

Rezoning / OCP Information Package

File Number: 3360-20/20180045

Subject: Cariboo Regional District South Cariboo Official Community Plan Amendment Bylaw No. 5176, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5177, 2018

Electoral Area: L

Date of Referral: September 19, 2018

Date of Application: August 30, 2018

Property Owner's Name(s): Ronald and Roberta Bazan

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

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3869 Lillooet District, Plan 9378, Except Plan 30049

Property Size: 2.13 ha (5.26 ac)

Area of Application: 2.13 ha (5.26 ac)

Location: 6027 Walnut Road

Current Designation:

General Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Proposed Designation:

Country Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Current Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposed Zoning:

Lakeshore Residential 2 (RL 2)

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Proposed Use: To subdivide the property into two lots

No. and size of Proposed Lots: 2 lots proposed: one 1.04 ha lot and one 1.05 ha lot

Name and type of existing road system: Walnut Road

Services Available: Hydro, Telephone, Sewage disposal system, Well, Gas

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 sewage disposal and riparian protection of Horse Lake and Bridge Creek

Name of Lake/Contributing River and Lake Classification: Horse Lake and Bridge Creek

Required to comply with other Development Permit Areas: N/A

Name of Development Permit: N/A

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

	Actual Use Code:	Lot Sizes:
North	(a) 001 – Vacant Residential Less than 2 Acres	0.17 ha (0.44 ac)
	110 – Grain and Forage	53.54 ha (132.31 ac)
	151 – Beef - Vacant	1.60 ha (3.93 ac) – 53.73 ha (132.78 ac)
South	(b) 000 – Single Family Dwelling	0.14 ha (0.35 ac) – 0.35 ha (0.87 ac)
	032 – Single Family Dwelling with Basement Suite	0.14 ha (0.35 ac)
	060 – 2 Acres or More – Single Family Dwelling, Duplex	1.03 ha (2.55 ac)
	063 – 2 Acres or More – Seasonal Dwelling	0.89 ha (2.21ac)
(c) East	Horse Lake	
West	(d) 000 – Single Family Dwelling	0.17 ha (0.43 ac)
	038 – Manufactured Home (Not in Manufactured Home Park)	0.28 ha (0.7 ac)
	180 - Mixed	53.71 ha (132.74 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 2.13 ha (5.26 ac) rural residential property to subdivide into two residential lots. The subject property is currently zoned as Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 2. Therefore, the applicant proposes to rezone the subject property from Rural 2 (RR 2) to Lakeshore Residential 2 (RL 2) zone in order to subdivide the property into one 1.04 ha (2.57 ac) lot and one 1.05 ha (2.59 ac) lot. The proposal is shown in Appendix C. It is also proposed to change the designation from General Residential to Country Residential in the South Cariboo Official Community Plan Bylaw No. 3100.

Location & Surroundings:

The subject property is located on Walnut Road with a lake and a creek frontage as shown in Appendix B. Currently, there is a residential structure and a shed existing on the property with well-maintained landscape throughout. It is surrounded by single-family dwellings to the south and west, Bridge Creek to the north, and Horse Lake to the east of the subject property.

CRD Regulations and Policies:

3501 - South Cariboo Area Zoning Bylaw, 1999

5.17 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE

5.17.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectares (1.98 acres)

3100- South Cariboo OCP Bylaw, 1996

7.7 RESIDENTIAL DESIGNATIONS

- COUNTRY RESIDENTIAL- (RC)
parcels which shall be a minimum size of 0.8 hectare.
- 7.18.1 The Cariboo Regional District Board may consider Country Residential designation for waterfront properties on Horse Lake presently designated General Residential, where the applicant can demonstrate compliance with all of the following requirements:
- i. The proposal is limited to infill development and does not adversely affect the character of the neighbourhood.
 - ii. The septic system, field and reserve area are a minimum of 60 metres from the natural boundary of Horse Lake and meets the requirement of the Ministry of Health (Interior Health Authority). The owner must engage an appropriately qualified professional engineer or geoscientist to review the proposed siting of the septic system and field to ensure there will be no detrimental impacts on the adjacent water body.
 - iii. A report from a Qualified Environmental Professional (QEP) that identifies mitigative measures to reduce impacts of the development on the riparian habitat and the lake such as prohibiting removal of riparian vegetation, and identifies other applicable measures to protect and restore fish or riparian habitat and/or to control erosion and protect banks. The QEP report shall be registered on title as a Section 219 covenant.
 - iv. The proposal shall receive support in principal by the Habitat Biologist of the Ministry of Forests, Lands and Natural Resource operations (MNFLRO).

