Rezoning / OCP Information Package

File Number: 3360-20/20190037
Subject: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5233, 2019 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5234, 2019
Electoral Area: L
Date of Referral: August 8, 2019
Date of Application: July 10, 2019
Property Owner's Name(s): Melissa and Kurt Fenske
Applicant's Name: Melissa and Kurt Fenske

SECTION 1: Property Summary

Legal Description(s): Lot 14, District Lot 1457, Lillooet District, Plan KAP68171

Property Size: 4.5 ha (11.14 ac)

Area of Application: 4.5 ha (11.14 ac)

Location: 8196 Bridge Lake North Road

Current Designation:	**Min. Lot Size Permitted:**
Rural Residential 1	4 ha (9.88 ac)
Proposed Designation:	**Min. Lot Size Permitted:**
Rural Residential 2	2 ha (4.94 ac)
Rural Residential 3	0.8 ha (1.98 ac)

Current Zoning:	**Min. Lot Size Permitted:**
Rural 1 (RR 1)	4 ha (9.88 ac)
Proposed Zoning:	**Min. Lot Size Permitted:**
Rural 2 (RR 2)	2 ha (4.94 ac)
Special Exception Rural 3 (RR 3-5)	1.6 ha (3.95 ac)

Proposed Use: To subdivide a new residential lot.

No. and size of Proposed Lots: 2 lots: Lot A 1.89 ha (4.67 ac) and Lot B 2.6 ha (6.4 ac)

Name and type of existing road system: Bridge Lake North Road: Road
Services Available: Hydro, Telephone, Septic, Direct Water Intake from Stack Lake
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: Yes
Name of Lake/Contributing River and Lake Classification: Stack Lake

Required to comply with other Development Permit Areas: Yes (Interlakes AHDPA)

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

	Actual Use Code:	Lot Sizes:
(a) North	061 2 Acres Or More (Vacant)	57.18 ha (141.3 ac)
(b) South	Stack Lake	N/A
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.01 ha (9.93 ac)
	061 2 Acres Or More (Vacant)	4.01 ha (9.93 ac)
(d) West	061 2 Acres Or More (Vacant)	5.16 ha (12.77 ac) – 4.09 ha (10.13 ac)

SECTION 2: Planning Report

Background:
It is proposed to rezone a 4.5 ha (11.14 ac) rural residential property to subdivide into two separate residential lots. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Rural Residential 1 in the Interlakes Area OCP Bylaw No. 3906, 2004.
The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicants have requested to rezone the subject property from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Special Exception Rural 3 (RR 3-5) zones. The proposal includes a 2.6 ha (6.4 ac) RR 2 lot and a 1.89 ha (4.67 ac) RR 3-5 lot. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on Bridge Lake North Road with adjacent Stack Lakes situated south of the property as shown in Appendix B. Currently, there are two small sheds, a 78.8 sq. m (848.19 sq. ft) dwelling and a septic field existing on the property. It is mostly surrounded by vacant residential lots to the north and west, single-family dwelling to the east and Stack Lakes to the south of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

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

5.20.3.5 Special Exception RR 3-5 Zone

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-5:

(a) ZONE PROVISIONS

i) LOT AREA (minimum) = 1.6 hectares (3.95 acres)

All other provisions of the RR 3 zone shall apply.

3906- Interlakes Area OCP Bylaw, 2004

5.0 RESIDENTIAL

5.2 POLICIES

- **RESIDENTIAL DESIGNATIONS**
  - RURAL RESIDENTIAL 2
    Parcels that shall have a minimum site area of 2 ha.
  - RURAL RESIDENTIAL 3
    Parcels that shall have a minimum site area of 0.8 ha.

Rationale for Recommendations:

As the existing Bridge Lake Road passes through the subject property that physically splits the property into two separate lots, the proposal has minimal impact on adjacent properties. Further, the proposed rezoning does not affect the residential 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 and riparian protection due to the presence of Stack Lakes adjacent to the subject property.

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5233, 2019 to redesignate Lot 14, District Lot 1457, Lillooet District, Plan KAP68171 from Rural Residential 1 designation to Rural Residential 2 and Rural Residential 3 designations be approved.

