

## 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:** May 10, 2019

See comments attached.

**Ministry of Environment:** - March 19, 2019

No comments on this application.

### **SECTION 4: Board Action**

Date of Meeting: April 12, 2019

That the 150 Mile House Area Official Community Plan Amendment Bylaw No. 5205, 2019 be read a first a second time this 12th day of April, 2019. Further, that adoption be subject to the following:

1. 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.

That the Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5206, 2019 be read a first and second time this 12th day of April, 2019.

That the OCP / rezoning application fee of \$1,900.00 be refunded to the applicant due to inaccurate zoning information provided as a result of a mapping system technical error.



## 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

- APC Comments

- Results of Public Hearing

- Letter of Support from 150 Mile House VRD Fire Chief Stan McCarthy

- Signatures of Support

- Staff notes from Public Hearing



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 12<sup>th</sup> DAY OF April, 2019.

READ A SECOND TIME THIS 12<sup>th</sup> DAY OF April, 2019.

A PUBLIC HEARING WAS HELD ON THE 6<sup>th</sup> DAY OF May, 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. 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

30 15 0 30 m

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 12<sup>th</sup> DAY OF April, 2019.

READ A SECOND TIME THIS 12<sup>th</sup> DAY OF April, 2019.

A PUBLIC HEARING WAS HELD ON THE 6<sup>th</sup> DAY OF May, 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

30 15 0 30 m

MEASUREMENTS  
ARE METRIC Z19011

DL 5986

DL 5986

BLOCK G  
SEC 14  
TP 42

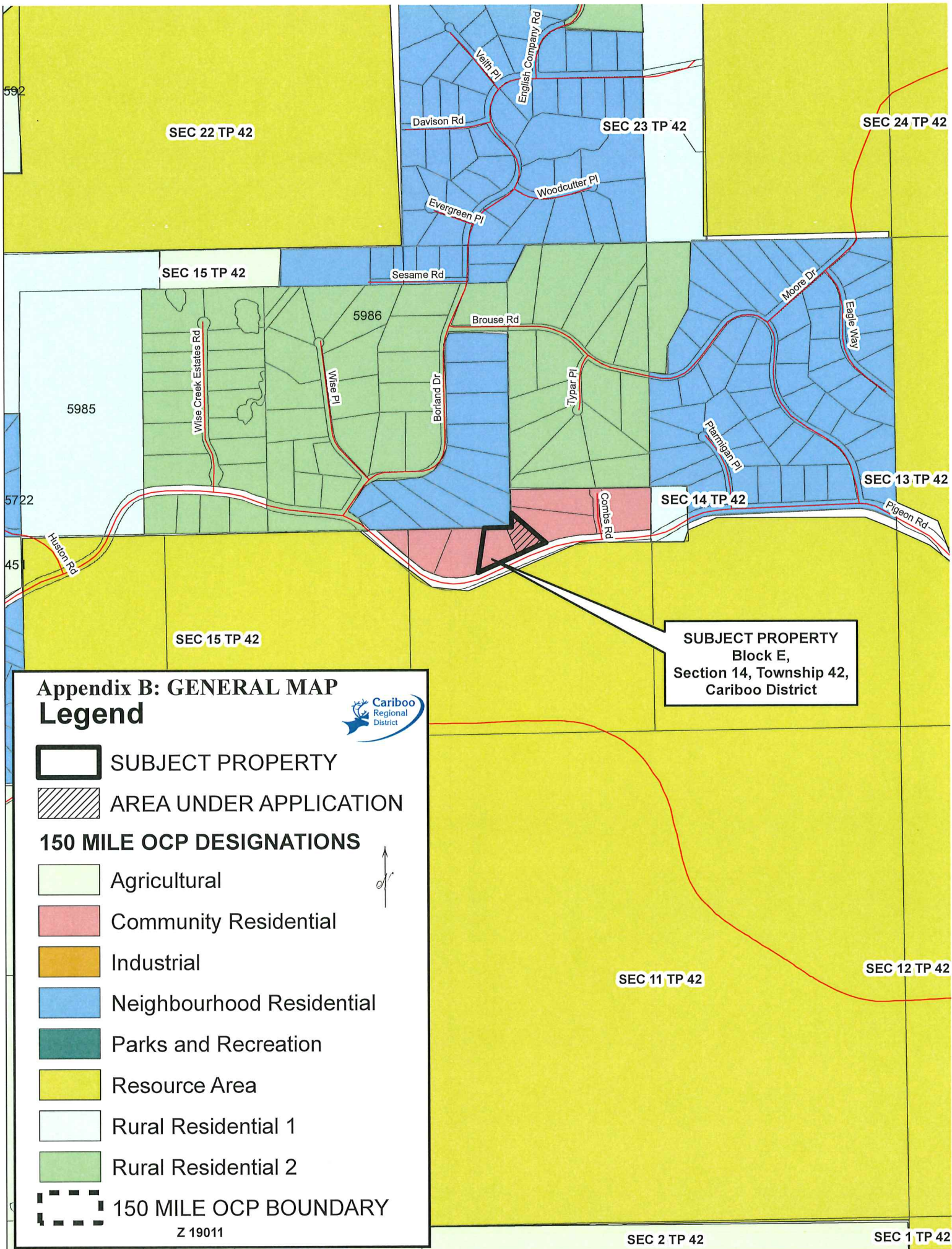
Block E,  
Section 14, Township 42,  
Cariboo District  
+/- 2.02 ha

