

Rezoning Information Package

File Number: 3360-20/20180020

Subject: Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018

Electoral Area: I

Date of Referral: July 16, 2018

Date of Application: May 30, 2018

Property Owner's Name(s): Douglas and Beverly Parkins

Applicant's Name: Douglas and Beverly Parkins

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3986, Cariboo District, Plan 24432, Except Plan 25048

Area of Application: 4.04 ha (9.98 ac)

Location: 927 Parkins Road

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Lakeshore Residential (RL)

Lakeshore Residential 2 (RL 2)

Settlement Area 2 (RS 2) (Split Zone)

Min. Lot Size Permitted:

0.4 ha (0.99 ac)

0.8 ha (1.98 ac)

0.4 ha (0.99 ac)

Proposed Use: The property owners would like to retain their summer cabin on the 3.9 acre lot, sell existing improvements on the 4.9 acre lot and to utilize the remaining 1.1 acre lot.

*****Revised Proposal:** The applicants have revised the site plan from 3-lot subdivision to 2-lot along with a split zone as the RS 2 lot in the previous plan does not comply with sewage disposal system from the Northern Health Authority Standards. The revised proposal is shown in Appendix C.

No. and size of Proposed Lots: 3 lots proposed, approximately 3.9 acres of RL zone, 4.9 acres of RL 2 zone, and 1.1 acres of RS 2 zone.

Name and type of existing road system: Parkins Rd (paved/collector)

Services Available: Hydro, telephone, sewage disposal system, well.

Within the influence of a Controlled Access Highway: No

Within the confines of the Agricultural Land Reserve: No

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

Yes, with respect to sewerage disposal and riparian protection

Name of Lake/Contributing River and Lake Classification: Puntchesakut Lake

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

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

SECTION 2: Planning Report

Planning Staff recommends approval of Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018.

Background & Location:

It is proposed to rezone a 4.04 ha (9.98 ac) lakeshore property to subdivide into three different size lots. The subject property is currently zoned Rural 1 (RR 1) in the North Cariboo Area Rural Land Use Bylaw, No. 3505, 1999. The proposal is located on the east side of the Puntchesakut Lake at 927 Parkins Road as shown in Appendix B.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. The applicant proposes 3.9 acres lot of Lakeshore Residential (RL) zone in order to retain their summer cabin, 4.9 acres lot of Lakeshore Residential 2 (RL 2) zone to sell the existing improvements, and 1.1 acres lot of Settlement Area 2 (RS 2) zone to utilize for other purposes.

Surroundings:

There are mostly single-family residential lots surrounding the property, with Puntchesakut Lake to the west of the subject property.

CRD Regulations and Policies:

3505- North Cariboo Area Rural Land Use Bylaw, 1999

8.8 SETTLEMENT AREA 2 (RS 2) ZONE

8.8.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4,000 square metres (43,057 square feet)
(Note: Per single-family dwelling unit, and unserviced lot)

8.9 LAKESHORE RESIDENTIAL (RL) ZONE

8.9.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.4 hectare (0.99 acre)

8.10 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE

8.10.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectare (1.98 acre)

Revised Proposal:

The applicants have revised the site plan from 3-lot subdivision to 2-lot along with a split zone as the RS 2 lot in the previous plan does not comply with sewage disposal system from the Northern Health Authority Standards. The revised proposal is shown in Appendix C.

Rationale for Recommendations:

Planning staff is supportive of the rezoning amendment as the proposed lot sizes are similar in size to the existing lots that are adjacent to the subject property. However, due to the presence of wetland on the subject property, the applicants will require approval from FrontCounter BC if any construction occurs within the wetland.

Staff also recommend compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection as the property is in close proximity to the Puntchesakut Lake.

Recommendation:

That Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018 be approved, subject to the following condition(s):

1. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.

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

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - January 7, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the change in the proposed zoning amendment bylaw referral to include a RS 2 split zone. Please include our EDAS file # 2018-04458 on any correspondence regarding this bylaw amendment.