Rationale for Recommendations:

Horse Lake being classified as a high sensitivity lake under the Shoreland Management Policy, it is important to ensure that the water quality of the lake is not impacted by further development. However, the proposed subdivision does not affect the character of the neighborhood adversely by

being limited to infill development. Further, the report by a Registered Onsite Wastewater Practitioner (ROWP) submitted by the applicant confirms that the proposal comply with the Interior Health Authority requirement to maintain the septic system at a minimum setback of 60 metres from the natural boundary of Horse Lake.

The draft Official Community Plan (OCP) for the South Cariboo Area that received First and Second readings from the Board has designated this property as Lakeshore Residential which complies with applicant's proposed land use. Therefore, planning staff recommends approval of this application.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5176, 2018 to re-designate the subject property from General Residential designation to Country Residential designation be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5177, 2018 to rezone Lot 1, District Lot 3869, Lillooet District, Except Plan 30049 from Rural 2 (RR 2) zone to Lakeshore Residential 2 (RL 2) zone be approved, subject to the following condition(s):
 - i) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection of Horse Lake and Bridge Creek.

Further, that the cost of registration of the covenant be borne by the applicant.

SECTION 3: Referral Comments

Health Authority: - October 2, 2018

See attached

Ministry of Transportation and Infrastructure: - October 2, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning.

Please advise applicant this in no way constitutes subdivision approval. Items may include but not limited to:

- Engineered road design and construction to Ministry standard
- Drainage
- Archaeology Assessment or Study
- Access construction
- Proof of Water
- Sewage Disposal
- Covenants

Advisory Planning Commission: October 15, 2018

See attached.

Ministry of Environment: - October 18, 2018

See attached.

CRD Environmental Services Department: - September 20, 2018

Environmental Services interests unaffected by rezoning application.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5176 & 5177

Appendix B: General Map

Appendix C: Specific Map

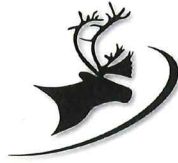
Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Interior Health Comments

APC Comments

Ministry of Environment Email Comments and CRD Planning Response



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5176

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3100, being the "South Cariboo Area Official Community Plan Bylaw No. 3100, 1995".

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 South Cariboo Area Official Community Plan Amendment Bylaw No. 5176, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 3100 of the Cariboo Regional District is amended by:

Redesignating Lot 1, District Lot 3869 Lillooet District, Plan 9378, Except Plan 30049 from General Residential to Country Residential.

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. 5176, cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5176, 2018", as adopted by the Cariboo Regional District Board on the day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5177

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. 5177, 2018".

2. AMENDMENT

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

- i) rezoning Lot 1, District Lot 3869 Lillooet District, Plan 9378, Except Plan 30049 from Rural 2 (RR 2) zone to Lakeshore Residential 2 (RL 2) zone; and
- ii) amending Schedule "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. 5177, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5177, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

