

Rezoning / OCP Information Package

File Number: 3360-20/20180031

Subject: Cariboo Regional District Green Lake and Area Official Community Plan Amendment Bylaw 5158, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5159, 2018

Electoral Area: L

Date of Referral: July 27, 2018

Date of Application: June 27, 2018

Property Owner's Name(s): Steven Nasby

Applicant's Name: Michael Kidston

SECTION 1: Property Summary

Legal Description(s): The South East 1/4 , District Lot 3810, Lillooet District, Except Plan KAP65017

Property Size: 54.8 ha (135.79 ac)

Area of Application: 54.8 ha (135.79 ac)

Location: 7510 Watch Lake Road

Current Designation:

Resource

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 1 (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 land to 3 lots for family.

No. and size of Proposed Lots: 3 lots proposed. One 13.6 ha (33.6 ac) lot and two 20.6 ha (50.9 ac) lots.

Name and type of existing road system: Watch Lake Road (paved, collector)

Services Available: Hydro, telephone, sewerage disposal system, well

Within the influence of a Controlled Access Highway: No

Within the confines of the Agricultural Land Reserve: Not within the ALR

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

No

Name of Lake/Contributing River and Lake Classification: N/A

Required to comply with other Development Permit Areas: No

Name of Development Permit: N/A

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

Actual Use Code:		Lot Sizes:
(a)	061 – 2 Acres or More - Vacant	56.41 ha (139.39 ac) – 64.75 ha (160 ac)
North		
(b)	Unsurveyed Crown Land	
South		
(c)	060 – 2 Acres or More – Single Family	7.13 ha (17.62 ac) – 64.75 ha (160 ac)
East	Dwelling, Duplex	
(d)	060 – 2 Acres or More – Single Family Dwelling,	5.5 ha (13.592 ac) – 7.1 ha (17.62 ac)
West	Duplex	
	063 – 2 Acres or More – Manufactured Home	4.03 ha (9.91 ac) – 5.56 ha (13.738 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 54.8 ha (135.79 ac) agricultural property to subdivide into three lots within a family for residential use. The subject property is currently zoned as Resource/ Agricultural 1 (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 one 13.6 ha (33.6 ac) lot and two 20.6 ha (50.9 ac) lots. The proposal is shown in Appendix C. It is also proposed to change the designation from Resource to Rural Residential 1 in the Green Lake and Area Official Community Plan.

Location & Surroundings:

The subject property is located to the north of the Watch Lake with Watch Lake Road that passes through the property as shown in Appendix B. Currently, there is a dwelling, pole shed, log barn, and a pump house existing on the south side of the Watch Lake Road. The north side of the road is a vacant land with dense tree coverage. The property is surrounded by single-family dwellings to the east and west, and unsurveyed vacant Crown Land to the south and north of the subject property.

Relevant Applications:

There are two relevant applications surrounding the subject property that got approved within the past decade. Both the properties are associated with Rezoning Application situated south-east of the subject property. The two properties were rezoned from Resource/ Agricultural (RA 1) to Rural 1 (RR 1) for creating a separate lot encompassing the existing home-site, and a rural residential lot.

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)

Rationale for Recommendations:

Being surrounded by properties with similar land-use and undeveloped Crown Land, the proposal has minimal impact on adjacent properties. Therefore, planning staff recommends approval of this application.

Recommendation:

That the South Cariboo Area Zoning Amendment Bylaw No. 5159, 2018 to rezone the South East 1/4, District Lot 3810, Lillooet District, Except Plan KAP65017 from Resource/Agricultural 1 (RA 1) zone to Rural 1 (RR 1) zone; along with the Green Lake Area Official Community Plan Amendment Bylaw No. 5158, 2018 to re-designate the subject property from Resource designation to Rural Residential 1 designation be approved.

SECTION 3: Referral Comments

Health Authority: - August 13, 2018

See attached.

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission: August 16, 2018

See attached.

Ministry of Environment: -

CRD Environmental Services Department: - July 30, 2018

Interests unaffected.

SECTION 4: Board Action

Date of Meeting: September 21, 2018

That the Cariboo Regional District Green Lake Area Official Community Plan Amendment Bylaw No. 5158, 2018 be read a first and second time this 21st day of September, 2018.

That the Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5159, 2018 be read a first and second time this 21st day of September, 2018.

