

## Rezoning / OCP Information Package

**File Number:** 3360-20/20180044

**Subject:** Cariboo Regional District South Cariboo Official Community Plan Amendment Bylaw No. 5174, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018

**Electoral Area:** L

**Date of Referral:** September 20, 2018

**Date of Application:** August 30, 2018

**Property Owner's Name(s):** Prudent DeWitte, Eddy DeWitte, Katty DeWitte

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

### SECTION 1: Property Summary

**Legal Description(s):** District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510

**Property Size:** 47 ha (116 ac)

**Area of Application:** 47 ha (116 ac)

**Location:** 7219 Watch Lake Road

**Current Designation:**

Resource Area

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

**Proposed Designation:**

Rural Residential 1

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Current Zoning:**

Resource/Agricultural (RA 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac)

**Proposed Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Use:** To subdivide the property into 7 lots.

**No. and size of Proposed Lots:** Three 4.1 ha lots, two 4.4 ha lots, one 4.5 ha lot and a 16.2 ha remainder lot.

**Name and type of existing road system:** Watch Lake Rd

**Services Available:** None

**Within the influence of a Controlled Access Highway:** No

**Within the confines of the Agricultural Land Reserve:** Yes

**Required to comply with the Shoreland Management Policy or Development Permit Areas:**

Yes, with respect to sewage disposal and riparian protection

**Name of Lake/Contributing River and Lake Classification:** Attwood 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:
(a) North	061 – 2 Acres or More - Vacant	39.78 ha (98.32 ac) – 44.92 ha (111 ac)
(b) South	060 – 2 Acres or More – Single Family Dwelling, Duplex 150 - Beef	10.12 ha (25.05 ac) 67.99 ha (168.02 ac)
(c) East	060 – 2 Acres or More – Single Family Dwelling, Duplex 061 - 2 Acres or More - Vacant	16.18 ha (40 ac) 39.78 ha (98.32 ac)
(d) West	061 - 2 Acres or More – Vacant 063 – 2 Acres or More – Manufactured Home 110 – Grain and Forage 150 – Beef 151 – Beef - Vacant	4 ha (9.98 ac) 2.03 ha (5.016 ac) 16.39 ha (40.52 ac) 4.05 ha (10.03 ac) 4.04 ha (10 ac)

## **SECTION 2: Planning Report**

### Background:

It is proposed to rezone a 47 ha (116 ac) agricultural property to subdivide into seven rural residential lots. The subject property is currently zoned as Resource/ Agricultural (RA 1) 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 RA 1. Therefore, the applicant proposes to rezone the subject property from RA 1 to Rural 1 (RR 1) zone in order to subdivide the property into three 4.1 ha (10.13 ac) lots, two 4.4 ha (10.87 ac) lots, one 4.5 ha (11.12 ac) lot and a 16.2 ha (40.03 ac) remainder lot encompassing the land in the Agricultural Land Reserve. The proposal is shown in Appendix C. It is also proposed to change the designation from Resource Area to Rural Residential 1 in the South Cariboo Official Community Plan Bylaw No. 3100.

### Location & Surroundings:

The subject property is located on Watch Lake Road with Irish Lake to the north and Guessagain Lake to the south-west of the property as shown in Appendix B. There is an Attwood creek that runs through the subject property from west to east. Currently, the property is a vacant land covered in natural meadow and wooded areas with moderate tree coverage. It is surrounded by single-family dwellings to the south and east, and vacant lands to the north and west of the subject property.

CRD Regulations and Policies:

**3501- South Cariboo Area Zoning Bylaw, 1999**

**5.18 RURAL 1 (RR 1) ZONE**

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

**3100- South Cariboo OCP Bylaw, 1996**

**7.7 RESIDENTIAL DESIGNATIONS**

- RURAL RESIDENTIAL 1 - (RR-1)  
parcels which shall be a minimum size of 4 hectares.

Rationale for Recommendations:

Generally, the presence of any highway generates more subdivision proposals due to the ease of access. As this new subdivision lots are closer to Watch Lake Road, planning staff recommends approval of this application. However, the applicants have to comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of an Attwood Creek on the subject property.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5174, 2018 to re-designate the subject property from Resource Area designation to Rural Residential 1 designation be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018 to rezone District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510 from Resource/ Agricultural (RA 1) zone to Rural 1 (RR 1) 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.
  - ii) The applicants offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing and setback of 45 metres from all the boundaries adjacent to the ALR.

Further, that the cost of registration of the Shoreland Management Policy covenant and the Agricultural Policy covenant be borne by the applicants.

### SECTION 3: Referral Comments

**Health Authority:** - October 5, 2018

See attached.

**Ministry of Transportation and Infrastructure:** - September 26, 2018

The Ministry of Transportation and Infrastructure has no objection 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 easements

Archaeology Assessment or Study

Access construction

Proof of Water

Sewage Disposal

Covenants

**Advisory Planning Commission:** October 15, 2018

See attached.

**Ministry of Environment:** -

**CRD Environmental Services Department:** - September 20, 2018

Environmental Services interests are unaffected by the rezoning application.

### SECTION 4: Board Action

Date of Meeting: November 9, 2018

That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5174, 2018 be read a first and second time this 9th day of November, 2018.

That the South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018 be read a first and second time this 9th day of November, 2018. Further, that adoption be subject to the following:

1. 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.

2. The applicants offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing and setback of 45 metres from all the boundaries adjacent to the ALR.

