

Rezoning / OCP Information Package

File Number: 3360-20/20190011

Subject: Cariboo Regional District 150 Mile House Area Official Community Plan Amendment Bylaw No. 5205, 2019 and Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5206, 2019.

Electoral Area: F

Date of Referral: March 15, 2019

Date of Application: March 13, 2019

Property Owner's Name(s): Wise Creek Developments Ltd.

Applicant's Name: Wise Creek Developments Ltd.

SECTION 1: Property Summary

Legal Description(s): Block E, Section 14, Township 42, Cariboo District

Property Size: 2.02 ha (5.01 ac)

Area of Application: 2.02 ha (5.01 ac)

Location: Pigeon Road, 150 Mile House

Current Designation:

Community Residential

Min. Lot Size Permitted:

1.2 ha (2.96 ac)

Proposed Designation:

Neighbourhood Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Current Zoning:

Special Exception Rural 3 (RR 3-1)

Min. Lot Size Permitted:

1.2 ha (2.695 ac)

Proposed Zoning:

Rural 3 (RR 3)

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Proposed Use: To subdivide property into developable lots.

No. and size of Proposed Lots: 2 lot 0.8 ha (1.98 ac) and 1.2 ha (2.695 ac)

Name and type of existing road system: Pigeon Road

Services Available: Hydro, Telephone, Well, Natural Gas, Sewage Disposal System (Approved)

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:

No

Required to comply with other Development Permit Areas: No. Property is within Wildfire Risk Areas

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

	Actual Use Code:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.16 ha (5.36 ac) – 2.36 ha (5.96 ac)
(b) South	Crown	
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	2 ha (4.96 ac)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.99 ha (4.94 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 2.02 ha (5.01 ac) rural residential property to subdivide into two residential lots. The subject property is currently zoned as Special Exception Rural 3 (RR 3-1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is designated as Community Residential in the 150 Mile House Area OCP Bylaw, 4660, 2012.

One of the proposed lot sizes does not comply with the permitted lot size provisions under the current zoning of RR 3-1. Therefore, the applicant proposes to rezone the subject property to Rural 3 (RR 3) zone in order to subdivide the property into two developable lots of 0.8 ha (1.98 ac) and 1.2 ha (2.695 ac) in sizes. The proposed subdivision is shown in Appendix C. The proposal will also amend the 150 Mile House Area Official Community Plan Bylaw No. 4660 to redesignate the subject property as Neighbourhood Residential.

Location & Surroundings:

The subject property is located on Pigeon Road in the 150 Mile House area as shown in Appendix B and is within the Wildfire Risk Areas. Currently, the property is a vacant land with gentle slope and dense tree coverage. It is surrounded by single-family dwellings to the north, east and west, and unsurveyed crown land to the south of the subject property.

CRD Regulations and Policies:

3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999

5.20 RURAL 3 (RR3) ZONE

5.20.2 ZONE PROVISIONS

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

4660 –150 Mile House Area OCP Bylaw, 2012

6.3.2 RESIDENTIAL DESIGNATIONS

- NEIGHBOURHOOD RESIDENTIAL

Parcels which shall be a minimum size of 0.8 hectare up to 1.5 hectare.

Rationale for Recommendations:

Planning staff supports the proposal as it would constitute an infill subdivision, maintain the range of 0.8 ha - 1.5 ha rural density supported by the policies of the 150 Mile House Area Official Community Plan, and has no impact on the residential character of the neighbourhood.

However, the staff identifies that the subject property is within the 150 Mile House Area OCP Wildfire Hazard Area and is identified as being at Very High Risk. OCP Environmental Management Policies Section 3.3.17 states that for any subdivision or land use development that will create fewer than four parcels in a high wildfire hazard area:

“The property owner shall register a standard restrictive covenant on the property encouraging land owners to use Fire Smart wildfire mitigation practices”.

Therefore, planning staff recommend that a wildfire interface covenant be registered on title in accordance with the above OCP policy.

Application fee refund:

Due to mapping system technical error and misinformation entered in the CRD applications tracking system, staff has verbally provided incorrect zoning information to the applicant when enquired about the zoning before the purchase of the land. Therefore, the applicant is asking the Board to refund the fee amount for rezoning and OCP amendments required for this application.

