# 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.)

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

**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 DL 3810, L.D.
EXCEPT PL KAP65017
SUBJECT PROPERTY
SE ¼ D. L. 3810, LD
EXCEPT PL KAP65017

Appendix D: ORTHOGRAPHIC MAP
LEGEND

SUBJECT PROPERTY
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 Munns. Nasby, will leave each of three children one lot of approx. 1/3 of property.

Provide a general description of vegetation cover (i.e. tree, 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.

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<tr>
<th>Services</th>
<th>Currently Existing?</th>
<th>Readily Available?*</th>
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<tr>
<td></td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>Hydro</td>
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<tr>
<td>Telephone</td>
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<td>Community Water System</td>
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<td>Community Sewer System</td>
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<td>Sewage Disposal System</td>
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<td>Well</td>
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<tr>
<td>Other (please specify)</td>
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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
☐ Approval Recommended Subject to Conditions Outlined Below
☐ Interests Unaffected by Bylaw
☐ 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: [Signature] 
Title: Environmental Health Officer
Date: August 13, 2018
Agency: Interior Health
Cariboo Regional District

AUG 16 2018

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 FIRE H. Located at LONE BUTTE, BC, commencing at 7:00 P.M.

PRESENT: Chair RAY CARLSON
Members ALAN BOYD, JUSTIN GUIMONO, PETER CRANSHAY
HAROLD MOBBS, STEVE BROWN, RAY CARLSON

Recording Secretary RAY CARLSON

Owners-Agent or br MIKE KIDSTON, STEVE NASAY
☐ Contacted but declined to attend

ABSENT: DAVE LEVICK, ART GUIMONO

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:
1) THAT THE CONCERNS ADDRESSED ON THE BACK OF THIS FORM BE FOLLOWED.
2) THAT THE CONCERNS ADDRESS

For: 6 Against: 0  CARRIED/DEFEATED

Termination

MOVED BY PETER SECONDED BY JUSTIN

: That the meeting terminate. CARRIED

Time: 7:25 P.M.

Recording Secretary Chair

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

Alan Boyd:
Notes an Unrighthly Premise Complaint still outstanding and need to be clarified and remedied prior to Penal 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: STEPHEN NIXBY
☑ Owner(s):
☑ Agent: MICHAEL KIDSTON
☑ Public: See attached list
☑ Staff: NO 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 7:19.

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
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARK BULMAN</td>
<td>6427 Fox Cres.</td>
</tr>
<tr>
<td>GUY POLISENO</td>
<td>7763 Watch Lk Rd.</td>
</tr>
<tr>
<td>JOANNE APELDOORN</td>
<td>6823 Moose Point Dr.</td>
</tr>
<tr>
<td>DAVE NASBY</td>
<td>6360 NASBY Rd.</td>
</tr>
<tr>
<td>KEN NASBY</td>
<td>7510 Watch Lk Rd.</td>
</tr>
<tr>
<td>MICHAEL KIDSTON</td>
<td>5801 Simon Lk. Rd. 100 M.F.</td>
</tr>
<tr>
<td>STEVENS NASBY</td>
<td>6360 NASBY Rd.</td>
</tr>
</tbody>
</table>