2. That the South Cariboo Area Zoning Amendment Bylaw No. 5234, 2019 to rezone Lot 14, District Lot 1457, Lillooet District, Plan KAP68171 from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Special Exception Rural 3 (RR 3-5) zones 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 and riparian protection.

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

However, the Shoreland Management Policy will not apply to the proposed Lot B (as shown in Appendix C) once the subdivision is approved as it lies outside the 200 metres of the moderately sensitive Stack Lakes. Therefore, the covenant on the proposed Lot B will be ineffective and can be released subsequent to successful subdivision.

SECTION 3: Referral Comments

Health Authority: - September 12, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - August 16, 2019
The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning application. Please note this in no way constitutes subdivision approval. Items to be considered during the subdivision may include but are not limited to:

Archaeology Assessment
Right-of-way Dedication
Access
Drainage
Proof of water
Sewage Disposal

Advisory Planning Commission:

Ministry of Forests, Lands and Natural Resource Operations: -

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5233 & 5234

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. 5233

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Cariboo Regional District Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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 Interlakes Area Official Community Plan Amendment Bylaw No. 5233, 2019".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot 14, District Lot 1457, Lillooet District, Plan KAP68171 from Rural Residential 1 designation to Rural Residential 2 designation and Rural Residential 3 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.

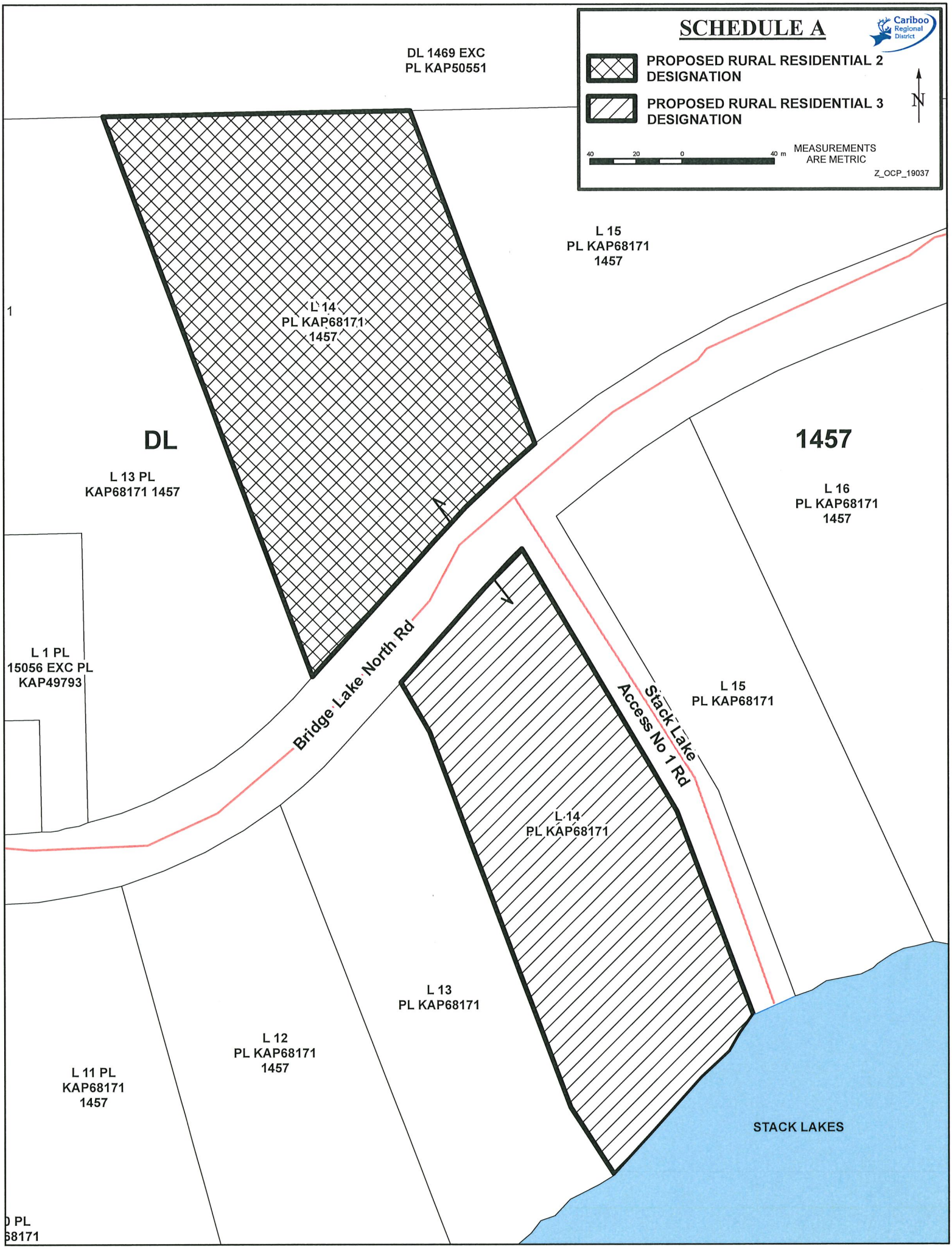
ADOPTED this _____ day of _____, 2019.

