

Rezoning Information Package

File Number: 3360-20/20190005

Subject: Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5197, 2019

Electoral Area: F

Date of Referral: February 7, 2019

Date of Application: January 28, 2019

Property Owner's Name(s): Richard Bee Hooker and Toni Lee Hooker

Applicant's Name: Veronica Meister c/o Exton and Dodge Land Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 9, District Lot 461, Cariboo District, Plan 27548

Property Size: 4.05 ha (10 ac)

Area of Application: 4.05 ha (10 ac)

Location: 3395 Big Lake Rd

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Proposed Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Rural 1 (RR1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Rural 2 (RR2)/Rural 3 (RR3)

Min. Lot Size Permitted:

2 ha (4.94 ac)/0.8 ha (1.98 ac)

Proposed Use: To subdivide property into two rural residential lots.

No. and size of Proposed Lots: 2 lots: Lot 1, 1.5 ha (3.7 ac) Lot 2, 2.5 ha (6.18 ac)

Name and type of existing road system: Big Lake Road

Services Available: Hydro, Telephone

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, septic only

Name of Lake/Contributing River and Lake Classification: Big Lake, Moderate

Required to comply with other Development Permit Areas: N/A

Name of Development Permit: N/A

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

	Actual Use Code:	Lot Sizes:
(a) North	060 2 acres or more (Single Family Dwelling, Duplex)	4.05 ha (10 ac)
(b) South	000 Single Family Dwelling 070 2 acres or more (outbuilding) 060 2 acres or more (Single Family Dwelling, Duplex)	0.80 ha (1.99 ac) 0.86 ha (2.13 ac) to 0.87 ha (2.16 ac) 0.82 ha (2.03 ac) to 0.85 ha (2.1 ac)
(c) East	061 2 acres or more (Vacant)	4.05 ha (10 ac)
(d) West	061 2 acres or more (Vacant)	4.05 ha (10 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 4.05 ha (10 ac) rural residential property to subdivide into two separate rural residential lots. The subject property is currently zoned as Rural 1 (RR 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

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 as Rural 2 (RR 2) and Rural 3 (RR 3) zones with lot sizes of 2.5 ha (6.18 ac) and 1.5 ha (3.7 ac) respectively. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located at the corner of Big Lake Road and Overton Road with Big Lake to the south of the property as shown in Appendix B. Currently, there is a residential structure, barn, shop, lagoon, septic field and a shed existing on the property with a mix of grassland and treed areas. It is surrounded by single-family dwellings to the north and south, and vacant lands to the east and west of the subject property.

CRD Regulations and Policies:

3503-Central Cariboo Area Rural Land Use Bylaw, 1999

8.12 RURAL 2 (RR 2) ZONE

8.12.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

8.13 RURAL 3 (RR 3) ZONE

8.13.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

Surrounded by the similar land use and no buildings proposed on the area under application, the requested zoning amendment does not affect the residential character of the neighborhood. Therefore, planning staff recommends approval of this application.

However, the applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal due to the presence of Big lake in close proximity to the subject property. This will further ensure the ability of the proposed new lot to accommodate a sustainable sewerage disposal field.

Recommendation:

1. That the Central Cariboo Area Rural Land Use Amendment Bylaw, 5197, 2019 to rezone Lot 9, District Lot 461, Cariboo District, Plan 27548 from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Rural 3 (RR 3) zones be approved, subject to the following condition:
 - i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal.

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

SECTION 3: Referral Comments

Health Authority: - March 6, 2019

See comments attached.

Ministry of Transportation and Infrastructure: - February 15, 2019

See comments attached.

Advisory Planning Commission: March 5, 2019

Supported. See attached.

Ministry of Environment: - February 8, 2019

No comments on the rezoning application.

CRD Environmental Services Department: - February 7, 2019

Interests Unaffected by Bylaw

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5197

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Ministry of Transportation and Infrastructure comments

APC Response Form

Interior Health comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5197

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 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, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5197, 2019".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

- i) rezoning Lot 9, District Lot 461, Cariboo District, Plan 27548 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone and Rural 3 (RR 3) zone as shown on Schedule "A"; and
- ii) amending Schedule "A" and "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2019.

READ A SECOND TIME THIS _____ DAY OF _____, 2019.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2019.

READ A THIRD TIME THIS _____ DAY OF _____, 2019.

