAL 2 ( RR 2 ) ZONE



PROPOSED SPECIAL EXCEPTION M 1-5 ZONE

25 12.5 0 25 m

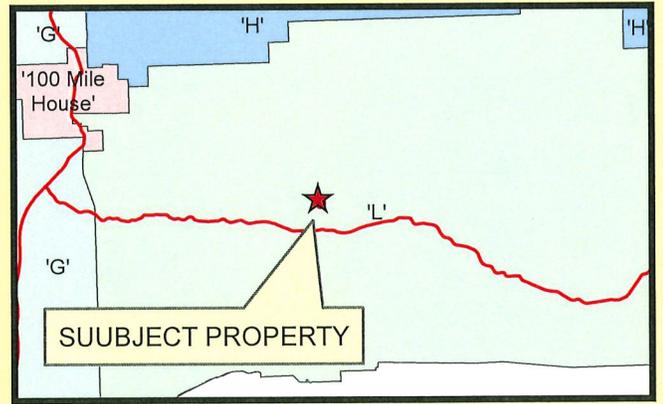


MEASUREMENTS  
ARE METRIC



Z18023

DL 4057



DL 4058

**SUBJECT PROPERTY**  
 LOT B, DL 4058,  
 L.D., PLAN 30196

Fawn Creek Rd

Fawn Lake Rd

DL 4061

DL 4059

DL 4062

DL 4491

DL 4500

### Appendix B: GENERAL MAP



### Legend

SUBJECT PROPERTY

Lakes

#### INTERLAKES OCP DESIGNATIONS

Agricultural

Commercial

Resource Area

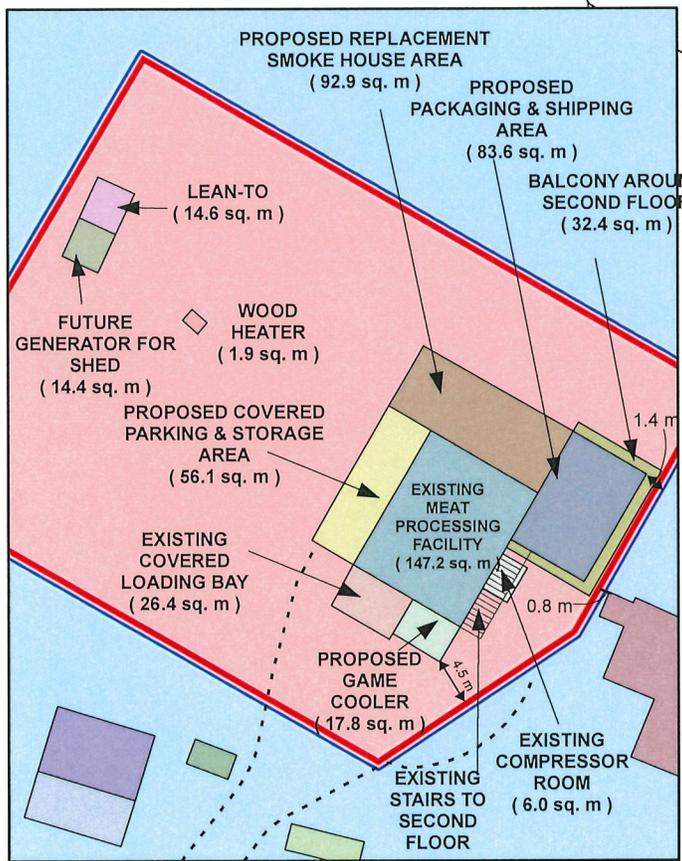
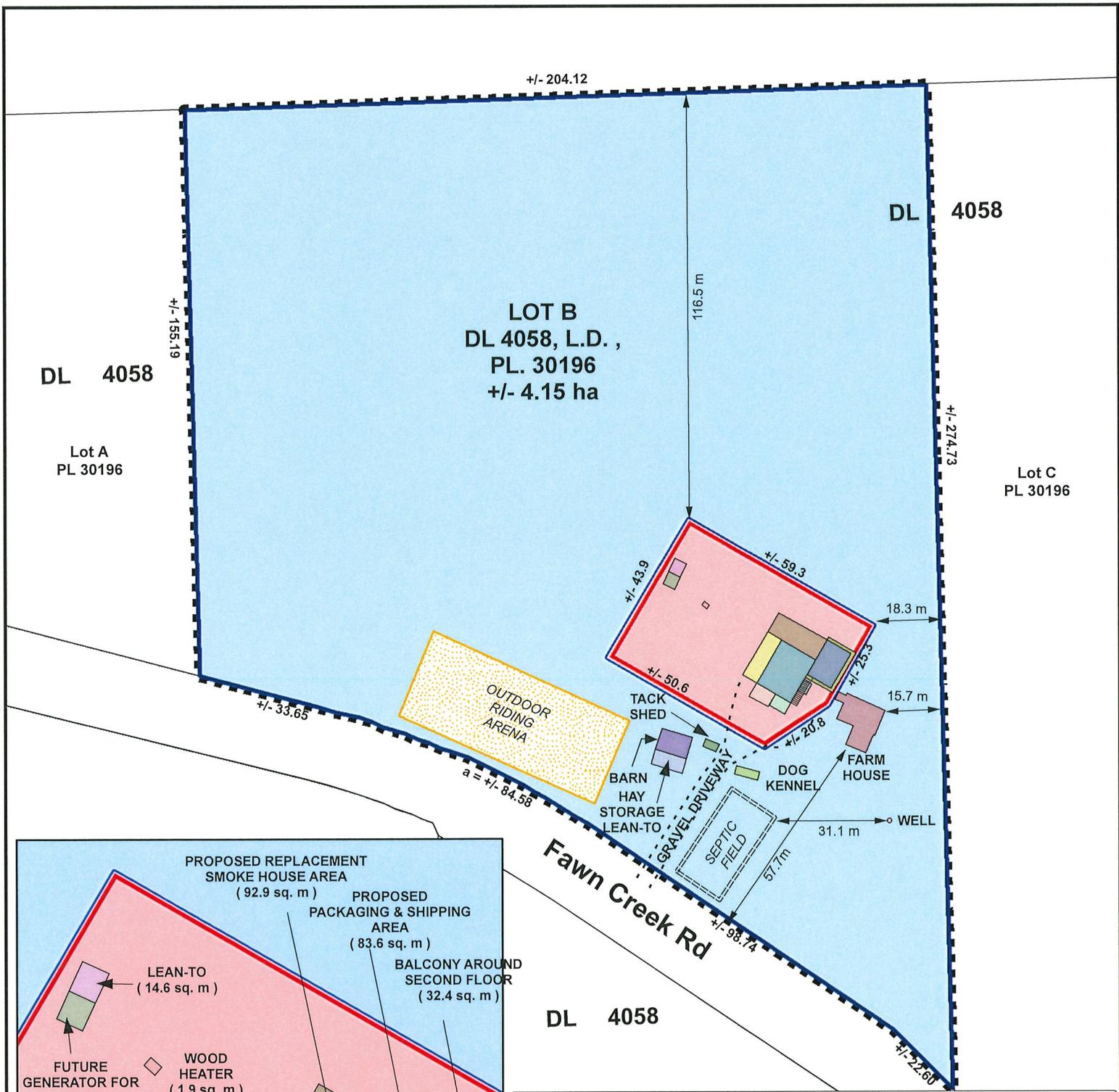
Rural Residential 1

Rural Residential 2

Interlakes Area OCP Boundary

0 125 250 500  
 m





### Appendix C: SPECIFIC MAP

#### Legend

- SUBJECT PROPERTY**
- PROPOSED RURAL 2 ( RR 2 ) ZONE / PROPOSED RURAL RESIDENTIAL DESIGNATION**
- PROPOSED SPECIAL EXCEPTION M 1-5 ZONE / PROPOSED INDUSTRIAL DESIGNATION**

MEASUREMENTS ARE METRIC

Z18023

# Appendix D: ORTHOGRAPHIC MAP

## LEGEND



SUBJECT PROPERTY



Z18023



SUBJECT PROPERTY  
LOT B, DL 4058,  
L.D., PLAN 30196

DL 4058

A

B

C

Fawn Creek Rd

A

1

2

Describe the existing use of the subject property and all buildings: The property is used for residential / hobby farm purposes Pavlik's Exquisite Meats has their meat processing facility on it.

