

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:

Rural Residential 1

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Designation:

Rural Residential 2

Min. Lot Size Permitted:

2 ha (4.94 ac)

Rural Residential 3

0.8 ha (1.98 ac)

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

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) 061 2 Acres Or More (Vacant)	4.01 ha (9.93 ac) 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: Sept 30, 2019

See attached

Ministry of Forests, Lands and Natural Resource Operations: -

No comments received.

SECTION 4: Board Action

Date of Meeting: October 4, 2019

#1: That Interlakes Area Official Community Plan Amendment Bylaw No. 5233, 2019 be read a first and second time this 4th day of October, 2019.

#2: That South Cariboo Area Zoning Amendment Bylaw No. 5234, 2019 be read a first and second time this 4th day of October, 2019. Further, that adoption be subject to the following:

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 and riparian protection.

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

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

APC Comments

Results of Public Hearing



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 4th DAY OF October, 2019.

READ A SECOND TIME THIS 4th DAY OF October, 2019.

A PUBLIC HEARING WAS HELD ON THE 26th DAY OF November, 2019.

READ A THIRD TIME THIS _____ DAY OF _____, 2020.

ADOPTED this _____ day of _____, 2020.

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 _____, 2020.

Manager of Corporate Services

SCHEDULE A



PROPOSED RURAL RESIDENTIAL 2
DESIGNATION



PROPOSED RURAL RESIDENTIAL 3
DESIGNATION



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

L 15
PL KAP68171

Bridge Lake North Rd

Stack Lake
Access No 1 Rd

L 14
PL KAP68171

L 13
PL KAP68171

L 12
PL KAP68171
1457

L 11 PL
KAP68171
1457

STACK LAKES

0 PL
68171



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 4th DAY OF October, 2019.

READ A SECOND TIME THIS 4th DAY OF October, 2019.

A PUBLIC HEARING WAS HELD ON THE 26th DAY OF November, 2019.

READ A THIRD TIME THIS _____ DAY OF _____, 2020.

ADOPTED THIS ____ DAY OF _____, 2020.

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 _____, 2020.