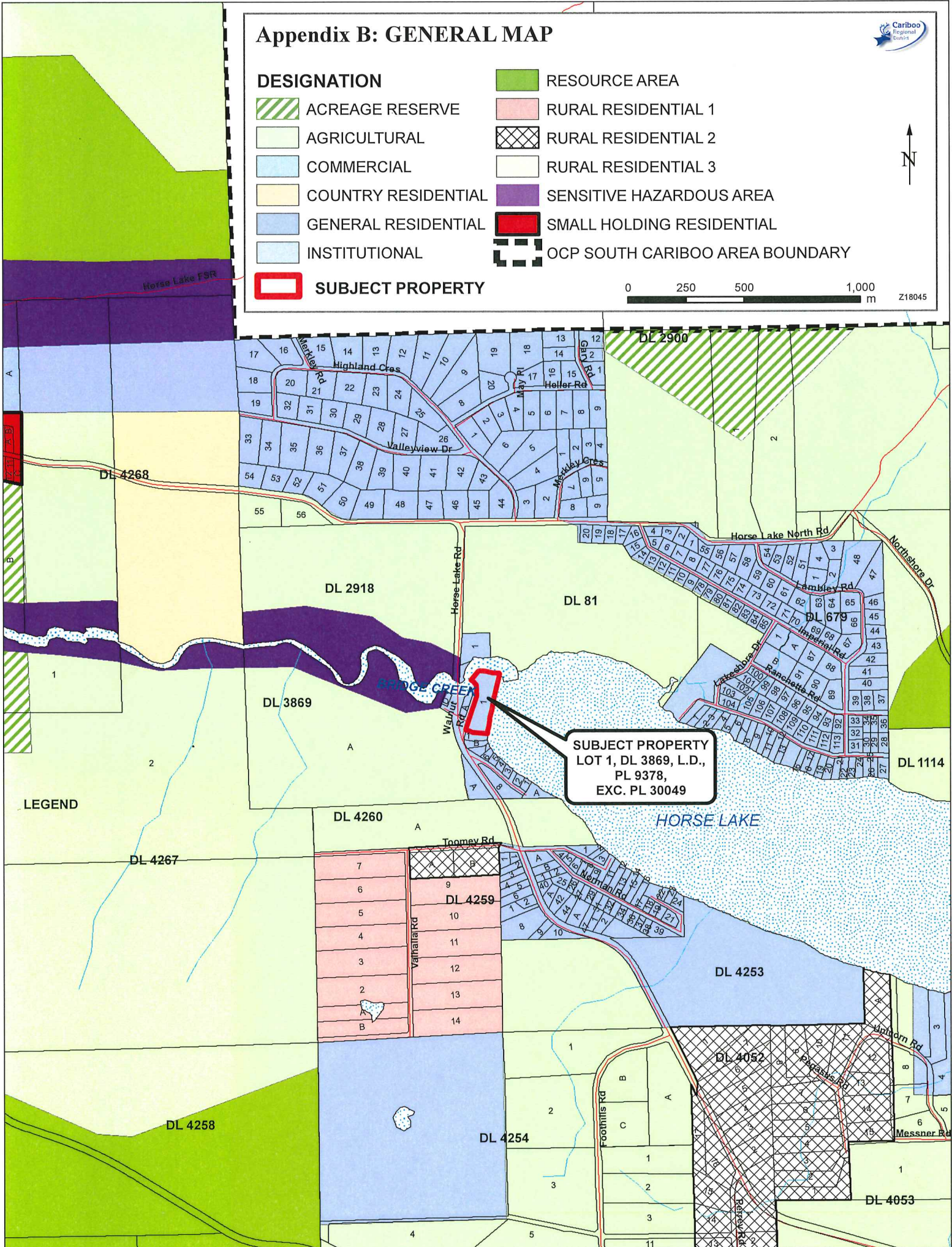
Corporate Officer

Appendix B: GENERAL MAP

DESIGNATION

	ACREAGE RESERVE		RESOURCE AREA
	AGRICULTURAL		RURAL RESIDENTIAL 1
	COMMERCIAL		RURAL RESIDENTIAL 2
	COUNTRY RESIDENTIAL		RURAL RESIDENTIAL 3
	GENERAL RESIDENTIAL		SENSITIVE HAZARDOUS AREA
	INSTITUTIONAL		SMALL HOLDING RESIDENTIAL
	SUBJECT PROPERTY		OCP SOUTH CARIBOO AREA BOUNDARY

0 250 500 1,000 m Z18045



S1/2 DL 2918
EXC PL 20349

DL 2918

L 1
PL 36575

DL 2743

DL 81

Appendix C: SPECIFIC MAP



SUBJECT PROPERTY
PROPOSED LAKESHORE RESIDENTIAL 2 (RL 2) ZONE /
PROPOSED COUNTRY RESIDENTIAL DESIGNATION

20 10 0 20 Meters

MEASUREMENTS ARE METRIC Z18045



Horse Lake Rd

BRIDGE CREEK

L D
PL 13407

L A
PL 13407

Walnut Rd

Walnut Rd

DL 3869

PROPOSED
LOT A
+/-1.05 ha

SHEDS

TOP OF BANK

TOE OF BANK

DRIVEWAY

SEPTIC
FIELD

DWELLING

15m SETBACK

30m SETBACK

15m SETBACK

HORSE LAKE

A
L A
PL 30050
EXC PL 31549

L 1
PL 31549

Describe the existing use of the subject property and all buildings: The property and house is used as a residential residence.

