# Rezoning / OCP Information Package

**File Number:** 3360-20/20180034  
**Subject:** Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018  
**Electoral Area:** L  
**Date of Referral:** August 14, 2018  
**Date of Application:** July 20, 2018  
**Property Owner’s Name(s):** Brian Brause  
**Applicant’s Name:** Cariboo Geographic Systems c/o Nigel Hemingway

## SECTION 1: Property Summary

**Legal Description(s):** Lot C, District Lot 1447, Lillooet District, Plan 32987

**Property Size:** 4.05 ha (10.02 ac)  
**Area of Application:** 4.05 ha (10.02 ac)  
**Location:** Lee Road

<table>
<thead>
<tr>
<th>Current Designation:</th>
<th>Proposed Designation:</th>
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<tbody>
<tr>
<td>Rural Residential 1</td>
<td>Rural Residential 2</td>
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<thead>
<tr>
<th>Current Zoning:</th>
<th>Proposed Zoning:</th>
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<tbody>
<tr>
<td>Rural 1 (RR 1)</td>
<td>Rural 2 (RR 2)</td>
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<tr>
<th>Min. Lot Size Permitted:</th>
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<tr>
<td>4 ha (9.88 ac)</td>
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<tr>
<td>2 ha (4.92 ac)</td>
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**Current Use:** Residential land with no developments  
**Proposed Use:** To create 2 residential lots

<table>
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<tr>
<th>No. and size of Proposed Lots:</th>
<th>Two 2.03 ha (5.01 ac) lots</th>
</tr>
</thead>
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**Name and type of existing road system:** Lee Road (gravel/collector)  
**Services Available:** Hydro, telephone  
**Within the influence of a Controlled Access Highway:** Yes  
**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) 060 – 2 Acres or More Single Family Dwelling, Duplex</td>
<td>4.27 ha (10.56 ac)</td>
</tr>
<tr>
<td>(b) 061 - 2 Acres or More - Vacant</td>
<td>16.02 ha (39.6 ac)</td>
</tr>
<tr>
<td>(c) 620 – Government Buildings (Includes Courthouse, Post Office)</td>
<td>15.01 ha (37.1 ac)</td>
</tr>
<tr>
<td>(d) 060 - 2 Acres or More Single Family Dwelling, Duplex, 070 – 2 Acres or More – Outbuilding</td>
<td>4.01 ha (9.91 ac) – 11.48 ha (28.38 ac), 13.87 ha (34.297 ac)</td>
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</table>

SECTION 2: Planning Report

Background:

It is proposed to rezone a 4.05 ha (10.02 ac) rural residential property to subdivide into two equal size lots for residential use. The subject property is currently zoned as Rural 1 (RR 1) zone in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated as Rural Residential 1 in the Interlakes Area Official Community Plan No. 3906.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicant proposes to rezone the subject property from RR 1 to Rural 2 (RR 2) zone in order to subdivide the property into two 2.03 ha (5.01 ac) residential lots. The proposal is shown in Appendix C. It is also proposed to change the designation from Rural Residential 1 to Rural Residential 2 in the Interlakes Area Official Community Plan.

Location & Surroundings:

The subject property is located on Lee Road approximately 440 metres south of Highway 24 with Webb Lakes to the south of the property as shown in Appendix B. Currently, the property is a vacant land covered in natural meadow with partial wetland and moderate tree coverage. The property is surrounded by residential buildings to the north and west, vacant land to the south, and Government buildings including courthouse, post office to the east of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999
5.18 RURAL 2 (RR 2) ZONE
5.18.2 ZONE PROVISIONS
   (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Being surrounded by properties with similar land-use and vacant land, the proposal has minimal impact on adjacent properties. Therefore, planning staff recommends approval of this application. However, the applicant needs to get a permit from Ministry of Environment due to the presence of a wetland on the subject property.

Recommendations:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018 to re-designate the subject property from Rural Residential 1 designation to Rural Residential 2 designation be approved.

2. That the South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018 to rezone Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone be approved.

SECTION 3: Referral Comments

Health Authority: - August 17, 2018
See attached.

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission: September 6, 2018
See attached.

Ministry of Environment: -

CRD Environmental Services Department: - August 15, 2018
Interests unaffected (No CRD water / sewer systems in area).

