

Rezoning / OCP Information Package

File Number: 3360-20/20190028

Subject: Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019

Electoral Area: L

Date of Referral: June 21, 2019

Date of Application: June 5, 2019

Property Owner's Name(s): Kerri and Mark Roseboom

Applicant's Name: Kerri and Mark Roseboom

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 4039, Lillooet District, Plan KAP69256

Property Size: 4.89 ha (12.1 ac)

Area of Application: 4.89 ha (12.1 ac)

Location: 6115 Little Fort Highway 24

Current Designation:

Industrial

Min. Lot Size Permitted:

N/A

Proposed Designation:

Rural Residential

Min. Lot Size Permitted:

4.0 ha (9.88 ac)

Current Zoning:

Special Exception Light Industrial (M 1-3)

Min. Lot Size Permitted:

4000 sqm (0.98 ac)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4.0 ha (9.88 ac)

Proposed Use: To build a residence.

No. and size of Proposed Lots: 1, 4.89 ha (12.1 ac)

Name and type of existing road system: Little Fort Highway 24, Highway

Services Available: Hydro, Telephone, Sewage Disposal, Well (Existing)

Within the influence of a Controlled Access Highway: Yes

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy or Development Permit Areas:

Yes

Required to comply with other Development Permit Areas: No

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

| | Actual Use Code: | Lot Sizes: |
|-----------|--|--|
| (a) North | Crown Land | 62.7 ha (155 ac) |
| (b) South | 001 Vacant Residential Less Than 2 Acres 060 2 Acres or More (Single Family Dwelling, Duplex) | 0.36 ha (0.89 ac) 6.59 ha (16.3 ac) |
| (c) East | 201 Vacant IC&I | 5.07 ha (12.55 ac) |
| (d) West | 401 Industrial (Vacant) | 13.19 ha (32.6 ac) |

SECTION 2: Planning Report

Background:

It is proposed to rezone a 4.89 ha (12.1 ac) light industrial property into a residential zone to build a dwelling on it. The subject property is currently zoned as Special Exception Light Industrial (M 1-3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Industrial in the South Cariboo Area OCP Bylaw No. 5171, 2018.

The proposed residential dwelling does not comply with the permitted land use provisions under the current zoning of M 1-3. Therefore, the applicants have requested to rezone the subject property from M 1-3 zone to Rural 1 (RR 1) to allow the construction of a 130.4 sq. m (1403. 61 sq. ft) residential structure. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on Little Fort Highway 24 with Irish Lake in close proximity to the south of the property as shown in Appendix B. Currently, it is a vacant lot covered in trees with a drilled well existing on the property. It is surrounded by residential and light industrial lots to the south, crown land to the north, vacant industrial lot to the east and light industrial/agricultural lot to the west of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 4 hectares (9.88 acres)

5171- South Cariboo Area OCP Bylaw, 2018

8.0 RURAL RESIDENTIAL

8.3 POLICIES

- **RURAL RESIDENTIAL**

Single family, two family or non-residential use = Minimum lot area of 4.0 ha (9.88 ac)

- **RESIDENTIAL GROWTH**

8.3.2 (ii) The proposed residential development should be compatible and sensitively integrated with neighbouring land uses including agricultural and resource uses;

Rationale for Recommendations:

Being situated in an area with a mix of residential and light industrial land-use, and vacant lots, the proposal has minimal impact on adjacent properties. Further, the proposed rezoning does not affect the diverse character of the neighborhood. Therefore, planning staff recommends approval of this application.

However, the applicants must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal due to the presence of highly sensitive Irish Lake within 250 meters of the subject property.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 to redesignate Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Industrial designation to Rural Residential designation be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019 to rezone Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Special Exception Light Industrial (M 1-3) zone to Rural 1 (RR 1) zone be approved, subject to the following condition:
 - i.) The applicants 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 applicants.

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - July 10, 2019

The Ministry of Transportation and Infrastructure has no objection in principle for the rezoning to allow construction of a residence.

Please advise the applicant they are required to apply for and receive approval for access to 93 Mile-Little Fort Highway # 24 by applying for a permit to this office.