Please note this in no way constitutes subdivision approval. Items to be considered for future subdivision may include but not be limited to:

- Access
- Drainage
- Right-of-way Dedication
- Road Construction
- First Nations Consultation
- Archaeology Assessment
- Proof of Water
- Sewage Disposal
- Geotechnical Assessment

Advisory Planning Commission:

Ministry of Environment: - August 1, 2018

The ministry does not have any concerns with the proposed zoning amendments.

The owners indicate that there are several wetlands on the property – certain types of wetlands are considered to be streams as defined in the *Water Sustainability Act*. If any works are to occur within the wetlands, approval may be required through FrontCounter BC.

Ministry of Environment: - January 8, 2019

If subdivision of the parcel is approved, it is recommended that the CRD Shoreland Management Policy be applied to the new parcels such that 15m buffer leave strips be required as future development setbacks from the shore of Puntchesakut lake and the associated wetland.

SECTION 4: Board Action

Date of Meeting: August 24, 2018

That Cariboo Regional District North Cariboo Area Zoning Amendment Bylaw No. 5150, 2018 be read a first and second time this 24th day of August, 2018. Further, that adoption be subject to the following condition:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.

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

Date of Meeting: October 12, 2018

That Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018 be read a third time, this 12th day of October, 2018.

ATTACHMENTS

Appendix A: Bylaw No. 5150

Appendix B: General Map

Appendix C: Specific Map (Revised Proposal)

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5150

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No.3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

- i) rezoning Lot 1, District Lot 3986, Cariboo District, Plan 24432, Except Plan 25048 from Rural 1 (RR 1) zone to Lakeshore Residential (RL) zone, Lakeshore Residential 2 (RL 2) zone and Settlement Area 2 (RS 2) zone as shown in Schedule "A"; and
- ii) amending Schedule Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 24th DAY OF August, 2018.

READ A SECOND TIME THIS 24th DAY OF August, 2018.

A PUBLIC HEARING WAS HELD ON THE 25th DAY OF September, 2018.

READ A THIRD TIME this 12th day of October, 2018.

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. 5150 cited as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 5150, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

Manager of Corporate Services

DL 3982

Puntchesakut Lake Rd

A

LA PL 19879

PUNTCHESAKUT LAKE

LOT 1
PL 24432

DL 3986 C.D.
EXCEPT PL 25048

Parkins Rd

REM NW 1/4
DL 3986

LA PL 25048
A

DL

3986

L 1 PL 22446
EXC PL 27860

1

1

+/-97.03

Wall Rd




2

SCHEDULE 'A'

(Revised Proposal)