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

30 15 0 30 m

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

+/- 56.0

+/- 46.3

+/- 142.9



Appendix D: ORTHOGRAPHIC MAP



LEGEND



SUBJECT PROPERTY



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.):

Gentle 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 2/2019</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

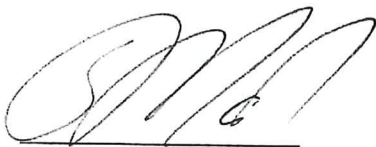
March 13, 2019

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







**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](mailto:Ardell.Piche@gov.bc.ca)

Dear Ardell Piche

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

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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](mailto: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](mailto: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:

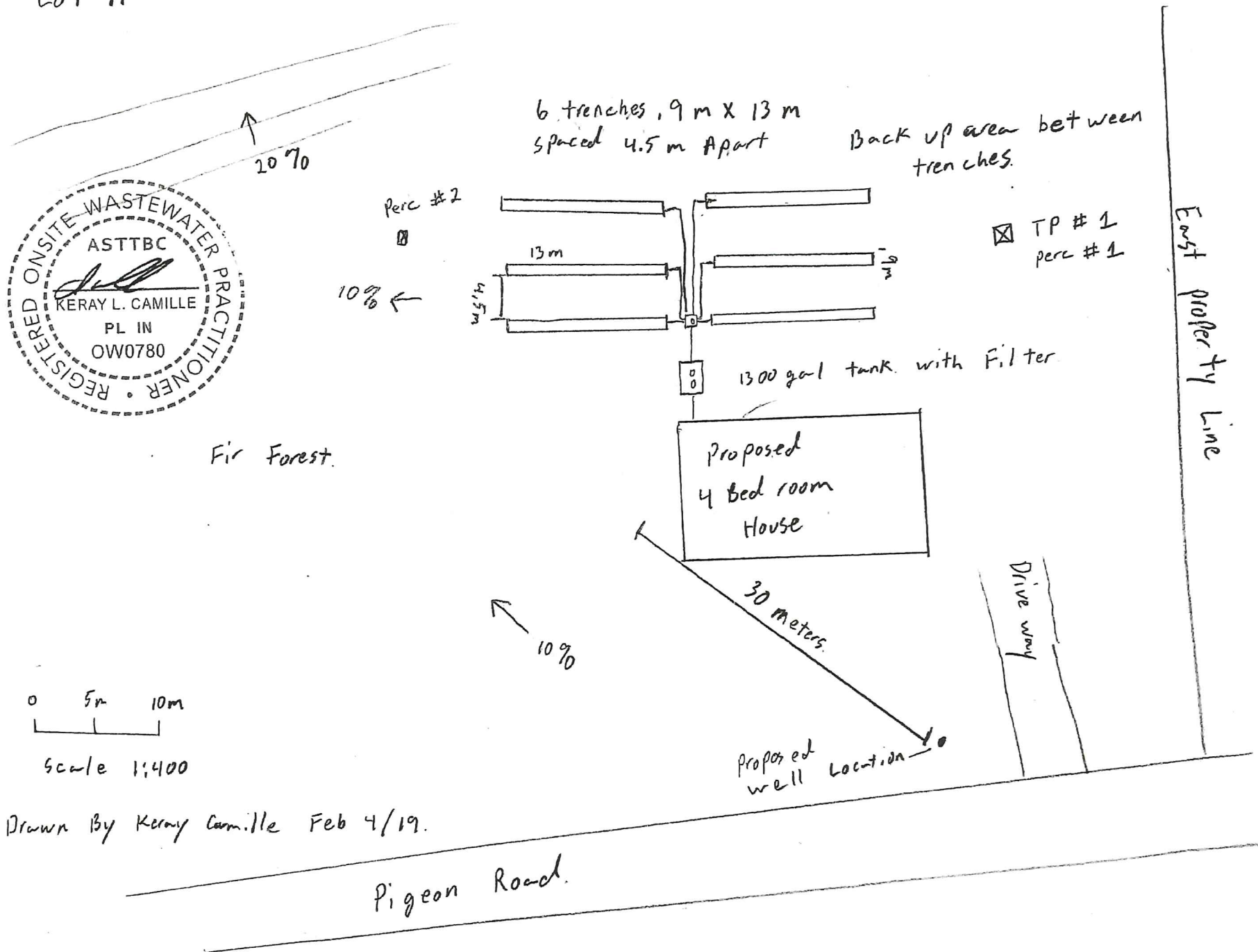
lot A and B will support a type 1 system with adequate area for a back up trenches if needed for a 4