The link to the permit website is: <http://www.th.gov.bc.ca/permits.htm>

Advisory Planning Commission: August 5, 2019
Supported, see comments attached.

Ministry of Forests, Lands and Natural Resource Operations: -

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5224 & 5225

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
APC Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5224

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 5171, being the "South Cariboo Area Official Community Plan Bylaw No. 5171, 2018".

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 South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019".

2. AMENDMENT

Schedule "D" of Bylaw No. 5171 of the Cariboo Regional District is amended by:

Redesignating Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Industrial designation to Rural Residential designation.

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. 5224, cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019", as adopted by the Cariboo Regional District Board on the day of _____, 2019.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5225

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 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 South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019".

2. AMENDMENT

Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) rezoning Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Special Exception Light Industrial (M 1-3) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "B" and "C" accordingly.

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

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

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

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

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____
_____, 2019.

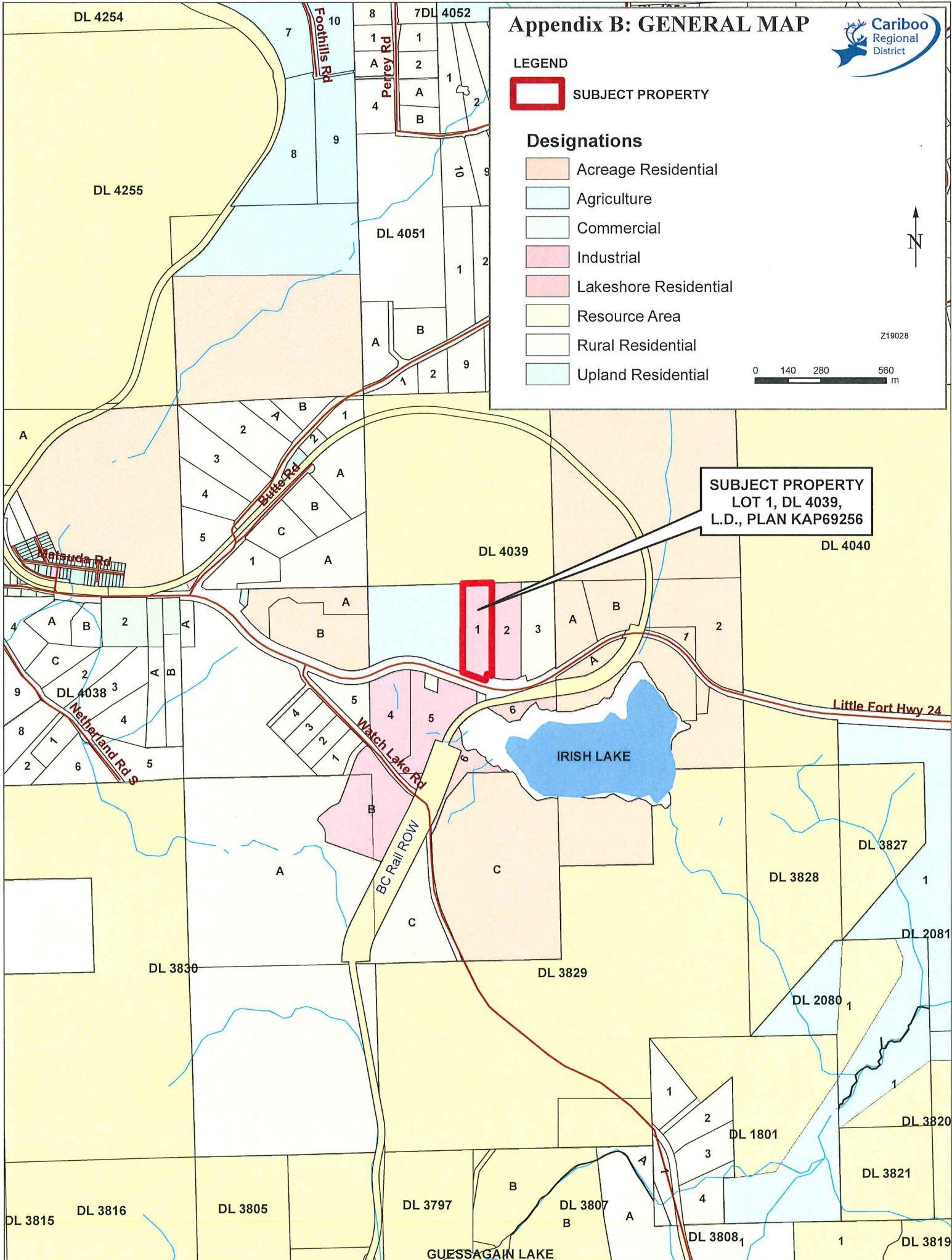
ADOPTED THIS _____ DAY OF _____, 2019.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw
No. 5225, cited as the "Cariboo Regional District South Cariboo
Area Zoning Amendment Bylaw No. 5225, 2019", as adopted by the
Cariboo Regional District Board on the _____ day of _____,
2019.