Recommendation:

1. That the Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5206, 2019 to rezone Block E, Section 14, Township 42, Cariboo District from Special Exception Rural 3 (RR 3-1) zone to Rural 3 (RR 3) zone be approved.
2. That the 150 Mile House Area Official Community Plan Amendment Bylaw No. 5205, 2019 to re-designate the subject property from Community Residential designation to Neighbourhood Residential designation be approved, subject to the following condition:

- i.) The applicant preparing and registering a Wildfire Interface covenant encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management on title of Block E, Section 14, Township 42, Cariboo District.

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

SECTION 3: Referral Comments

Health Authority: - April 2, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - March 15, 2019
The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5205 and 5206 package received on March 15/19. Please note that the Ministry currently has a proposed subdivision application for this subject property that is being reviewed under MoTI File 2019-00645 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:

Ministry of Environment: - March 19, 2019
No comments on this application.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5205 & 5206

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
Interior Health Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5205

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4660, being the "150 Mile House Area Official Community Plan Bylaw No. 4660, 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 150 Mile House Area Official Community Plan Amendment Bylaw No. 5205, 2019".

2. AMENDMENT

Schedule "B" of Bylaw No. 4660 of the Cariboo Regional District is amended by:

Redesignating Block E, Section 14, Township 42, Cariboo District from Community Residential designation to Neighbourhood Residential designation as shown on Schedule "A".

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.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT 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. 5205, cited as the "Cariboo Regional District 150 Mile House
Area Official Community Plan Amendment Bylaw No. 5205,
2019", as adopted by the Cariboo Regional District Board on the
day of _____, 2019.

Manager of Corporate Services

SCHEDULE "A"



PROPOSED NEIGHBOURHOOD RESIDENTIAL DESIGNATION



MEASUREMENTS
ARE METRIC Z19011

DL 5986

DL 5986

BLOCK G
SEC 14
TP 42

Block E,
Section 14, Township 42,
Cariboo District
+/- 2.02 ha

BLOCK D
SEC 14
TP 42

Pigeon Rd

BLOCK
SEC 14
TP 42



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5206

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 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 Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5206, 2019".

2. AMENDMENT

Bylaw No. 3502 of the Cariboo Regional District is amended by:

- i) rezoning Block E, Section 14, Township 42, Cariboo District from Special Exception Rural 3-1 (RR 3-1) zone to Rural 3 (RR 3) as shown on Schedule "A"; and
- ii) amending Schedule "C" and "D" 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. 5206, cited as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5206, 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



