Rezoning Information Package

File Number: 3360-20/20190005
Subject: Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5197, 2019
Electoral Area: F
Date of Referral: February 7, 2019
Date of Application: January 28, 2019
Property Owner's Name(s): Richard Bee Hooker and Toni Lee Hooker
Applicant's Name: Veronica Meister c/o Exton and Dodge Land Surveying Inc.

SECTION 1: Property Summary

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

Property Size: 4.05 ha (10 ac)

Area of Application: 4.05 ha (10 ac)

Location: 3395 Big Lake Rd

Current Designation:
N/A
Min. Lot Size Permitted:
N/A

Proposed Designation:
N/A
Min. Lot Size Permitted:
N/A

Current Zoning:
Rural 1 (RR1)
Min. Lot Size Permitted:
4 ha (9.88 ac)

Proposed Zoning:
Rural 2 (RR2)/Rural 3 (RR3)
Min. Lot Size Permitted:
2 ha (4.94 ac)/0.8 ha (1.98 ac)

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

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

Name and type of existing road system: Big Lake Road
Services Available: Hydro, Telephone
Within the influence of a Controlled Access Highway: No
Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy or Development Permit Areas:
Yes, septic only
Name of Lake/Contributing River and Lake Classification: Big Lake, Moderate

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

Name of Development Permit: N/A

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

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

SECTION 2: Planning Report

Background:

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

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicant proposes to rezone the subject property as Rural 2 (RR 2) and Rural 3 (RR 3) zones with lot sizes of 2.5 ha (6.18 ac) and 1.5 ha (3.7 ac) respectively. The proposal is shown in Appendix C.

Location & Surroundings:

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

CRD Regulations and Policies:

3503-Central Cariboo Area Rural Land Use Bylaw, 1999

8.12 RURAL 2 (RR 2) ZONE

8.12.2 ZONE PROVISIONS

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

8.13 RURAL 3 (RR 3) ZONE

8.13.2 ZONE PROVISIONS

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

Rationale for Recommendations:

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

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

Recommendation:

1. That the Central Cariboo Area Rural Land Use Amendment Bylaw, 5197, 2019 to rezone Lot 9, District Lot 461, Cariboo District, Plan 27548 from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Rural 3 (RR 3) zones be approved, subject to the following condition:

   i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal.

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

SECTION 3: Referral Comments

Health Authority: - March 6, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - February 15, 2019
See comments attached.

Advisory Planning Commission: March 5, 2019
Supported. See attached.

Ministry of Environment: - February 8, 2019
No comments on the rezoning application.

CRD Environmental Services Department: - February 7, 2019
Interests Unaffected by Bylaw

SECTION 4: Board Action

Date of Meeting: April 12, 2019

That the Central Cariboo Area Rural Land Use Amendment Bylaw, 5197, 2019 be read a first and second time this 12th day of April, 2019. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal.

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

ATTACHMENTS

Appendix A: Bylaw No. 5197

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
- Ministry of Transportation and Infrastructure comments
- APC Response Form
- Interior Health comments
- Results of Public Hearing

CARIBOO REGIONAL DISTRICT

BYLAW NO. 5197

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

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

2. AMENDMENT

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

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

ii) amending Schedule "A" and "C" accordingly.

READ A FIRST TIME THIS 12th DAY OF April, 2019.

READ A SECOND TIME THIS 12th DAY OF April, 2019.