Further, that the cost of registration of the Shoreland Management Policy covenant and the Agricultural Policy covenant be borne by the applicants.

## **ATTACHMENTS**

Appendix A: Bylaw No. 5174 & 5175

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Interior Health Comments

APC Comments

Public Hearing Results along with Staff Notes

Letters from the Public



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5174

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. 5174, 2018".

2. AMENDMENT

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

Redesignating District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510 from Resource Area to Rural Residential 1.

READ A FIRST TIME this 9<sup>th</sup> day of November, 2018.

READ A SECOND TIME this 9<sup>th</sup> day of November, 2018.

A PUBLIC HEARING WAS HELD ON THE 7<sup>th</sup> DAY OF January, 2019.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5174, cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5174, 2018", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5175

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. 5175, 2018".

2. AMENDMENT

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

- i) rezoning District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510 from Resource/Agricultural 1 (RA 1) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "C" accordingly.



READ A FIRST TIME THIS 9<sup>th</sup> DAY OF November, 2018.

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF November, 2018.

A PUBLIC HEARING WAS HELD ON THE 7<sup>th</sup> DAY OF January, 2019.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

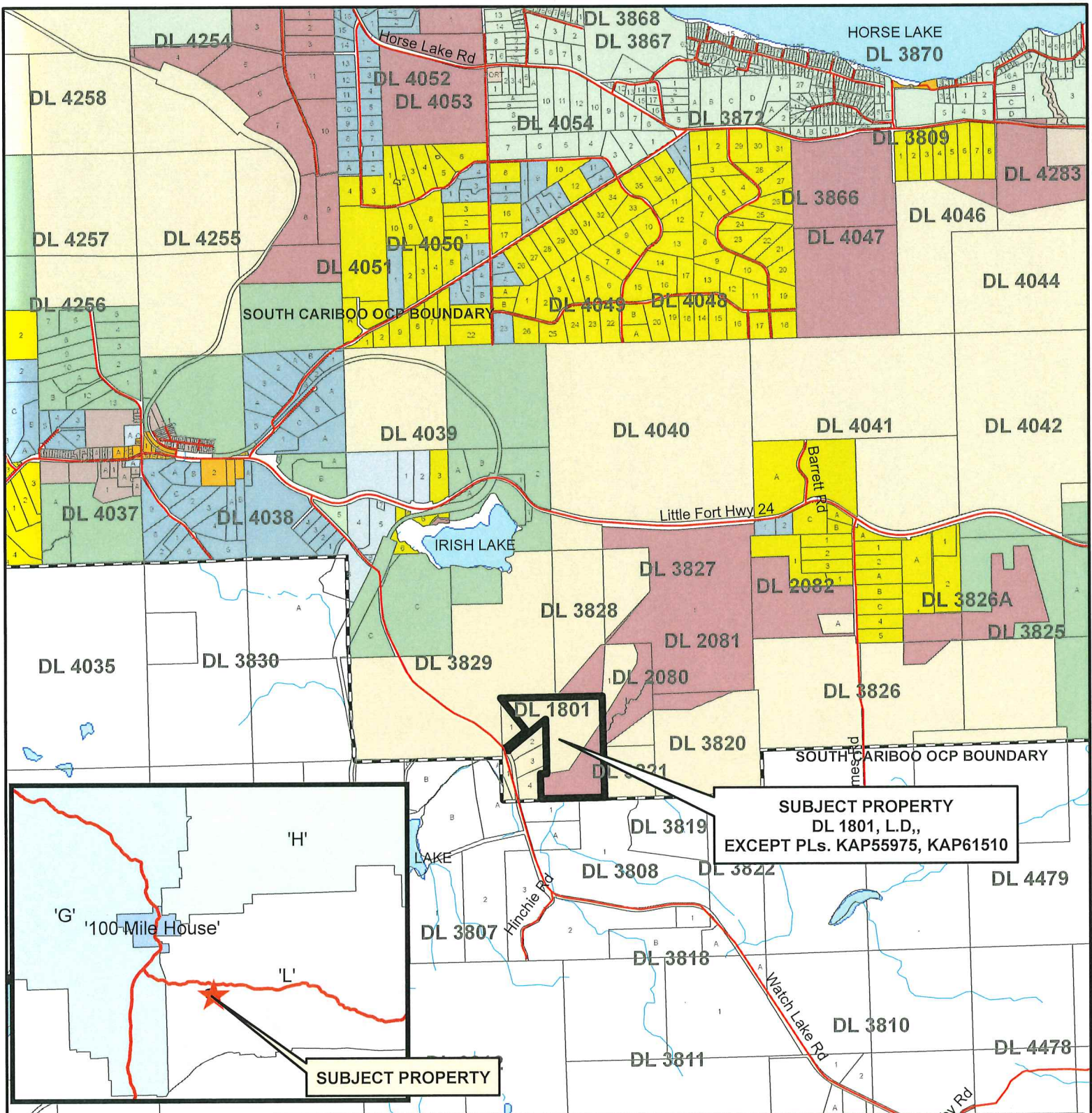
ADOPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5175, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Manager of Corporate Services