MEASUREMENTS
ARE METRIC Z19011

DL 5986

DL 5986

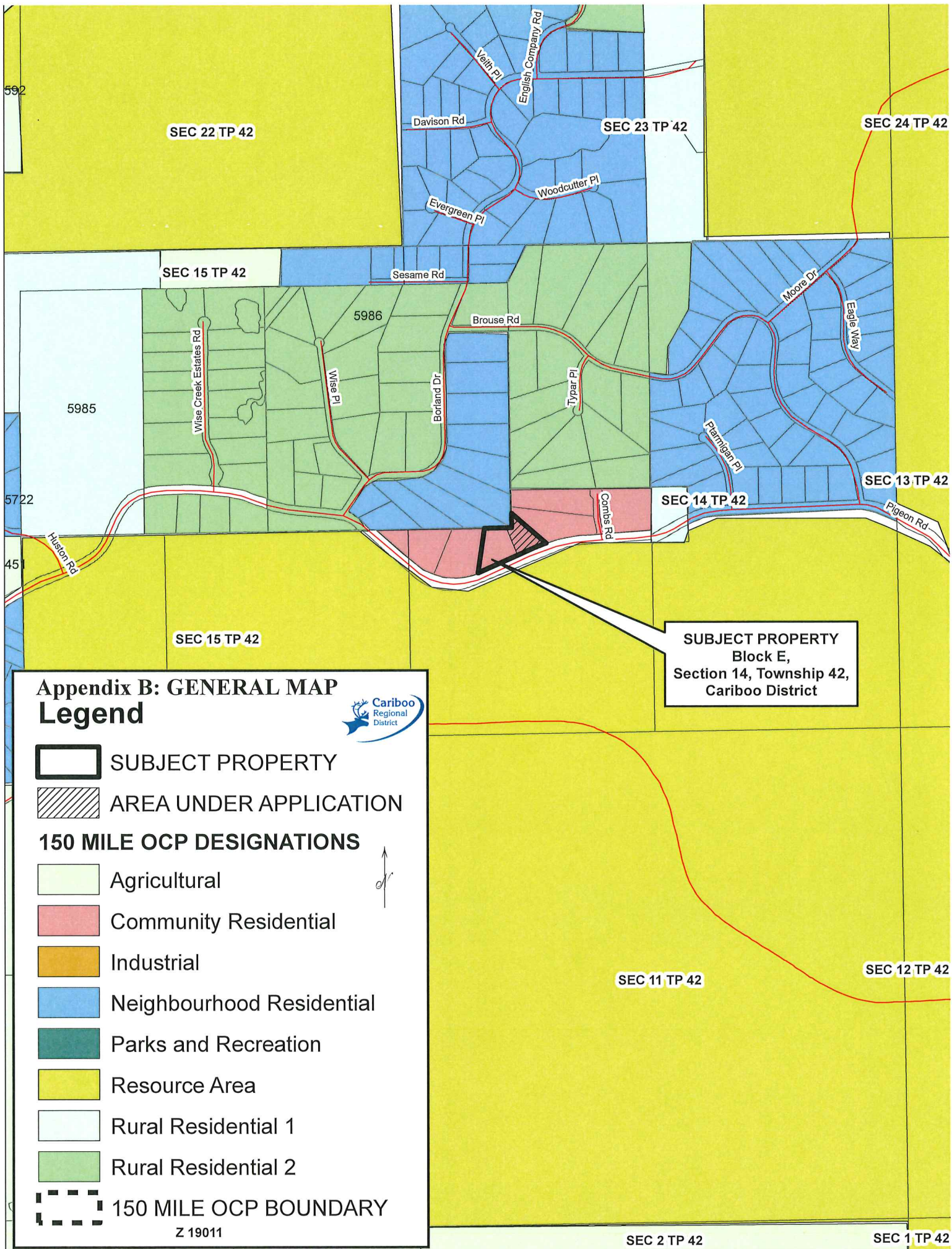
BLOCK G
SEC 14
TP 42

Block E,
Section 14, Township 42,
Cariboo District
+/- 2.02 ha

BLOCK D
SEC 14
TP 42

Pigeon Rd

BLOCK
SEC 14
TP 42



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



PROPOSED LOT B

PROPOSED RURAL 3 (RR 3) ZONE

PROPOSED NEIGHBOURHOOD RESIDENTIAL DESIGNATION



PROPOSED LOT A

EXISTING SPECIAL EXCEPTION RURAL 3 (RR 3-1) ZONE

EXISTING COMMUNITY RESIDENTIAL DESIGNATION



MEASUREMENTS
ARE METRIC Z19011

DL 5986

DL 5986

BLOCK G
SEC 14
TP 42

Block E,
Section 14, Township 42,
Cariboo District
+/- 2.02 ha

PROPOSED LOT A
+/- 1.2 ha

PROPOSED
SEPTIC FIELD

SEPTIC
TANK

PROPOSED
4 BED ROOM
DWELLING

PROPOSED
WELL

DRIVEWAY

PROPOSED LOT B
+/- 0.8 ha

PROPOSED
WELL

UTILITY POLE

HYDRO POLE

Pigeon Rd

HYDRO POLE

Powerline

BLOCK
SEC 14
TP 42

BLOCK D
SEC 14
TP 42

+/- 148.6

+/- 71.3

+/- 18.3

+/- 47.0

+/- 150.5

+/- 97.6

+/- 46.3

+/- 56.0

+/- 142.9

Appendix D: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY

0 20 40 80 m Z19011



DL 5986

5

4

3

6

Pigeon Rd

Sec 14, TP 42

SUBJECT PROPERTY
Block E,
Section 14, Township 42,
Cariboo District

Describe the existing use of the subject property and all buildings: Vacant Land
No buildings

