

Rezoning Information Package

File Number: 3360-20/20190007

Subject: Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5198, 2019

Electoral Area: F

Date of Referral: February 26, 2019

Date of Application: February 5, 2019

Property Owner's Name(s): Charlene Smythe

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

SECTION 1: Property Summary

Legal Description(s): Lot C, District Lot 8131, Cariboo District, Plan 25607

Property Size: 4.54 ha (11.22 ac)

Area of Application: 4.54 ha (11.22 ac)

Location: 4258 Spur Road

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Rural 2 (RR 2) and Lakeshore Residential 2 (RL 2)

Min. Lot Size Permitted:

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

Proposed Use: To subdivide property into two residential lots.

No. and size of Proposed Lots: 2 lots. Lot 1 1.01 ha (2.49 ac) and Rem C 3.24 ha (8 ac)

Name and type of existing road system: Spur Road, Proposed Lake Access Road

Services Available: Hydro, Telephone, Sewage Disposal System, Well

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 – Riparian Zone Protection and Onsite Effluent Disposal

Name of Lake/Contributing River and Lake Classification:

Big Lake, Moderate

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) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	0.99ha (2.47ac) – 1.08ha (2.69ac)
	063 2 Acres Or More (Manufactured Home)	1.03ha (2.55ac) – 1.11ha (2.76ac)
(b) South	Big Lake	
	060 2 Acres Or More (Single Family Dwelling, Duplex)	0.90ha (2.24ac) - 0.91ha (2.26ac)
(c) East	063 2 Acres Or More (Manufactured Home)	0.82ha (2.03ac)
	061 2 Acres Or More (Vacant)	3.8ha (9.41ac)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.03ha (2.55ac) - 1.1ha (2.72ac)
	061 2 Acres Or More (Vacant)	0.90ha (2.24ac)

SECTION 2: Planning ReportBackground:

It is proposed to rezone a 4.54 ha (11.22 ac) rural residential property to subdivide into two separate 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 from RR 1 zone to Rural 2 (RR 2) and Lakeshore Residential (RL 2) zones in order to subdivide the property into 3.24 ha (8 ac) and 1.01 ha (2.49 ac) sized lots respectively. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on the cul-de-sac of the Spur Road with Big Lake to the south of the property as shown in Appendix B. Currently, there is a residential structure and a barn existing on the property with low tree coverage. It is surrounded by single-family dwellings to the north and west, and vacant land to the east of the subject property.

CRD Regulations and Policies:

3503-Central Cariboo Area Rural Land Use Bylaw, 1999

8.10 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE**8.10.2 ZONE PROVISIONS**

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

8.12 RURAL 2 (RR 2) ZONE

8.12.2 ZONE PROVISIONS

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

Rationale for Recommendations:

The broad land use objective from Section 2.4 for the Central Cariboo Rural Planning Area encourages new residential development within the existing settlement areas of Big Lake. 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 must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal and riparian protection due to the presence of Big lake adjacent to the subject property. Further, if any additions such as deck or wharf are projected on the proposed road/driveway, a permit from FrontCounter BC under the Water Sustainability Act will be required.

Recommendation:

1. That the Central Cariboo Area Rural Land Use Amendment Bylaw, 5198, 2019 to rezone Lot C, District Lot 8131, Cariboo District, Plan 25607 from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Lakeshore Residential 2 (RL 2) 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 and riparian protection.

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

SECTION 3: Referral Comments

Health Authority: - April 2, 2019

See Comments attached.

Ministry of Transportation and Infrastructure: - February 26, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Zoning Amendment Bylaw No. 5198 package received on February 26/19. Please note that the Ministry currently has a proposed subdivision application for this subject property that is being reviewed under MoTI File #2017-04114 and approval of the rezoning does not constitute subdivision approval. Anything other than a residential driveway requires a permit application to the Ministry.

Advisory Planning Commission: March 5, 2019

Supported. See attached.

Ministry of Environment: - March 1, 2019

A minimum 10 m riparian buffer along Big Lake should be maintained. From the drawings provided in the application, it looks like the proposed road/driveway to the southwest corner of proposed Lot 1 may be closer to the lake than that, but it's hard to tell. If any works (for example, a boat launch or wharf) are to be added, an application through FrontCounter BC under the Water Sustainability Act will be required.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5198

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

APC Response Form

Interior Heath Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5198

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. 5198, 2019".

2. AMENDMENT

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

- i) rezoning Lot C, District Lot 8131, Cariboo District, Plan 25607 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone and Lakeshore Residential 2 (RL 2) zone as shown on Schedule "A"; and
- ii) amending Schedule "B" 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.