## Appendix B: GENERAL MAP



### LEGEND

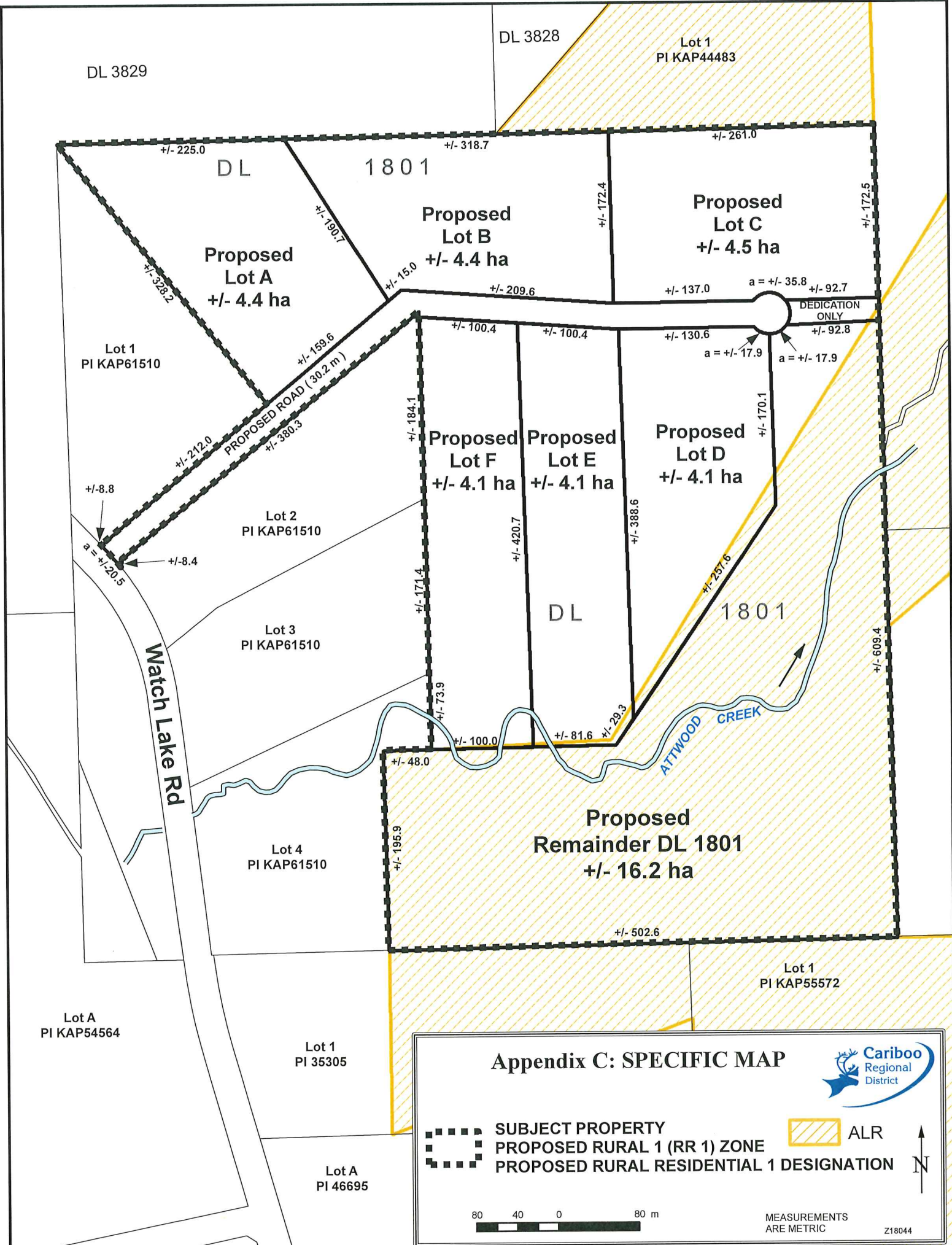
**SUBJECT PROPERTY**

### DESIGNATIONS

- |                     |                           |
|---------------------|---------------------------|
| ACREAGE RESERVE     | PARKS AND RECREATION      |
| AGRICULTURAL        | RESOURCE AREA             |
| COMMERCIAL          | RURAL RESIDENTIAL 1       |
| COUNTRY RESIDENTIAL | RURAL RESIDENTIAL 2       |
| GENERAL RESIDENTIAL | RURAL RESIDENTIAL 3       |
| INDUSTRIAL          | SMALL HOLDING RESIDENTIAL |

0 650 1,300 2,600 m





DL 3829

DL 3828

Lot 1  
PI KAP44483

DL 1801

Proposed  
Lot B  
+/- 4.4 ha

Proposed  
Lot C  
+/- 4.5 ha

Proposed  
Lot A  
+/- 4.4 ha

Lot 1  
PI KAP61510

PROPOSED ROAD (30.2 m)

Proposed  
Lot F  
+/- 4.1 ha

Proposed  
Lot E  
+/- 4.1 ha

Proposed  
Lot D  
+/- 4.1 ha

Lot 2  
PI KAP61510

Lot 3  
PI KAP61510

Lot 4  
PI KAP61510

DL 1801

Proposed  
Remainder DL 1801  
+/- 16.2 ha

Watch Lake Rd

ATTWOOD CREEK

Lot A  
PI KAP54564

Lot 1  
PI 35305

Lot A  
PI 46695

Lot 1  
PI KAP55572

Appendix C: SPECIFIC MAP



- SUBJECT PROPERTY
- PROPOSED RURAL 1 (RR 1) ZONE
- PROPOSED RURAL RESIDENTIAL 1 DESIGNATION

ALR



MEASUREMENTS  
ARE METRIC

Z18044

# Appendix D: ORTHOGRAPHIC MAP



LEGEND  
SUBJECT PROPERTY



ALR

0 45 90 180 m Z18044



DL 3829

DL 2080

DL 1801

DL 3827

DL 3807

DL 3815

DL 3808

SUBJECT PROPERTY  
DL 1801, L.D.,  
EXCEPT PLS. KAP55975, KAP61510



Describe the existing use of the subject property and all buildings: \_\_\_\_\_

The property is vacant except for an old dilapidated hay storage building which has collapsed.