Describe the proposed use of the subject property and all buildings: 2 - RR-3 residential lots of 2 1/2 acres each

Describe the reasons in support for the application: See Attached Letter of Support

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Selectively logged and fire hazard has been reduced.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): General sloped property, No creeks or streams

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well <u>New well Feb 7/2019</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Natural Gas

Approved on site

Wise Creek Developments Ltd
211- 2383 King George Hwy,
Surrey BC V4P 3H2

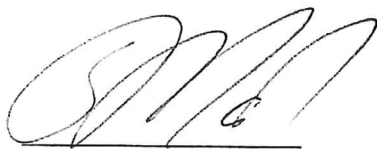
March 13, 2019

Attention; Havan Surat, Manager of Development Services, Cariboo Regional District

Reasons for support of the Rezoning Application (MOTI subdivision application # 2019-00645)

Wise Creek Developments are the same principles/owners that developed Wise Creek Estates in 2013 on Pigeon Rd. Wise Creek Estates was a very well received and desired residential development, with new homes ranging in values of \$400,000- to over \$900,000. The surrounding area around this proposed 2 lot subdivision is in keeping with the entire Borland Drive/ Wise Creek Estates area. We drilled a new well on February 2, 2019 and it has proved to have over 30 gallons per minute. The entire Borland, Wise Creek estates area is known for good water and adding one more lot won't affect the area water supply and aquifer of any neighboring properties. Both proposed new lots have been designed for on-site septic systems (no lagoons will be permitted) and have been approved by Interior Health on March 5, 2019. These proposed 2 lots, will have custom homes built by Macon Construction Ltd. (Partner in both the Wise Creek Estates Development and Wise Creek Developments) and will add to the surrounding home values. There is also a shortage and desire for 2 ½ acre residential lots in the 150 Mile area. When we developed Wise Creek Estates, the direction from the BC government and the local CRD was to add to the local density (2-3 acre lots where onsite septic is required) to enhance the local community without further sprawling of communities like with larger lots (5-10+ acres). This helps with the local school catchment area, road maintenance and other local services. This application supports that same directive. This property has approximately 800 feet of frontage on Pigeon Rd, so it makes for a very good lot to subdivide into 2 lots giving the overall effect of the final subdivided lots, a very large lot feel. The lots will still be approximately 2 ½ +- acres each.

When this property was purchased by Wise Creek Developments in January 2019, at that time the CRD web site had listed this particular lot/property, was already zoned as RR-3. Only after the subdivision application was submitted to MOTI, was it known, that the CRD website had the property incorrectly listed, as the current zoning was actually RR-3-1. This is the reason for this rezoning application. See attached info below showing the prior zoning listed on the CRD website as RR-3. The CRD has acknowledged that the zoning information that was on their website, was in fact incorrect. The CRD website has been updated since the mistake was noticed. The CRD management and planning staff have expressed that they are in support of this subdivision rezoning application.



Steve Mahon
Wise Creek Developments Ltd.
250-302-1777

be "WELL" satisfied

CONSTRUCTION PERSONNEL	
Drilling Company: Aqua Drilling Services	
Driller: M.Loftus	Helper: A.Unrau
Consultant:	WD Reg. No.: 17053101
Date Started: January-28-19	Date Completed: February-02-19



Interior Health

Every person matters

March 5, 2019

Ardell Piche – Development Technician
Ministry of Transportation and Infrastructure – Cariboo District
301 – 640 Borland Street
Williams Lake BC V2G 4T1
Ardell.Piche@gov.bc.ca

Dear Ardell Piche

RE: Subdivision File 2019-00645 (NX2019-79007) – Pigeon Road

A Subdivision Referral from the Ministry of Transportation and Infrastructure – Cariboo District was received by Interior Health on 13 February 2019 for the property described as: Block E Section 14 Township 42 Cariboo District, Pigeon Road, 150 Mile House, BC.

