

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

Proposed Designation:

Rural Residential 2

Min. Lot Size Permitted:

4 ha (9.88 ac)

Min. Lot Size Permitted:

2 ha (4.92 ac)

Current Zoning:

Rural 1 (RR 1)

Proposed Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

4 ha (9.88 ac)

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: September 21, 2018

That the Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 be read a first and second time this 21st day of September, 2018.

That the Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018 be read a first and second time this 21st day of September, 2018.

Date of Meeting: December 7, 2018

That Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 be read a third time this 7th day of December, 2018.

That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018 be read a third time this 7th day of December, 2018.

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

Results of Public Hearing and Comments from the Public



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 21st DAY OF September, 2018.

READ A SECOND TIME THIS 21st DAY OF September, 2018.

A PUBLIC HEARING WAS HELD ON THE 20th DAY OF November, 2018.

READ A THIRD TIME THIS 7th DAY OF December, 2018.

ADOPTED this _____ day of _____, 2018.

Chair

Manager of Corporate Services

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.

Manager of Corporate Services



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.

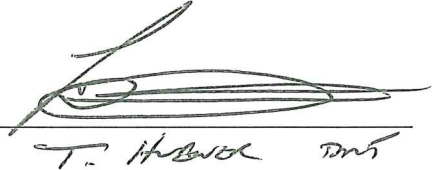
READ A FIRST TIME THIS 21st DAY OF September, 2018.

READ A SECOND TIME THIS 21st DAY OF September, 2018.

A PUBLIC HEARING WAS HELD ON THE 20th DAY OF November, 2018.

READ A THIRD TIME THIS 7th DAY OF December, 2018.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 17th DAY OF December, 2018.



T. Havel

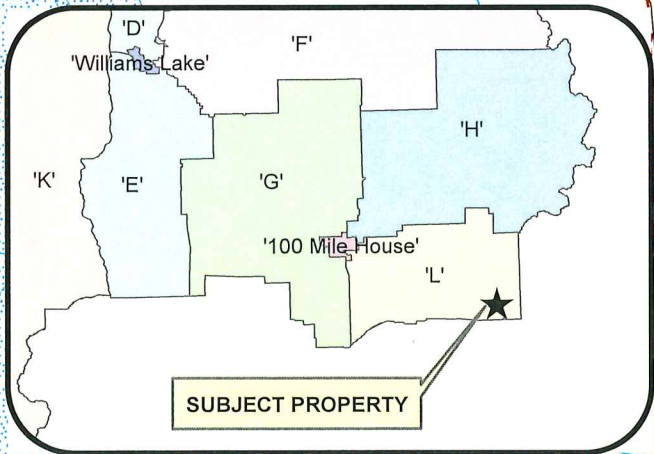
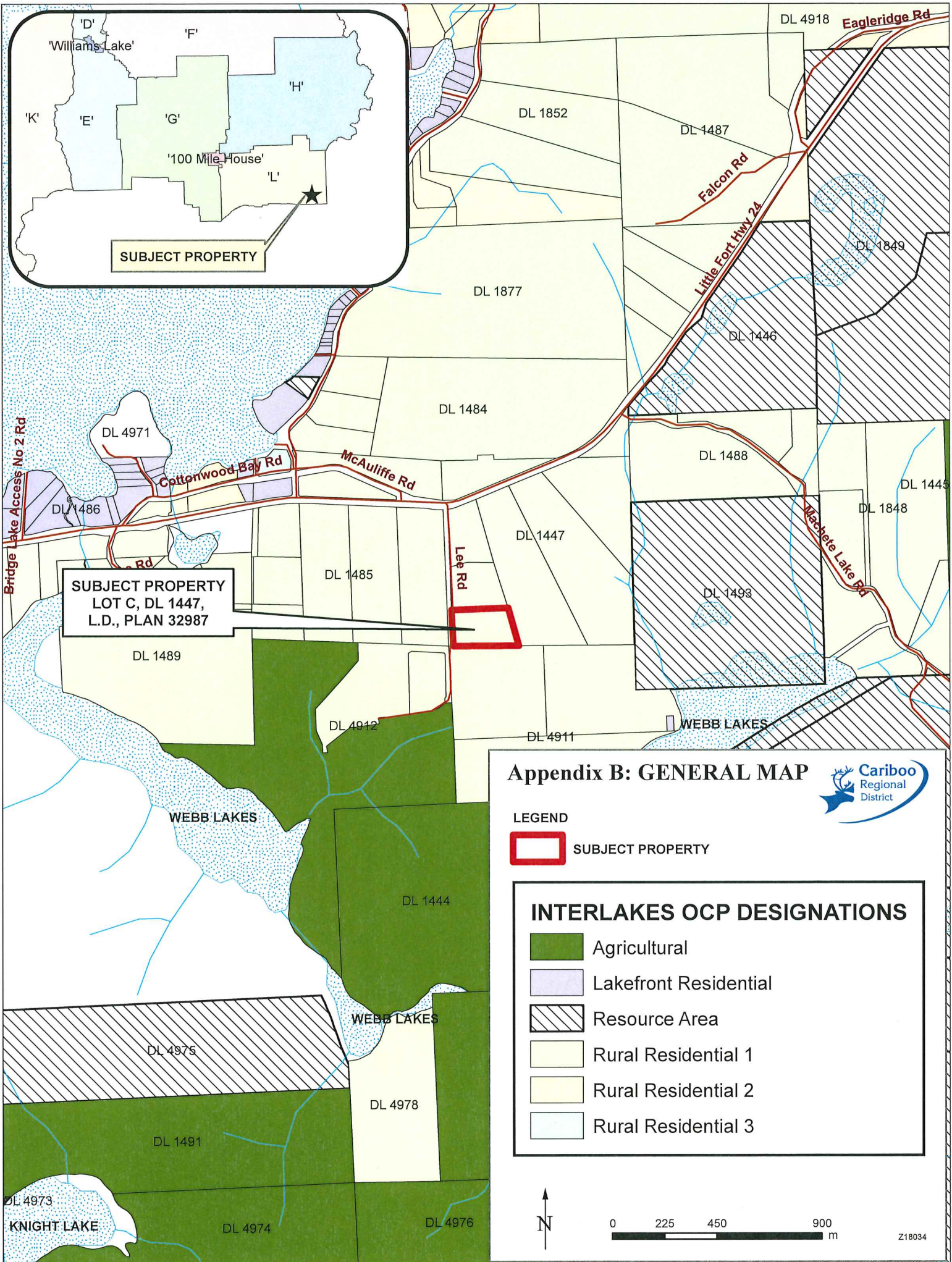
ADOPTED this _____ day of _____, 2018.