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

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

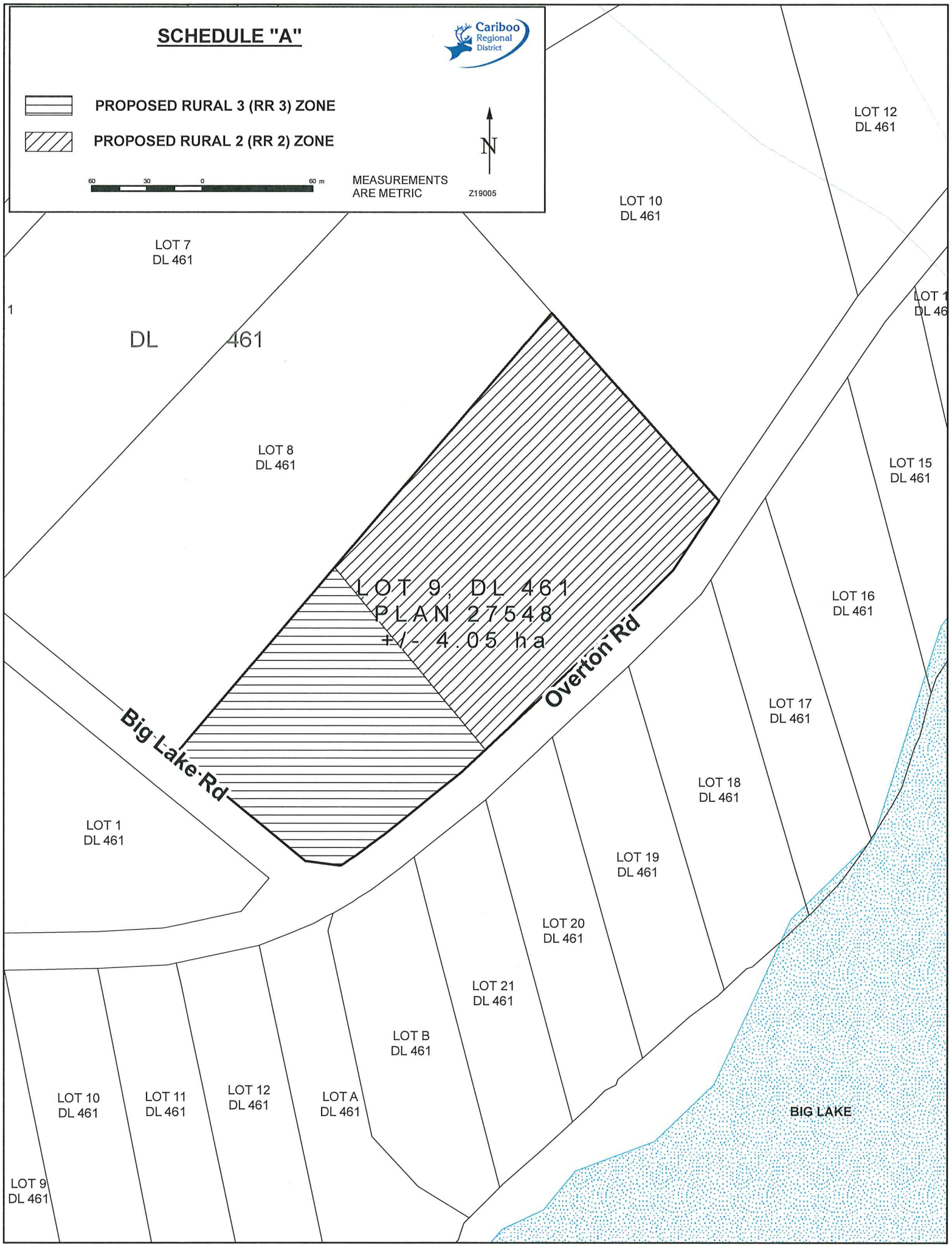
ADOPTED THIS ___ DAY OF_____, 2019.

