

Rezoning / OCP Information Package

File Number: 3360-20/20190002

Subject: Cariboo Regional District Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5195, 2019 and Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5196, 2019.

Electoral Area: E

Date of Referral: January 30, 2019

Date of Application: January 15, 2019

Property Owner's Name(s): Cindy Stewart and Wilbur Jones

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

SECTION 1: Property Summary

Legal Description(s): Parcel A of District Lots 550 and 2055, Cariboo District, Plan 34219

Property Size: 3.018 ha (7.46 ac)

Area of Application: 3.018 ha (7.46 ac)

Location: 1405 Hodgson Road

Current Designation:

Rural Residential 2 (RR2)

Min. Lot Size Permitted:

1.5 ha (3.7 ac)

Proposed Designation:

Rural Residential 3 (RR3) and
Community Residential

Min. Lot Size Permitted:

0.8 ha (1.97 ac) / 1.2 ha
(2.96 ac)

Current Zoning:

Rural 2 (RR2)

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposed Zoning:

Rural 3 (RR3) and Rural 2 (RR2)

Min. Lot Size Permitted:

0.8 ha (1.97 ac) / 2 ha (4.94ac)

Proposed Use: To subdivide property into two residential lots.

No. and size of Proposed Lots: 2 lots A. 1.0 ha (2.47 ac) and B. 2.0 ha (4.94 ac)

Name and type of existing road system: Hodgson 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:

N/a

Name of Lake/Contributing River and Lake Classification: N/a

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)	1.90 ha (4.71 ac)
(b) South	060 2 acres or more (Single Family dwelling, Duplex)	1.65 ha (4.08 ac)
(c) East	060 2 acres or more (Single Family dwelling, Duplex)	2.03 ha (5.02 ac)
	060 2 acres or more (Single Family dwelling, Duplex)	2.03 ha (5.02 ac)
(d) West	Hodgson Road 063 2 acres or more (Manufactured Home) ALR (Unsurveyed Crown Land)	1.91 ha (4.73 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 3.018 ha (7.46 ac) rural residential property to subdivide into two residential lots. The subject property is currently zoned as Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is designated as Rural Residential 2 in the Williams Lake Fringe Area OCP Bylaw, 4782, 2013.

One of the proposed lot sizes does not comply with the permitted lot size provisions under the current zoning of RR 2. Therefore, the applicant proposes to rezone the proposed subdivision "Lot A" as Rural 3 (RR3) with a lot size of 1.0 ha (2.47 ac). The proposal will also amend the Williams Lake Fringe Area Community Plan Bylaw No. 4782 to designate "Lot A" as Rural Residential 3 (RR3) and "Lot B" as Community Residential.

Location & Surroundings:

The subject property is located on Hodgson Road and is a treed lot. Currently, there is a residential structure, barn, root cellar, lagoon and a shed (which will be relocated in the subdivision process) existing on the property. It is surrounded by single-family dwellings to the north, south, and east, and unsurveyed crown land to the west 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)

5.19 RURAL 2 (RR2) ZONE

5.19.2 ZONE PROVISIONS

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

4782 – Williams Lake Fringe Area OCP Bylaw, 2013

7.3.2 RESIDENTIAL DESIGNATIONS

- RURAL RESIDENTIAL – 3
Parcels which shall be a minimum size of 0.8 hectare up to 1.5 hectare and are required to meet Health Standards.
- COMMUNITY RESIDENTIAL
Parcels which shall be a minimum size of 1.2 hectare and consist of a dense settled rural area and unserviced lots.

Rationale for Recommendations:

The revised site plan with slight adjustment to the subdivision proposal meets the minimum standard setback of 15 metres required from the lagoon. Further, the proposal does not affect the residential character of the neighborhood. Therefore, planning staff recommends approval of this application.

Recommendation:

1. That the Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5195, 2019 to re-designate the subject property from Rural Residential 2 (RR 2) designation to Rural Residential 3 (RR 3) and Community Residential designations be approved.
2. That the Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5196, 2019 to rezone “Lot A” of Parcel A of District Lots 550 and 2055, Cariboo District, Plan 34219 from Rural 2 (RR 2) zone to Rural 3 (RR 3) zone be approved.

SECTION 3: Referral Comments

Health Authority: - March 18, 2019
See Comments Attached.