Manager of Corporate Services



Appendix C: SPECIFIC MAP



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



MEASUREMENTS
ARE METRIC Z19028



NW1/4 DL 4039

+/-125

DL

SW1/4 DL
4039 EXC
PL H13598

L 1 PL
KAP69256
DL 4039

AREA =
+/- 4.9 ha

L 2 PL
KAP69256
DL 4039

L 3 PL
KAP69256
DL 4039

4039

+/-379.17

+/-393.71

PROPOSED
DWELLING
(130.4 sq. m)

WELL

18.29 m

44.81 m

+/-87.32

+/-23.58

+/-20.8

L 5 PL
KAP69256
DL 4039

L 8 PL
KAP69256

Little Fort Hwy 24

DL 4716 CG31
BC RAIL ROW

Appendix D: ORTHOGRAPHIC MAP

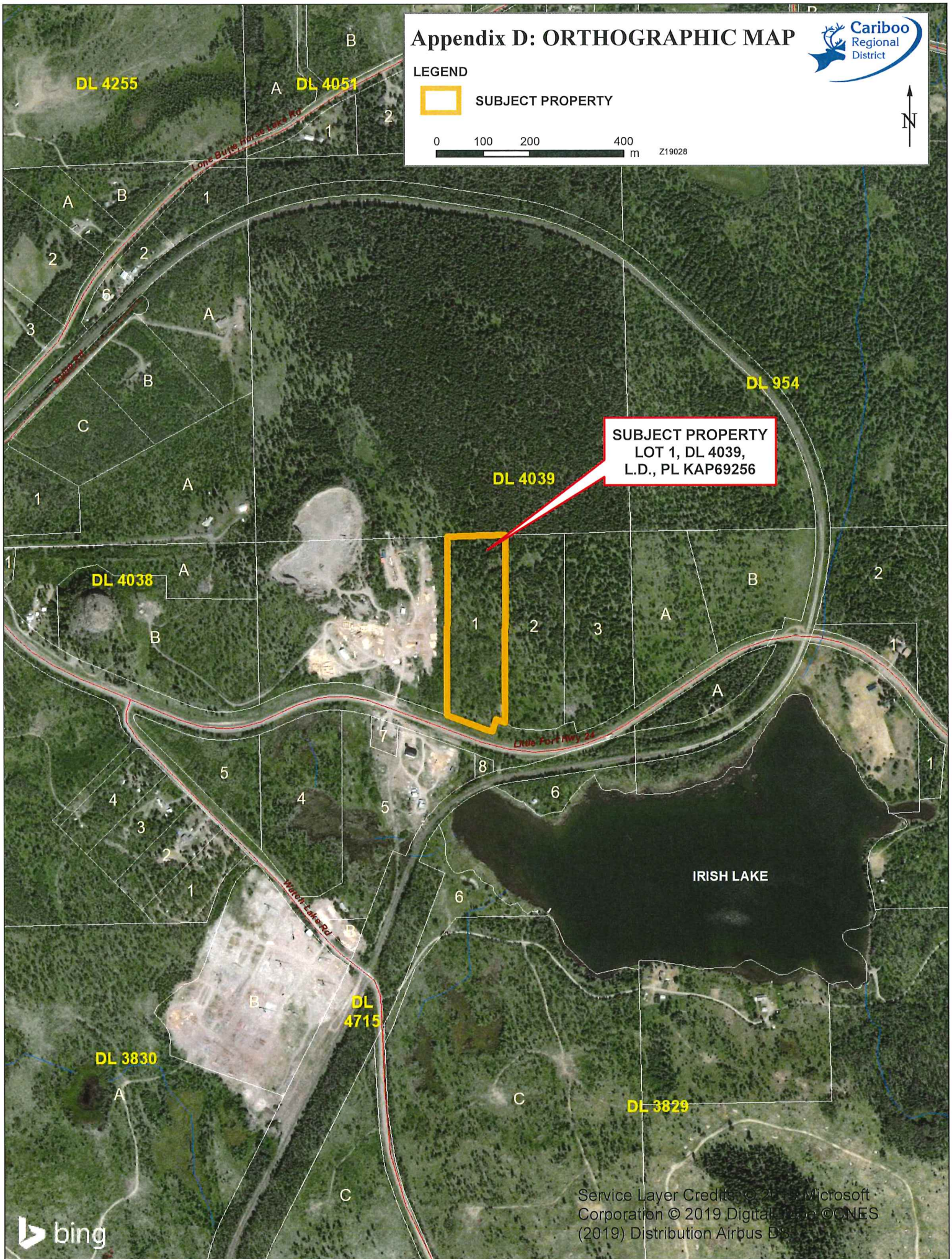