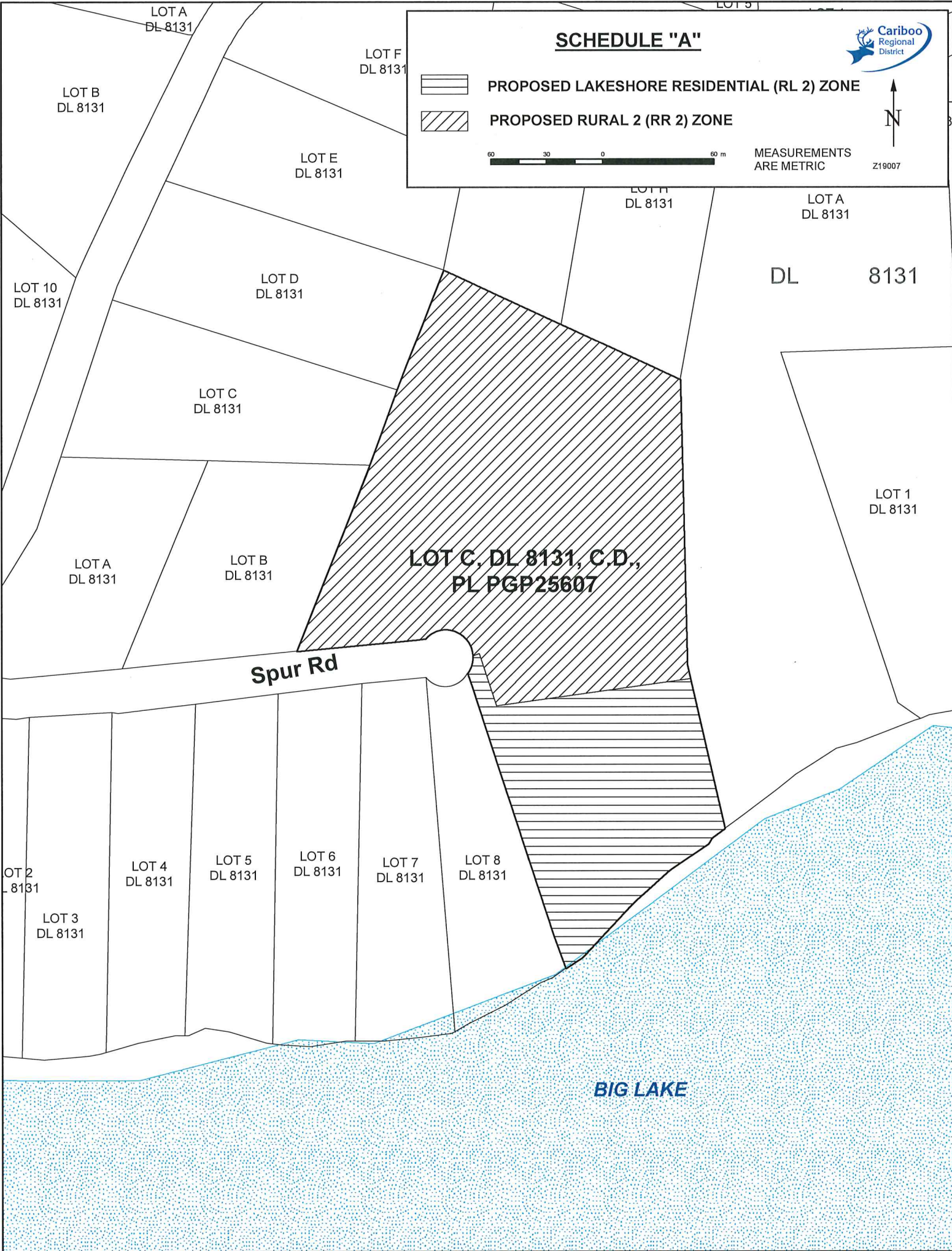
ADOPTED THIS ____ DAY OF _____, 2019.

