

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)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Lakeshore Residential (RL)

Lakeshore Residential 2 (RL 2)

Settlement Area 2 (RS 2)

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.)

	Actual Use Code:	Lot Sizes:
(a) North	060 – 2 Acres or more – Single Family Dwelling, Duplex 601 – Civic, Institutional & Recreational – Vacant	4.04 ha (10 ac) – 8.18 ha (20.22 ac) 6.06 ha (14.99 ac)
(b) South	060 – 2 Acres or more – Single Family Dwelling, Duplex 000 – Single Family Dwellings	2.03 ha (5.02 ac) – 2.76 ha (6.83 ac) 0.73 ha (1.81 ac) – 0.74 ha (1.84 ac)
(c) East	061 – 2 Acres or more – Vacant	9.21 ha (22.78 ac)
(d) West	Puntchesakut Lake	N/A

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 Puntchesakut 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 Puntchesakut 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 Puntchesakut 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.

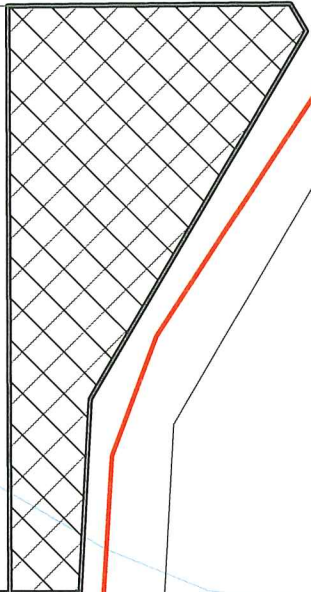
Corporate Officer

DL 3982

Puntchesakut Lake Rd

A

LA PL 19879



1

PUNTCHESAKUT LAKE

LOT 1
PL 24432

DL 3986 C.D. 1
EXCEPT PL 25048

REM NW 1/4
DL 3986

Parkins Rd

41-97.03

LA PL 25048
A

DL

3986

L 1 PL 22446
EXC PL 27860




1

1

SCHEDULE 'A'



LEGEND

-  PROPOSED LAKESHORE RESIDENTIAL (RL) ZONE
-  PROPOSED LAKESHORE RESIDENTIAL 2 (RL 2) ZONE
-  PROPOSED SETTLEMENT AREA 2 (RS 2) ZONE