Describe the proposed use of the subject property and all buildings: The use will be unchanged. The application is being made to allow an expansion of the existing meat processing facility.

Describe the reasons in support for the application: see attached sheet

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): The property is lightly wooded, mostly in spruce & pine There is a large natural meadow.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): The property is generally level with a slight rise up from the road. It drops down to the flat natural meadow before rising up again along the north boundary.

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

This application is requesting that part of Lot B, District Lot 4058, Lillooet District, Plan 30196, be rezoned to accommodate an expansion to an existing meat processing facility. Located at 6841 Fawn Creek Road we are requesting that 0.25 hectares be rezoned to a Special Exception Light Industrial Zone and be designated Industrial in the Interlakes Area Official Community Plan. Because the rest of the land no longer meets the minimum size requirement for the existing Rural 1 Zone we are requesting it be rezoned to Rural 2 and designated Rural Residential 2.

The Cariboo Regional District in March 2009 approved a Development Variance Permit (File 4270-20-404) to allow for the construction of the meat processing facility. It has been operating under the home industry provision of the bylaw since that application was approved and the building was constructed. Adjustments to the rules (Health Regulations) has required an expansion to the facility. Because of that and to accommodate the future plans of the owner we thought the home industry provision of the bylaw was not the best way to proceed and have decided to apply for a restricted zone for the operation.

The proposed Special Exception Light Industrial Zone is the following:

Uses permitted

- a) Residential use
  - i) An accessory dwelling unit
- b) Non-residential uses
  - i) Manufacturing, processing & packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry.
  - ii) Warehousing, including frozen food lockers and cold storage plants.
  - iii) Photographic and artists studio;
  - iv) Office, wholesale & retail sales ancillary to the permitted non-residential uses;
  - v) Ancillary buildings.

Since no subdivision is being proposed, the existing zone provisions appear to be met and we are not proposing to amend those with this application.

The existing meat facility has been in operation for 6 years. When built it complied with all facets of the Canadian Food Inspection Agency and Interior Health Authority requirements for the business. They do not slaughter onsite but do farm slaughtering and are processing beef, pork, sheep and alpacas. For the farm slaughtering the owner travels to ranches throughout the interior. The domestic animals are killed and disemboweled at the ranch and then transported to the facility with their skin on (for hygienic purposes). Pavlik's Meat also processes wild game throughout the seasons. The existing facility has a large walk in freezer, a separate walk-in-cooler, a packaging and processing area with a separate out side smoke house.

The proposed expansion to the facility has resulted for the three main reasons:

- 1) The regulatory authorities no longer want wild game hung in the same coolers as domestic animals and they are requiring another cooler to be installed
- 2) The regulatory authorities would like the existing smoke house to be upgraded and covered.
- 3) The owner would like to move packaging, labeling and spice storage areas out of the processing area, to avoid cross contamination between dry and raw goods, and into a totally separate area of the building.

Since the addition is required to accommodate the above changes the owner has decided to also include the following:

- 1) An apartment area for his apprentice on the second floor of the existing building. The second floor of the existing building also contains all water treatment infrastructure as well as a small office and employee change room with shower.
- 2) A photographic and artist studio for his wife to use above the new packaging area.

Gerfried Pavlik received his training in Germany and is a Certified Master Sausage Maker and Butcher. That required him to take a three-year schooling and apprentice program followed by five years as a Journeyman before he could add his Master Degree in Sausage making. His son, Tobi, has recently returned from Germany where he completed his three-year apprentice program and he is now working on the five-year Journeyman component, training under his father, so he can obtain the same Master certification that his father has. The apartment is for Tobi to live in and together he and his father will operate the facility.

The proposed zone has been limited to just the uses that are currently being done on the property under the home industry provisions of the bylaw. All other allowable uses of the zone have been excluded. The proposed zone also allows the apartment for the son who is presently the only employee of the facility because the new secondary suite bylaw did not accommodate the size of the existing area. The photographic & craft area is presently in the home. The proposed non-residential zone is not new to this neighbourhood as two other properties in very close proximity to this land are zoned tourist commercial. Since the road has been paved it has become a busier route between 100 Mile House and the Interlakes area.