Ministry of Transportation and Infrastructure: - February 4, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5195 and 5196 package received on January 31/19. 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.

Advisory Planning Commission: February 22, 2019

Supported. See comments attached.

Ministry of Environment: - February 8, 2019

No comments on the proposal.

CRD Environmental Services Department: - January 31, 2019

Interests Unaffected by bylaw.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5195 & 5196

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Revised Subdivision Plan – Submitted March 7, 2019

Original Subdivision Plan – Submitted December 7, 2018

Interior Health Comments

APC Response Form



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5195

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4641, being the "Cariboo Regional District Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012".

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 Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5195, 2019".

2. AMENDMENT

Schedule "C" of Bylaw No. 4641 of the Cariboo Regional District is amended by:

Redesignating Parcel A of District Lots 550 and 2055, Cariboo District, Plan 34219 from Rural Residential 2 (RR2) to Rural Residential 3 (RR3) and Community Residential 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.

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. 5195, cited as the "Cariboo Regional District Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5195, 2019", as adopted by the Cariboo Regional District Board on the day of _____, 2019.

Manager of Corporate Services

SCHEDULE "A"



PROPOSED RURAL RESIDENTIAL 3 DESIGNATION



PROPOSED COMMUNITY RESIDENTIAL DESIGNATION



MEASUREMENTS ARE METRIC Z19002

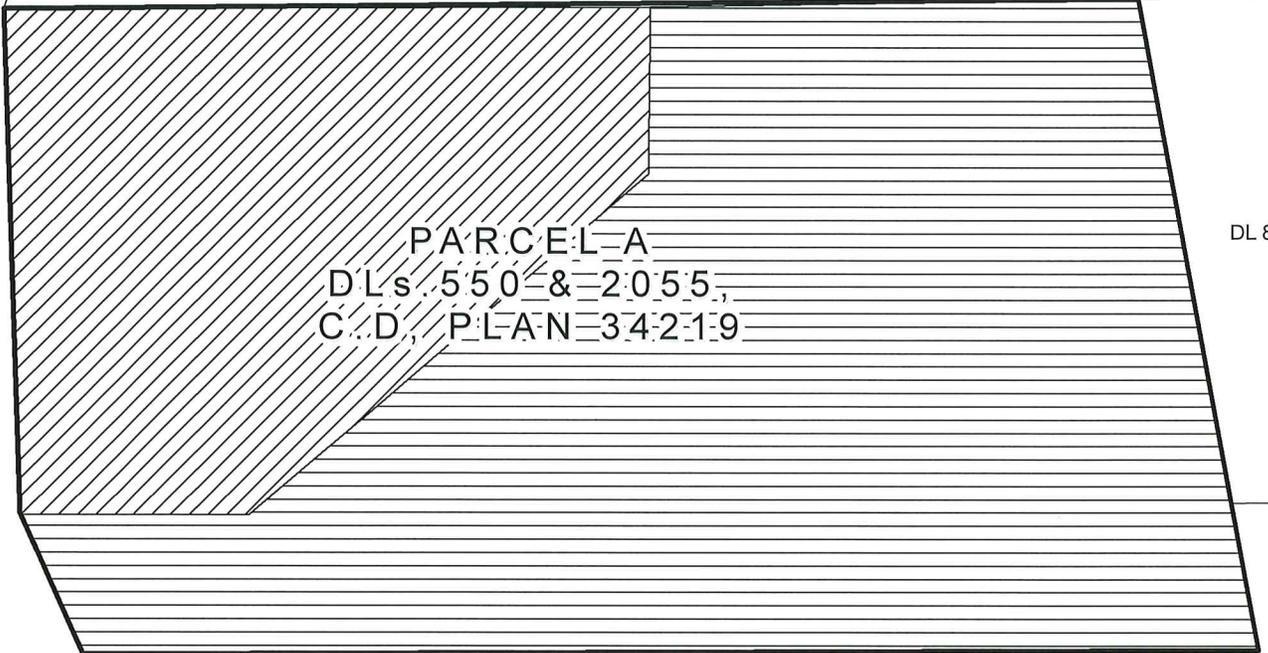


BLOCK A
DL 4812

Hodgson Rd

DL 858

DL 858



DL 858

PARCEL A
DLs 550 & 2055,
C.D. PLAN 34-2-19

BLOCK C
DL 550

BLOCK B
DL 550

UNSURVEYED CROWN
LAND (USCL)



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5196

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. 5196, 2019".