Describe the proposed use of the subject property and all buildings: _____
The intended purpose of the properties are residential.

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 nicely landscaped with mostly lawn and some smaller trees.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____
The property is located between Horse Lake and Walnut 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Gas

This application is requesting a rezoning and re-designation within the South Cariboo Area Official Community Plan for Lot 1, Plan 9378, District Lot 3869, Lillooet District. The application is being made to accommodate a subdivision of the property into two residential properties.

Lot 1 is approximately 2.1 hectares (5.3 acres) in size and is located at the west end of Horse Lake where Bridge Creek exits the lake. The property has frontage on the lake and creek. The property is accessed from Walnut Road which is the road that used to cross the creek before the current location of Horse Lake Road and Skaday Bridge were constructed. Walnut Road has one access onto the collector road and supplies access to Lot 1 and three other residential properties. It is approximately 9 kilometres from the property to 100 Mile House on Horse Lake Road which is the collector road for this area.

At this location of Horse Lake there are fourteen other residential properties. Ten have waterfront on the lake, two have waterfront on the creek and the other two are upland properties. All lots are developed. All of the waterfront lots are smaller than what is being proposed with this application. One upland lot is a similar size and the other upland is a little larger. All properties are serviced by onsite sewage disposal systems and potable water is from drilled wells or the lake.

The addition of one relatively large residential property is good in this location. It is an existing small residential neighbourhood with good access to the area collector road. Lands used for agriculture in this area are located on the other side of the road and creek, both of which provide an excellent buffer preventing land use conflicts.

The draft South Cariboo Area Official Community Plan has designated this land Lakeshore Residential. This is the same designation given to the other 12 waterfront properties. When that document is adopted this proposal will conform to that future designation. The designation proposed now is an interim step until the new plan is adopted. Many of the residential objectives of the draft plan are met with this proposal and it recognizes the potential for additional residential development in the Horse Lake Community. This proposal meets all the criteria set in the section specific to Horse Lake for additional residential development.

In July 1999 Horse Lake experienced high-water levels due to rare circumstances that occurred for several reasons. Using records kept by the District Municipality of 100 Mile House for the water gauge on Skaday Bridge the maximum height was carried to this land based on its elevation. Both proposed lots have land above that maximum water level and above the vertical setback of the zone and building requirements of the lake. The existing home exceeds the vertical setback required for the creek and the habitable area of future homes on proposed Lot B is on average less than 2 metres above the existing ground level. In addition to this the owner, under permit, has spent considerable effort stabilizing the waterfront to protect from erosion. This can be seen in some of the photographs. This land is not hazardous and has not been designated as such in the draft Official Community Plan.

The owner is aware of the Regional District's Shoreland Management Policy and is happy to comply with it. The land along the creek is well vegetated within the riparian zone. The waterfront along the lake is fairly open but under the guidance of a biologist he has planted willow and other vegetation as part of the waterfront stabilization project. These new bushes are relatively small still but are continuing to grow. This project which has already been initiated will ensure riparian protection for the future. Sewage testing has been done to show that reserve and primary areas are possible without impacting the lake. When installed they will be twice the distance from the lake that the regulations require.

The proposed division of Lot 1 is to create two lots, both over 1 hectare (2.5 acres) in size. This is a size Interior Health prefers for unserviced lots. One lot contains all the existing improvements with room for a reserve sewage disposal system if its ever needed. The other lot is presently vacant with very nice locations for a future home that will meet all building requirements. The shape of the property combined with the proposed size mean these lots will exceed the minimum waterfrontage requirement and all required setbacks can be easily met.