_____
Chair

_____
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5233, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5233, 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 RESIDENTIAL 2 DESIGNATION
PROPOSED RURAL RESIDENTIAL 3 DESIGNATION
N
40 20 0 40 m
MEASUREMENTS ARE METRIC
Z_OCP_19037
DL 1469 EXC PL KAP50551
L 15 PL KAP68171 1457
L 14 PL KAP68171 1457
DL
L 13 PL KAP68171 1457
1457
L 16 PL KAP68171 1457
L 1 PL 15056 EXC PL KAP49793
Bridge Lake North Rd
Stack Lake Access No 1 Rd
L 15 PL KAP68171
L 14 PL KAP68171
L 13 PL KAP68171
L 12 PL KAP68171 1457
L 11 PL KAP68171 1457
STACK LAKES

CARIBOO REGIONAL DISTRICT

BYLAW NO. 5234

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. 5234, 2019".

2. AMENDMENT

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

i) rezoning Lot 14, District Lot 1457, Lillooet District, Plan KAP68171 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone and Special Exception Rural 3 (RR 3-5) zone as shown on Schedule "A"; 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.

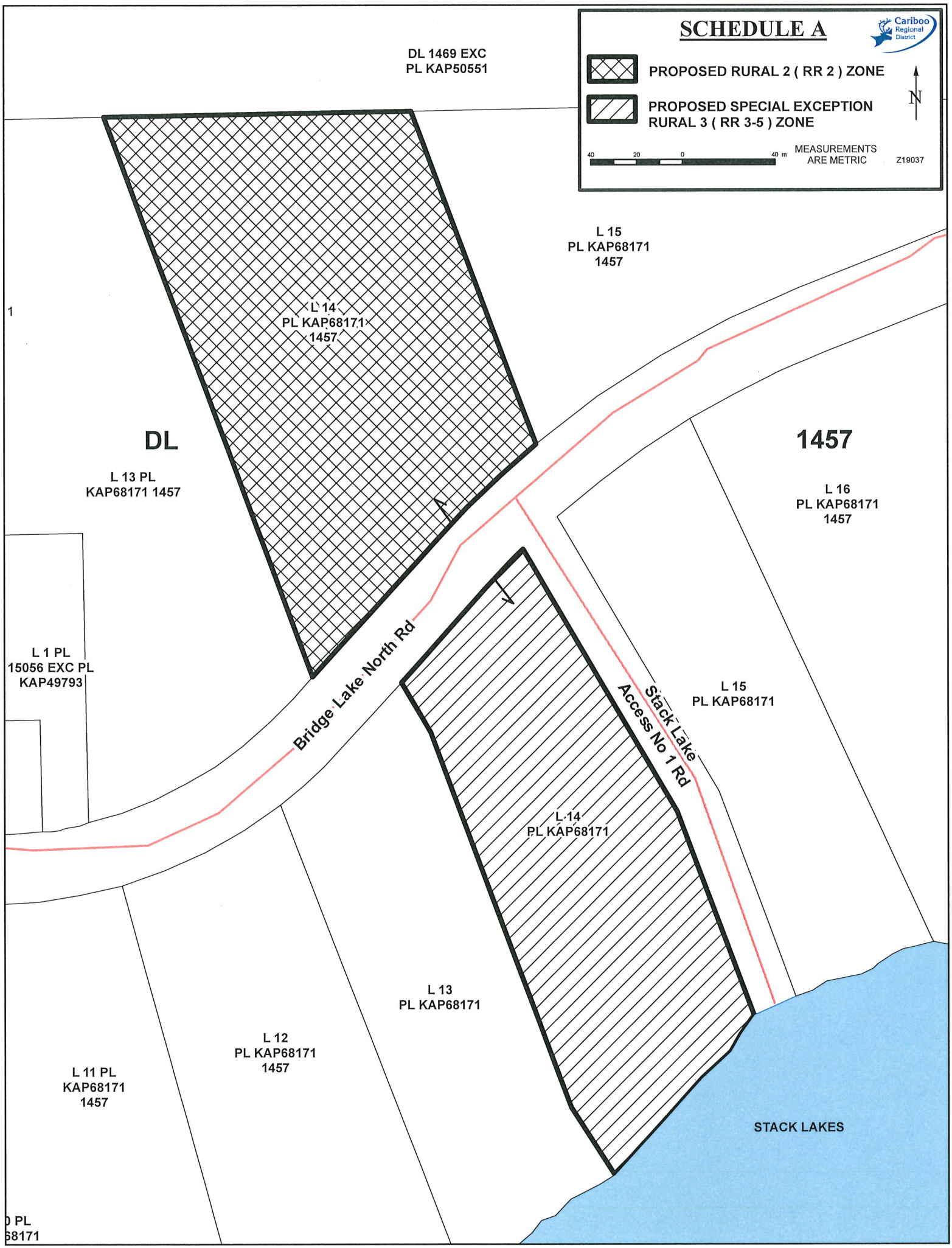
ADOPTED THIS ___ DAY OF _____, 2019.