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. 5197 cited as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5197, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

Manager of Corporate Services

SCHEDULE "A"



PROPOSED RURAL 3 (RR 3) ZONE



PROPOSED RURAL 2 (RR 2) ZONE

60 30 0 60 m

MEASUREMENTS
ARE METRIC



Z19005

LOT 7
DL 461

DL 461

LOT 8
DL 461

LOT 9, DL 461
PLAN 27548
± 4.05 ha

Big Lake Rd

Overton Rd

LOT 1
DL 461

LOT 10
DL 461

LOT 12
DL 461

LOT 1
DL 461

LOT 15
DL 461

LOT 16
DL 461

LOT 17
DL 461

LOT 18
DL 461

LOT 19
DL 461

LOT 20
DL 461

LOT 21
DL 461

LOT B
DL 461

LOT A
DL 461

LOT 12
DL 461

LOT 11
DL 461

LOT 10
DL 461

LOT 9
DL 461

BIG LAKE



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



PROPOSED RURAL 3 (RR 3) ZONE



PROPOSED RURAL 2 (RR 2) ZONE



MEASUREMENTS
ARE METRIC

- HYDRO POLE
- SEPTIC CLEANOUT
- SEPTIC TANK
- WELL
- DRIVEWAY
- × FENCE
- HYDRO LINE



Z19005

LOT 10
DL 461

DL 461

LOT 8
DL 461

DWELLING
(266.11 sq. m)

BARN
(166.29 sq. m)

SHOP
(272.52 sq. m)

SHED
(31.39 sq. m)

GREENHOUSE
(34.18 sq. m)

DECK
(64.89 sq. m)