Describe the proposed use of the subject property and all buildings: Rural residential properties.

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.): This property is a combination of wooded areas and hay meadows.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): The property is generally level with minor undulations, Attwood Creek flows through it.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Property Owners:**

Prudent DeWitte, Rancher  
PO Box 47  
Lone Butte, BC  
V0K 1X0

Eddy Valere DeWitte, Painting Contractor  
4809 Bolean Drive  
Kamloops, BC  
V2H 1M3

Katty Degard DeWitte, Office Assistant  
Rue De Velaine 40  
Wanfercee-Baulet, Belgium  
6224

As joint tenants

This application is requesting a rezoning and a redesignation within the Official Community Plan for District Lot 1801, Lillooet District, except Plans KAP55975 & KAP61510. This is being requested to accommodate a proposed six lot subdivision leaving the remainder of the property encompassing the land in the Agricultural Land Reserve.

District Lot 1801 has been owned by the DeWitte Family for 25 years and they have done two previous subdivisions within it. Plan KAP55975 created a single property over that part of the land west of Watch Lake Road. In 1998 Plan KAP61510 created four lots on the east side of Watch Lake Road with a panhandle access into the remainder of District Lot 1801. The four lots created were all over 4.0 hectares in size, as the land was all zoned Rural 1 at that time, and the panhandle was left to accommodate future development. The family did not do the total development in 1998 because of the cost to bring the public road into the land. Since then the Cariboo Regional District adopted a new zoning bylaw and because of the size of the remainder it was given the Resource Agricultural Zone instead of the Rural 1 zone. The owner was not aware of this change by the Cariboo Regional District and this application is being made to change the zone back to allow the development they planned in 1998. They thought they could just start phase two if their development.

The property is partially within the Agricultural Land Reserve. Both the original design and this current design (amended only to meet current subdivision requirements) have been done so all of the land in the reserve is left as a remainder with a buffer between the proposed lot boundary and the land reserve boundary. The remainder is approximately 16 hectares in size.

The six proposed lots are all over 4.1 hectares in size maintaining the rural character the DeWitte's established with the previous subdivision. This size also conforms to other properties in the general area. These rural residential properties will be a combination of wooded and open meadow areas and all are well suited for a small hobby farm type of use. The terrain is very gently rolling with many suitable buildings sites on each proposed lot with buffering and privacy possibilities.

The area of the proposed lots is presently designated Resource area in the draft South Cariboo OCP. The first policy of this designation is to designate land with resource operations as resource. This property does not have enough timber on it for the designation and the agricultural opportunities, other than hobby farm, is not viable because of the lack of the irrigation and carrying capacity for animals. The second policy while discouraging subdivision gives protection of watersheds, encourage range land opportunities and minimize conflicts with residential land uses as the reasons why. This proposal does not affect the watershed because the majority of Attwood Creek is outside the proposed lots. The Shoreland Management Policy which must be complied with for this application will ensure that all lots do not impact the creek or water table. The size of the property and the carrying capacity for animals in this location make it not productive range land. The proposal also removes any possible conflict with residential areas because of proposed rural residential uses beside existing lands used and designated for

that use. The Crown Land north of the proposal has already been logged and east and south is the Agricultural Land Reserve.

This property is located on the paved Watch Lake Road approximately 3.5 kilometers from Lone Butte where the post office and fire hall are located. It also has very easy access from there to the service centre of 100 Mile House on Highway 24. Utility servicing and the school bus route is on Watch Lake Road. This location because of its proximity to these services is ideal for the small expansion of the existing residential neighbourhood on this part of the Watch Lake Road. The proposed design meets all applicable objectives for residential development within the draft OCP. It does this in an environmentally responsible manner respecting the rural character of adjacent properties and the area.

The proposal provides a suitable relationship to the natural environment through the protection of Attwood Creek, the zoning setbacks on all lots and the buffering of other lands and their uses. The proposed rural residential area is adjacent to other similar sized residential properties, Crown Land that has been already utilized for its resources and the larger remainder between the lots and the family's ranch lands to the east. The properties are easily serviced within the development and all of each proposed lot is suitable for the onsite residential infrastructure needed. The proposed development is separated from the road by the existing residential properties, so other than a new road intersection people traveling along Watch Lake Road will see no change to the area's character.



## 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 a7 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.

The proposal will place housing in an area were the residents would be reliant on private vehicles to carry out their daily live activities.

Encouraging the use of private vehicles has health impacts to our population since it will influence their lifestyle by reducing daily physical activity and opportunities to access daily amenities. ( Please note that use of a personal vehicle can create an average household expenditures of 14% for transportation)

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.

Private vehicles impact air quality and Climate Action Plans.

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

Please contact [HBE@interiorhealth.ca](mailto: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 5, 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 8.10 PM

**PRESENT:** Chair RAY CARLSON  
Members PETER CRAWSHAY, ALAN BOYD, JUSTIN GUIMOND, RAY CARLSON, STEVE BROWN, HAROLD MOBBS, PETER BONTER  
Recording Secretary RAY CARLSON

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

Cariboo Regional District  
File No. ....