The current owners have had this property since 1991 and over the years have worked hard to improve it. The land is beautifully landscaped and maintained. The second lot will follow this example, to maintain the well cared for character of this small neighbourhood on the land. When all things are considered it is a very good location for the addition of one residential property on Horse Lake which has limited potential for waterfront development.



Kingsgate

FOR LIGHT BULLDOZING AND EXCAVATING

Shop: 982 Alpine Street, 100 Mile House, B.C. V0K 2E0
Mailing Address: 6804 Swelander Road, 100 Mile House, B.C. V0K 2E2
Office: 250-395-2311 - Res: 250-395-2637 - Fax: 250-395-2341

To whom it my concern:

Nov 16/17

Kingsgate Excavating was hired by Ron Bazan to do a site assessment on his property to determine that if he proceeded with a proposed subdivision of his property the newly created lot would meet the requirements for a certifiable septic system as per the ROWP standard manual.

As part of this assessment it was determined that there was at least areas' on the proposed lot that meet all set back requirements in the SPM.

One area was chosen and two test pits were dug,

Test pit #1 – 0 to 61 cm – sandy loam Test pit #2 – 0 to 68 cm - sandy loam

61cm to 86cm – loam

68cm to 90cm – loam

86cm to 1.8m – clay

90cm to 1.8m – clay

Both test pits showed roots and small cobbles present in the sandy loam, there was slight water seepage in test pit #2 at the 1.8m depth and no sign of water seepage in pit #1 at 1.8m.

Two "perk" holes were dug beside the pits and tested with the following results,

"Perk" # 1 @ 30cm depth

"Perk" #2 @ 45cm depth

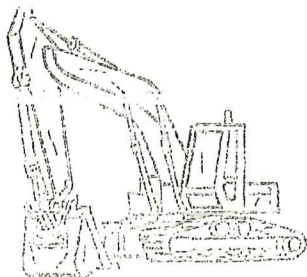
4 Test average 17 Minutes

4 test average 19 Minutes

Based on the finding the proposed subdivided lot would be capable of excepting an at grade or above grade septic system certifiable at Interior Health as designed by a qualified person based on the property owners requirements, also the proposed subdivision would leave enough area for a replacement septic field on the current lot if required.

William Ramage ROWP 0W0514





Kingsgate

FOR LIGHT BULLDOZING AND EXCAVATING

Shop: 982 Alpine Street, 100 Mile House, B.C. V0K 2E0
Mailing Address: 6804 Swelander Road, 100 Mile House, B.C. V0K 2E2
Office: 250-395-2311 - Res: 250-395-2637 - Fax: 250-395-2341

To whom it may concern;

Nov 21/17

Ron Bazan requested Kingsgate Excavating to return to his property to do a site assessment on the proposed reserve septic disposal area remaining on his property if he subdivides to insure that the area is capable of accepting a certifiable septic system as per the ROWP standard practise manual.

An observation hole was dug and "perk" tests were performed.

Test pit results - 0 to 10 cm – Topsoil

10 cm to 30 cm - sandy loam

30 cm to 150 cm - loam

150 cm – 185 cm – clay

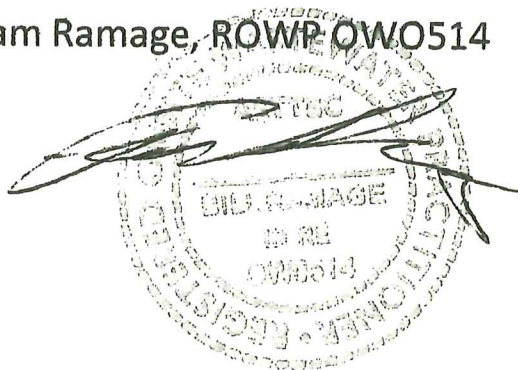
Test hole showed roots and cobbles throughout the sandy loam and present in the loam. No sign of water seepage at full depth.

"Perk" test was done beside observation hole,

"Perk" @ 40 cm depth, 4 test average rate 14 minutes

Based on these findings the proposed area is more than capable of accepting a below grade or at grade field certifiable at Interior Health as designed by a qualified person based on the requirements of the property owner.