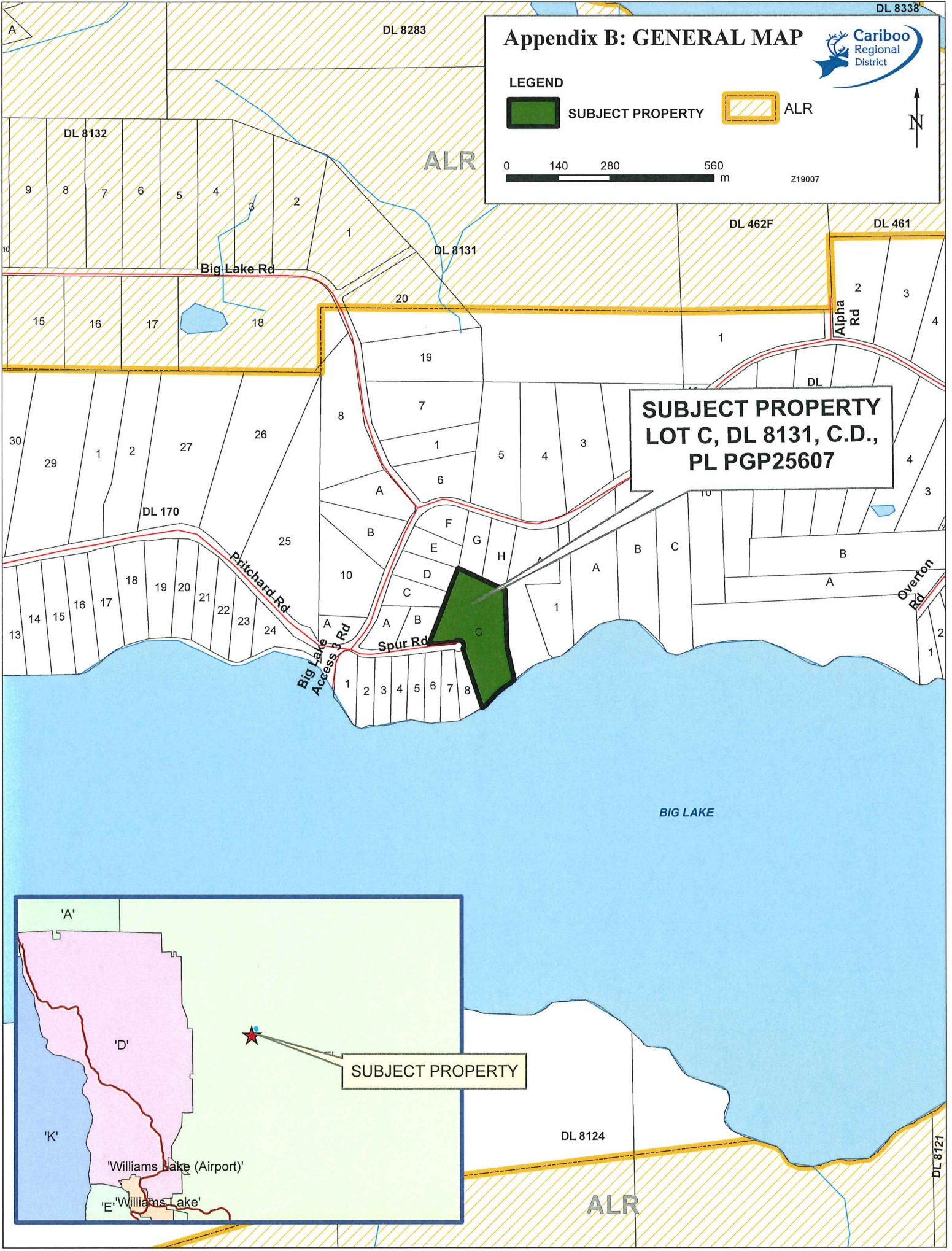
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5198 cited as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5198, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

