

Rezoning / OCP Information Package

File Number: 3360-20/20180034

Subject: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018

Electoral Area: L

Date of Referral: August 14, 2018

Date of Application: July 20, 2018

Property Owner's Name(s): Brian Brause

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

SECTION 1: Property Summary

Legal Description(s): Lot C, District Lot 1447, Lillooet District, Plan 32987

Property Size: 4.05 ha (10.02 ac)

Area of Application: 4.05 ha (10.02 ac)

Location: Lee Road

Current Designation:

Rural Residential 1

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Designation:

Rural Residential 2

Min. Lot Size Permitted:

2 ha (4.92 ac)

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposed Use: To create 2 residential lots

No. and size of Proposed Lots: Two 2.03 ha (5.01 ac) lots

Name and type of existing road system: Lee Road (gravel/collector)

Services Available: Hydro, telephone

Within the influence of a Controlled Access Highway: Yes

Within the confines of the Agricultural Land Reserve: Not within the ALR

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	060 – 2 Acres or More Single Family Dwelling, Duplex	4.27 ha (10.56 ac)
(b) South	061 - 2 Acres or More - Vacant	16.02 ha (39.6 ac)
(c) East	620 – Government Buildings (Includes Courthouse, Post Office)	15.01 ha (37.1 ac)
(d) West	060 - 2 Acres or More Single Family Dwelling, Duplex 070 – 2 Acres or More – Outbuilding	4.01 ha (9.91 ac) – 11.48 ha (28.38 ac) 13.87 ha (34.297 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 4.05 ha (10.02 ac) rural residential property to subdivide into two equal size lots for residential use. The subject property is currently zoned as Rural 1 (RR 1) zone in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated as Rural Residential 1 in the Interlakes Area Official Community Plan No. 3906.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicant proposes to rezone the subject property from RR 1 to Rural 2 (RR 2) zone in order to subdivide the property into two 2.03 ha (5.01 ac) residential lots. The proposal is shown in Appendix C. It is also proposed to change the designation from Rural Residential 1 to Rural Residential 2 in the Interlakes Area Official Community Plan.

Location & Surroundings:

The subject property is located on Lee Road approximately 440 metres south of Highway 24 with Webb Lakes to the south of the property as shown in Appendix B. Currently, the property is a vacant land covered in natural meadow with partial wetland and moderate tree coverage. The property is surrounded by residential buildings to the north and west, vacant land to the south, and Government buildings including courthouse, post office to the east of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 2 (RR 2) ZONE

5.18.2 ZONE PROVISIONS

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

Rationale for Recommendations:

Being surrounded by properties with similar land-use and vacant land, the proposal has minimal impact on adjacent properties. Therefore, planning staff recommends approval of this application. However, the applicant needs to get a permit from Ministry of Environment due to the presence of a wetland on the subject property.

Recommendations:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 to re-designate the subject property from Rural Residential 1 designation to Rural Residential 2 designation be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018 to rezone Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone be approved.

SECTION 3: Referral Comments

Health Authority: - August 17, 2018

See attached.

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission: September 6, 2018

See attached.

Ministry of Environment: -

CRD Environmental Services Department: - August 15, 2018

Interests unaffected (No CRD water / sewer systems in area).

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5162 & 5163

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. 5162

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. 5162, 2018".

2. AMENDMENT

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

Redesignating Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural Residential 1 to Rural Residential 2.

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. 5162, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5163

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. 5163, 2018".

2. AMENDMENT

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

- i) rezoning Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural 1 (RR 1) zone to Rural 2 (RR 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.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2018.