Chair

Manager of Corporate Services

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.


Manager of Corporate Services









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

Appendix B: GENERAL MAP

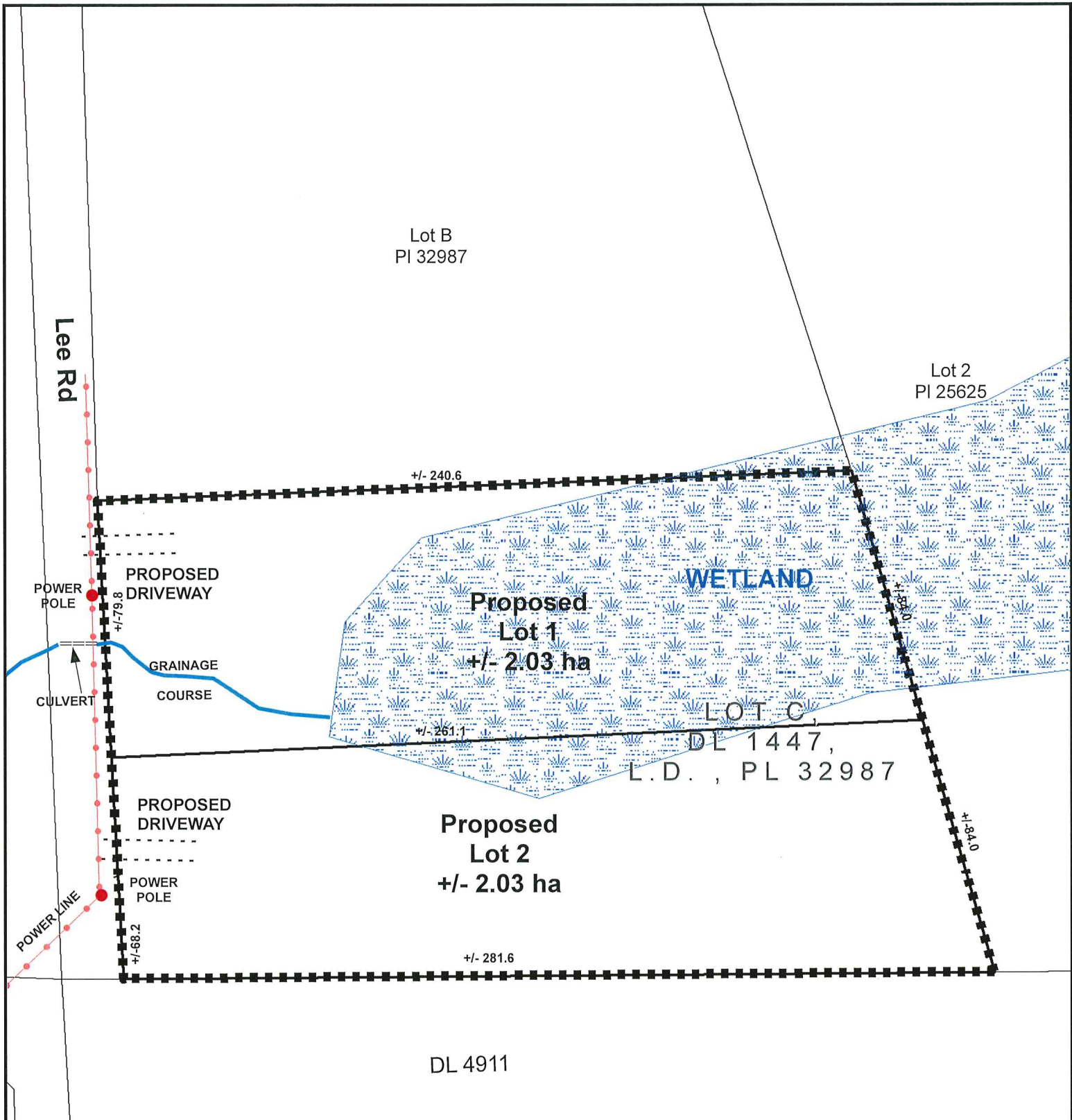


LEGEND
 SUBJECT PROPERTY


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

30 15 0 30 m

MEASUREMENTS
ARE METRIC

Z18034





DL 1485

DL 1447

DL 4912

DL 4911

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

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.

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 thanks you for the opportunity to respond to this referral. Communities are healthier places for residents when planning and development includes healthy planning principles which create positive impacts on people's physical, mental and social health.

Physical activity and access to amenities have been shown to reduce disease incident, improve quality of life, therefore reducing health care costs

Residential development on this parcel would encourage reliance on the use of private vehicles for daily life, which may minimize opportunities to incorporate active forms of travel into a daily lifestyle. Reliance on private vehicles reduces residents' ability to have an active lifestyle and opportunities to access amenities.

Interior Health recommends that this parcel remain as Rural Residential 1 designation area within the Official Community Plan.

The development proposal area contains a wetland and a drainage course; these features pose environmental concerns with the development of sustainable onsite sewerage.

Should you have any concerns with this referral or require additional comments, please do not hesitate to email hbe@interiorhealth.ca or phone 1-855-744-6328.

More information about our program can be found at [Healthy Built Environment](#).

Signed By:  Title: Environmental Health Officer

Date: August 17, 2018 Agency: Interior Health Authority

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**

Cariboo Regional District