ATTACHMENTS

Appendix A: Bylaw No. 5158 & 5159

Appendix B: General Map and OCP Designation

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Interior Health Comments

APC Response Form

Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5158

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4641, being the "Cariboo Regional District Green Lake Area Official Community Plan Bylaw No. 4641, 2010".

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 Green Lake Area Official Community Plan Amendment Bylaw No. 5158, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 4641 of the Cariboo Regional District is amended by:

Redesignating The South East 1/4, District Lot 3810, Lillooet District, Except Plan KAP65017 from Resource designation to Rural Residential 1 designation.

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

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

A PUBLIC HEARING WAS HELD ON THE 21st DAY OF November, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5158, cited as the "Cariboo Regional District Green Lake Area Official Community Plan Amendment Bylaw No. 5158, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5159

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. 5159, 2018".

2. AMENDMENT

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

- i) rezoning The South East 1/4, District Lot 3810, Lillooet District, Except Plan KAP65017 from Resource/Agricultural 1 (RA 1) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "C" accordingly.

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

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

A PUBLIC HEARING WAS HELD ON THE 21st DAY OF November, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

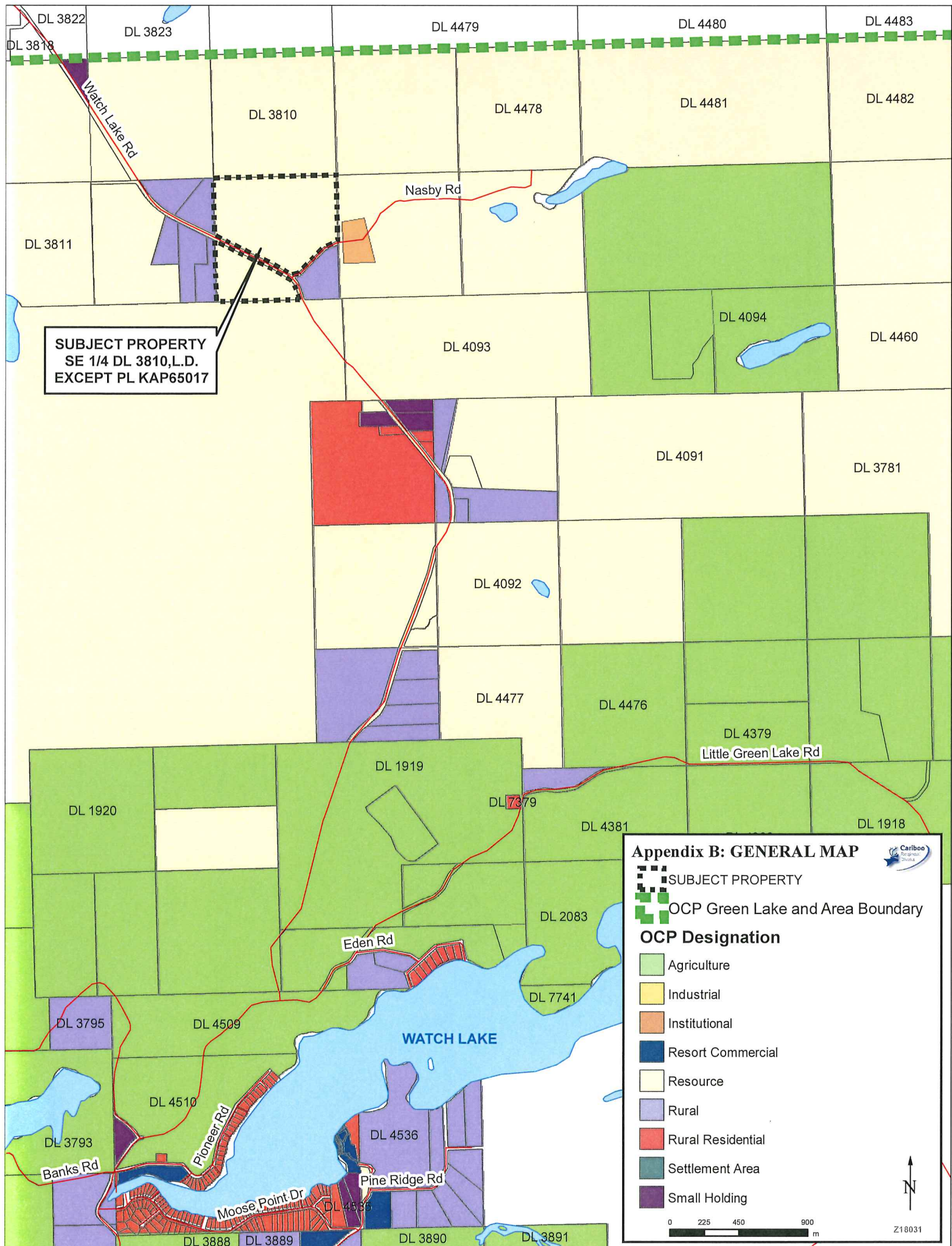
ADOPTED THIS ____ DAY OF _____, 2018.