LAGOON

PROPOSED LOT 2
+/- 2.5 ha

LOT 9, DL 461
PLAN 27548
+/- 4.05 ha

PROPOSED LOT 1
+/- 1.5 ha

SEPTIC FIELD

DRIVEWAY

Big Lake Rd

Overton Rd

LOT 17
DL 461

LOT 18
DL 461

LOT 19
DL 461

LOT 20
DL 461

LOT 21
DL 461

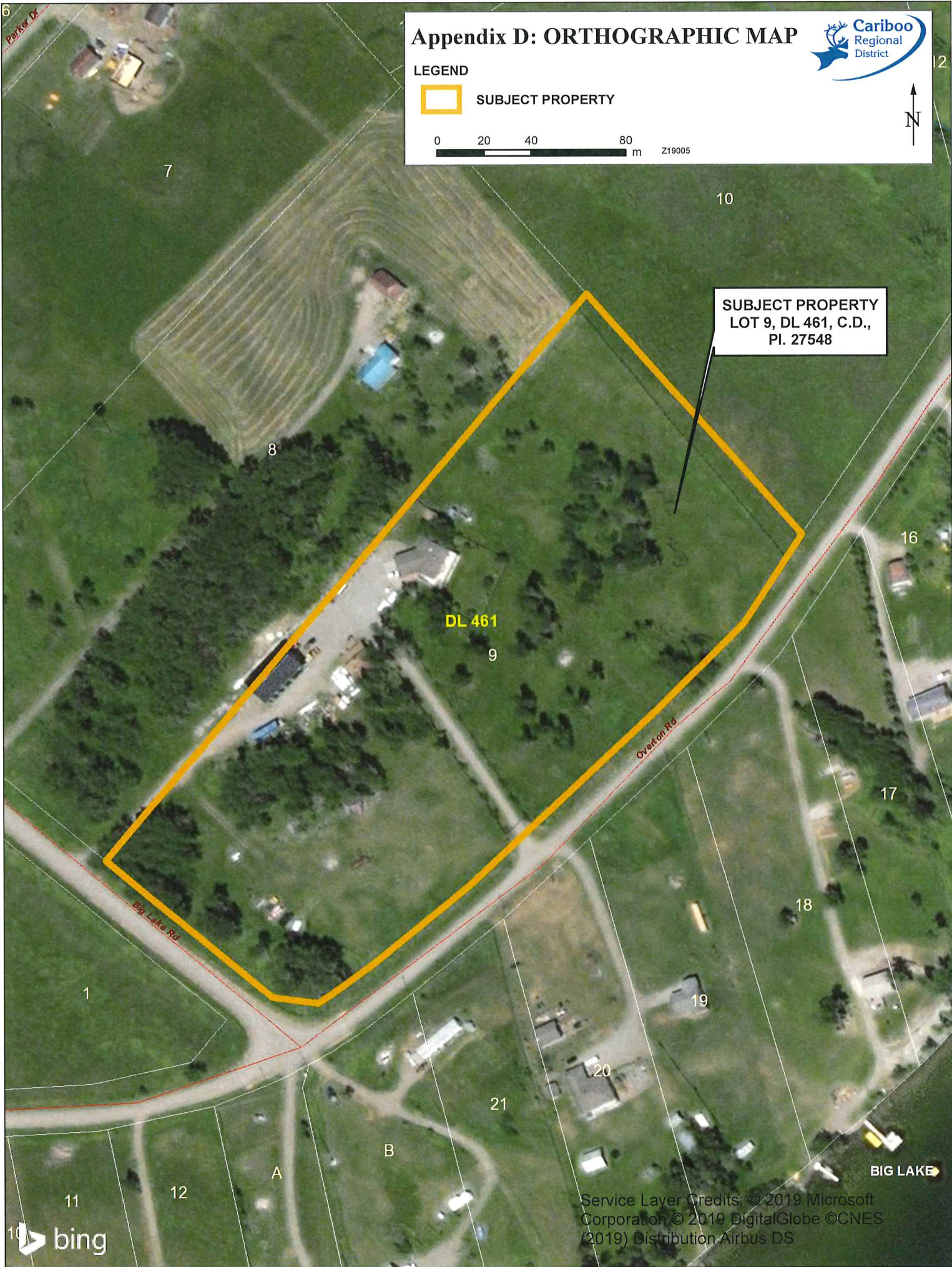
LOT B
DL 461

LOTA
DL 461

LOT 12
DL 461

LOT 11
DL 461

LOT 10
DL 461



Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

0 20 40 80 m Z19005



SUBJECT PROPERTY
LOT 9, DL 461, C.D.,
PI. 27548

DL 461

9

Overton Rd

Big Lake Rd

BIG LAKE

Service Layer Credits: © 2019 Microsoft Corporation © 2019 DigitalGlobe © CNES (2019) Distribution Airbus DS



Describe the existing use of the subject property and all buildings: Residential

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

Describe the reasons in support for the application: The Big Lake community has many smaller residential lots. This application suite the local land use.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Mix of grassland and treed areas.

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Nyree Alexander

From: Piche, Ardell TRAN:EX <Ardell.Piche@gov.bc.ca>
Sent: February 15, 2019 1:49 PM
To: Nyree Alexander
Subject: Referral - Zoning / OCP Amendment Bylaw 5197 (2019-00734)

Follow Up Flag: Follow up
Flag Status: Flagged



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

DEVELOPMENT APPROVALS GENERAL COMMUNICATION

Your File #: 3360-20/20190005
eDAS File #: 2019-00734
Date: Feb/15/2019

Attention: Nyree Alexander, Development Services Clerk V

**Re: Proposed Zoning Bylaw Approval Application for:
Lot 9, District Lot 461, Cariboo District, Plan 27548
3395 Big Lake Road**

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5197 package received on February 7/19. Please note that the Ministry currently has a proposed subdivision application for this subject property that is being reviewed under MoTI File 2019-00351 and approval of the rezoning does not constitute subdivision approval. Anything other than a residential driveway requires a permit application to the Ministry.

If you have any questions please feel free to call Ardell Piche at (250) 398-4523.

Yours truly,

Ardell Piche | A/District Development Technician
Ministry of Transportation & Infrastructure
Cariboo District – Williams Lake
Phone (250) 398-4523 Fax (250) 398-4454
ardell.piche@gov.bc.ca
www.th.gov.bc.ca/DA/Subdivision_Home.asp



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on
 MAR. 4/19 in the 150 FIREHALL, located at 150 miles, BC,
 commencing at 7:00 pm HOUSE

PRESENT: Chair GEORGE ATAMATONIS

Members JACK DARNY
 JOHN HOYRUP
 CYLER HOFFMAN

Recording Secretary GTH

Owners/Agent, or VERONICA MEISER EXTON DODGE
☐ Contacted but declined to attend SURVEYORS

ABSENT: DOUG WAT
 BEE WOOKER

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

Agenda Items

REZONING APPLICATION – 3360-20/20190005 (Lot 9, District Lot 461, Cariboo District, Plan 27548)

/ : "THAT the application to rezone property at 3395 BIG LAKE RD, be supported/~~rejected~~ for the following reasons:

- i) - COMPLIES WITH W.L. FRAMES & 150 MILES HOUSE ARE ZONING BY-LAW
- ii) - SET BACK OF BUILDINGS COMFORMS WITHIN THE TWO ZONES
 - SUBDIVISION PROVIDES THE EXISTING BUILDING FOR

For: UNANIMOUS
 Against:

CARRIED/DEFEATED


Termination

/ : That the meeting terminate.

CARRIED

Time: 7:40 pm

GTH
 Recording Secretary


 Chair

Cariboo Regional District
 File No.

MAR 05 2019

Referred To

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 zoning designation to permit a 2 lot subdivision.

The Healthy Community Development supports sound community planning principles while recognizing the need to encourage planned growth.

The current parcel is serviced with an onsite lagoon system however the proposal for the new lot is outlining a sewerage disposal field. We would recommend that the owner demonstrate the ability to accommodate a sustainable sewerage disposal field prior to any zoning change.

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- HCD

Date: March 6, 2019

Agency: Interior Health