File No.

SEP 06 2018

Recording Secretary **RAY CARLSON**

Owners/Agent, or **NIGEL HEMINGWAY**

Contacted but declined to attend

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:

- 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

CARRIED

Time:

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 C.R.D. and the Interlakes
OCP needs to be addressed.
All members of the APC are in full
agreement of this.

RESULTS OF PUBLIC HEARING

File No: 3360-20/20180034

Date: November 20, 2018

Location: Interlakes Community Hall

Re: **CARIBOO REGIONAL DISTRICT INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 5162, 2018 AND CARIBOO REGIONAL DISTRICT SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5163, 2018**

Persons Present:

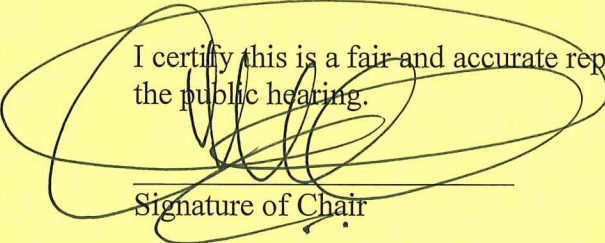
- Director:
- Owner(s):
- Agent: *Nigel Hemmingway*
- Public: See attached list
- Staff: *(Urban)*
- No public in attendance (excluding owner/agent) *See attached*

-
- 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 7:05.
 - 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 7:35.

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 Interlakes Area Official Community Plan Amendment Bylaw
No. 5162, 2018

and

Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018

Name
(Please Print)

Address
(Please Print)

NIGEL HORNSTADT

KEVIN Pym

ANNE Pym

BRIAN BRAUSE

PO BOX 1270, 105 MILE HOUSE

7660 LEB ROAD

PO BOX 145 BRIDGE LAKE

7660 LEB ROAD

Box 145 BRIDGE LAKE

7631 LEE Rd BRIDGE
LK.

Anne Pym

Jeanne Piffet

Concerned @ highway 24 Access
onto Lee Road where there is only
a 1 vehicle width cattle guard
so exiting onto Lee road from Hwy
24 is dangerous (and to reverse) And
its on a

Concern is about the intersection itself.

Porrian Brause

- Lee Road needs upkeep

- Sightlines are good

- Wetlands \Rightarrow no restrictions CRD.

- Minimal traffic onto Lee Road.

Haman \Rightarrow Needs a wetland permit from ^{wetland} data is provincial

Mr. Hemmingway \Rightarrow wetlands not applicable in this case