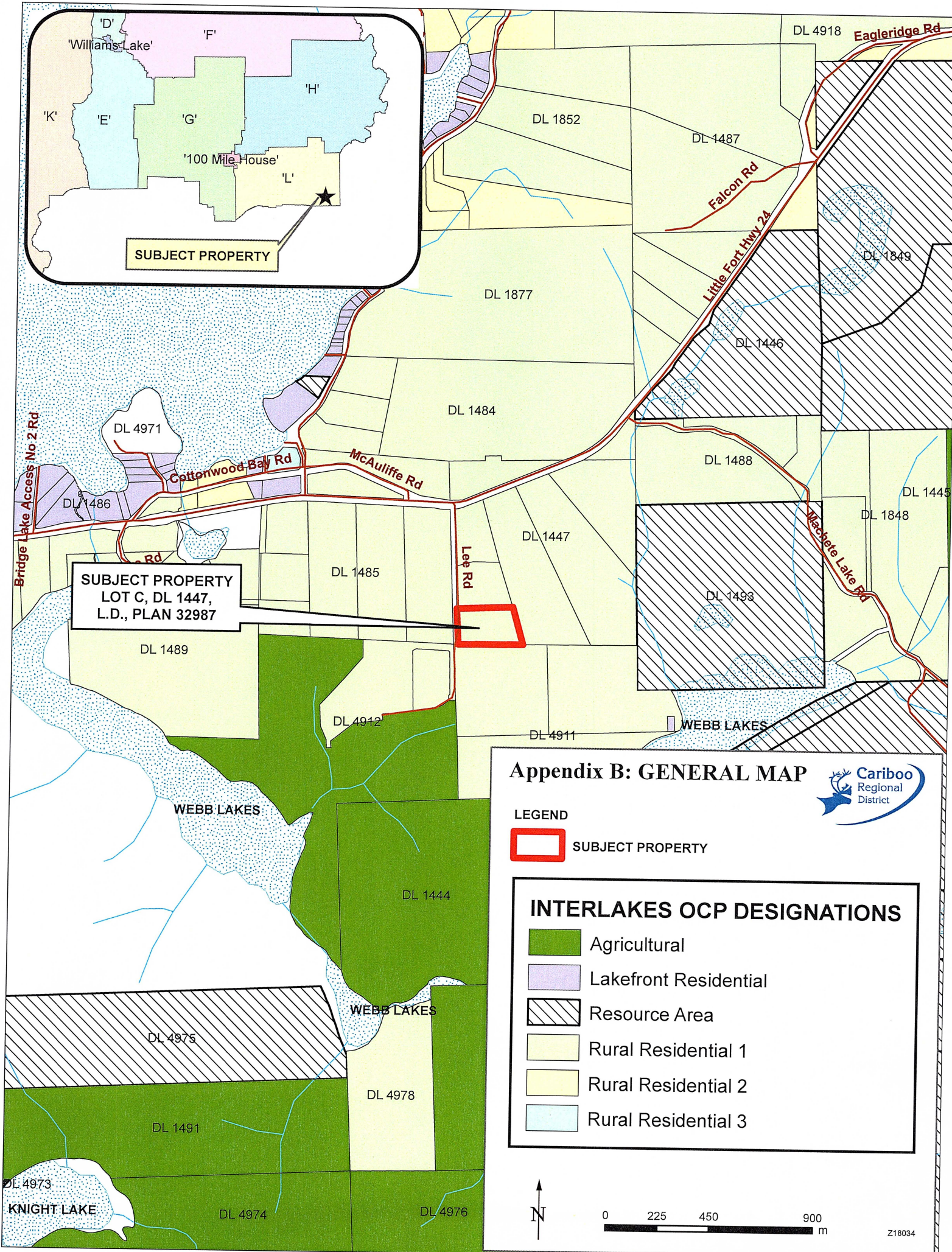
ADOPTED THIS _____ DAY OF _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5163, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer









Appendix B: GENERAL MAP

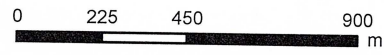


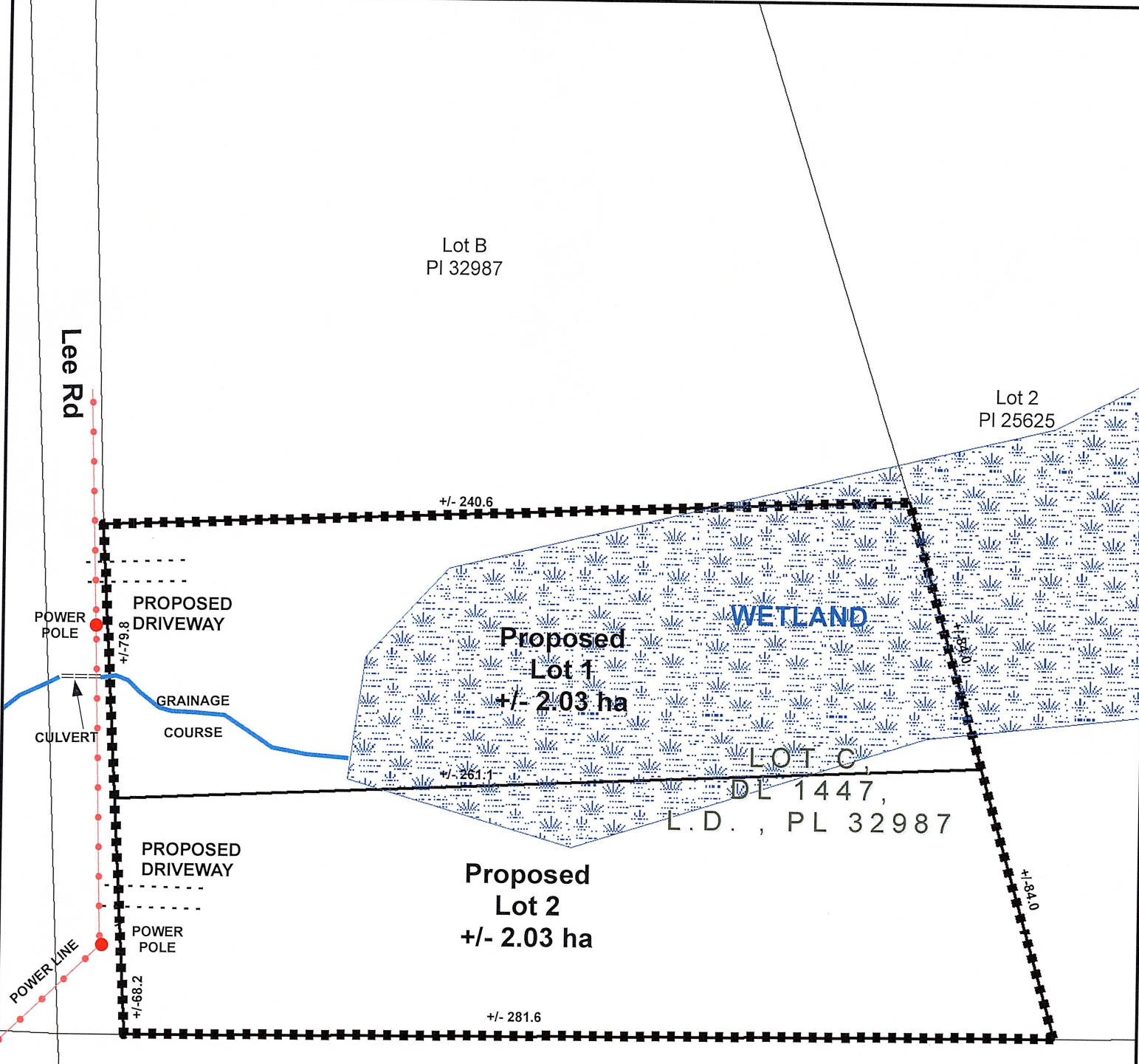
LEGEND

 SUBJECT PROPERTY

INTERLAKES OCP DESIGNATIONS

-  Agricultural
-  Lakefront Residential
-  Resource Area
-  Rural Residential 1
-  Rural Residential 2
-  Rural Residential 3