LEGEND

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

40 20 0 40 m

MEASUREMENTS
ARE METRIC
Z18020



Appendix B: GENERAL MAP



LEGEND

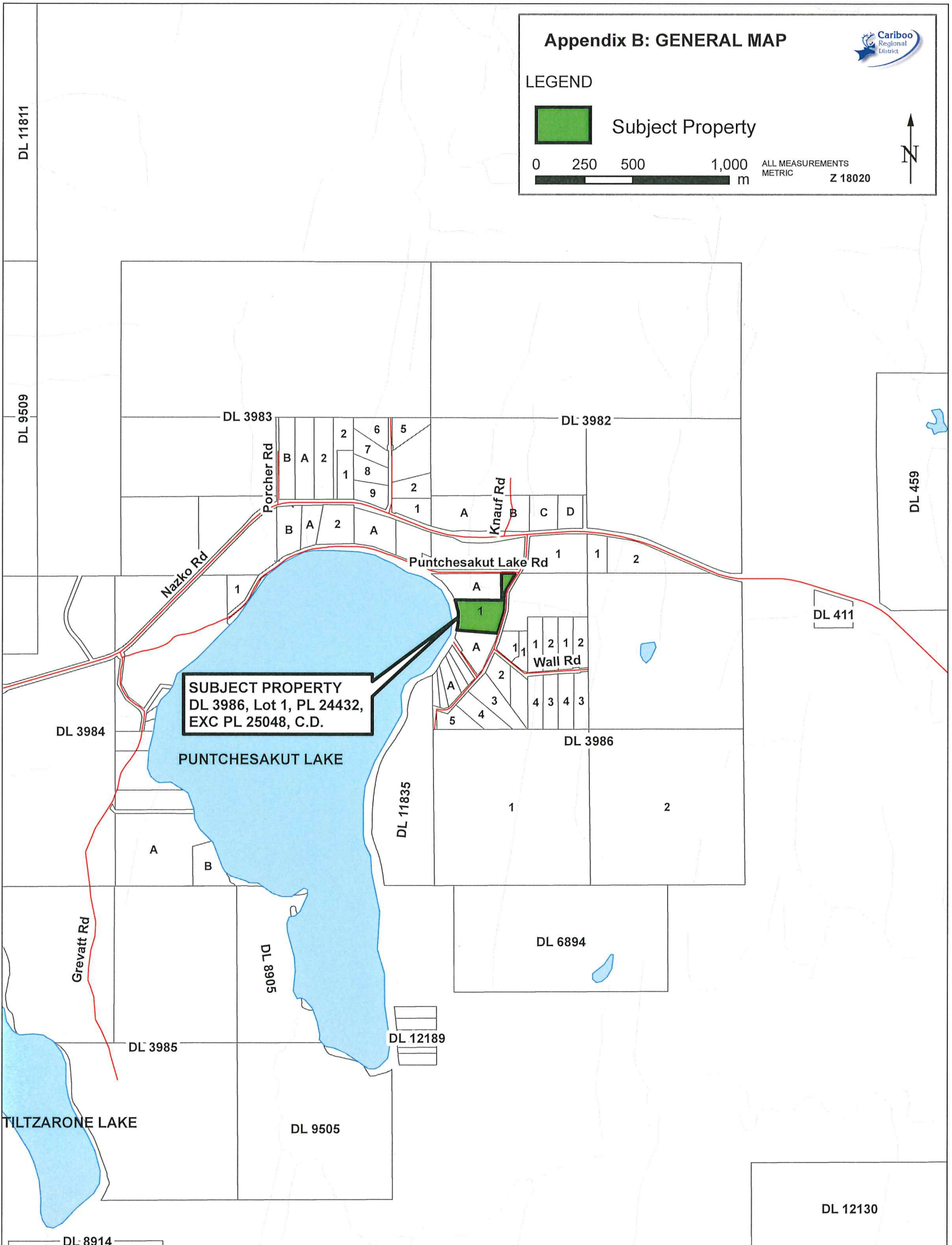


Subject Property

0 250 500 1,000 m

ALL MEASUREMENTS METRIC

Z 18020



DL 3982

Puntchesakut Lake Rd

+/-65.43

+/-7.5

A

+/-139.5

+/-101.39

+/-46.03

+/-240.05

PROPOSED LOT 2
+/-2.47 ha

WETLAND

WOODSHED

TREED AREA

DWELLING

SHED

GARAGE

+/-72.09

Parkins Rd

PUNTCHESAKUT LAKE

+/-179.13

+/-79.74

PROPOSED LOT 1
+/-1.58 ha

TREED AREA

LOG CABIN

+/-232

PROPOSED DRIVEWAY

+/-97.03

+/-198.69

DL

3986

Appendix C: SPECIFIC MAP (Revised Proposal)