_____
Chair

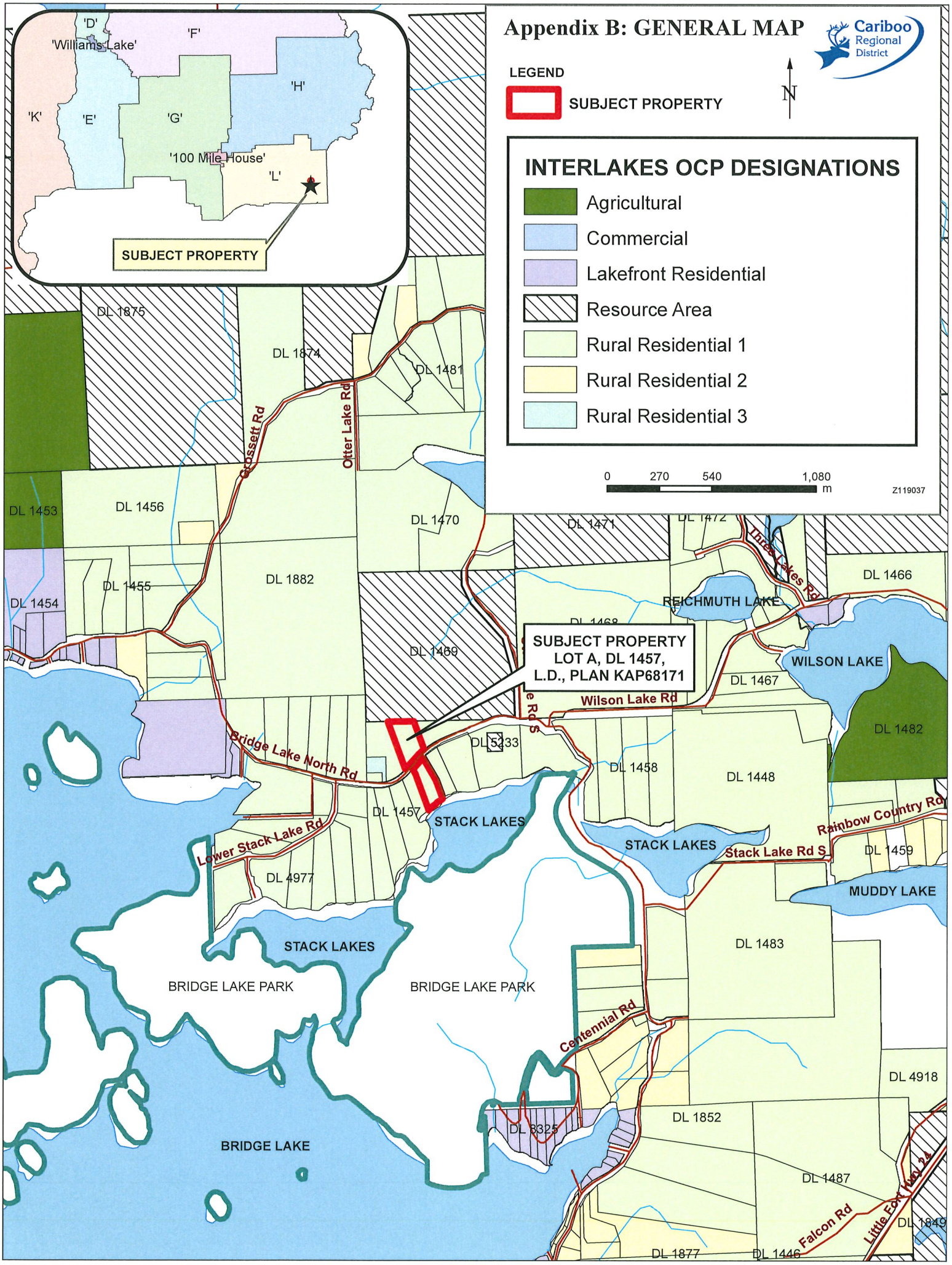
_____
Manager of Corporate Services

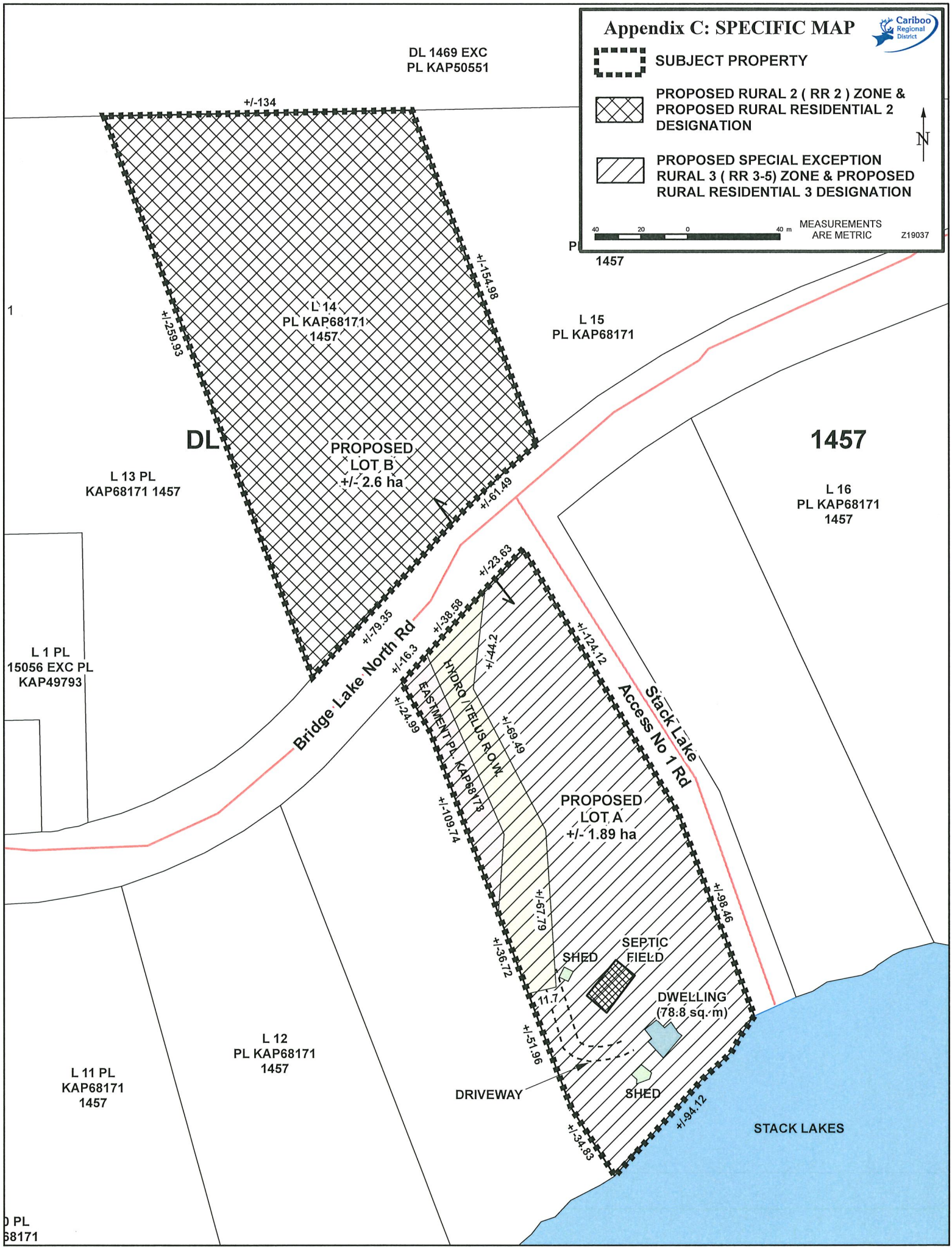
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5234, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5234, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