bedroom residence.





# Site Plan of Proposed Subdivision Plan Block E, sec 14, township 42, Cariboo Dist. <sup>N</sup> Lot A



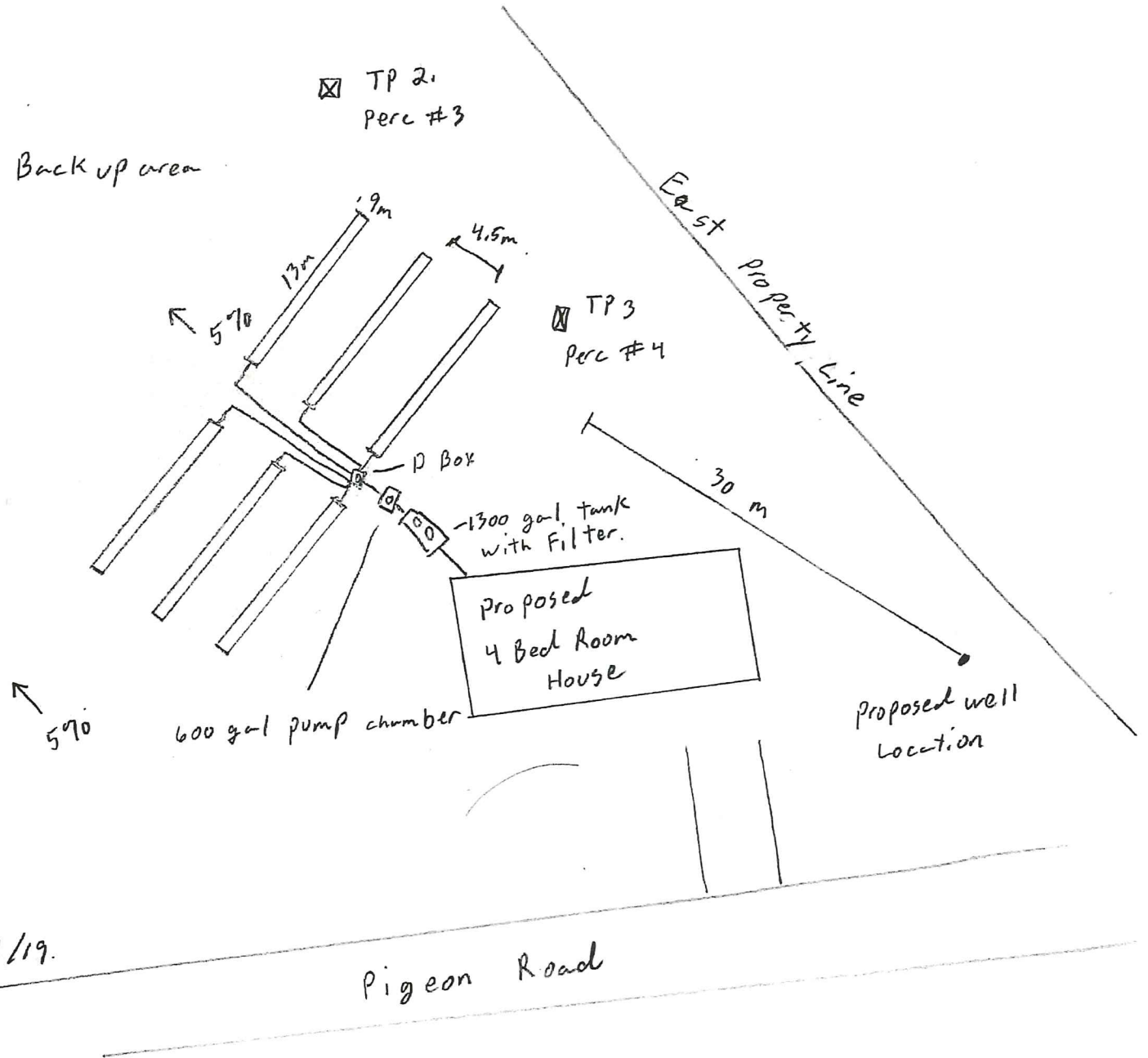
Drawn By Keray Camille Feb 4/19.