2. AMENDMENT

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

- i) rezoning Parcel A of District Lots 550 and 2055, Cariboo District, Plan 34219 from Rural 2 (RR2) zone to Rural 3 (RR3) zone 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. 5196, cited as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5196, 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
Z19002



BLOCK A
DL 4812

Hodgson Rd

DL 858

DL 858



PARCEL A
DLs 550 & 2055,
C.D. PLAN 34219

DL 858

BLOCK C
DL 550

BLOCK B
DL 550

**UNSURVEYED CROWN
LAND (USCL)**

BLOCK A
DL 4812

Hodgson Rd

Appendix C: SPECIFIC MAP



-  SUBJECT PROPERTY
-  PROPOSED RURAL 3 (RR 3) ZONE/
RURAL RESIDENTIAL 3 DESIGNATION
-  PROPOSED COMMUNITY RESIDENTIAL DESIGNATION

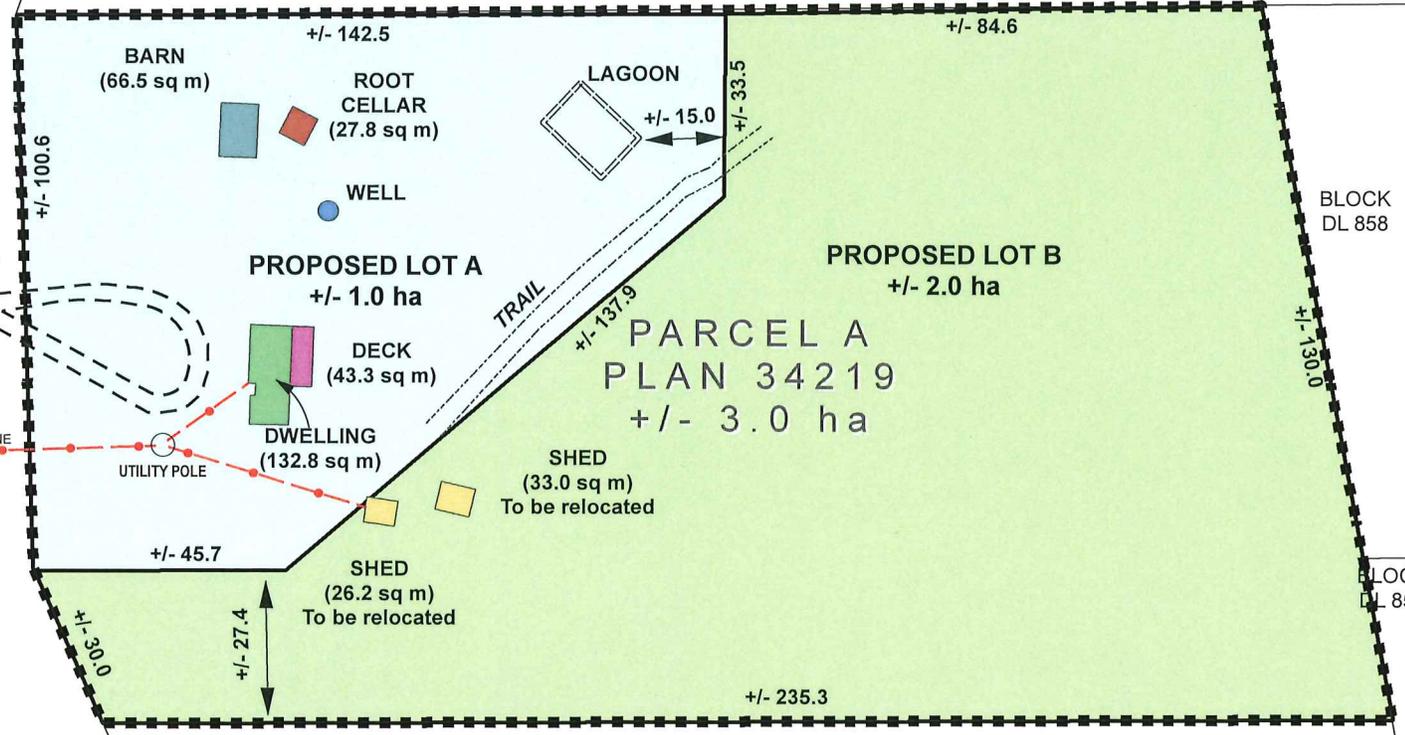


MEASUREMENTS