Manager of Corporate Services

SCHEDULE A



PROPOSED RURAL 2 (RR 2) ZONE



PROPOSED SPECIAL EXCEPTION
RURAL 3 (RR 3-5) ZONE



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

L 15
PL KAP68171

Bridge Lake North Rd

Stack Lake
Access No 1 Rd

L 14
PL KAP68171

L 13
PL KAP68171

L 12
PL KAP68171
1457

L 11 PL
KAP68171
1457


STACK LAKES

0 PL
68171

Appendix B: GENERAL MAP










LEGEND

 SUBJECT PROPERTY

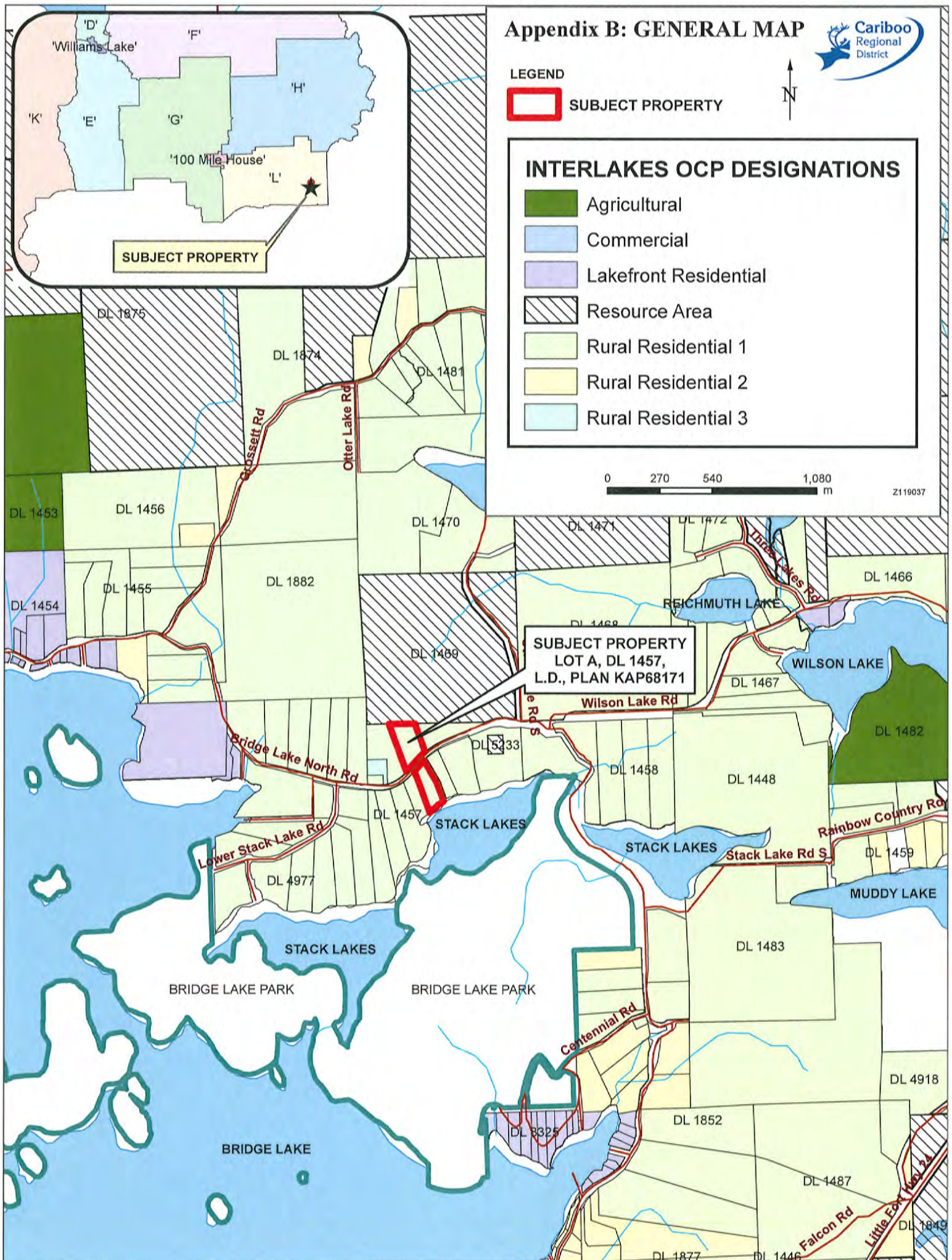


INTERLAKES OCP DESIGNATIONS

-  Agricultural
-  Commercial
-  Lakefront Residential
-  Resource Area
-  Rural Residential 1
-  Rural Residential 2
-  Rural Residential 3

