



Date: 08/03/2019

AGENDA ITEM SUMMARY

To: Chair and Directors, Cariboo Regional District Board

And To: John MacLean, Chief Administrative Officer

From: Havan Surat, Manager of Development Services

Date of Meeting: Cariboo Regional District Board_Mar22_2019

File: 3360-20/20180047

Short Summary:

Area H – BL 5180

5498 Kennedy Road

Lot 1, District Lot 4184, Lillooet District, Plan 18358

From Residential 2 (R 2) zone to Special Exception R 3-1 zone

(3360-20/20180047 – Collinson)

Director Wagner

Voting:

Stakeholder Vote - Unweighted - All Electoral Areas

Memorandum:

See planning report on attached information package.

Attachments:

Information Package

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- ☐ Ensuring Sufficient and Sustainable Funding
- ☐ Building on our Relationships
- ☒ Providing Cost Effective High Quality Services
- ☐ Focusing on Being Well Governed

Land use amendment applications are received and processed at the request of residents/applicants. Regardless of the outcome of each application, the provision of this service aligns with the Board's strategic goal of providing high quality, cost-effective services.

CAO Comments:

I wanted to be sure that the Board is aware that the steps required to legalize this development have already been taken. The Board has previously, at the then owners request, rezoned the property to allow for subdivision of the property into two lots. This step would legalize the properties and utilize a normal, pre-existing zone – not use a Special Exception Zone. This is not a case where the Board has made a decision that impacted on a property owner. The previous owner took the appropriate steps to legalize the property. The Board should at least consider leaving the zoning the way it is and compelling the property owner to legalize the property in the way previously envisioned.

Options:

1. Endorse recommendation;
2. Deny;
3. Defer.

Recommendation:

That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5180, 2018 be read a first and second time this 22nd day of March, 2019. Further that adoption be subject to the following:

1. Off-street parking for two vehicles per duplex unit must be provided.
2. The applicants must undertake site assessment by a qualified professional to ensure sustainable onsite sewage system and safe, potable drinking water for the existing two duplexes prior to rezoning adoption.

Further, that the cost of the site assessment be borne by the applicants.