ARE METRIC Z19002

DL 3557

DL 858

1



BLOCK
DL 858

BLOCK
DL 858

BLOCK C
DL 550

Hodgson Rd

UNSURVEYED CROWN
LAND (USCL)

BLOCK B
DL 550

ALR

Appendix D: ORTHOGRAPHIC PLAN



19002, PROPOSED LOT

LEGEND
SUBJECT PROPERTY



ALR



DL 4812

DL 3557

DL 858

DL 2055

DL 550

ALR

SUBJECT PROPERTY
PARCEL A, DLs. 550 & 2055,
C.D., PI 34219

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: Subject property is one of the largest in the neighborhood.
Subdivision and rezoning to smaller lot sizes would fit the surrounding land use.

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

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.*

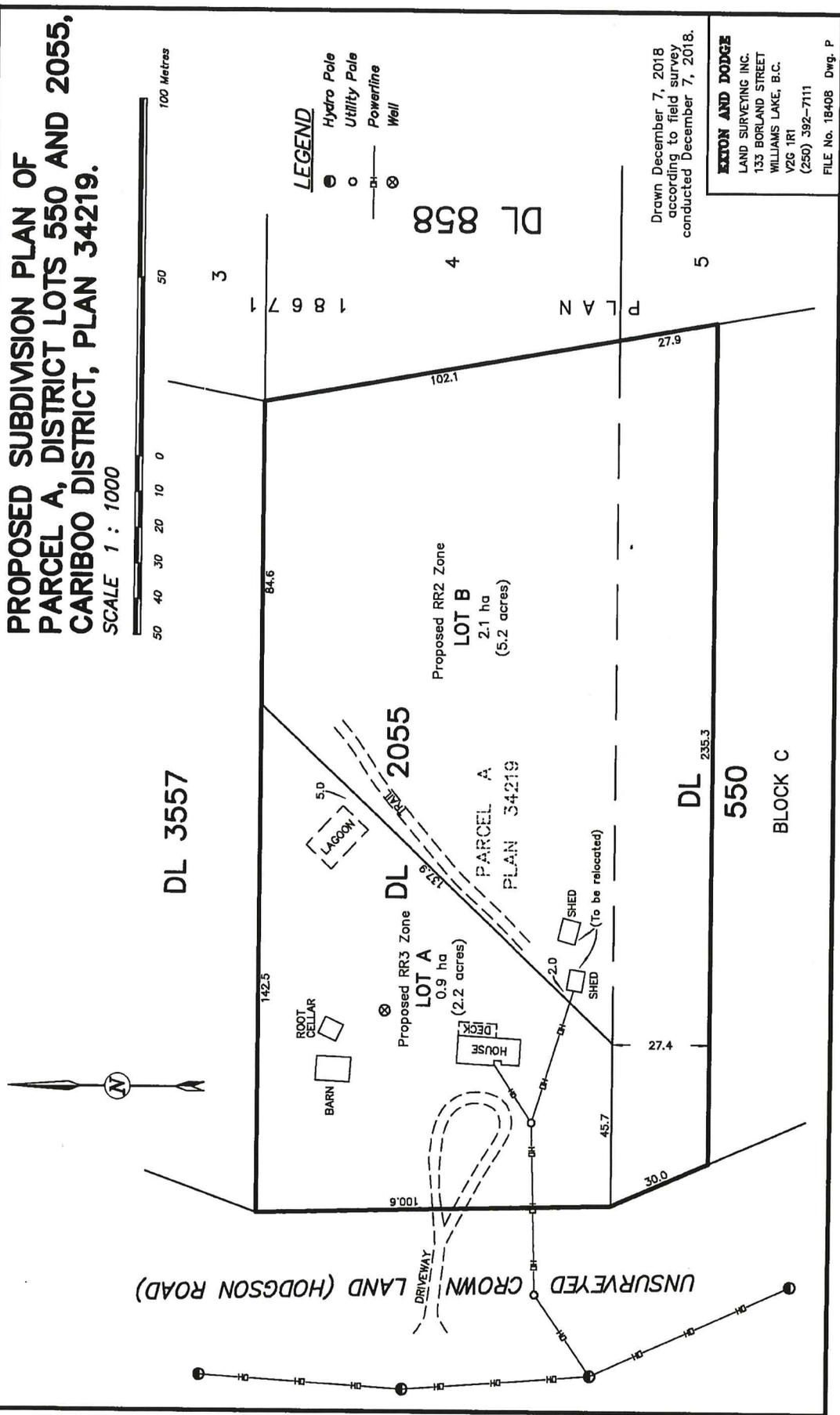
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 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"/>