Site Plan For Proposed Subdivision Plan of Block E, sec. 14, township 42, Cariboo Dist.  
Lot B

↑  
N

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

Fir Forest

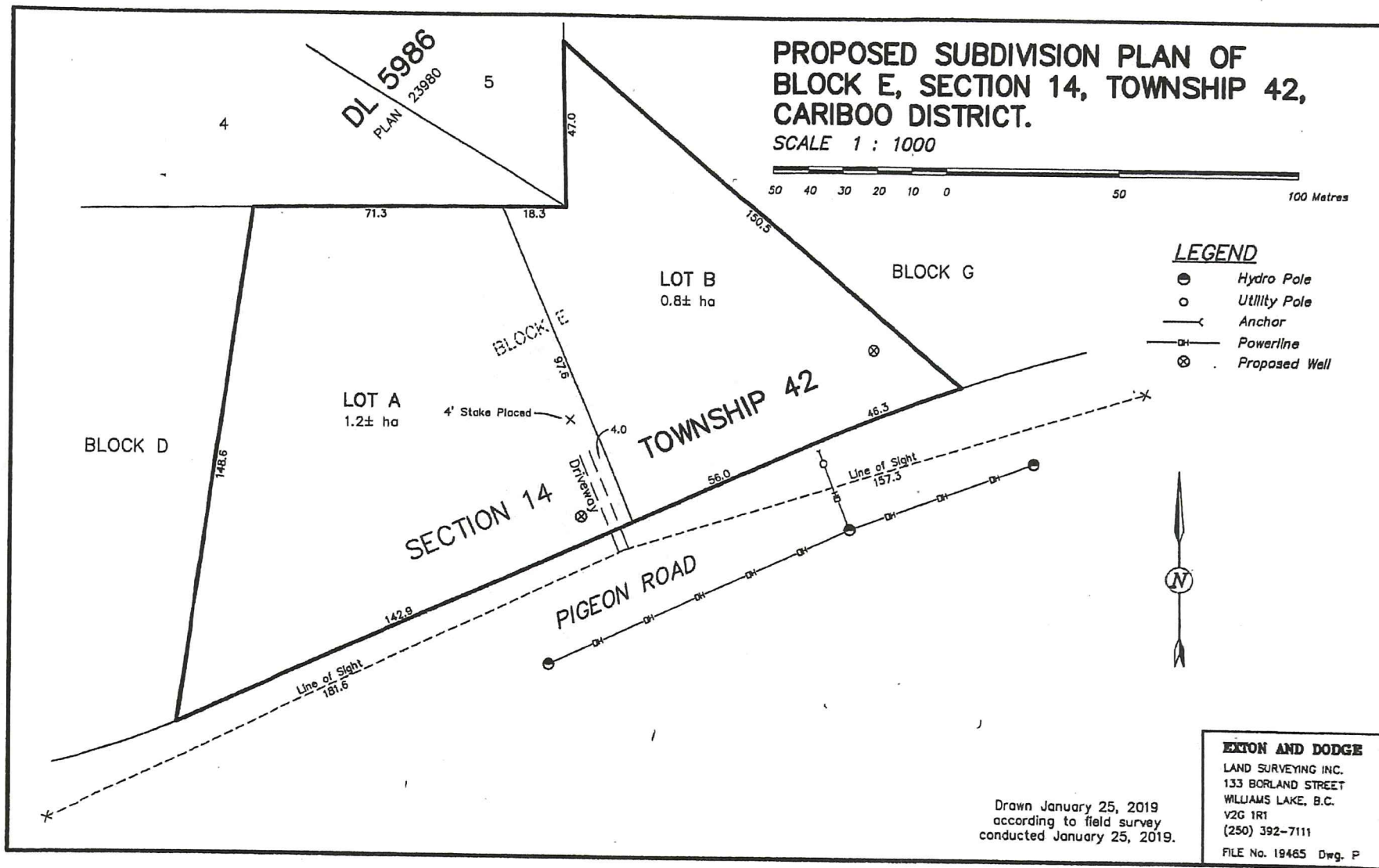


0m 5m 10m

Scale 1:400

Drawn By Keray Camille Feb 4/19.

Pigeon Road



File: 2019-00645  
3220-20/CT42

February 22, 2019

VIA EMAIL: [Ardell.Piche@gov.bc.ca](mailto: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

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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](mailto: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

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on  
May 9/19 in the 150 FIRE HALL, located at 150 MILE HOUSE, BC,  
 commencing at 7:00 pm

**PRESENT:** Chair GEORGE ATAMANENKO  
 Members ROSS MCCUBREY  
DOUG WATT  
CYLER HOFFMAN  
BET HOOKER

Cariboo Regional District

File No. ....

**MAY 10 2019**

Recording Secretary GTA

Referred To .....

Owners/Agent, or LEVI MOHR (MAGN)  
☐ Contacted but declined to attend

**ABSENT:** JOHN HOVRUP  
JACK DARNBY

**ALSO PRESENT:** Electoral Area Director MAUREEN LEBOURDAIS  
 Staff support (if present)

Agenda Items

**REZONING/OCF APPLICATION – 3360-20/20190011 (Block E, Section 14, Township 42, Cariboo District)**

/ : "THAT the application to rezone/redesignate property at  