**OCT 10 2018**

**ABSENT:** DAVE LEVICK, ART GUIMOND

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

Agenda Items

**REZONING/OCP APPLICATION – 3360-20/20180044 (District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510)**

7219 WATCH LAKE ROAD, be supported/rejected for the following reasons:

- i) MOVED BY HAROLD MOBBS
- ii) SECONDED BY STEVE BROWN

To BE INCLUDED IN MOTION: THAT THE SETBACK ON ALL BOUNDARIES ADJACENT TO THE ALR BE INCREASED FROM 30 TO 45 METRES

For: 7 Against: 0

CARRIED DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 9.00 PM

R. Carlson  
Recording Secretary

R. Carlson  
Chair

Cariboo Regional District  
File No. ....

**OCT 15 2018**

Referred To .....

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20180044

Date: January 7, 2019

Location: Lone Butte Community Hall


Re: **CARIBOO REGIONAL DISTRICT SOUTH CARIBOO OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5174, 2018 AND CARIBOO REGIONAL DISTRICT SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5175, 2018**

### Persons Present:

- Director: *Willow Macdonald*
- Owner(s):
- Agent: *Nigel Hemingway*
- Public: See attached list
- Staff: *Hawon Sun, Shivani Sajwan*
- 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 1:15pm
  - 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: *Separate* Name:
    - 2) Date: *Sheets* Name:
  - The following verbal comments and questions were received: (add additional sheet if required)
    - Comments in favour:  
*See attached*
    - Comments of concern/opposition:  
*See attached*
  - Attendees were asked three times for further comments and/or questions.
  - The Chair called the meeting adjourned at 8:01 Pm

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

  
\_\_\_\_\_  
Signature of Chair

PUBLIC HEARING MINUTES  
7219 WATCH LAKE ROAD – REZONING APPLICATION

File No: 3360-20/20180044

Date: January 7, 2019

Location: Lone Butte Community Hall

**Re: Cariboo Regional District South Cariboo Official Community Plan Amendment Bylaw No. 5174, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018.** (Bylaw No. 3100 of the Cariboo Regional District is amended by redesignating District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510 from Recourse Area to Rural Residential 1 and Bylaw No. 3501 of the Cariboo Regional District is amended by rezoning District Lot 1801, Lillooet District, Except Plans KAP55975 and KAP61510 from Resource/Agricultural 1 (RA 1) zone to Rural 1 (RR 1) zone; Electoral Area: L).

The meeting was called to order at **7:15 pm**

The Director welcomed those present and outlined the purpose of a public hearing and the rules for the meeting and specifics of the application. There were 24 members of the public present, along with Electoral Area L Director Willow MacDonald, and two CRD staff (Havan Surat- Manager of Development Services and Shivani Sajwan- Planning Officer). See attendance list.

The Director read out the comments received from the referral process including the CRD planning staff's comments and board actions to date, along with an overview of the proposed changes.

The floor was opened for comments from those in attendance-

In **Support** of the proposed rezoning:

- **Klaus Vogel:** The area under application is considered a good location for residential growth.
- **Nicole Dupouy:** The proposed development will bring more people into the community.
- **Herman Ondang:** There is enough room for everyone.

In **Opposition** of the proposed rezoning, and addressed questions/concerns:

- **Louise Farthing:** The position of Atwood Creek on the map is not accurate. **Response by Havan Surat:** *The Ministry of Environment is responsible for updating the creek maps.*
- **Ross Regan:** The existing zone of Resource Agricultural 1 is there for a reason to protect the land from further development and preserve wild life. Why change it? **Response by Nigel Hemingway, the agent:** *This property does not have enough timber on it for the resource operations and the agricultural opportunities, other than hobby farm, is not viable because of the lack of irrigation and carrying capacity of animals. The size of the property and the carrying capacity for animals in this location make it a non-productive range land.* **Additional Response by Eddy Dewitte, the owner:** *The land under ALR (Agricultural Land Reserve) is not being developed. The subdivision is done so that all the land within ALR is left as a remainder with a buffer between the proposed lot boundary and the land reserve boundary.*
- **Louise Farthing:** The proposed subdivision can affect the Attwood Creek that also runs through the neighboring properties. **Response by Eddy Dewitte, the owner:** *The Atwood Creek is not a year-round creek, and the natural boundary of the creek will be preserved by having a covenant in place before the zoning amendment gets adopted.* **Additional Response by Don Dewitte:** *The owners have also applied for water rights.*

Concluded Statement:

*“Families can live and coexist with nature without affecting the wild life.”*

The Director called three times for further comments or concerns. As none were forthcoming, the meeting was adjourned at **8:01 pm**

Attendance List

Public Hearing For

Cariboo Regional District South Cariboo Official Community Plan Amendment Bylaw No. 5174, 2018

and

Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5175, 2018

Name (Please Print)	Address (Please Print)
Louise Farthing DAVID FARTHING	7253 Watch Lake Rd. 7253 WATCH LAKE RD.
ANN ARMANN Cody Stewart	7190 WATCH LAKE RD 6638 Hwy 24
Ross Regan Patti Regan	7290 Watch Lake Rd. 7290 Watch Lake Rd.
Adam Vienneau Christine Moeder	7227 watch lake Rd. 7249 Watch Lake Rd.
DANIEL SIEVERS	7244 WATCH LK. RD.
GORD SCITAUERMAN JERRY WESTON	7321 WATCH LK RD. 7841 BELL, LONE BUTTE
Klaus Vogel WAYNE CRESDEE	8067 Bridge Lake N. Rd 6174 HORSE LAKE RD
EDDY DE WITTE. DON DE WITTE.	4809 BOLEAN DR. 6250 HWY 24.
H. ONDANG F Dupouy	5217 EVERGREEN DR. GILBERT ONDANG