0 270 540 1,080 m

Z119037



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



PROPOSED RURAL 2 (RR 2) ZONE &
PROPOSED RURAL RESIDENTIAL 2
DESIGNATION



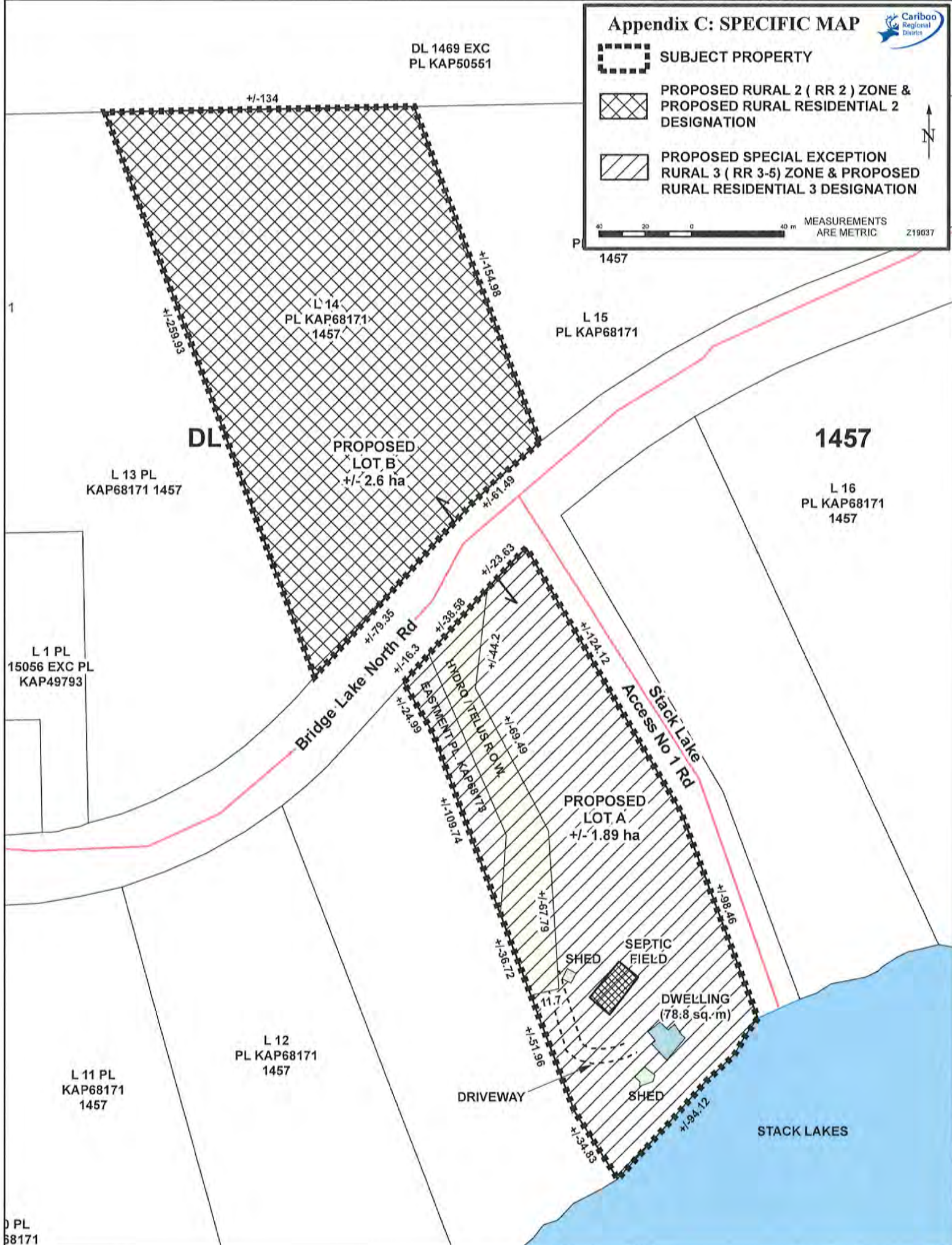
PROPOSED SPECIAL EXCEPTION
RURAL 3 (RR 3-5) ZONE & PROPOSED
RURAL RESIDENTIAL 3 DESIGNATION