The following recommendation is based on the information provided by the applicant/Authorized Person (AP). The assessment is to determine if the proposed is in compliance with the B.C. Sewerage System Regulation (B.C. Reg. 326/2004), the B.C. Subdivision Regulation (B.C. Reg. 262/70), the B.C. Drinking Water Protection Act (SBC 2001, c. 9) and the B.C. Drinking Water Protection Regulation (B.C. Reg. 200/2003).

This office has reviewed the information from the AP, Keray Camille of AKC Contracting Ltd., and is satisfied that suitable dispersal areas have been identified for all proposed lots.

If you have any questions, concerns or require additional explanation, please email HBE@InteriorHealth.ca or phone toll free at 1-855-744-6328, then choose the HBE option.

Sincerely,

Carol Leung
Environmental Health Officer – Environmental Management
Copy sent by email

cc: Steve Mahon, applicant (steve@maconconstruction.ca)

Keray Camille ROWP
AKC Contracting Ltd.
3058 Dg Creek Road Williams Lake BC V2G 4X2
250-303-1029



Re: proposed subdivision of Block E Section 14 Township 42 Cariboo District.

On February 1 2019 I performed a preliminary field review on proposed lot A and B regarding the feasibility of planning and constructing a sewage system for a single dwelling on 1.2 HA and .08 HA

The field evaluation is based on conditions at this point in time. The test sites are located in the general area suited to dispersal area. The perk and soil observation results are summarized in the evaluation reports and location of the soil test sites are on the attached map.

My assessment is based on the current Ministry of health regulations and does not take into consideration any existing or future covenants and bylaws, right of way easement that may apply to the property.

Test pit number one was on lot A of subdivision the test pit area was 10% grade and in a recently logged fir tree area

0-10 cm brown loam topsoil with a Favorable blocky structure and a loose moist consistence with a strong grade, lots of grass root

10 -70 cm brown loamy sand with pockets of sand with a F blocky structure and a loose moist consistence with a moderate grade

No grass roots

70- 150 cm brown sandy loam with a weak blocky structure with a soft dry consistency some fir tree roots. 150-200 cm brown silty loam with a very weak grade blocky structure and a firm dry consistence No SHWT was observed.

Test pit number 2 was on subdivision lot B 5% slope and is in a recently logged fir forest.

0-40 cm brown sandy soil with a Favorable single grain structure with a favorable consistence and strong grade, lots of roots, 0% CF

40- 70 cm brown loamy sand with a Favorable blocky structure and a soft moist consistence with a moderate grade, few roots, 5 % CF

70-200 cm Brown single grade sand with a loose moist consistence No SHWT was observed.

Test pit 3 was in proposed lot B

0-50 cm single grain brown sand with a loose moist consistency.

50-150 cm brown sandy loam with a firm moist consistency

150- 200 cm brown loam with some rock. Weak blocky structure with a firm moist consistency

4 percolation tests were performed.

Perk # 1 indicated a rate of 15 min/ inch be used Perk #2 indicated a rate of 15 min/inch be used Perk #3 indicated a rate of 40min/ inch be used Perk #4 indicated a rate of 30 min/ inch be

used

Using table II-22 for sandy loam and table II-23 for perc rate of 30-60 min/ inch a HLR of 23 L/ sqm will be used.

$1600L \div 23 = 69.6$ sqm needed

$69.6 \div .9m \text{ wide} = 77.29$ meters of trenches needed

$77.29 m \div 6 \text{ trenches} = 12.88$ meter trenches

The trenches should be spaced 4.5 meters apart to provide a backup area between trenches if needed.

Proposed wells are more than 30 m from proposed drain field.

In summary:

lot A and B will support a type 1 system with adequate area for a back up trenches if needed for a 4

bedroom residence.



Site Plan of Proposed Sub Division Plan Block E, Sec 14, Township 42, Cariboo Dist. N

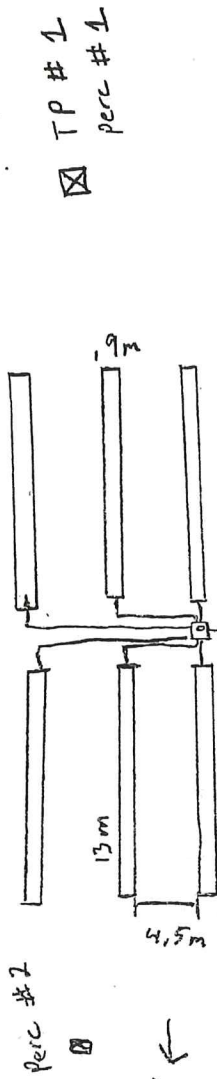
Lot A



20% ↑

10% ←

6 trenches, 9 m x 13 m spaced 4.5 m apart
Back up area between trenches.