Name  
(Please Print)

Address  
(Please Print)

GILBERT ONDANG

7102-93 MILE HOOP RD

JESSICA ONDANG

— " —

Nicole DUPONT

5159 Hill top Rd 100 Mile H. BC

DENNIS KEEN

7026 HOLMES RD. LOVE BUTTE,

David Cunningham

Box 173 70 mile BC V0K-2K0

PRudent DEWETTE

Box 47 V0K 1X0 LOVE BUTTE

NIGEL HENNINGWAY

PO BOX 1270, 100 MILE HOUSE

Willa Mc Donald.

Good evening , <sup>Woman</sup> ~~Mr~~ Chairman, ~~Members of the~~ board . My name is Eddy De Witte. I would like to reply to the Petition letter. There are 4 points Id like to address

### 1.Land

The farm was purchased in 1980. In 1980 the said property had very little developed land and consisted mostly of the wetlands or meadows , which are still there. The uplands were cleared by our family in the mid 80's. I remember as a kid complaining about picking rocks and sticks and how rocks grow back every year. The quality of the uplands is marginal and is very dependant on the weather ( rain) and also the necessity of fertilizers to grow grass. . As we have no irrigation it yields one crop per year. The wetlands or meadows had been used for haying / grazing before we purchased the land and will continue to be used for that purpose as the wetland or meadows are in the 40 acres ALR designation

In 1994 our family started the process of a subdivision. The plan had 11 lots and the 40 acres ALR lot.

We proceeded with 4 front "Watch lake Rd " lots in 1997 and put the remaining lots on hold for the future.

The intention to develop the lots remained . In 2017 we proceeded with the remaining lots. These lots are 10 acres in size and are similar to others in the area. They are Rural Residential properties that allow agricultural use which was the zoning until the CRD changed it without our knowledge.

### 2. Water

The creek that flows through the property is Attwood Creek. It flows to Horse Lake. It is not however a year round creek. In the spring there is no natural flooding from the creek that occurs but the flooding is man made from a number of dams to hold and store the water. There are 3 dams downstream from the property and one near the property boundary.. As the meadows and most of the creek is within the ALR designation we understand the need to protect the creek from contamination. A further setback of 45 metres from building next to the ALR property line has been implemented in the lots to preserve a natural boundary.

### 3. Wildlife

Wildlife will be abundant on the lots as well as the wetlands or meadows . Moose will continue to use the meadows as they are in the ALR designation. White Tail deer population will continue to expand and thrive as they are very versatile to adapt to humans . My in-laws who live in Kimberly are well aware of the nuisance deer that are in town as they have had to cull them in past years. With Crown lands to the North and East of the property the moose and deer will continue to move around and have ample room to migrate.



As the need for water is dependant on bird migration, there is no guarantee that it will be available, as Attwood Creek frequently runs dry in late summer or early fall. Birds will still nest in the spring on the wetland meadow lands which are protected in the ALR designation.

It can be said that less hunting will occur in a subdivision and therefore will help wildlife thrive.

#### 4. Family

We acknowledge there needs to be a balance between farm land, wildlife and population growth.

These 10 acre lots provide enough space to provide an agricultural use or a hobby farm where families can live and co-exist with nature. The 40 Acres ALR wetlands or meadow and adjoining crown lands will allow nature to be at the doorsteps to these lots.

In conclusion i want to reiterate the following points

- The subdivision was started a long time ago and due to unaware changes we are having to re-apply
- Wildlife will continue to co-exist with humans and perhaps thrive with less hunting in the subdivision.
- The wetlands and meadows will remain under the ALR designation and will continue to provide wildlife habitat
- Since they are large 10 Acres lots designated for Agriculture use, farming can continue while sustaining families.

Thank you Mr. Chairman and members of the board.

January 7 2019.

Eddy De Witte

# 7219 Watch Lake Road - Rezoning Application

Public Hearing | Lone Butte Community Hall | January 7, 2019

Name: Louise Farthing  
Address: 7253 Watch Lake Rd.  
Lone Butte.

Please provide your comments on Rezoning Application at 7219 Watch Lake Road:

The letter received to "owners" of property directly affected by the proposed bylaw amendment. to attend a public hearing.

Why are statements being received from residents outside of the area.

example: <sup>99</sup>~~103~~ mile, Bridge lake.



***Planning the Future***

The above personal information is collected pursuant to section 26 of the Freedom of Information and Protection of Privacy Act, and will only be used for the purposes of this public hearing. Your personal information will not be released except in accordance with the Freedom of Information and Protection of Privacy Act. Questions about the collection of your personal information may be referred to the Cariboo Regional District's Corporate Officer, Suite D, 180 North Third Avenue, Williams Lake, BC, V2G 2A4, (250) 392-3351 or [mailbox@cariboord.ca](mailto:mailbox@cariboord.ca)

Please think about the environment before you print

-----Original Message-----

From: lpavich16@telus.net <lpavich@telus.net>

Sent: January 2, 2019 3:11 PM

To: CRD Planning <Planning@cariboord.ca>; Willow MacDonald <wmacdonald@cariboord.ca>

Subject: File: 3360-20/20180044

Good Afternoon,

Please find attached signed submission for the above noted file. I trust this will be received within the 48 hour allotment time prior to the hearing, dated January 7, 2019 at 7:00 pm.