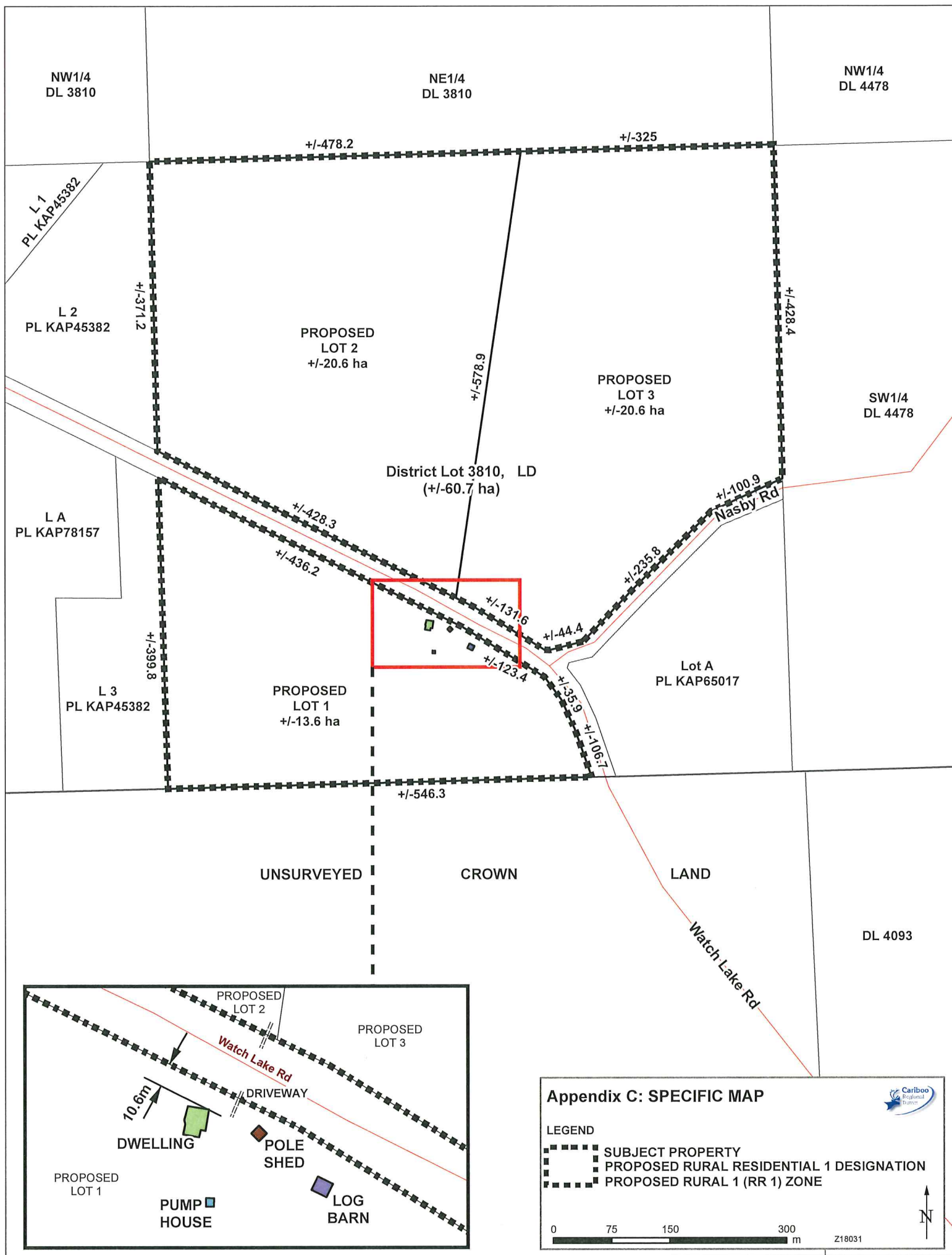
Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5159, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5159, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer







SUBJECT PROPERTY
SE 1/4 D. L. 3810, LD
EXCEPT PL KAP65017

Appendix D: ORTHOGRAPHIC MAP

LEGEND

 SUBJECT PROPERTY

0 375 750 1,500 m



Z18031

Describe the proposed use of the subject property and all buildings: Residential use.