East property Line

Drive way

30 meters

proposed well location

10% ↙

Fir Forest

0 5m 10m

scale 1:400

Drawn By Keray Camille Feb 4/19.

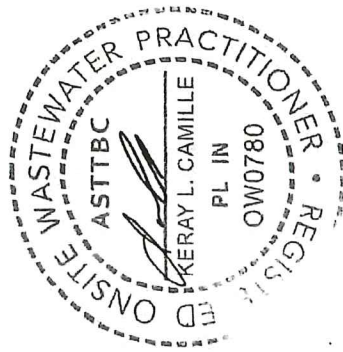
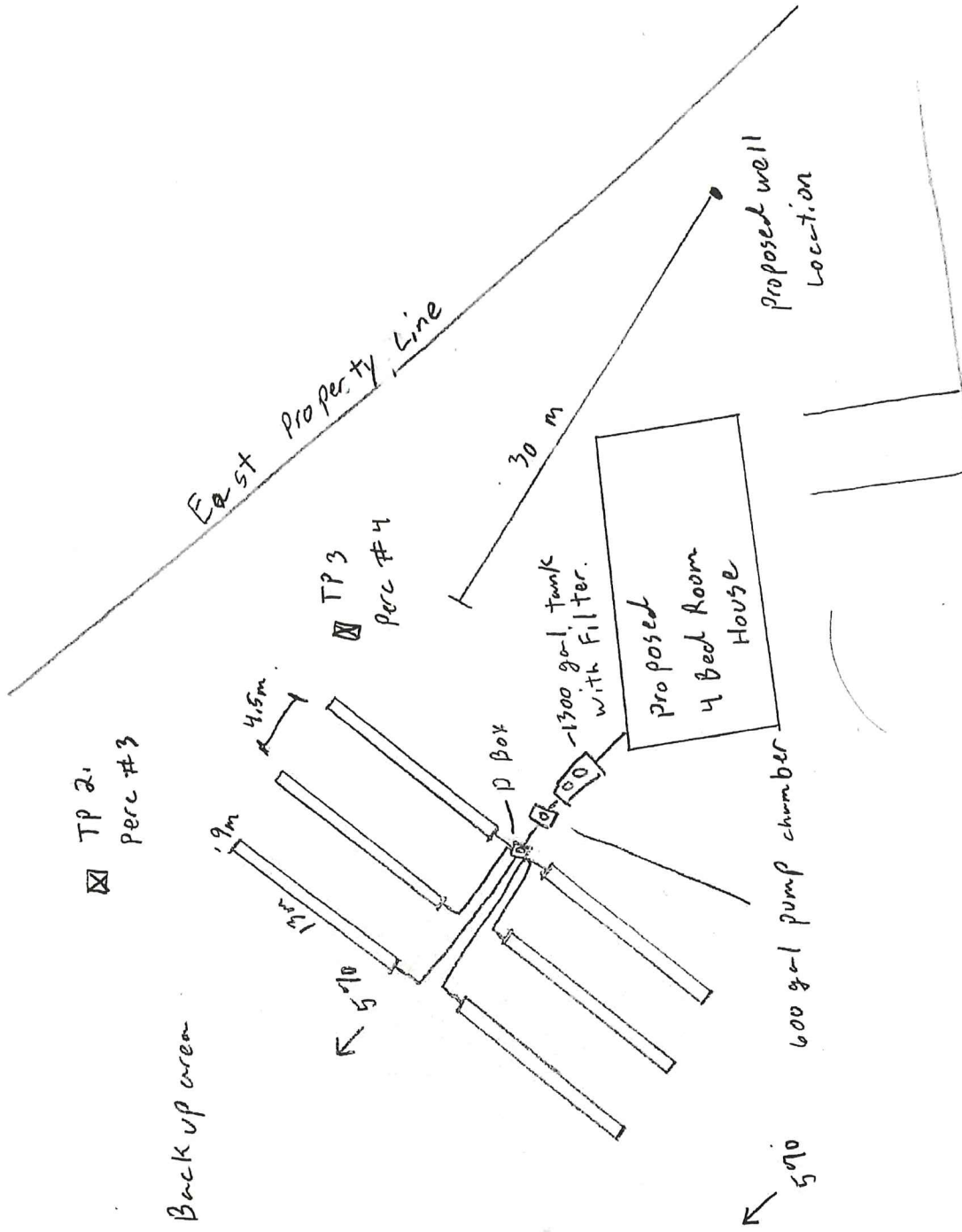
Pigeon Road