SECTION 4: Board Action

Date of Meeting: September 21, 2018

That the Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 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. 5163, 2018 be read a first and second time this 21st day of September, 2018.
ATTACHMENTS

Appendix A: Bylaw No. 5162 & 5163

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant’s supporting documentation
   Interior Health Comments
   APC Response Form
   Results of Public Hearing and Comments from the Public
CARIBOO REGIONAL DISTRICT

BYLAW NO. 5162

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Cariboo Regional District Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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 Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural Residential 1 to Rural Residential 2.
Cariboo Regional District Interlakes Area
Official Community Plan Amendment Bylaw No. 5162, 2018

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

READ A SECOND TIME THIS 21st DAY OF September, 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. 5162, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018", as adopted by the Cariboo Regional District Board on the ______ day of ____________, 2018.

_____________________________________
Corporate Officer
CARIBOO REGIONAL DISTRICT

BYLAW NO. 5163

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. 5163, 2018".

2. AMENDMENT

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

i) rezoning Lot C, District Lot 1447, Lillooet District, Plan 32987 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and

ii) amending Schedule “A” and “C” accordingly.
READ A FIRST TIME THIS 21st DAY OF September, 2018.

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


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

APPROVED UNDER THE "TRANSPORTATION ACT" 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. 5163, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____________, 2018.

____________________________________
Corporate Officer
Describe the existing use of the subject property and all buildings: The property is vacant

Describe the proposed use of the subject property and all buildings: The property is intended for residential purposes

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.): The property is moderately wooded in spruce, aspen and willows. There is a natural meadow on the land.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): There is a very gentle slope down from the north boundary to the meadow. South of the meadow the land slopes back up in a gentle slope to the south boundary.

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.

<table>
<thead>
<tr>
<th>Services</th>
<th>Currently Existing?</th>
<th>Readily Available?</th>
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<tr>
<td></td>
<td>Yes  No</td>
<td>Yes  No</td>
</tr>
<tr>
<td>Hydro</td>
<td>✓     ✅</td>
<td>✓     ✅</td>
</tr>
<tr>
<td>Telephone</td>
<td>✓     ✅</td>
<td>✓     ✅</td>
</tr>
<tr>
<td>Community Water System</td>
<td>✅     ✅</td>
<td>✅     ✅</td>
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<tr>
<td>Community Sewer System</td>
<td>✅     ✅</td>
<td>✅     ✅</td>
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<tr>
<td>Sewage Disposal System</td>
<td>✅     ✅</td>
<td>✅     ✅</td>
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<tr>
<td>Well</td>
<td>✅     ✅</td>
<td>✅     ✅</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>✅     ✅</td>
<td>✅     ✅</td>
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This application is requesting that Lot C, District Lot 1447, Lillooet District, Plan 32987 be rezoned to a Rural 2 zone within the South Cariboo Area Zoning Bylaw 3501 and re-designated Rural Residential 2 within the Interlakes Area Official Community Plan. The property is presently zoned Rural 1 and designated Rural Residential 1.

The property is located on Lee Road approximately 440 metres south of Highway 24. Lee Road is a gravel road which presently serves eight properties, seven of which are used for residential and recreational purposes. The other property is a large property which appeared to be vacant. Lee Road ends approximately 240 metres south of the land under application. The land east of Lot C is accessed from Highway 24 and contains the new Interlakes Fire Hall # 3.

Lot C is 4.05 hectares in size and has a seasonally wet natural meadow within it. This meadow continues to the Regional District’s property to the east and one more before ending. North of the meadow the land has a very gentle slope down to it and provides a very nice residential homesite area, back from the road and buffered from the residence on the lot to the north. South of the meadow the land slopes gently up to the south boundary this area is more heavily wooded, again providing a great building site area overlooking the meadow. The proposal is to put both of these buildable areas on separate lots.

The subdivision of this property into two rural residential properties will maintain the rural character of the area while providing a lot size which is not prevalent in this part of the Interlakes area. Since the land is not near a lake or water course the natural environment cannot be impacted. The proposed zone has the same allowable uses and set backs as the existing zone so the potential impacts on other properties is unchanged. The proposed lots are over 2 hectares in size allowing for ample area for sewage disposal and all other residential infrastructure. A slight increase in density in this location makes sense because of the close proximity to the highway and the Community Fire Hall. Most existing properties in this part of the Interlakes area only utilize a fraction of their land. In filling within the small residential neighbourhood of Lee Road will increase overall land utilization.
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 thanks you for the opportunity to respond to this referral. Communities are healthier places for residents when planning and development includes healthy planning principles which create positive impacts on people’s physical, mental and social health. Physical activity and access to amenities have been shown to reduce disease incident, improve quality of life, therefore reducing health care costs.

Residential development on this parcel would encourage reliance on the use of private vehicles for daily life, which may minimize opportunities to incorporate active forms of travel into a daily lifestyle. Reliance on private vehicles reduces residents’ ability to have an active lifestyle and opportunities to access amenities.