Sincerely,

Louise Farthing  
7253 Watch Lake Rd.  
250-706-0190

# 7219 Watch Lake Road - Rezoning Application

Public Hearing | Lone Butte Community Hall | January 7, 2019

Name: Adam Viernow

Address: 7227 watch lake Road Lone Butte

\_\_\_\_\_  
\_\_\_\_\_

Please provide your comments on Rezoning Application at 7219 Watch Lake Road:

I wonder If we can  
subdivided our 10 acre lot into one acre  
lots? If not I have absolutely no respect  
for the CRD for what its worth.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



*Planning the Future*

*The above personal information is collected pursuant to section 26 of the Freedom of Information and Protection of Privacy Act, and will only be used for the purposes of this public hearing. Your personal information will not be released except in accordance with the Freedom of Information and Protection of Privacy Act. Questions about the collection of your personal information may be referred to the Cariboo Regional District's Corporate Officer, Suite D, 180 North Third Avenue, Williams Lake, BC, V2G 2A4, (250) 392-3351 or [mailbox@cariboord.ca](mailto:mailbox@cariboord.ca)*

④ Petition to stop the rezoning and  
Subdividing District Lot 1899, Willowet  
Except Plans KAP55975 and KAP61510

Name	Address
⑤ Mike Anthony Dave Young White	7685 Watch Lake road 7666 Watch Lake Rd.
Dick Wicks	7745 WATCH LAKE

(1)

Nov 28/18

To stop subdivided, District Lot  
1801, Lillooet District, Except Plans KAP55975  
and KAP61510

STOP Subdivide into 7 lots

Name	Address
Adam Yiernean	7227 watch lake road
<del>Inga Udolph</del> W/W	7227 watch Lake Road, Lone Butte
Juliane Barz	6526 little green lake Road, 70 mile
house & Farthing	1253 Watch lake Rd., lone Butte
Reinold, starting	7253 WATCH LAKE RD LONE BUTTE
Cristy Mellott	7289 WATCH LAKE RD, Lone Butte
Jan Husky	7510 watch LK RD, LONE BUTTE
Lord Schuurman	7321 watch LK RD, LONE BUTTE
KAREN SCHOORMAN	7321 watch LK. RD
Christine Maeder	7249 watch Lk Rd.
Dan / DANIEL STEVENS	7244 WATCH LK. RD
Patti Regan	7290 watch Lk. Rd. lone Butte
Patti Regan	7290 Watch Lk. Rd. lone Butte
LORELEI BACHMIER L. Bachmier	7484 WATCH LK. RD LONE BUTTE
Dale Bachmier	" " " " " "
A. Armann 7190 Watch Lake Rd	Box 14, Lone Butte, BC V0K 1X0
Vera Wymant	Box 197, Lone Butte, BC V0K 1X0
Ulrich Munkel	7230 watch lake Rd.
Francisca Munkel	7782 WATCH LAKE rd lone Butte
Jan Burtant	7782 WATCH LAKE rd lone Butte
Blenda Hood	6694 Byall Rd. Lone Butte
Hollis Hood	7066 Watch Lk Rd.
Ine Anthony SZ	7066 WATCH LK Rd.
GLENN ANTHONVSZ	7685 Watch Lk. Rd.
	7685 WATCH LK RD

74

**To:** CRD Planning <[Planning@cariboord.ca](mailto:Planning@cariboord.ca)>; Willow MacDonald <[wmacdonald@cariboord.ca](mailto:wmacdonald@cariboord.ca)>

**Subject:** Comment Re: Application of Rezoning DL 1801

- > This email is to express disapproval of the amendment to the CRD OCP bylaw 3100, 1995 in order to redesign the property DL 1801 Lillooet District, as well as amendment of CRD zoning bylaw 3501, 1999.
- > Current designation in resource area with a min lot size of 32 hectar. Current zoning is RA1 with min lot size 32 hectar.
- > Section 2 of the CRD planning report states that the land is vacant land covered in natural meadow. It fails to mention that it contains a circa 50 acres hayfield with a yearly yield of about 150 roundbales. South Cariboo OCP bylaw 3100 states in section 2.7 to keep parcels at a min of 32 hectar.
- > The CRD clearly shows in the OCP draft 2018 section 7.3.2 " To discourage the subdivision of land designated resource land into parcels smaller than 32 hectar. ...", that this objective of preserving resource land is still important.
- > I personally do not understand why the CRD planning department would advise to go against this fundamental objective.
- > This decision is helping to shape the future of the watch lake road neighbourhood. And as much as I understand the owners frustration on realizing that the rezoning from 1998 had been changed back to RA1 ( in order to protect ranchland), I assume there must have been a public hearing at that time where the CRD invited feedback in the OCP changes.
- > I don't dare to assume I know what is right or wrong in this matter. A decision in favor of the rezoning would leave me very puzzled and confused about what actually the point is of CRD's direction for the South Cariboo land planning.
- > I also understand the need for residential land development within reason. Then again according to Remax the vacant land sales decreased by 12 % within the past year. It doesn't seem there will be urgent need any time soon.