 PIGEON ROAD, 150 MILE HOUSE, be supported/rejected for the following reasons:

- i) Complies with the Community Residential designation of the 150 mile OCF, gradual infilling.
- ii) applicant indicates that an accessible residential dwelling will be built on one of the proposed lots.

For: Against:

CARRIED/DEFEATED

Termination

7:30 pm

: That the meeting terminate.

CARRIED

Time:

GTA  
 Recording Secretary

[Signature]  
 Chair



## RESULTS OF PUBLIC HEARING

File No: 3360-20/20190011

Date: May 6, 2019

Location: 150 Mile House Fire Hall

Re: **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**

### Persons Present:

- ☒ Director: Maureen LeBourdais  
☒ Owner(s): Steve Mahon  
☐ Agent:  
☐ Public: See attached list  
☒ Staff: Hanan Surak, Shivani Sajwan  
☐ No public in attendance (excluding owner/agent)

- ☐ 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 1:00 pm.
- ☐ 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: May 7, 2019 Name: Fire chiefs, 150 mile house  
2) Date: " Name: Residents
- ☐ The following verbal comments and questions were received: (add additional sheet if required)  
Comments in favour:

### Comments of concern/opposition:

well Capacity for new lot; fencing for wildlife  
smoking trees in lot

- ☐ Attendees were asked three times for further comments and/or questions.
- ☐ The Chair called the meeting adjourned at 7:27 pm