**PROPOSED SUBDIVISION PLAN OF
PARCEL A, DISTRICT LOTS 550 AND 2055,
CARIBOO DISTRICT, PLAN 34219.**
SCALE 1 : 1000



LEGEND

- Hydro Pole
- Utility Pole
- Powerline
- ⊗ Well



Drawn December 7, 2018
according to field survey
conducted December 7, 2018.

EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111
FILE No. 18408 Dwg. P

DL 858

PLAN

DL 235.3

550

BLOCK C

DL 2055

PARCEL A
PLAN 34219

Proposed RR3 Zone
LOT A
0.9 ha
(2.2 acres)

Proposed RR2 Zone
LOT B
2.1 ha
(5.2 acres)

UNSURVEYED CROWN LAND (HODGSON ROAD)

DRIVEWAY

BARN
ROOT CELLAR

HOUSE
DECK

SHED
SHED
(To be relocated)

LAGOON



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 review and comment on this proposal which changes the current OCP and zoning designation to permit a 2 lot subdivision.

Healthy Community Development supports the Williams Lake Fringe Area Official Community Plan (OCP) which has sound community planning principles while recognizing the need to encourage planned growth.

The proposed land use change has remained the same however the parcel size seems to have been amended to change the parcel boundary to accommodate a 15 meter setback for the existing lagoon on a 1 hectare parcel. A lagoon has specific horizontal setbacks from the property boundary, building, dwelling and other features within the standard of practice manual. The parcels must be sustainable for both potable drinking water and the onsite sewerage system. The sustainability for an initial and a future replacement site for the lagoon should be reviewed by an authorized person to ensure the parcel has the capability prior to the rezoning and OCP amendment.

Interior Health would recommend that the parcel remain under the current OCP and zoning designations.

Healthy Community Development discourages housing growth in areas where:

- 1) The use of private vehicles is needed due to safety and distance to commute. This recommendation is made since the reliance on private vehicles can reduce a residents' ability to have an active lifestyle, physical activity and opportunities to access amenities. 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.
- 2) Community infrastructure is currently not available or planned for the servicing of the residential growth.
- 3) Development and the distance to services, daily activities and amenities, increases the likelihood it will impact greenhouses gases emissions, air quality and perhaps a target which is supported to address climate change within the Official Community Plan.

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: Healthy Community Development-EHO

Date: March 18, 2019

Agency: Interior Health

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on Feb 20/19 in the committee Room, located at the CRD, BC, commencing at 12:10pm in Williams Ck

PRESENT: Chair John Dressler
Members D. Stafford, Henry Van Soest,
Bette M.

Recording Secretary Angie D for Kerry Chelsea
(Absent).

Owners/Agent, or
 Contacted but declined to attend

ABSENT: Veronica M - Exton + Dodge
Wilbur Jones - Applicant
Kerry Chelsea

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

• question regarding water, sewer, + road access were asked. Veronica M let APC members know these items are addressed via MOTI.

REZONING/OCP APPLICATION – 3360-20/20190002 (Parcel A, District Lots 550 and 2055, Cariboo District, Plan 34219)

H Van Soest / D. Stafford: "THAT the application to rezone/redesignate property at 1405 HODGSON ROAD, be supported/rejected for the following reasons:

i)

ii)

For: 4 Against: 0

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 12:40pm

[Signature]
Recording Secretary

[Signature]
Chair

Cariboo Regional District
File No.

FEB 22 2019

Referred To