Sincerely

Inga Udluft

7227 Watch Lake Road Lone Butte BC V0K 1X0

To whom it may concern

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely Watch Lake Road Residents

Name: Hollis Good

Signature: Hollis Good

Address: 2066 Watch Lake Road Lillooet



To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District, for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2.

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: Ine Anthony & 2

Signature: 

Address: 7685 Watchlake Rd.

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life, this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: KEN NASEY

Signature: Ken Nasey

Address: 7510 Watch Lake Rd

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7. 3. 2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name:

Eric Han

Signature:

Eric Han

Address:

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons.

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay: local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life, this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name:

Udo Wymant

Signature:

Udo Wymant

Address:

7230 Watch Lake Rd.  
Lone Butte BC V0K1X0  
Canada

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay, local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: DAVID FORTIN

Signature: D. Fortin

Address: 7253 WATCH LAKE RD

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1 Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940 s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7. 3. 2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be a liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name:

NORME FORTIN

Signature:



Address:

253 WATCH LAKE RD

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District, for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2.

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: GORD SCHURMAN

Signature: 

Address: 7321 WATCH LK RD

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be a liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: KAREN L. SCAURMAN

Signature:



Address:

7321 WATCH LAKE RD  
LONE BUTTE, BC  
V0K 1X0



To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons

1 Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940 s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7. 3. 2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: *Christine Maeder*

Signature: *C. Maeder*

Address: *7299 Watch Lake Rd.*

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay, local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name:

*Christine Macdonald*

Signature:

*C. Macdonald*

Address:

*7244 Watch Lake Rd.*

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District, for the following reasons:

1. Preserve Resource land for ranching

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2.

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: DANIEL SIEVERS

Signature: 

Address: 7244 WATCH LAKE RD  
LONE BUTE, BC

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2.

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life, this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: *A. Armann* PATRICIA ANN ARMANN

Signature: *A. Armann*

Address: 7190 WATCH LAKE ROAD.  
Horse Lake.

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1 Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940 s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7. 3. 2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be a liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: D. WIERS

Signature: [Handwritten Signature]

Address: 7793 WATCH LAKE RD

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4/5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name:

Adam Vienreau

Signature:



Address:

7227 Watch Lake rd.  
Lone Butte

To whom it may concern:

We who signed this document wish to express our disapproval of the proposed rezoning of district lot 1801, Lillooet District for the following reasons:

1. Preserve Resource land for ranching.

We need to support ranching. Ranchers need hay; local sources of hay are critical to keep costs at a reasonable level. The class designation of the property concerned is partly class 3, good farmland. In detail it is about 50 acres of hayfield that has continuously been hayed since the 1940s. The present lessor who is harvesting about 150 round hay bales per year will lose this source of hay and the investment that have gone into it. The property also has class designation 4-5.

We need to keep parcel sizes of resource land so that the land remains suitable for ranching, preferably keeping a minimum parcel size of 80 acres, following the CRD objective as stated in the OCP draft 2018 point 7.3.2.

2. Atwood creek, a tributary to Horse Lake runs through the property. Seasonal flooding occurs and further development could negatively affect downstream properties and the quality of the Horse Lake water supply.

3. Wildlife is abundant on the entire property. There has been a steady increase in the moose population in the last 3 years. There is an abundance of white tail deer including their breeding grounds. Canada Geese, Sand Hill Cranes and Mallard Ducks have their nesting grounds on this property and rest there during their migration.

4. We would like to maintain the rural resource based character of the Watch Lake Road neighbourhood for our families and future generations to come. Once we destroy productive agricultural land we have lost a valuable resource forever. The RA1 zoning is there for a reason, to keep the land as natural as possible. In the past ten years land in this area has been subdivided and sold as 80-acre lots. These lots still produce 150 to 170 large round bales of hay per season and continue to provide a natural habitat for birds and wild life; this is the result of having one household per lot. We as residents of this area acknowledge there needs to be liveable space for future families in the area, however we also realize there has to be a sustainable balance between people, wild life and agriculture. As responsible citizens and taxpayers we strongly support the current RA1 zoning regulations and do not support re-zoning the said lot to RR1.

Sincerely, Watch Lake Road Residents

Name: *Glenda Good*

Signature: *Glenda Good*

Address: *7066 Watch Lk Rd.  
Lone Butte*



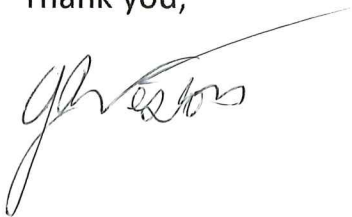
Jan. 07,2019

Subject property: 7219 Watch Lk Rd

To: Whom it may concern,

My name is Jerry Weston, I grew up in the area and I have been a local contractor here for many years. There has always been a slow, but steady growth with developments of this kind. I have seen this area grow over the years to where it is today. The developing of the lots could provide much needed employment in the short and long term. Also, the 10 plus acre lot size would provide plenty of room and privacy for all it's residence, to live in harmony with nature. I am in favor of the proposed subdivision put forward by the Dewitt family, as it will continue to help provide the steady growth we have seen over the years.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Weston". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Jerry Weston





**Appendix C: SPECIFIC MAP**

  SUBJECT PROPERTY  
  PROPOSED RURAL 1 (RR 1) ZONE  
  ALR

MEASUREMENTS ARE METRIC  
 Z18044