Interior Health recommends that this parcel remain as Rural Residential 1 designation area within the Official Community Plan.

The development proposal area contains a wetland and a drainage course; these features pose environmental concerns with the development of sustainable onsite sewerage.

Should you have any concerns with this referral or require additional comments, please do not hesitate to email hbe@interiorhealth.ca or phone 1-855-744-6328.

More information about our program can be found at Healthy Built Environment.

Signed By: ___________________________ Title: Environmental Health Officer

Date: August 17, 2018 Agency: Interior Health Authority
ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ‘L’ advisory planning commission held on
SEPT 4 2018 in the LONE BUTTE F.HALL, located at LONE BUTTE, BC,
commencing at 7:05 PM

PRESENT:
Chair Ray Carlson
Members Ray Carlson, Dave Levick, Steve Brown,
Harold Mobbs, Peter Crawshay, Peter Bonter

Recording Secretary Ray Carlson

Owners/Agent or Niel Hemingway
Contacted but declined to attend

ABSENT: Alan Boyd, Justin Guimond, Art Guimond

ALSO PRESENT: Electoral Area Director Brian Coakley
Staff support (if present)

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20180034 (Lot C, District Lot 1447, Lillooet
District, Plan 32987)

"THAT the application to rezone the property at
LEE ROAD, be supported/rejected for the following reasons:

i) MOVED BY STEVE BROWN, SECONDED BY PETER CRAWSHAY
   THAT THE APPLICATION TO REZONE BE REJECTED.

ii)"

For: 5    Against: 1

CARRIED/DUEeated

Termination

Moved by Steve Brown
Seconded by Harold Mobbs

That the meeting terminate.

CARRIED

Time:

Recording Secretary

Chair

(over)
That it is imperative that the South Cariboo area of the CRD have an acceleration of the Official Community Plan for the Interlake area as soon as possible.

The South Cariboo is the fastest growing area of the CRD, and the Interlake OCP needs to be addressed.

All members of the APC are in full agreement of this.
RESULTS OF PUBLIC HEARING

File No: 3360-20/20180034
Date: November 20, 2018
Location: Interlakes Community Hall
Re: CARIBOO REGIONAL DISTRICT INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 5162, 2018 AND CARIBOO REGIONAL DISTRICT SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5163, 2018

Persons Present:

☑ No public in attendance (excluding owner/agent) see attached

☐ 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 4:05.

☐ 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 7:35.

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

Signature of Chair
### Attendance List

#### Public Hearing For

Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5162, 2018

and

Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5163, 2018

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Nigel H. McWay</td>
<td>PO Box 1270, 105 Mile House</td>
</tr>
<tr>
<td>Kevin Pym</td>
<td>7660 L.E.G. Road</td>
</tr>
<tr>
<td>Anne Pym</td>
<td>PO Box 145 Bridge Lake</td>
</tr>
<tr>
<td>Brian Brause</td>
<td>7660 L.E.G. Road 145 Bridge Lake</td>
</tr>
<tr>
<td></td>
<td>Box 145 Bridge Lake</td>
</tr>
<tr>
<td></td>
<td>7631 Lee Rd Bridge</td>
</tr>
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<td></td>
<td>LK.</td>
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</table>
Anne Pym

Jeanne Pittet

Corneend at highway 24 Access onto Lee Road where there is only a 1 vehicle width cattle guard so exiting onto Lee road from Hwy 24 is dangerous (and to reverse) and its on a

Concern is about the intersection itself.

Brian Brusoe

Lee Road needs upkeep

- Sightlines are good

- Wetlands - no restrictions CTD

- Minimal traffic onto Lee Road

Harman = Needs a wetland permit from Dep of Environmental Affairs is required

Mr. Hemmingway = Wetlands not applicable in this case
Re: OCP Bylaw # 3906,2004, Bylaw No. 5162, Rezoning Amendment CRD South Cariboo Area Zoning Bylaw # 3501,1999 for Lot C, District Lot 1447, Lillooet District, Plan 32987

Hello, my name is Jeanne Pitted and I live at 7621 Lee Rd. in Bridge Lake, B.C.

My concern regarding this rezoning/OCP Amendment application is the Highway 24 & Lee Road intersection. Hwy. 24 at Lee Rd. Is on a curve and near a firehall. Immediately after turning off Hwy 24, there is a cattleguard on Lee Rd. which is narrow and at which only one vehicle can pass at a time.

I believe that with increased traffic, this intersection is a safety issue. The intersection should be cleared before any rezoning is approved for Lee Rd.

Thank you for your consideration, Jeanne Pittet

Sent from my Galaxy Tab® A