William Ramage, ROWP OWO514



RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Outlined Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Interior Health appreciates the opportunity to comment on this proposal which changes the current OCP and zoning designation to permit a 2 lot subdivision.

The Healthy Community Development supports the South Cariboo Official Community Plan which has sound community planning principles while recognizing the need to encourage planned growth.

This proposal would encourage the use of private vehicles due to safety and distance to commute. The reliance on private vehicles can reduce a residents' ability to have an active lifestyle, physical activity and opportunities to access amenities. Physical activity and access to amenities has been shown to reduce disease incident, improve quality of life therefore reducing health care costs.

Physical activity is among the most significant modifiable behaviours that can influence a person's likelihood of developing chronic diseases, such as diabetes, heart disease, stroke or cancer.

The location of this development and the distance to services while requiring the use of a vehicle also increases greenhouses gases which impacts air quality.

Interior Health would recommend that there is no change to the existing OCP and zoning designations.

The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principle to health outcomes.

Please contact HBE@interiorhealth.ca or the undersigned at 250 851-7347 if you have further concerns or inquiries.

Signed By:



Title: Environmental Health Officer

Date:

October 2, 2018

Agency: Interior Health

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on **OCTOBER 9 2018** in the **ROE LAKE HALL**, located at **SHERIDAN LK**, BC, commencing at **8.55 PM**

PRESENT: Chair **RAY CARLSON**
Members **PETER CRAWSHAY, ALAN BOYD, JUSTIN GUIMOND, RAY CARLSON, HAROLD MOBBBS, STEVE BROWN, PETER BONTÉ**
Recording Secretary **RAY CARLSON**
Owners/Agent, or **NIGEL HEMINGWAY**
☐ Contacted but declined to attend

OCT 10 2018

ABSENT: **DAVE LEVICK, ART GUIMOND**

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

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20180045 (Lot 1, District Lot 3869 Lillooet District, Plan 9378, Except Plan 30049)

/ : "THAT the application to rezone/redesignate property at 6027 WALNUT ROAD, be supported/rejected for the following reasons:

- i) **MOVED BY ALAN BOYD**
SECONDED BY JUSTIN GUIMOND
- ii)

For: **7** Against: **0**

CARRIED/DEFEATED

Termination

MOVED BY PETER CRAWSHAY : That the meeting terminate.
SECONDED BY HAROLD MOBBBS

CARRIED

Time: **9.10 PM**

R. Carlson
Recording Secretary

R. Carlson
Chair

Nyree Alexander

From: Lion, Christine FLNR:EX <Christine.Lion@gov.bc.ca>
Sent: October-18-18 10:11 AM
To: Nyree Alexander
Subject: RE: Referral - OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177

Hi Nyree,

I have reviewed this proposal and have a few concerns about the very minimal elevation difference between the lake and the highest point on what would become the second property, immediately adjacent to Bridge Creek. Using Google Earth, I've determined that there is approximately 3 m vertical distance between the lake and the highest point. If a new sewage system was to be installed on this lot, there is potential for contamination during high water events.

Riparian zones contribute to fish and wildlife habitat, improve water quality by filtering inputs of sediment and contaminants and help stabilize stream banks. Runoff water in urban settings often contains elevated levels of nutrients which can negatively impact water quality in creeks and lakes. Maintaining sufficient riparian zones allows for infiltration of sediment and nutrient laden water preventing the substances from entering the waterways. Although riparian buffers are identified as being maintained, there is very minimal vegetation in place particularly along the shoreline of Horse Lake, and at the confluence of Horse Lake and Bridge Creek.

Horse Lake has been identified as having a high lake water quality sensitivity rating in the Cariboo Regional District Shoreland Management Policy. Factors contributing to this sensitivity rating include a long flushing period, agricultural land use along the major inlet stream and heavy urban development. Bridge Creek is considered critical fish habitat under the Cariboo-Chilcotin Land Use Plan and Order. Riparian buffer zones should be maintained to help maintain fish habitat and avoid contributing to negative effects on water quality further downstream in the watershed.

Please let me know if you have any questions about my comments.