Appendix C: SPECIFIC MAP

Legend

- SUBJECT PROPERTY
- PROPOSED RURAL 2 (RR 2) ZONE
- PROPOSED RURAL RESIDENTIAL 2 DESIGNATION
- PROPOSED LOT

MEASUREMENTS ARE METRIC

Z18034



DL 1485

DL 1447

DL 4912

DL 4911

SUBJECT PROPERTY
LOT C, DL 1447,
L.D., PLAN 32987

Lee Rd

Appendix D: ORTHOGRAPHIC MAP

LEGEND

 SUBJECT PROPERTY

0 25 50 100 m Z18034



Describe the existing use of the subject property and all buildings: The property is vacant

Describe the proposed use of the subject property and all buildings: The property is intended for residential purposes

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 moderately wooded in spruce, aspen and willows. There is a natural meadow on the land.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): There is a very gentle slope down from the north boundary to the meadow. South of the meadow the land slopes back up in a gentle slope to the south 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

This application is requesting that Lot C, District Lot 1447, Lillooet District, Plan 32987 be rezoned to a Rural 2 zone within the South Cariboo Area Zoning Bylaw 3501 and re-designated Rural Residential 2 within the Interlakes Area Official Community Plan. The property is presently zoned Rural 1 and designated Rural Residential 1.

The property is located on Lee Road approximately 440 metres south of Highway 24. Lee Road is a gravel road which presently serves eight properties, seven of which are used for residential and recreational purposes. The other property is a large property which appeared to be vacant. Lee Road ends approximately 240 metres south of the land under application. The land east of Lot C is accessed from Highway 24 and contains the new Interlakes Fire Hall # 3.

Lot C is 4.05 hectares in size and has a seasonally wet natural meadow within it. This meadow continues to the Regional District's property to the east and one more before ending. North of the meadow the land has a very gentle slope down to it and provides a very nice residential homesite area, back from the road and buffered from the residence on the lot to the north. South of the meadow the land slopes gently up to the south boundary this area is more heavily wooded, again providing a great building site area overlooking the meadow. The proposal is to put both of these buildable areas on separate lots.

The subdivision of this property into two rural residential properties will maintain the rural character of the area while providing a lot size which is not prevalent in this part of the Interlakes area. Since the land is not near a lake or water course the natural environment cannot be impacted. The proposed zone has the same allowable uses and set backs as the existing zone so the potential impacts on other properties is unchanged. The proposed lots are over 2 hectares in size allowing for ample area for sewage disposal and all other residential infrastructure. A slight increase in density in this location makes sense because of the close proximity to the highway and the Community Fire Hall. Most existing properties in this part of the Interlakes area only utilize a fraction of their land. In filling within the small residential neighbourhood of Lee Road will increase overall land utilization.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on **SEPT 4 2018** in the **LONE BUTTE F. HALL**, located at **LONE BUTTE**, BC, commencing at **7.05 PM**

PRESENT: Chair **RAY CARLSON**
Members **RAY CARLSON, DAVE LEVICK, STEVE BROWN, HAROLD MUBBS, PETER CRAWSHAY, PETER BENTER**

Recording Secretary **RAY CARLSON**

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

Carbon Regional District
File No.

SEP 06 2018

Referred to

ABSENT: ALAN BOYD, JUSTIN GUIMOND, ART GUIMOND

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

Agenda Items

REZONING/OCP APPLICATION - 3360-20/20180034 (Lot C, District Lot 1447, Lillooet District, Plan 32987)

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

- i) **MOVED BY STEVE BROWN, SECONDED BY PETER CRAWSHAY**
- ii) **THAT THE APPLICATION TO REZONE BE REJECTED.**

For: **5** Against: **1**

CARRIED/DEFEATED

Termination

Moved by **Steve Brown** : That the meeting terminate.
Seconded by **Harold Mubbs**
Time:

CARRIED

R Carlson
Recording Secretary

R Carlson
Chair

(OVER)

That it is imperative that the South
Cariboo area of the CRD have an
acceleration of the Official Community Plan
for the Interlakes Area as soon as possible.
The South Cariboo is the fastest growing
area of the CRD and the Interlakes
OCP needs to be addressed.
All members of the APC are in full
agreement of this.