LEGEND



SUBJECT PROPERTY



PROPOSED LOT 1



PROPOSED LOT 2

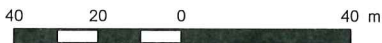


PROPOSED LAKESHORE RESIDENTIAL (RL) ZONE

PROPOSED SETTLEMENT AREA 2 (RS 2) SPLIT ZONE



PROPOSED LAKESHORE RESIDENTIAL 2 (RL 2) ZONE



MEASUREMENTS ARE METRIC

Z18020

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 Subject Property

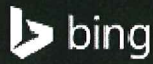
0 105 210 420 m

ALL MEASUREMENTS METRIC Z 18020



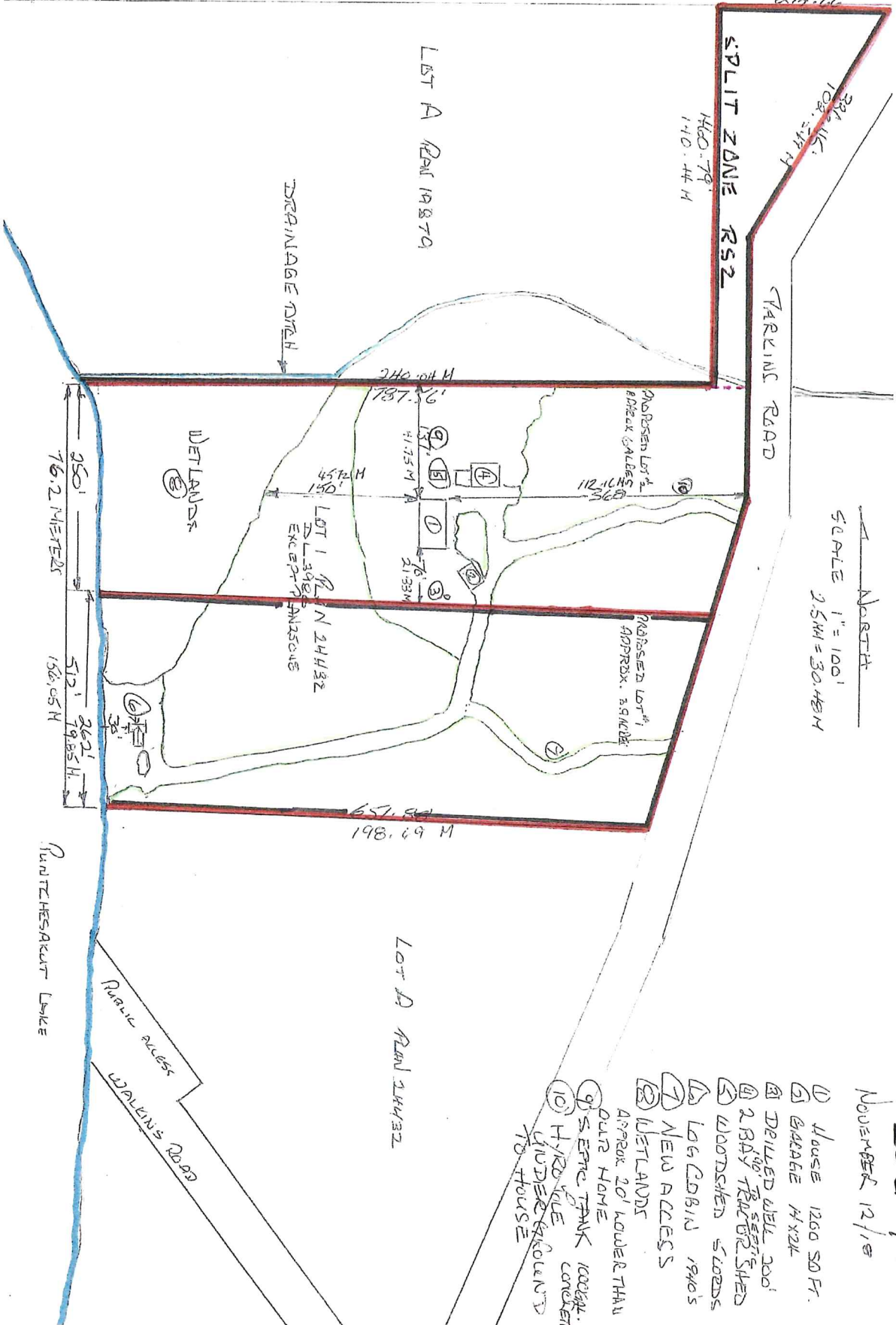
SUBJECT PROPERTY
DL 3986, Lot 1, PL 24432,
EXC PL 25048, C.D.