Manager of Corporate Services





Appendix B: GENERAL MAP



LEGEND



SUBJECT PROPERTY



ALR

0 140 280 560 m

Z19007



**SUBJECT PROPERTY
LOT C, DL 8131, C.D.,
PL PGP25607**

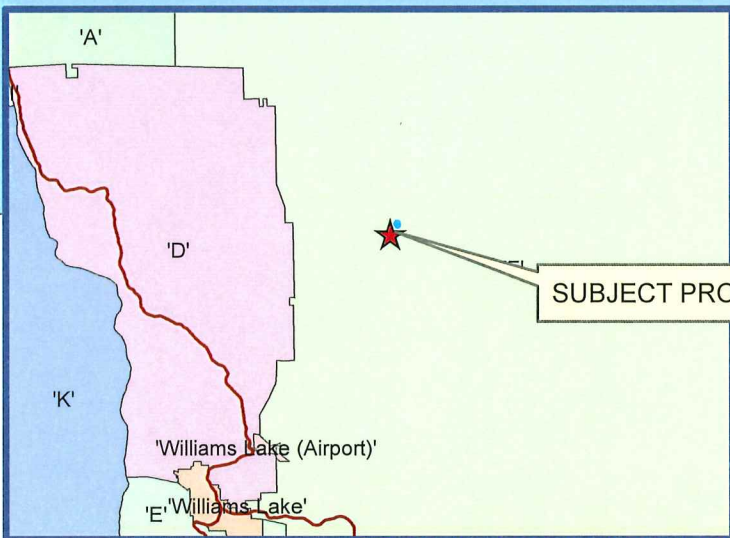
SUBJECT PROPERTY

BIG LAKE

DL 8124

ALR

DL 8121



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



PROPOSED LAKESHORE
RESIDENTIAL (RL 2) ZONE



PROPOSED RURAL 2 (RR 2) ZONE

● HYDRO POLE

● SEPTIC CLEANOUT

● SEPTIC LID

● WELL

--- DRIVEWAY

× FENCE

— HYDRO LINE

MEASUREMENTS
ARE METRIC



Z19007

LOT E
DL 8131

LOT G
DL 8131

LOT H
DL 8131

DL 8131

PROPOSED REMAINDER
LOT C, DL 8131, C.D.,
PL PGP25607
+/- 3.24 ha

LOT C, DL 8131,
C.D., PLAN PGP25607
+/- 4.54 ha

LOT B
DL 8131

LOT A
DL 8131

BARN
(147.70 sq. m)

CARPORT
(67.21 sq. m)

DECK
(35.73 sq. m)

DRIVEWAY

Spur Rd

a= +/- 10.0

+/- 29.1

+/- 107.71

DWELLING
(106.76 sq. m)

SEPTIC FIELD

WELL

+/- 83.8

PROPOSED LOT 1
+/- 1.01 ha

DL 8131

LOT 8
DL 8131

+/- 10.0

+/- 155.1

+/- 0.2 ha

+/- 50.0

+/- 20 m

+/- 21.0

BIG LAKE

+/- 89.4

LOT 4
DL 8131

LOT 5
DL 8131

LOT 6
DL 8131

LOT 7
DL 8131

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY



BIG LAKE

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: Property is surrounded by smaller lots – proposed subdivision is suited to the existing neighborhood land use

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): lightly treed with grassland

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

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"/>

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 mile, BC, commencing at 7:15 pm HOUSE

PRESENT:Chair GEORGE ATAMANENKO

Members BEE HOOKER
JACK DARNEY
JOHN HOYRUP
CYLER HOFFMAN

Recording Secretary GTA

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

ABSENT:DOUG WATT**ALSO PRESENT:**Electoral Area Director JOAN SURELEY

Staff support (if present)

OBSERVERTONI HOOKER**Agenda Items****REZONING APPLICATION – 3360-20/20190007 (Lot C, District Lot 8131, Cariboo District, Plan 25607)**

/ : "THAT the application to rezone property at 4258 SPUR ROAD, be supported/~~rejected~~ for the following reasons:

- i) COMPLIES WITH WIL FRINGE & 150 MILE HOUSE AREA ZONING BY-LAW
- ii) APPROVE OF A TWO LOT SUBDIVISION & SIMILAR TO EXISTING PROPERTIES
- iii) NO NEED FOR A PUBLIC ROAD ACCESS

For:

Against:

UNANIMOUSCARRIED/DEFEATED**Termination**

/

: That the meeting terminate.

CARRIEDTime: 7.40 pm

GTA
 Recording Secretary

G. Atamanenko
 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

We appreciate the opportunity to provide a health perspective on this proposed zoning which will allow the parcel to be subdivided into two residential lots.

Interior Health recommends the principals within the Provincial Health Services Authority- HBE linkages toolkit. Healthy community design supports health objectives which include facilitating physical activity, reducing injury risks, improving public safety and the perceptions of safety.

Housing options should provide safe and sustainable infrastructure in an area that has access to daily amenities. Housing development should be encouraged were transportation networks move away from private vehicle and towards active transportation which benefits the environment, greenhouse gas emissions and can improve equity by prioritizing active transportation options like walking, cycling and public transit to accommodate the needs of all individuals and income levels.

Surface and Ground Water quality can be affected through developmental practices which can increase the movement of nutrients, sediments, bacteria, herbicides and pesticides into the water regime.

Interior Health - Healthy Community Development has concerns supporting this development proposal. We encourage growth within an area where infrastructure (community water, community sewer, drainage, waste reduction) is planned, operated, and financially sustainable. There will continue to be a demand for adequate housing accommodation. We recommend directing housing growth to area that can provide sustainable sewerage systems and drinking water systems

If you have any questions, please contact me at 250-851-7347

Signed By:  Title: Environmental Health Officer

Date: April 2, 2019 Agency: Interior Health Authority