_____
Chair

_____
Manager of Corporate Services

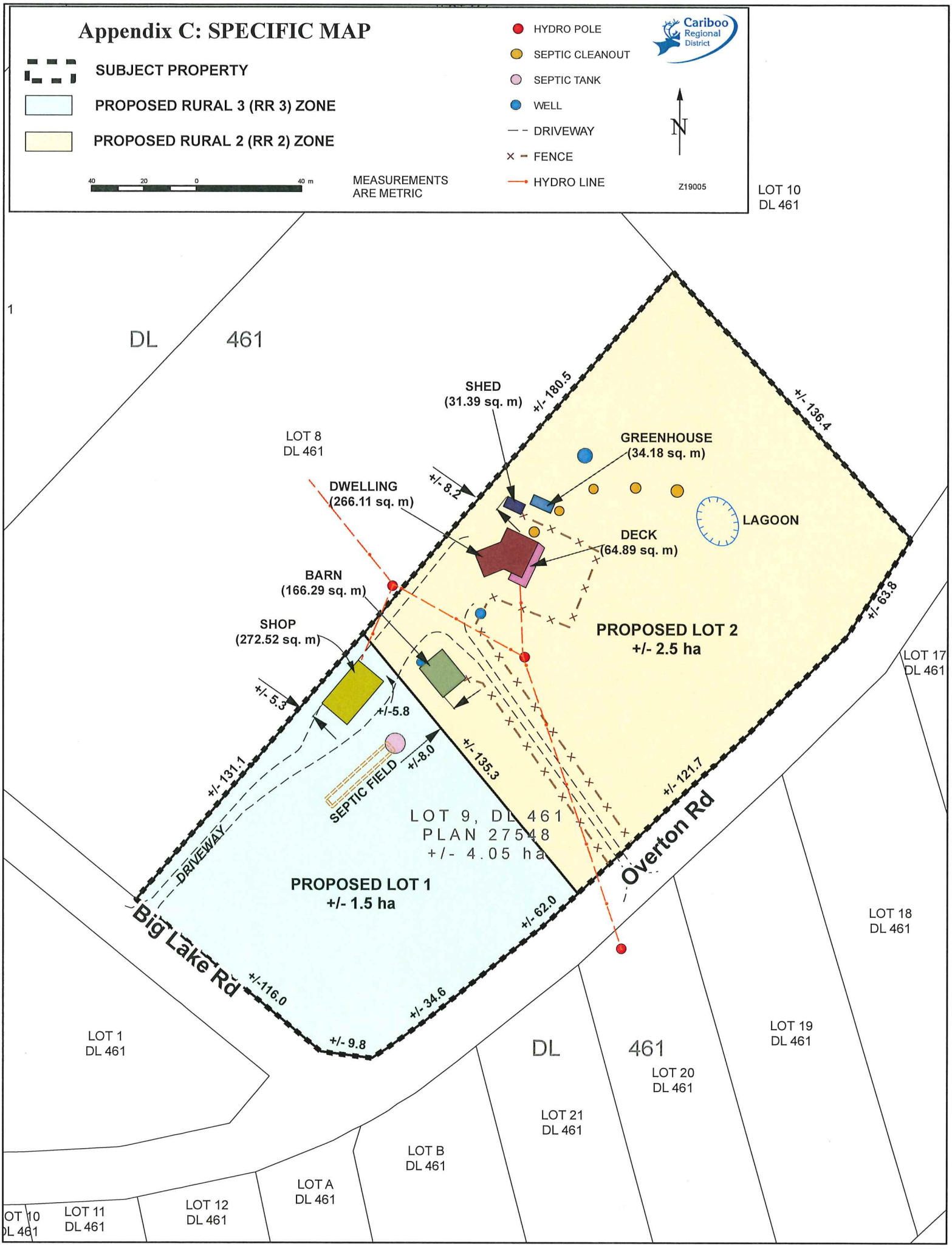
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5197 cited as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5197, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

_____
Manager of Corporate Services


SCHEDULE "A"
Cariboo Regional District
PROPOSED RURAL 3 (RR 3) ZONE
PROPOSED RURAL 2 (RR 2) ZONE
N
60 30 0 60 m
MEASUREMENTS ARE METRIC
Z19005
LOT 12 DL 461
LOT 10 DL 461
LOT 7 DL 461
DL 461
LOT 8 DL 461
LOT 15 DL 461
LOT 9, DL 461
PLAN 27548
+/- 4.05 ha
LOT 16 DL 461
Overton Rd
Big Lake Rd
LOT 17 DL 461
LOT 18 DL 461
LOT 1 DL 461
LOT 19 DL 461
LOT 20 DL 461
LOT 21 DL 461
LOT B DL 461
LOT 10 DL 461
LOT 11 DL 461
LOT 12 DL 461
LOT A DL 461
BIG LAKE
LOT 9 DL 461

Appendix B: GENERAL MAP
Cariboo Regional District
LEGEND
SUBJECT PROPERTY
ALR
N
0 170 340 680 m
Z19005
LOT 9, DL 461, C.D., Pl. 27548
PARKER LAKE
BIG LAKE
ALR
DL 8282
DL 8338
DL 8283
DL 9815
DL 462F
DL 8131
DL 461
DL 8130
DL 462
DL 4614
DL 9661
DL 8121
Alpha Rd
Big Lake Rd
Parker Dr
Overton Rd
Big Lake Access 4 Rd
SUBJECT PROPERTY
'A'
'C'
'D'
'E'
'F'
'G'
'H'
'I'
'K'
'Williams Lake (Airport)'
'Williams Lake'