40 20 0 40 m

MEASUREMENTS ARE METRIC Z18020

Wall Rd

2

Appendix B: GENERAL MAP



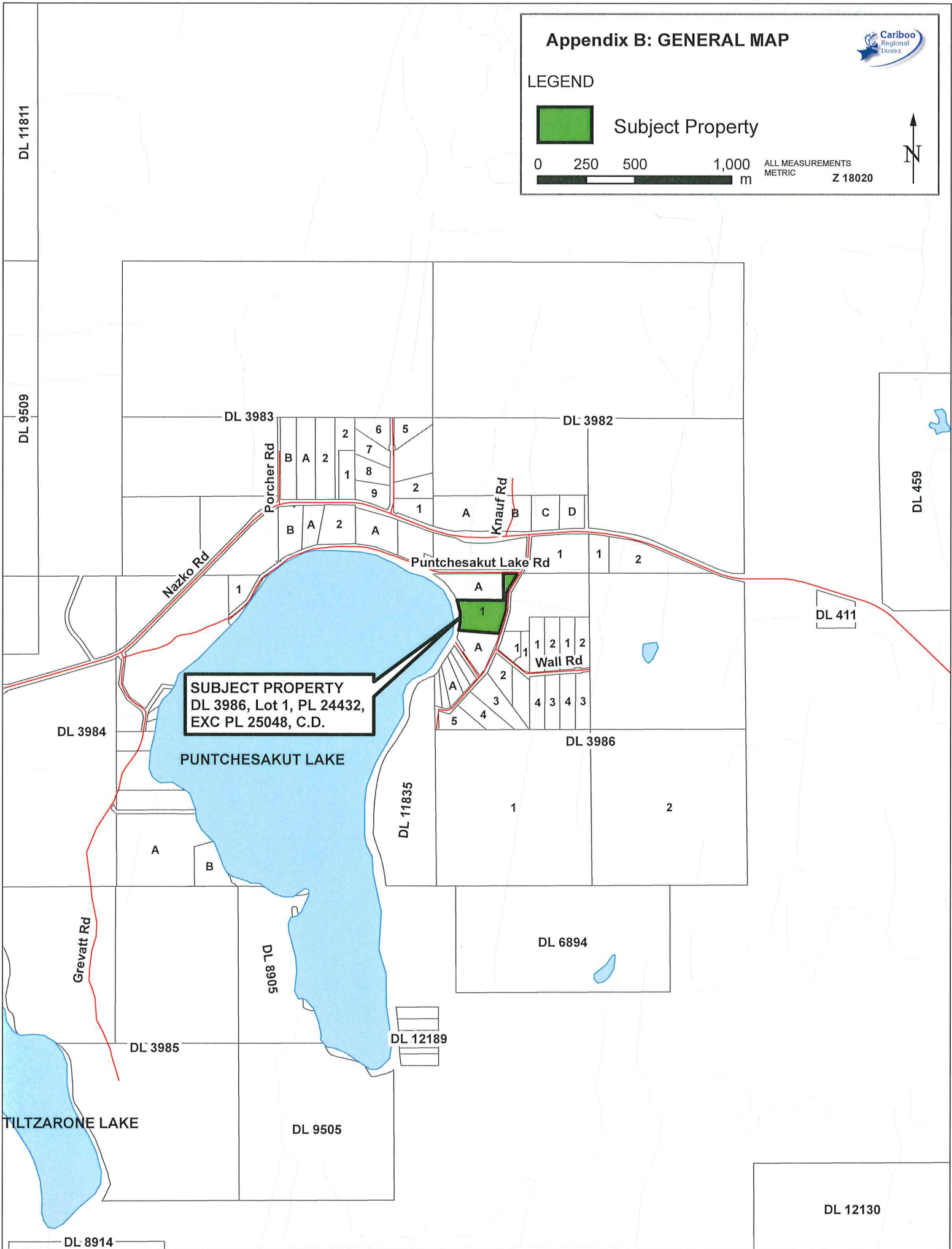
LEGEND



Subject Property

0 250 500 1,000 m

ALL MEASUREMENTS METRIC Z 18020



DL 3982

Puntchesakut Lake Rd

+/-65.43

+/-7.5

PROPOSED LOT 3
+/-0.45 ha

A

+/-139.5

+/-101.39

+/-240.05

+/-16.77

PROPOSED LOT 2 WOODSHED
+/-2.02 ha

SHED

DWELLING

LOT 1
PL 24432

GARAGE

Parkins Rd

+/-72.09

DL 3986 C.D.
EXCEPT PL 25048

+/-232

PROPOSED LOT 1
+/-1.58 ha

PROPOSED DRIVEWAY

+/-97.03

LOG CABIN

+/-198.69

DL

3986

A

Appendix C: SPECIFIC MAP

LEGEND



SUBJECT PROPERTY



PROPOSED LAKESHORE RESIDENTIAL (RL) ZONE



PROPOSED LAKESHORE RESIDENTIAL 2 (RS 2) ZONE



PROPOSED SETTLEMENT AREA 2 (RL 2) ZONE



MEASUREMENTS
ARE METRIC

Z18020

Wall Rd

2

1

1

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

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 PC

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

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

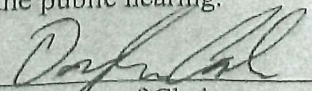
- Director:
- Owner(s):
- Agent:
- Public: See attached list
- Staff:
- No public in attendance** (excluding owner/agent)

-
- 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