MEASUREMENTS
ARE METRIC

Z19037

1457



Appendix D: ORTHOGRAPHIC MAP

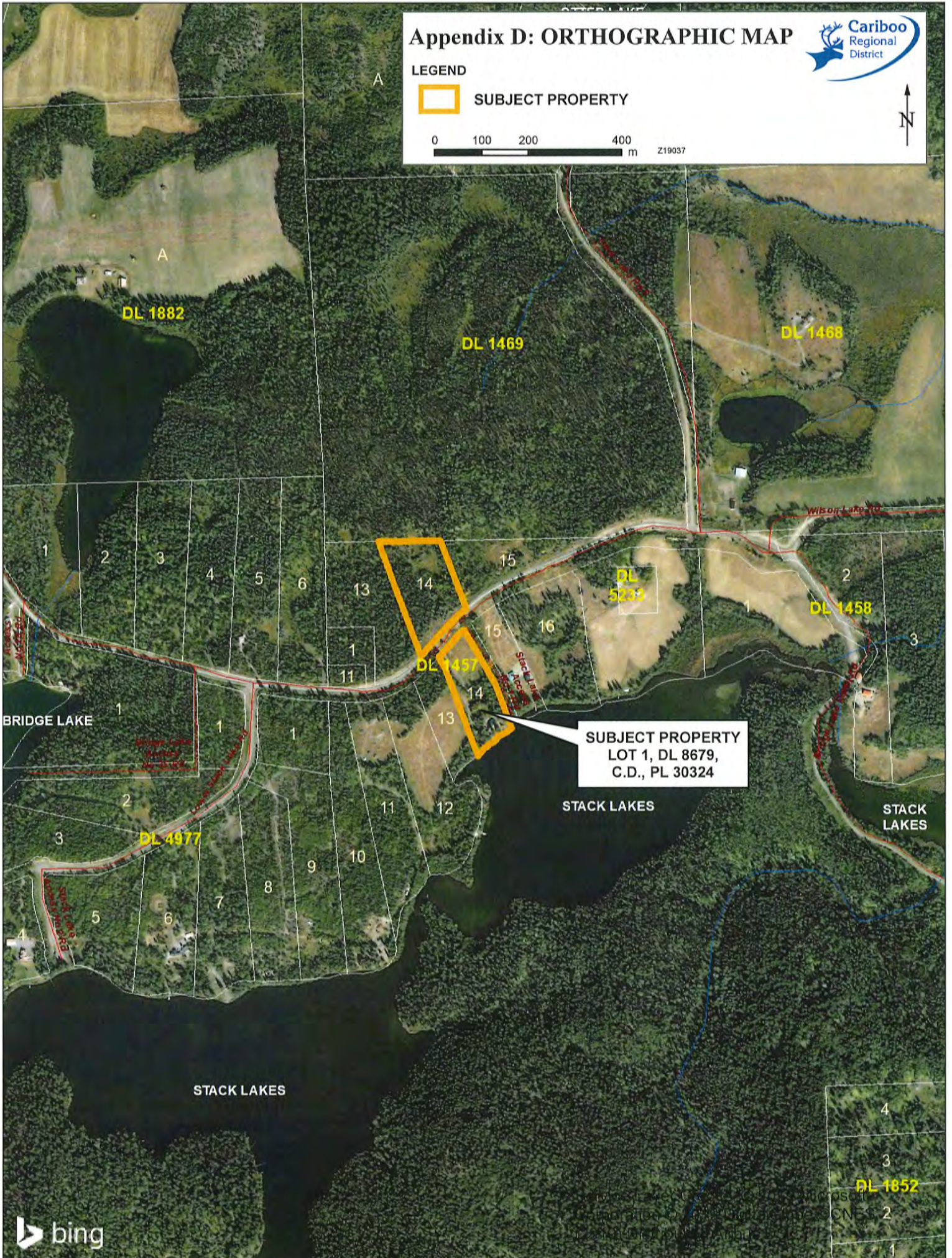


LEGEND



SUBJECT PROPERTY

0 100 200 400 m Z19037



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	<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 type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System - <u>septic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well - <u>Lake intake</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hydro, Telephone, Septic on proposed lot A.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
25D-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

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on
in the Sept 20/19, located at Phen
BC, commencing at 7:16

PRESENT:

Chair INGA VICENWEAD

Members

CHRIS LANCE

ART GUTMOND

JUSTIN GUTMOND

Recording Secretary

WILLOW MACDONALD

Owners/Agent, or

☒ Contacted but declined to attend

ABSENT: Allen Bough

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

Willow Macdonald

Agenda Items

REZONING/OCAP APPLICATION – 3360-20/20190037 (Lot 14, District Lot 1457, Lillooet District, Plan KAP68171)

Justin
: "THAT the application to rezone/redesignate property at
8196 BRIDGE LAKE NORTH ROAD, be supported/rejected for the following reasons:

- i) Motion to Approve the Rezoning because the road bisects the parcel and it makes sense.
- ii) No different from previous approval.

For:

Against:

CARRIED DEFEATED

Termination

: That the meeting terminate.

CARRIED

Time: 7:36

Recording Secretary

Chair

RESULTS OF PUBLIC HEARING

DEC 16 2019

File No: 3360-2020190037/2019

Date: November 26, 2019

Location: Interlakes Community Hall

Referred To

Re: 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

Persons Present:

- ☒ Director:
☒ Owner(s): *Melissa Finste*
☐ Agent: N/A
☐ Public: See attached list
☐ Staff: N/A
☒ 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 *7:15*.
- ☐ 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:

Comments of concern/opposition:

- ☐ Attendees were asked three times for further comments and/or questions.
- ☐ The Chair called the meeting adjourned at *7:30*

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

Signature of Chair