Appendix C: SPECIFIC MAP



Appendix D: ORTHOGRAPHIC MAP

Cariboo Regional District

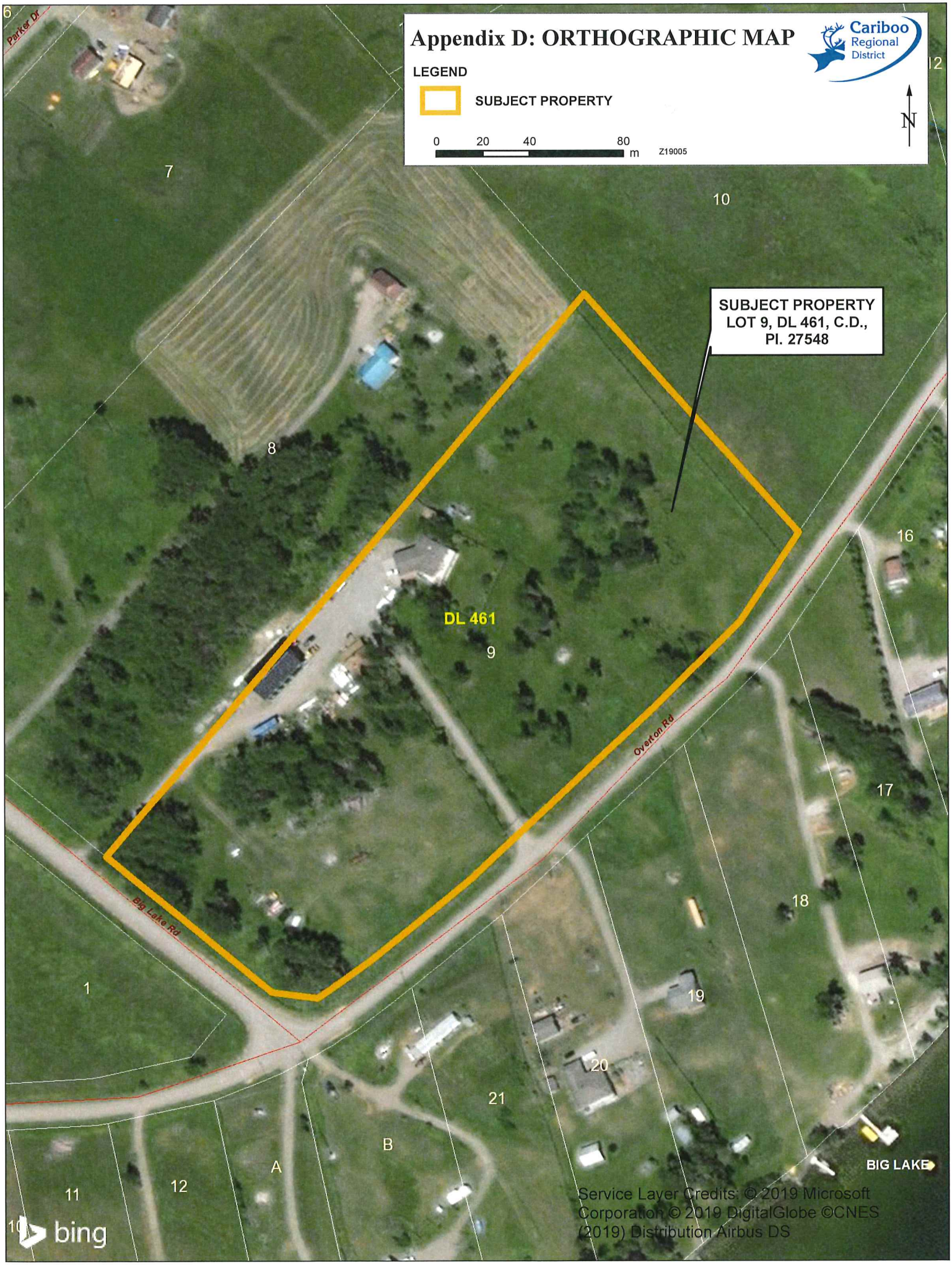
LEGEND

SUBJECT PROPERTY

0 20 40 80 m

Z19005

N



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

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

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

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

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

Services Currently Existing or Readily Available to the Property (check applicable area)
** Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	☒	☐	☐	☐
Telephone	☒	☐	☐	☐
Community Water System	☐	☒	☐	☒
Community Sewer System	☐	☒	☐	☒
Sewage Disposal System	☐	☐	☐	☐
Well	☐	☒	☐	☐
Other (please specify)	☐	☐	☐	☐