Since opening, this facility has developed strong clientele that is growing annually. They process about 300 animals a year for farmers throughout the interior and hunters province wide. They supply hams, sausages and other processed meat products to four grocery stores in the South Cariboo and Williams Lake as well as processing about 12,000 kilograms of hams a year for a major food supplier in the lower mainland. They cater to the general public through pre-order sales only, offering a variety of specialized sausages and packaged meats.

The location of the existing facility on the property has required us to propose the Limited Light Industrial Zone area close to the existing residence. The owners do have plans to replace their home in the future but at this time the area being zoned for the facility expansion will be close to their home. The proposed zone area exceeds all setback requirements to all adjacent properties.

Pavlik's Exquisite Meats has been operating for 6 years following all federal, provincial and local government regulations. The proposed zone and building additions will allow them to continue serving the local residents and customers throughout the province while still following all levels of government regulations now and as they may change in the future. This is the type of business which has been and will continue to see regulation changes. It is a business which does not generate high traffic volumes, it does not create dust, excessive smoke or noise problems and operates without impact to the neighbourhood. As it's client base continues to grow the facility will likely need additional employees.

**Current Buildings:**

Residential home	120.1 square metres
Existing meat facility	294.4 square meters
Tack shed	8.7 square meters
Barn	52.9 square metres
Hay storage (lean-to)	38.4 square metres
Dog kennel	16.1 square metres
Wood heater	1.9 square metres
Shed (future generator)	14.4 square metres
Lean to	14.6 square metres

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on JULY 23 2018 in the LONE BUTTE FIRE, located at LONE BUTTE, BC, commencing at 7.00 PM HALL

**PRESENT:** Chair RAY CARLSON  
Members DAVE LEVICK, RAY CARLSON, HAROLD MOBBS, ART GUIMOND, JUSTIN GUIMOND, ALAN BOYD, PETER CRAWSHAY.

Recording Secretary RAY CARLSON

Owners/Agent, or NIGEL HEMINGWAY  
 Contacted but declined to attend

Cariboo Regional District  
File No. ....

JUL 24 2018

**ABSENT:** STEVE BROWN.

Referred to .....

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

Agenda Items

**REZONING/OCP APPLICATION – 3360-20/20180023 (Lot B, District Lot 4058, Lillooet District, Plan 30196)**

/ : "THAT the application to rezone/redesignate property at 6841 FAWN CREEK ROAD, be supported/rejected for the following reasons:

- i) MOVED BY HAROLD MOBBS, SECONDED BY ART GUIMOND
- ii) CARRIED UNANIMOUSLY.

For: 7 Against: 0

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.  
MOVED BY PETER CRAWSHAY, SECONDED BY DAVE LEVICK

CARRIED

Time:

R. Carlson  
Recording Secretary

R. Carlson  
Chair

## RESPONSE SUMMARY

- |   |   |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below                      | <input type="checkbox"/> Interests Unaffected by Bylaw                          |
| <input checked="" type="checkbox"/> Approval Recommended Subject to Conditions Outlined Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Interior Health thanks you for the opportunity to provide a health perspective for the proposed Zoning and OCP amendments to allow for the expansion of the existing meat processing facility.

The owner will require approval for the alteration within the facility.

### [Meat Processing - Facility Approvals](#) Handout

Review the information in [The Guide – Applying for Food Premises Approval](#). Follow the process provided in The Guide and submit completed forms and documents to [Interior Health's Meat Inspection Team](#) or toll-free: 1-855-744-MEAT (6328).

*Note: effective March 2016, all processors will require a written food safety plan and sanitation plan. Contact the [Meat Inspection Team](#) for more details.*

The proposed development also includes an additional residence attached to the new building. The owner will require the services of an authorized person to assess the existing onsite sewerage system for compliance with the proposed alteration to the building.

*Access to information on an onsite sewage system can be obtained:*

<http://www2.gov.bc.ca/gov/content/environment/waste-management/sewage/onsite-sewage-systems>

If you have any questions or concerns please contact either [HBE@interiorhealth.ca](mailto:HBE@interiorhealth.ca) or the meat inspection team.

Signed By:  Title: Environmental Health Officer  
Date: August 9, 2018 Agency: Interior Health Authority