LEGEND



SUBJECT PROPERTY

0 100 200 400 m Z19028



Describe the existing use of the subject property and all buildings: BARE LOT, NOT IN USE,
HAS DRILLED WELL + SEA CAN

Describe the proposed use of the subject property and all buildings: USE FOR PERSONAL
RESIDENCE

Describe the reasons in support for the application: MORE HOUSING FOR CARIBOU AREA

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

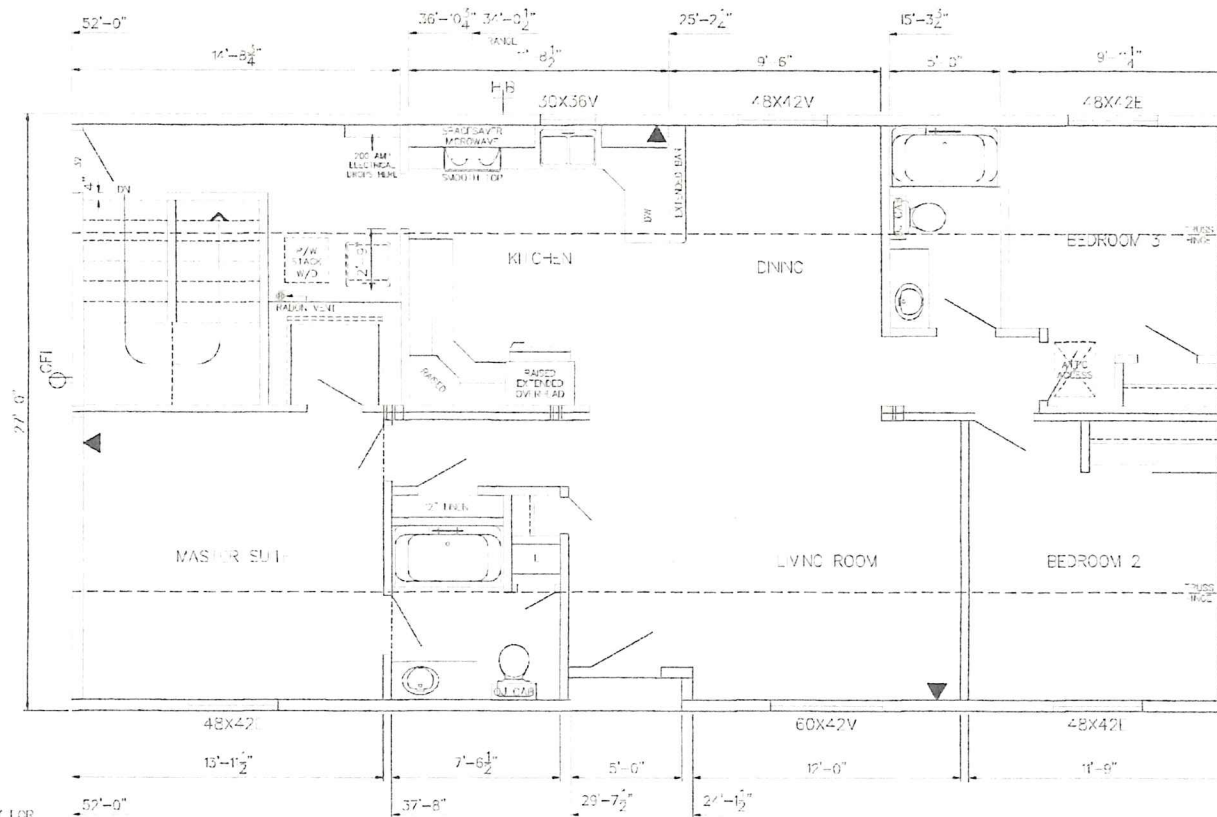
Provide general geographical information (i.e. existing lakes, streams, physical features etc.): NONE OF
NOTE