Nyree Alexander

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

Follow Up Flag: Follow up
Flag Status: Flagged

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT APPROVALS GENERAL COMMUNICATION

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

Attention: Nyree Alexander, Development Services Clerk V

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

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

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

Yours truly,

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

File No: 3360-20/20190005

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 HOUSE, BC, commencing at 7:00 pm

PRESENT: Chair GEORGE ATAMANENKO

Members JACK DARNEY
JOHN HUYRUP
CYLER HOFFMAN

Recording Secretary GTA

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

ABSENT: DOUG WAT
BEE HOOKER

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

Agenda Items

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

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

i) – COMPLIES WITH W.L. FRINGE & 150 MILE HOUSE AREA ZONING BY-LAW

ii) – SET BACK OF BUILDINGS CONFORMS WITHIN THE TWO ZONES
– SUBDIVISION PROVIDES FOR THE EXISITING BUILDINGS

For: UNANIMOUS Against:

CARRIED/~~DEFEATED~~

Termination

/ : That the meeting terminate.

CARRIED

Time: 7:40 pm

GTA
Recording Secretary

Chair

Cariboo Regional District
File No. .....
MAR 05 2019
Referred To .....
.....

File No. 3360-20/2010005

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Approval Not Recommended Due to Reasons Outlined Below

Interior Health appreciates the opportunity to comment on this proposal which changes the current zoning designation to permit a 2 lot subdivision.

The Healthy Community Development supports sound community planning principles while recognizing the need to encourage planned growth.
The current parcel is serviced with an onsite lagoon system however the proposal for the new lot is outlining a sewerage disposal field. We would recommend that the owner demonstrate the ability to accommodate a sustainable sewerage disposal field prior to any zoning change.

This proposal would encourage the use of private vehicles due to safety and distance to commute. The reliance on private vehicles can reduce a residents' ability to have an active lifestyle, physical activity and opportunities to access amenities. Physical activity and access to amenities has been shown to reduce disease incident, improve quality of life therefore reducing health care costs.
Physical activity is among the most significant modifiable behaviours that can influence a person's likelihood of developing chronic diseases, such as diabetes, heart disease, stroke or cancer.

The location of this development and the distance to services while requiring the use of a vehicle also increases greenhouses gases which impacts air quality.

The *Healthy Built Environment Linkages Toolkit* is an evidence based resource which links planning principle to health outcomes.

Please contact HBE@interiorhealth.ca or the undersigned at 250 851-7347 if you have further concerns or inquiries.

Signed By: [illegible]

Title: Environmental Health Officer- HCD

Date: March 6, 2019

Agency: Interior Health

#2

RESULTS OF PUBLIC HEARING

File No: 3360-20/20190007~~7~~5
Date: June 19, 2019
Location: Big Lake Community Hall
Re: **CARIBOO REGIONAL DISTRICT CENTRAL CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. ~~5198~~ 5197, 2019**

Persons Present:

- [x] Director: LeBourdais
- [x] Owner(s): Bee Hooker, Toni Hooker
- [x] Agent: Veronica Meisty
- [ ] Public: See attached list
- [x] Staff: Hawan Surat
- [ ] **No public in attendance** (excluding owner/agent)

- [ ] **Waited ten (10) minutes and then called the meeting adjourned.**
- [x] Welcome and introduction by the Area Director/Alternate
- [x] 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 1:30pm
- [ ] 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: Name:
  2) Date: Name:
- [ ] The following verbal comments and questions were received: (add additional sheet if required)

  Comments in favour:

  Support

  Comments of concern/opposition:
- [ ] Attendees were asked three times for further comments and/or questions.
- [ ] The Chair called the meeting adjourned at 1:40pm

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

Signature of Chair

Attendance List

Public Hearing For

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

Name (Please Print)	Address (Please Print)
Bee Hooker	4254 Overton Rd
Toni Hooker	4254 Overton Rd
Christine Dynent	3174 Pritchard Rd.
Veronica Meister	AGENT - 3036 Ferguson RD 150 Mile
Joan Sorley	4256 Overton Rd
Vince Sorley	"