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

[Signature]  
Signature of Chair



3038 Exton Way  
3039 Exton Way.  
72 Borland Rr.  
3282 BROWSE RD.  
Bunting Lake Rd  
3167 Pigeon Rd.  
56 Borland Dr.



3038 Pigeon Road  
PO Box 251  
150 Mile House, BC  
V0K 2G0

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**CLEARING OF PROPERTIES ON PIGEON ROAD**

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**TO WHOM IT MAY CONCERN:**

Regarding the recent logging and clearing of land along Pigeon Road between Borland Drive and Coombs Road the 150 Mile House Fire Department views this as a positive action to help mitigate threats in the wildland urban fire interface area within the 150 Mile Fire Department fire protection area. Please contact me if you have any further questions or concerns.

Stan McCarthy

A handwritten signature in blue ink that reads "Stan McCarthy".

Fire Chief

150 Mile House Volunteer Fire Department

## Pigeon Road Subdivision

Wise Creek Developments and Macon Construction (Developers of Wise Creek Estates) have purchased a property on Pigeon Rd between Borland Drive and Coombs Place. We have applied to subdivide this lot in to 2 lots. One will be 3 acres and the other will be 2 acres. The property lends itself to a very good 2-lot subdivision due to it having the following:

- 800' of frontage on Pigeon Rd
- New well was drilled in January yielding over 30gpm, (will not effect any neighbors water supply)
- Designed and approved for in ground (type 1) septic system's
- There is a shortage of rural lots in the 150 Mile area.
- These lots are in keeping with the surrounding areas lot sizes.
- Both lots will be "fire hazard reduced" with clearing of the home sites and clearing of the previous owners logging debris.
- New homes will add to the surrounding property values.

The application with the CRD is to update the current zoning to RR-3 from the current zoning of RR-3-1.

The CRD web site had listed this property as RR-3 but the CRD realized they had the incorrect information listed on their web site. Thus the reason for the rezoning update today from the RR-3-1 to RR-3.

**I AM IN SUPPORT OF THE ZONING UPDATE FOR THE 2 LOT SUBDIVISION**

[illegible]



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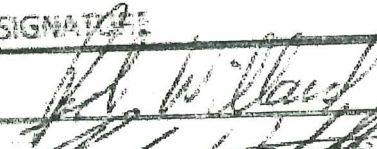



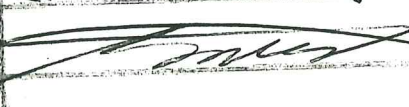
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- 300' of frontage on Pigeon Rd
- New well was drilled in January yielding over 30gpm. (will not effect any neighbors water supply)
- Designed and approved for in ground (type 1) septic system's
- There is a shortage of rural lots in the 150 Mile area
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#### I AM IN SUPPORT OF THE ZONING UPDATE FOR THE 2 LOT SUBDIVISION

DATE	NAME	ADDRESS	SIGNATURE
2/19	Bob Willard	3148 WISE PL	
1/19	Calvin Hesketh	150 MILE	
1/19	Margaret Willard	3148 WISE PL. 150 Mile	
1/19	<del>Calvin Hesketh</del>	150 MILE	NANCY HESKETH
	Darryl Boers	150 mile Pigeon Rd.	
	Gerald H. Hent	3217 Bouse Rd 150 M. Lc	



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### I AM IN SUPPORT OF THE ZONING UPDATE FOR THE 2 LOT SUBDIVISION

DATE	NAME	ADDRESS	SIGNATURE
Apr. 20/19	Herb Dod	Box 906 150 mile	[Signature]
" "	Quentin Clark	Box 781 150 mile	[Signature]
Apr. 21/19	John Miller	Box 222 150 Mile	[Signature]
" "	Henry Cornwall	Box 223 150 Mile	[Signature]
" "	Nobel Cornwall	Box 222 150 Mile	[Signature]
Apr. 29/19	Tyler Johnson	Box 1457 150 mile	[Signature]
" " "	JOHN SONNATAG	Box 229 150 mile	[Signature]
" " "	Paul McCarty	Box 225 150 Mile	[Signature]
" " "	Adam Jackson	Box 1318 150 mile	[Signature]
April 29	Matthew Trebley	3547 Hwy 975 - LaBelle, Ark	[Signature]
April 29th	Ashley Colebank	<del>3247</del> Box 893 150 mile house	[Signature]
April 29	Anden Nairn	3126 Huston Road	[Signature]
Apr 29	Ryan Brink	3254 English Company Rd	[Signature]
Apr 29	Brian Gibson	207 Borland Rd	[Signature]
MAY 4/2019	Carl Gerbrant	3293 EAGLE WAY	[Signature]