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Telephone | <input type="checkbox"/> | <input checked="" 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 | <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"/> |

CUSTOM PRINT



NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR
FIRE SEPARATION, ELEVATOR OR DOOR/WINDOW
PENETRATION REQUIREMENTS. CONSULT YOUR LOCAL
BUILDING OFFICE OR ENGINEER OF RECORD TO CONFIRM.

MODULINE PENTICTON
P.O. BOX 190
1175 RAILWAY STREET
PENTICTON, B.C. V2A 6K3
(250) 493 0122

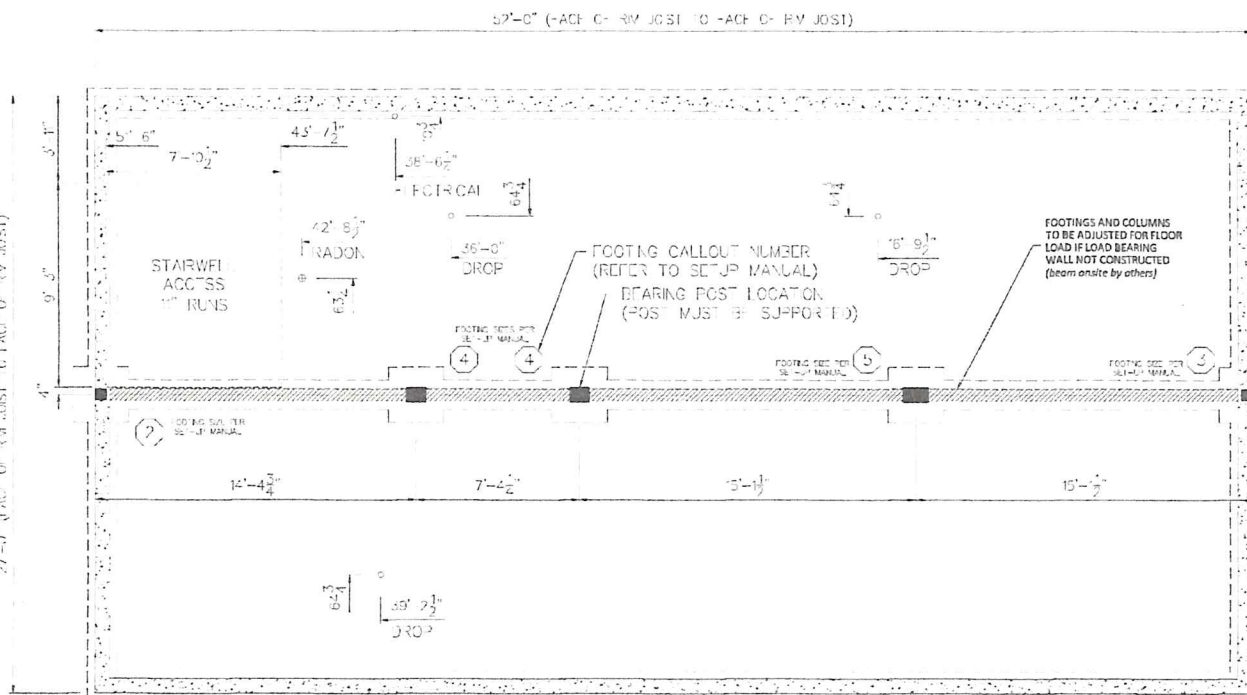
CUSTOMER: _____
DEALER: _____
DATE: _____