Site Plan For Proposed Subdivision Plan of Block E, Sec. 14, Township 42, Cariboo Dist.

Lot B

6 trenches, 9 m x 13 m
Spaced 4.5 m apart with Backup area
in between trenches.

Fir Forest



SCALE 1 : 1000

4

၆

0-4

9/10/1951

Drawn January 25, 2019
according to field survey
conducted January 25, 2019.

File: 2019-00645
3220-20/CT42

February 22, 2019

VIA EMAIL: Ardell.Piche@gov.bc.ca

Ministry of Transportation & Infrastructure
301-640 Borland Street
Williams Lake, BC V2G 4T1

Dear Ms. Piche:

Re: Proposed Subdivision – Block E Section 14 Township 42 Cariboo District 4km West from
150 Mile House, Pigeon Road between Combs Road and Wise Place

The subject property is zoned Rural 3 Special Exception Zone 1 RR 3-1 zone under the Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

Minimum Lot Size: 1.2 hectares

Water or Sewer Specified Area: Not within water or sewer specified area.

The subject property is designated Community Residential under the Cariboo Regional District 150 Mile House Area Official Community Plan Bylaw No. 4660, 2010.

Minimum Lot Size (if applicable): 1.2 hectares

Agricultural Land Reserve: Not in Agricultural Land Reserve

Recommendation: Rezoning and OCP amendment required

Comments: does not meet minimum site area requirements.

.../2

building communities together

Planning Department Comments:

A rezoning and OCP amendments application is required to rezone and redesignate the property from Rural 3 Special Exception Zone 1 (RR 3-1) and Community Residential to Rural 3 (RR 3) zoning and Neighbourhood Residential designation respectively. The proposed 0.8 hectare lot does not meet the 1.2 hectare minimum lot size requirement for the RR 3-1 zone. A previous referral dated February 14 (delivered by email February 21) mistakenly referred to the zone as Resource/Agricultural (RA 1) from the same bylaw. After a request for further research to be conducted into the zoning, planning staff determined it is originally zoned Rural 3 Special Exception Zone 1 (RR 3-1) and the subsequent misinformation was due to a technical mapping and application system error. Further, a wildfire covenant may be required as the area is in a "Very High" risk area.

Respectfully,



Jonathan Reitsma
Associate Planner

jr/cd

Enclosure

c: Steve Mahon

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 2 lot subdivision which will create smaller parcel sizes and additional housing. We encourage land use amendments which promote healthy and active lifestyles to improve physical and social wellbeing within the community area.

The Provincial Health Authority through the Healthy Built Environment linkages toolkit provides health evidence that land use decisions influence the choices people make in how they move around from place to place to carry out their daily activities.

Growth should adhere to planning principles which promote wellbeing in a community by encouraging housing plans, climate action plans, transportation design plans while acknowledging the environmental and economic constraints.

Sustainable onsite sewerage systems and drinking water systems can pose environmental and economic constraints in rural development.

Interior Health endorses the concept of creating development where the easy choice is the healthy choice which helps to improve population health. Development in this area will 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 cost.

Interior Health supports land development in areas where access to amenities, work, recreation, and daily activities encourage healthy lifestyles therefore improving the health and wellbeing of the population.

Thank you for the opportunity to review and comment.

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: April 2, 2019

Agency: Interior Health