PUBLIC HEARING MINUTES  
PIGEON ROAD, 150 MILE HOUSE – REZONING APPLICATION

File No: 3360-20/20190011

Date: May 6, 2019

Location: 150 Mile Fire Hall

**Re: 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.** (Bylaw No. 4660 of the Cariboo Regional District is amended by redesignating Block E, Section 14, Township 42, Cariboo District from Community Residential to Neighbourhood Residential and Bylaw No. 3502 of the Cariboo Regional District is amended by rezoning Block E, Section 14, Township 42, Cariboo District from Special Exception Rural 3-1 (RR 3-1) zone to Rural 3 (RR 3) zone; Electoral Area: F).

The meeting was called to order at **7:00 pm**

The Director welcomed those present and outlined the purpose of a public hearing and the rules for the meeting and specifics of the application. There were 7 members of the public present including the owner, along with Electoral Area F Director Maureen LeBourdais, and two CRD staff (Havan Surat- Manager of Development Services and Shivani Sajwan- Planning Officer). See attendance list.

The Director read out the comments received from the referral process including the CRD planning staff's comments, board actions to date, and an overview of the proposed changes, along with the letters in support received from the Fire Chief of 150 Mile House and neighbouring residents. See attached letters.

The floor was opened for comments from those in attendance-

Comments of **Concern**, and addressed questions/concerns:

- **Heidi Butters:** Can the lots become still smaller and get subdivided in future?  
**Response by Havan Surat:** *The proposed lots met exactly the minimum lot size requirement of zoning district. So it does not allow for any future subdivision.*



- **Heidi Butters:** As the lot gets smaller, will there be options available for having recreational animals such as horses on properties of proposed size?  
*Response by Shivani Sajwan:* The larger lot sizes in Rural district allow large animals. The proposed Rural 3 (RR3) zoning does not allow for intensive livestock.
- **Brian Chapman:** What is the existing minimum lot size and how many lots are proposed? *Response by Havan Surat:* The minimum lot size for the existing zone is 1.2 ha (2.695 ac) and the proposed minimum lot size is 0.8 ha (1.98 ac) to allow for two-lots subdivision.
- **Robyn West, Becky Cadsand and Heidi Butters:** The proposed subdivision can affect the well water supply for the neighbouring properties. What will be the well capacity for the proposed lots? *Response Havan Surat:* The proposal was referred to Interior Health Authority to review the well capacity for the proposed lots; and they have no concerns regarding this subdivision. *Additional Response by Steve Mahon, the owner:* Upon lot assessment by ROWP, the capacity and the flow rate came out to be 30 gallons/minute which is more than sufficient for the proposed lots without affecting neighbouring properties.
- **Becky Cadsand:** With proposed subdivisions/development, there is a concern for decreased privacy, increased traffic and stash of trees creating bugs problem. *Response by Steve Mahon, the owner:* The stash of trees will soon be removed once the land is cleared for development. The on-going logging and land clearing will further help in mitigating wildfire threats in the area.
- **Heidi Butters:** How will the fencing around properties for wildlife be affected? *Response by Havan Surat:* We are aware that the proposed area lies within Mule-Deer range. However, it is the Ministry of Forest, Lands and Natural Resource Operations who regulates the fencing for wildlife, and not the Cariboo Regional District.
- **Bruce Schellenberg:** Will the proposed lots have multi-family development? *Response by Havan Surat:* No, there will be single-family development allowed on both the proposed lots.

The Director called three times for further comments or concerns. As none were forthcoming, the meeting was adjourned at **7:27 pm**