DEALER CHANGE REQUEST

A
B
C

TITLE: **CORNERSTONE**
DRAWING NO:
Q12196B - 27C04801
DRAWN BY: K.E.A.
DATE: 05/31/2019

NO IS: NO ALLOWANCES HAVE BEEN MADE FOR ANY SPACE BETWEEN THE MODULES AT THE MARRIAGE LINE 27'-0" (FACT OF 3M. DIST TO FACT OF 3M JOIST)



THIS DRAWING IS FOR QUOTING AND PERMIT APPLICATION PURPOSES ONLY. NEW FOUNDATION PLAN WITH SERIAL # MUST BE REQUESTED FOR CONSTRUCTION.

| SERVICE DROPS | | |
|--|----------------|---------------------------|
| | FROM DITCH AND | FROM SIDEWALL OR MARSHALL |
| RAIN | | |
| WATER | | |
| ELECTRICAL | | |
| SNOW LOAD CALCULATIONS | | |
| SNOW LOAD CALCULATED AT 52 PSF DESIGN LOAD | | |

THIS DRAWING IS INTENDED TO SHOW THE PERIMETER OUTLINE AND OVERALL DIMENSIONS, STEEL MAIN FRAME AND BEARING POST LOCATIONS FOR THE APPLICABLE MODULINE HOME. APPROXIMATE LOCATIONS FOR SERVICE DROPS ARE ALSO GIVEN. THIS DRAWING & RELATED DRAWINGS ARE GIVEN AS A GUIDE ONLY FOR THE DESIGN AND CONSTRUCTION OF THE SUPPORTING STRUCTURE. MODULINE BEARS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE SUPPORTING STRUCTURE. THE PURCHASER IS CAUTIONED TO SEEK PROFESSIONAL ADVICE FOR THE SUPPORTING STRUCTURE DESIGN & CONSTRUCTION. DUE TO CONSTRUCTION TOLERANCES DIMENSIONS CAN VARY FROM THOSE SHOWN. LOCATIONS MAY VARY IF OPTIONAL KITCHEN, BATH OR OTHER CONSTRUCTION ORDERED.

NOTE: NO ALLOWANCES HAVE BEEN MADE FOR ANY VOID BETWEEN THE MODULES AT THE MARRIAGE LINE. AN ADDITIONAL 1/4" - 3/8" PER FLOOR IS SUGGESTED TO ALLOW FOR VARIATIONS DURING SET-UP. CONTACT YOUR RETAILER OR SET-UP CREW FOR REQUIRED ALLOWANCES.



MODULINE INDUSTRIES - PENTICTON
P.O. BOX 190
1175 RAILWAY STREET
PENTICTON, B.C. V2A 6K3
(250) 493-0122

DRAWN BY: KLA
DATE: 05/31/2019
CHECKED BY:

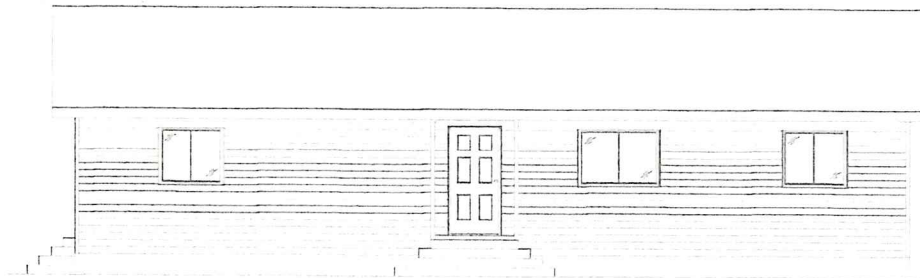
NO. REVISIONS

SCALE: DATE:

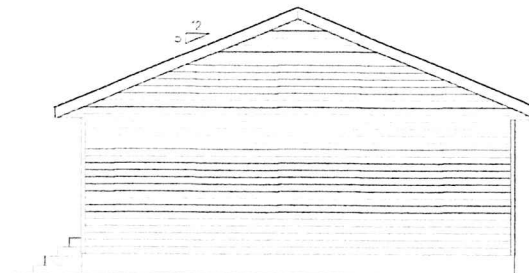
TITLE: **FOUNDATION PLAN**
DRAWING NO. PENTICTON
Q12196B

SERIAL NO.
CORNERSTONE

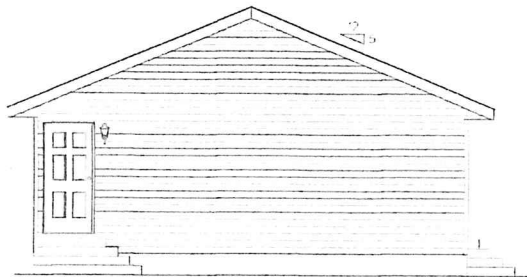
CUSTOM PRINT



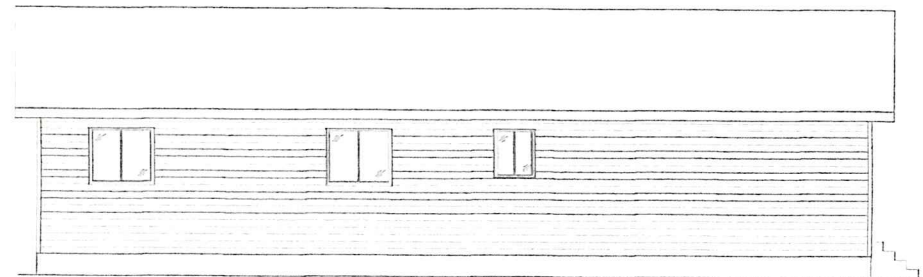
FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR
FIRE SEPARATION, GLASS OR DOOR/WINDOW
PENETRATION REQUIREMENTS. CONSULT YOUR LOCAL
BUILDING OFFICIAL OR ENGINEER OF RECORD TO CONFIRM

Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units. Moduline Industries expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, furniture, finishes, lighting, plumbing fixtures, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Purchase Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.



MODULINE INDUSTRIES
P.O. BOX 190
1175 RAILWAY STREET
PENTICTON, B.C. V2A 6K3
(250) 493 0122

CUSTOMER: _____

DEALER: _____

DATE: _____

DEALER CHANGE REQUEST

A
B
C

UNIT: **CORNERSTONE**

DRAWING NO:
Q121968-27C04801-ELEVATION

DRAWN BY: **KEA**

DATE: **06/31/2019**

Minutes of the CRD Area L APC
August 5, 2019
Meeting Place: 869 Alder, 100 Mile House

Meeting called to order at 19:00

Present:

Peter Crawshay (Chair), Art Guimond, Chris Lance

Also Present:

Director Willow MacDonald

Applicants P&G Kisser

No conflicts of interest were declared.

Application 3360-20/20190032, P&G Kisser

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Creek is small and intermittent. The existing house and the proposed storage building are protected by a large berm between themselves and the creek.

Application 3360-20/20190016, L&J Wiebe

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Proposed 2 lots are similar to lot sizes along the lakeshore to the West.

Application 3360-20/20190028, K&M Roseboom

Moved by Chris Lance Seconded by Art Guimond

That the application be approved.

Motion Carried

Reason: Little if any demand for light industrial land in this area.

Meeting was adjourned at 20:00

Signed by


Peter Crawshay, Chairperson, Area L APC