Describe the reasons in support for the application: Property is estate of Hubert Kennerh
Nashby; will leaves each of three children one lot of approx.
1/3 of property.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): North of road
entirely treed; south of road some grassland and some treed.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

Gently sloping; no outstanding features.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Requirements for Specific Application Types

Zoning and/ or Official Community Plan (OCP) Amendments (if applicable)

Proposed Zone(s):

RR 1

Proposed OCP Designation(s):

Rural Holding

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Outlined Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Interior Health appreciates the opportunity to comment on this proposal which changes the current OCP and zoning designation to permit a 3 lot subdivision.

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

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

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

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

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

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

Signed By:



Title: Environmental Health Officer

Date:

August 13, 2018

Agency: Interior Health

AUG 16 2018

File No: 3360-20/20180031

Referred To

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on
AUGUST 18 2018 in the LONE BUTTE FIREH. , located at LONE BUTTE, BC,
commencing at 7.00 PM

PRESENT:

Chair RAY CARLSON

Members ALAN BOYD, JUSTIN GUIMOND, PETER CRANSHAW
HAROLD MOBBES, STEVE BROWN, RAY CARLSON

Recording Secretary RAY CARLSON

Owners/Agent, or MIKE KIDSTON, STEVE NASBY

☐ Contacted but declined to attend

ABSENT: DAVE LEVICK, ART GUIMOND

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

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20180031 (The South East 1/4, District Lot
3810, Lillooet District, Except Plan KAP65017)

/ : "THAT the application to rezone/redesignate property at
7510 WATCH LAKE ROAD, be supported/rejected for the following reasons:

- i) THAT THE CONCERNS ADDRESSED ON THE BACK
- ii) OF THIS FORM BE FOLLOWED.

For: 6 Against: 0

CARRIED/DEFEATEDTerminationMOVED BY PETER
SECONDED BY JUSTIN

: That the meeting terminate.

CARRIED

Time: 725 PM

R. Carlson
Recording Secretary

R. Carlson
Chair

(OVER)

Peter Craushay : Concerned that a possible 12 -10 Acre Parcels could become from this subdivision. Does not support the zoning. Therefore would like it to be a Special Exemption zoning with no further subdivision

Alan Boyd :

Notes an Unseightly Premises Complaint still outstanding and needs to be clarified and remedied prior to Final Adoption .

All members of the APC were in agreement on these items.

RESULTS OF PUBLIC HEARING

File No: 3360-20/20180031

Date: November 21, 2018

Location: Watch Lake Community Hall

Re: **CARIBOO REGIONAL DISTRICT GREEN LAKE AND AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 5158, 2018 AND CARIBOO REGIONAL DISTRICT SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5159, 2018**

Persons Present:

- ☒ Director:
- ☒ Owner(s): STEPHEN NISBY
- ☒ Agent: MICHAEL KIDSTON
- ☒ Public: See attached list
- ☒ Staff: NO STAFF
- ☐ No public in attendance (excluding owner/agent)

7:11 PM

- ☐ 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 7:11.

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

Signature of Chair

Guy Poliseno

What is the purpose
land / house is it being cleaned up
STEVEN (speaking as fire chief)

SETTLEMENT OF ESTATE (Parents' Request
for it to be subdivided)

- yes it is and will continue to be.
cleaned up

Attendance List

Public Hearing For

Cariboo Regional District Green Lake and Area Official Community Plan Amendment
Bylaw No. 5158, 2018

and

Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5159, 2018

Name
(Please Print)

Address
(Please Print)

MARK BULMAN

6427 Fox Cres.

GUY POLISENO

7763 WATCH LK RD.

JOANNE APELDOORN

6323 MOOSE POINT DR

DEB NASBY

6360 NASBY Rd.

KEN NASBY

7510 WATCH LK RD.

Michael Kidston

5801 Simon Lk. Rd, 100 N.H.

STEVEN NASBY

6360 NASBY Rd.