_____
Manager of Corporate Services


SCHEDULE A
Cariboo Regional District
PROPOSED RURAL 2 (RR 2) ZONE
PROPOSED SPECIAL EXCEPTION RURAL 3 (RR 3-5) ZONE
N
40 20 0 40 m
MEASUREMENTS ARE METRIC
Z19037
DL 1469 EXC PL KAP50551
L 15 PL KAP68171 1457
L 14 PL KAP68171 1457
DL
L 13 PL KAP68171 1457
1457
L 16 PL KAP68171 1457
L 1 PL 15056 EXC PL KAP49793
Bridge Lake North Rd
Stack Lake Access No 1 Rd
L 15 PL KAP68171
L 14 PL KAP68171
L 13 PL KAP68171
L 12 PL KAP68171 1457
L 11 PL KAP68171 1457
STACK LAKES

Appendix B: GENERAL MAP




Appendix C: SPECIFIC MAP
Cariboo Regional District
SUBJECT PROPERTY
PROPOSED RURAL 2 (RR 2) ZONE & PROPOSED RURAL RESIDENTIAL 2 DESIGNATION
PROPOSED SPECIAL EXCEPTION RURAL 3 (RR 3-5) ZONE & PROPOSED RURAL RESIDENTIAL 3 DESIGNATION
N
40 20 0 40 m
MEASUREMENTS ARE METRIC
Z19037
DL 1469 EXC
PL KAP50551
+/-134
+/-154.98
+/-259.93
L 14
PL KAP68171
1457
L 15
PL KAP68171
1457
DL
PROPOSED
LOT B
+/- 2.6 ha
+/-61.49
+/-79.35
L 13 PL
KAP68171 1457
1457
L 16
PL KAP68171
1457
+/-23.63
+/-38.58
+/-16.3
+/-44.2
+/-124.12
+/-24.99
HYDRO / TELUS R.O.W.
EASTMENT PL. KAP68173
+/-69.49
Bridge Lake North Rd
Stack Lake
Access No 1 Rd
L 1 PL
15056 EXC PL
KAP49793
PROPOSED
LOT A
+/- 1.89 ha
+/-109.74
+/-67.79
+/-98.46
+/-36.72
SHED
SEPTIC
FIELD
11.7
DWELLING
(78.8 sq. m)
+/-51.96
L 12
PL KAP68171
1457
L 11 PL
KAP68171
1457
DRIVEWAY
SHED
+/-94.12
+/-34.83
STACK LAKES

Appendix D: ORTHOGRAPHIC MAP

Cariboo Regional District

LEGEND

SUBJECT PROPERTY

0 100 200 400 m

Z19037

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 - Subdivision.

Describe the reasons in support for the application: Residential subdivision for proposed lot B, 2.6 ha

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): existing lake on proposed lot 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 - Septic	☑	☐	☐	☐
Well - Lake intake	☐	☑	☐	☐
Other (please specify)	☐	☐	☐	☐