PUNTCHESAKUT LAKE



PUNTESAKUT LAKE RD.

65.42 M
214.16



SPLIT ZONE R52

PARKING ROAD

LOT A RAIL 19879

DRAINAGE DITCH

WETLANDS

LOT 1 RAIL 24432

LOT D RAIL 24432

PUNTESAKUT LAKE

RAIL ACCESS
WALLEN'S ROAD

SCALE 1" = 100'
2.5CM = 30.48M

REVISED
DEC 10/18
NOVEMBER 12/18

- 1) HOUSE 1260 SQ FT.
- 2) GARAGE 4X22
- 3) DRILLED WELL 200'
- 4) 2 BAY TRACTOR SHED
- 5) WOODSHEEN STOODS
- 6) LOG COBBIN 1940'S
- 7) NEW ACCESS
- 8) WETLANDS
- 9) APPROX 20' LOWER THAN OUR HOME
- 10) S ERMIC TANK 1000 GAL.
- 11) H/RD W/LE CONCERTE UNDER WETLANDS TO HOUSE

Shivani Sajwan

From: Beverly Parkins <beverlyparkins927@gmail.com>
Sent: November 22, 2018 8:52 AM
To: Shivani Sajwan
Cc: Carol.MacPhail@gov.bc.ca
Subject: request crd approval for split zoning re Parkins Road
Attachments: 2 lot subdivision.pdf

Good Morning:

Seeing as how we have already been approved for the 3 zones on this property, we would request that the property be subdivided into 2 lots only.

That the property that the house is situated on (The Lakeshore Residential 2 (RL2) share a split zone with the Settlement Area 2 (RS2). This RS2 lot can then remain as a green space forever. The Lakeshore Residential (RL) will continue to be used as a summer cabin.

We look forward to your approval so that we may continue to go forward with all the requirements necessary to continue this subdivision process.

Thank you,

Beverly and Doug Parkins

Describe the existing use of the subject property and all buildings: 1 - 1200 sq ft. house
1 - GARAGE (14x24), TRACTOR SHED 2 BAYS 10x20,
WOOD SHED 8x16 RESIDENTIAL SINGLE FAMILY

Describe the proposed use of the subject property and all buildings: SAME AS ABOVE

Describe the reasons in support for the application: 1) TO SELL EXISTING
IMPROVEMENTS ON 5 ACRES 2) TO RETAIN SUMMER
CABIN ON 4 ACRES 3) TO UTILIZE THE 1 ACRE PC.

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
PROPERTY HAS 512' WATERFRONT ON PUNTCHESAKUT LK.
ABOUT 2 ACRES OF WETLANDS

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

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

RESULTS OF PUBLIC HEARING

File No: 3360-20/20180020

Date: September 25, 2018

Location: Bouchie Lake Community Hall

Re: **CARIBOO REGIONAL DISTRICT NORTH CARIBOO AREA RURAL LAND USE
AMENDMENT BYLAW NO. 5150, 2018.**

Persons Present:

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

Waited ten (10) minutes and then called the meeting adjourned.

Welcome and introduction by the Area Director/Alternate

The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at _____.

The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.

The Chair read out the following letters received from the public: (attached)(add additional sheet if required)

1) Date: _____ Name: _____

2) Date: _____ Name: _____

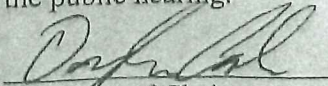
The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

Attendees were asked three times for further comments and/or questions.

The Chair called the meeting adjourned at 7:12.

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


Signature of Chair