Christine Lion, Habitat Biologist
Phone: 250-398-4567

From: FLNR Cariboo Resource Management Admin FLNR:EX
Sent: Thursday, October 11, 2018 11:28 AM
To: Lion, Christine FLNR:EX
Subject: FW: Referral - OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177

From: Nyree Alexander [mailto:nalexander@cariboord.bc.ca]
Sent: Wednesday, September 19, 2018 1:39 PM
To: FLNR Cariboo Resource Management Admin FLNR:EX
Subject: Referral - OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177

Good afternoon,

Please find attached information pertaining to the above noted application. It would be appreciated if your agency would provide any comments they may have by October 19, 2018.

If you have any questions, please do not hesitate to contact us.

Nyree Alexander

From: Shivani Sajwan
Sent: October-23-18 10:40 AM
To: Nyree Alexander
Cc: Havan Surat
Subject: FW: OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177 application

F Y I

Shivani Sajwan, MCP, B.Arch.
Planning Officer
ssajwan@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812

Please think about the environment before you print

From: Lion, Christine FLNR:EX <Christine.Lion@gov.bc.ca>
Sent: October 23, 2018 10:33 AM
To: Shivani Sajwan <ssajwan@cariboord.bc.ca>
Subject: RE: OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177 application

Hi Shivani,

Thank you for providing the additional information about the septic systems.

I have no further concerns regarding this application.

Thanks,

Christine Lion, Habitat Biologist
Phone: 250-398-4567

From: Shivani Sajwan [<mailto:ssajwan@cariboord.bc.ca>]
Sent: Tuesday, October 23, 2018 9:17 AM
To: Lion, Christine FLNR:EX
Subject: OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177 application

Good morning Christine,

This is in regards to your comments on the OCP Amendment Bylaw 5176 and Zoning Amendment Bylaw 5177 application.

Thanks for your comments. I would like to provide little more information on the subject property that has already been surveyed by the Registered Onsite Wastewater Practitioner (ROWP).

According to the ROWP Report, the proposed subdivided lot would be capable of excepting an upper grade septic system certifiable at Interior Health Authority. In addition, the proposed subdivision would leave enough area for replacement septic field on the current lot if required.
Please find the attached ROWP Reports.

Secondly, to address your concern around maintaining Riparian buffer zones- I have already recommend an approval to this rezoning application, subject to the following condition:

- i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection of Horse Lake and Bridge Creek.

Further, that the cost of registration of the covenant be borne by the applicant.

This covenant will mention all the requirements with respect to sewage disposal and Riparian Protection that the applicant has to comply with.

If it satisfies your concern, can you please send me an email stating that you have no further concerns regarding this rezoning application?

The reason I am asking for your approval is that one of the requirements for proposed re-designation of the subject property from General Residential to Country Residential is to get support from you (Habitat Biologist).

As per our South Cariboo Official Community Plan (OCP) Bylaw, 3100, 1996, which I have also mentioned in my planning comments-

7.18.1 The Cariboo Regional District Board may consider Country Residential designation for waterfront properties on Horse Lake presently designated General Residential, where the applicant can demonstrate compliance with all of the following requirements:

- i. The proposal is limited to infill development and does not adversely affect the character of the neighbourhood.
- ii. The septic system, field and reserve area are a minimum of 60 metres from the natural boundary of Horse Lake and meets the requirement of the Ministry of Health (Interior Health Authority). The owner must engage an appropriately qualified professional engineer or geoscientist to review the proposed siting of the septic system and field to ensure there will be no detrimental impacts on the adjacent water body.
- iii. A report from a Qualified Environmental Professional (QEP) that identifies mitigative measures to reduce impacts of the development on the riparian habitat and the lake such as prohibiting removal of riparian vegetation, and identifies other applicable measures to protect and restore fish or riparian habitat and/or to control erosion and protect banks. The QEP report shall be registered on title as a Section 219 covenant.
- iv. The proposal shall receive support in principal by the Habitat Biologist of the Ministry of Forests, Lands and Natural Resource operations (MNFLRO).

The applicant has fulfilled three of the above mentioned requirements, except for your approval.
Let me know what you think about this application subsequent to the provided information.

Looking forward to hearing from you.

Sincerely,

Shivani Sajwan, MCP, B.Arch.
Planning Officer
ssajwan@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812

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