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)

Proposed Zoning: Lakeshore Residential (RL)
Lakeshore Residential 2 (RL 2)
Settlement Area 2 (RS 2)

Min. Lot Size Permitted:
4 ha (9.88 ac)

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.)

<table>
<thead>
<tr>
<th>Actual Use Code</th>
<th>Lot Sizes:</th>
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<tbody>
<tr>
<td>(a) North 060 – 2 Acres or more – Single Family Dwelling, Duplex 601 – Civic, Institutional &amp; Recreational – Vacant</td>
<td>4.04 ha (10 ac) – 8.18 ha (20.22 ac)</td>
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<tr>
<td>(b) South 060 – 2 Acres or more – Single Family Dwelling, Duplex 000 – Single Family Dwellings</td>
<td>2.03 ha (5.02 ac) – 2.76 ha (6.83 ac)</td>
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<tr>
<td>(c) East 061 – 2 Acres or more – Vacant</td>
<td>0.73 ha (1.81 ac) – 0.74 ha (1.84 ac)</td>
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<td>(d) West Punctesakut Lake</td>
<td>N/A</td>
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**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 Punctesakut 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 Punctesakut 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 Punctchesakut 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: - August 14, 2018
The Ministry of Transportation and Infrastructure has no objection in principle to the proposed zoning amendment bylaw referral.

Please note this in no way constitutes subdivision approval. Items to be considered for future subdivision may include but not limited to:
• Access
• Drainage
• Right-of-way Dedication
• Road Construction
• First Nations Consultation
• Archaeology Assessment
• Proof of Water
• Sewage Disposal

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: August 24, 2018

That Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018 be read a first and second time this 24th day of August, 2018. Further, that adoption be subject to the following condition:

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.

ATTACHMENTS

Appendix A: Bylaw No. 5150
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant’s supporting documentation
Results of Public Hearing
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 24th DAY OF August, 2018.

READ A SECOND TIME THIS 24th DAY OF August, 2018.

A PUBLIC HEARING WAS HELD ON THE 25th DAY OF September, 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
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.

PUNTCHESAKUT LAKE

DL 3983
Nazko Rd
Rainbow Rd
Kmni Rd

Punchesakut Lake Rd

Wall Rd
Montgomery Rd

DL 11335

Describe the existing use of the subject property and all buildings: 1 - 1200 SQFT 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 P.

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

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<th>Services</th>
<th>Currently Existing?</th>
<th>Readily Available?</th>
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<td>Community Water System</td>
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<td>Sewage Disposal System</td>
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RESULTS OF PUBLIC HEARING

File No: 3360-20/20180020
Date: September 25, 2018
Location: Bouchie Lake Community Hall
Re: CARIBOO REGIONAL DISTRICT NORTH CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 5150, 2018.

Persons Present:
☒ Director:
☒ Owner(s):
☐ Agent:
☐ Public: See attached list
☐ 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 7:12.

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

Signature of Chair
## Attendance List

### Public Hearing For

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

<table>
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<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td><strong>Dane PARKINS</strong></td>
<td><strong>927 PARKINS Rd.</strong></td>
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<tr>
<td><strong>BEVERLY PARKINS</strong></td>
<td><strong>927 PARKINS Lot.</strong></td>
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