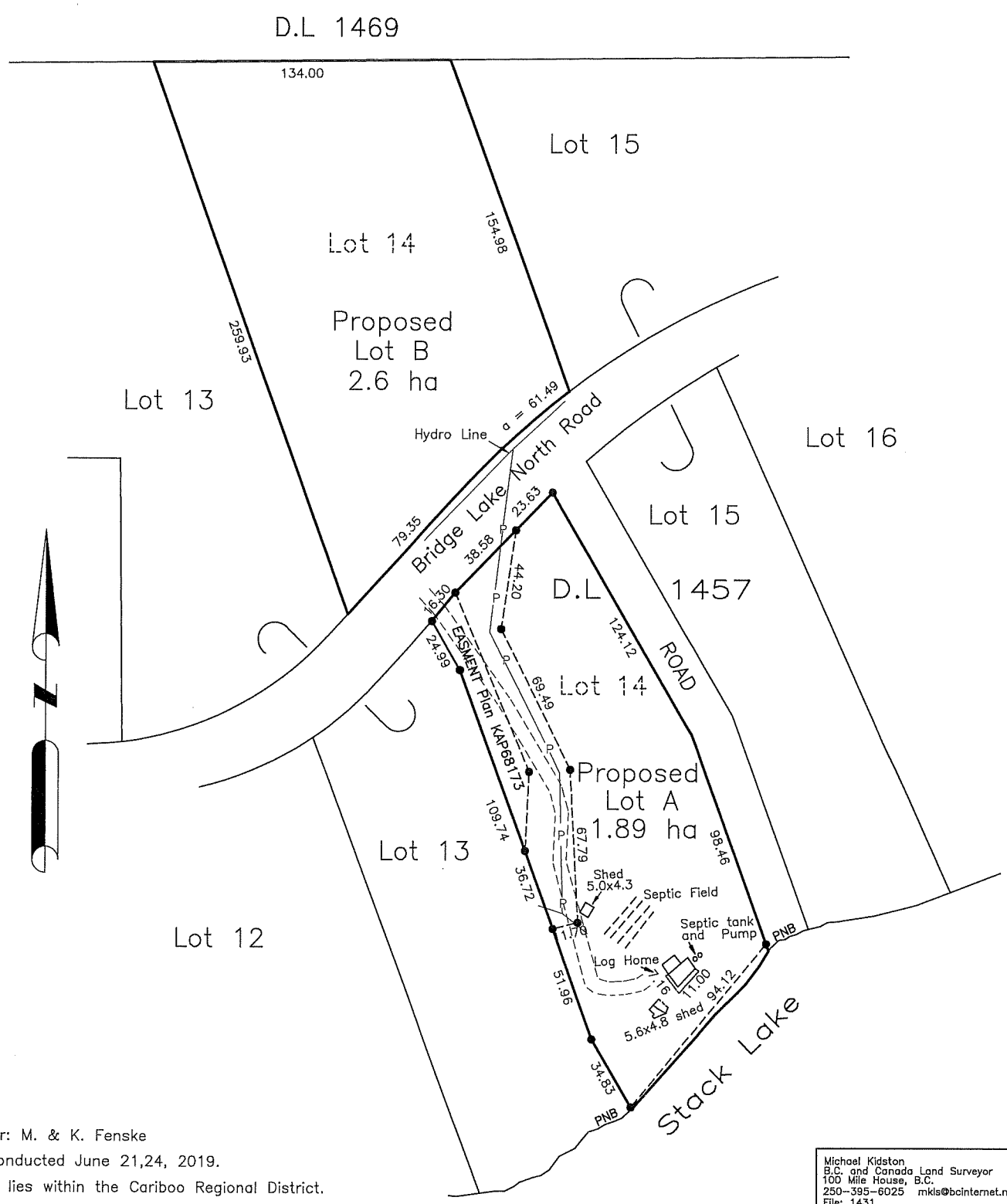
Hydro, Telephone, Septic on proposed lot A.

Proposed Subdivision of Lot 14
Plan KAP68174 District Lot 1457

0 50 100

Scale 1:1250

All distances are in meters and decimals thereof.



Drawn for: M. & K. Fenske

Survey conducted June 21,24, 2019.

This plan lies within the Cariboo Regional District.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkls@bcinternet.net

File: 1431
Dwg: MK-1431-SK

Interior Health
Every person matters

September 12, 2019

Shivani Sajwan
Cariboo Regional District
Suite D, 180 North 3rd Ave
Williams Lake, BC V2G 2A4
mailto:ssajwan@cariboord.ca

Dear Shivani Sajwan:

RE: File #: 3360-20/20190037
Our interests are unaffected

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at Healthy Built Environment.

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority