

## 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:** - August 22, 2019  
See Comments Attached.

**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: August 23, 2019

That South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 be read a first and second time this 23rd day of August, 2019.

That South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019 be read a first and second time this 23rd day of August, 2019. Further that adoption be 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.

Date of Meeting: December 6, 2019

That Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 be read a third time this 6<sup>th</sup> day of December, 2019.

That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019 be read a third time this 6<sup>th</sup> day of December, 2019.

#### **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

Interior Health Comments

Results of Public Hearing



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 23<sup>rd</sup> day of August, 2019.

READ A SECOND TIME this 23<sup>rd</sup> day of August, 2019.

A PUBLIC HEARING WAS HELD ON THE 5<sup>th</sup> DAY OF November, 2019.

READ A THIRD TIME this 6<sup>th</sup> day of December, 2019.

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. 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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.



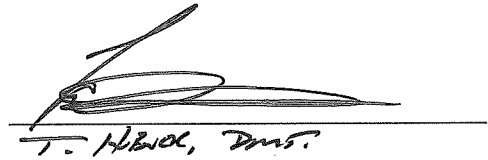
READ A FIRST TIME THIS 23<sup>rd</sup> DAY OF August, 2019.

READ A SECOND TIME THIS 23<sup>rd</sup> DAY OF August, 2019.

A PUBLIC HEARING WAS HELD ON THE 5<sup>th</sup> DAY OF November, 2019.

READ A THIRD TIME THIS 6<sup>th</sup> DAY OF December, 2019.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 15<sup>TH</sup> DAY OF JANUARY, 2020.



T. H. Bick, Mayor

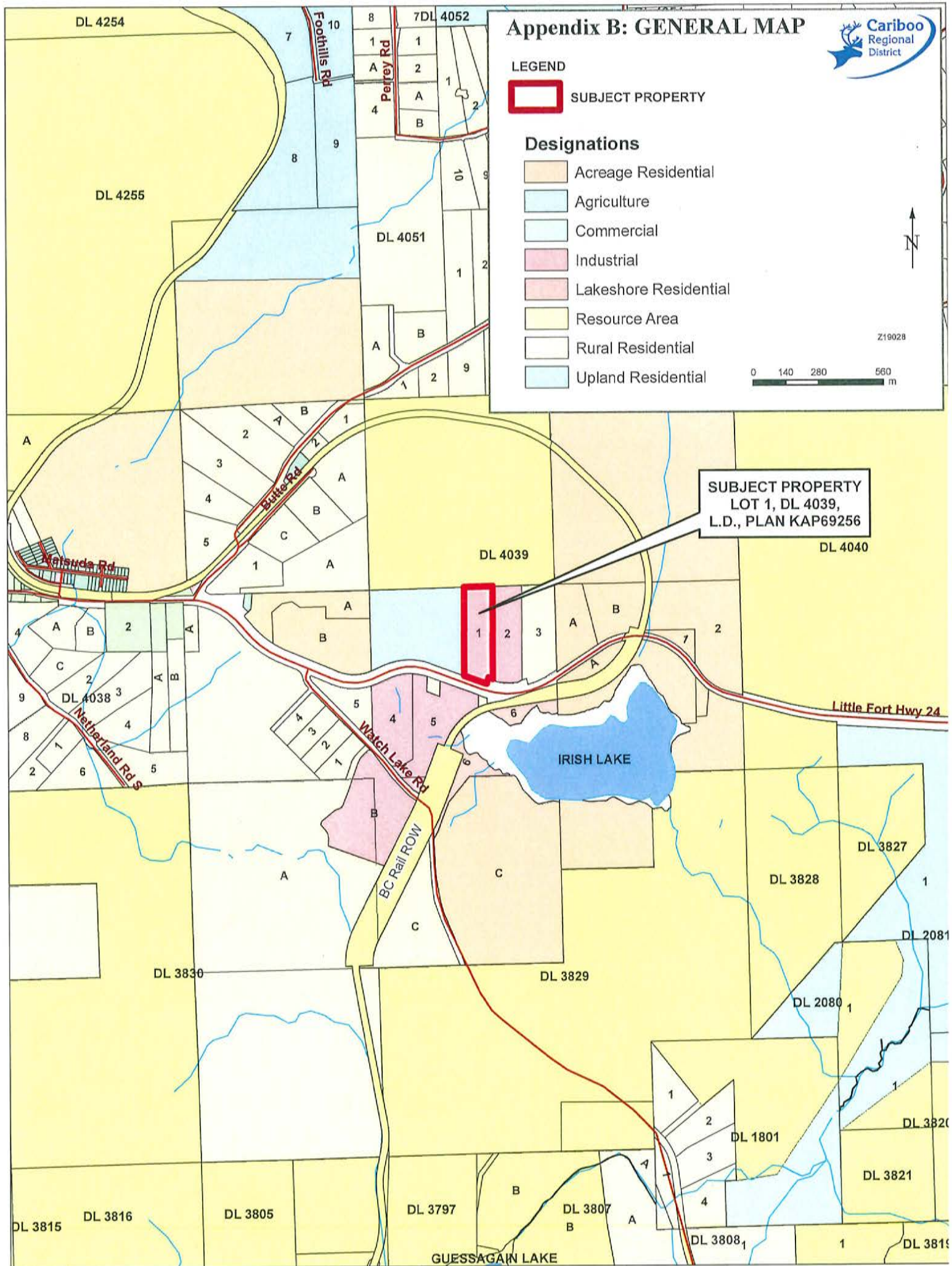
ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Manager of Corporate Services



# Appendix C: SPECIFIC MAP



SUBJECT PROPERTY/  
PROPOSED RURAL 1 ( RR 1 ) ZONE &  
PROPOSED RURAL RESIDENTIAL  
DESIGNATION



MEASUREMENTS  
ARE METRIC Z19028



NW1/4 DL 4039

+/-125

DL

4039

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

+/-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



SUBJECT PROPERTY  
LOT 1, DL 4039,  
L.D., PL KAP69256

DL 4039

DL 4255

DL 4051

DL 954

DL 4038

DL 4715

DL 3830

DL 3829

IRISH LAKE



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 CARIBB AREA

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

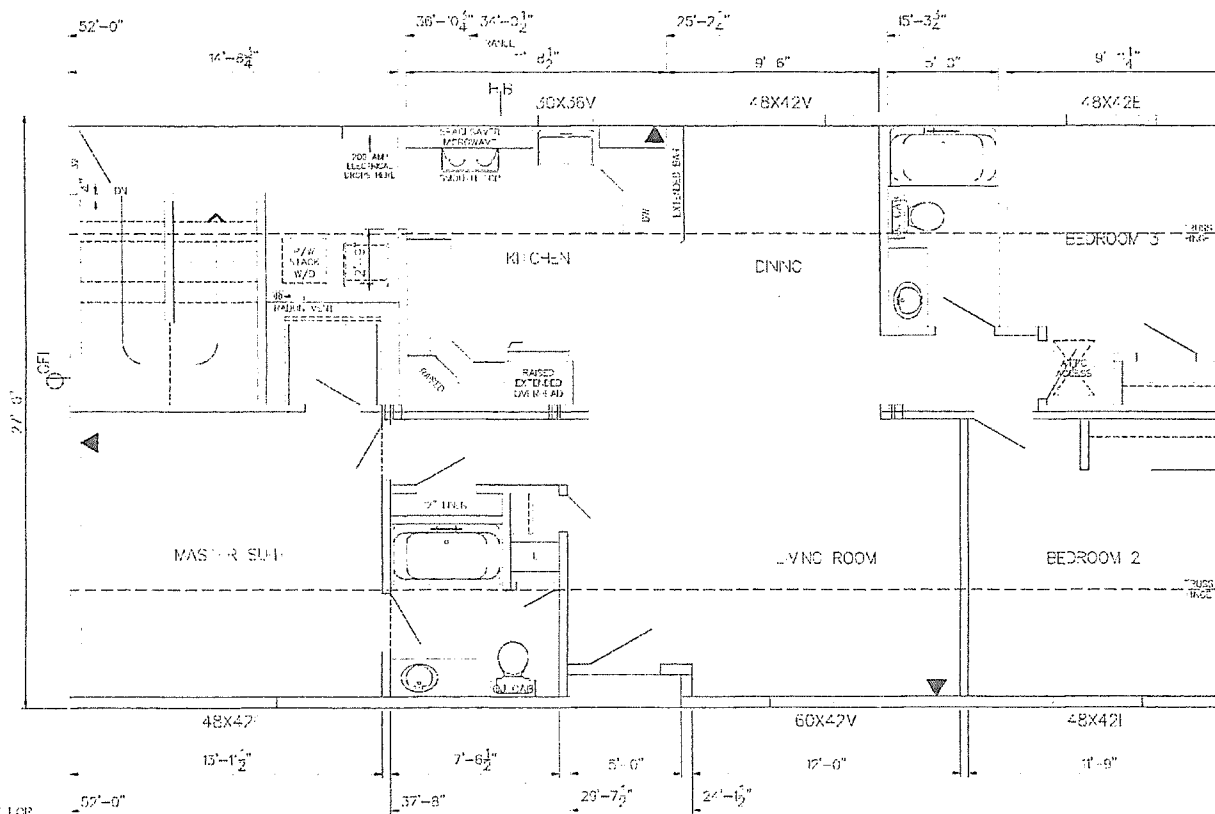
Provide general geographical information (i.e. existing lakes, streams, physical features etc.): NONE OF  
NOTE.

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: MODULE ASSUMES NO RESPONSIBILITY FOR  
FIRE SEPARATION, GLASS 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:

## 2.4.1.3.

• **Zeit:**

NAME CHANGE REQUEST

YOUTH CORNERSTONE

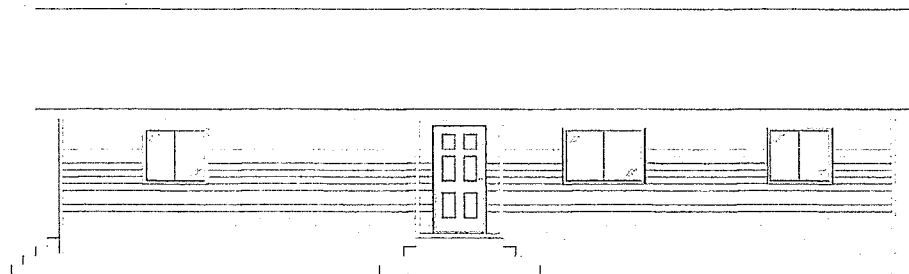
DRAWING NO  
Q12196B - 27C04801

DRAWN BY: KEA

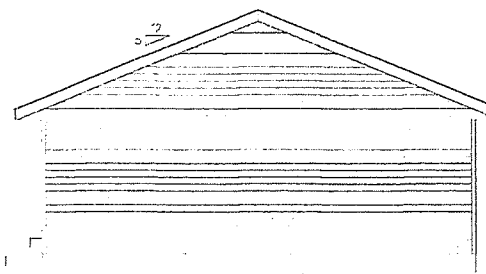
DATE: 05/31/2019



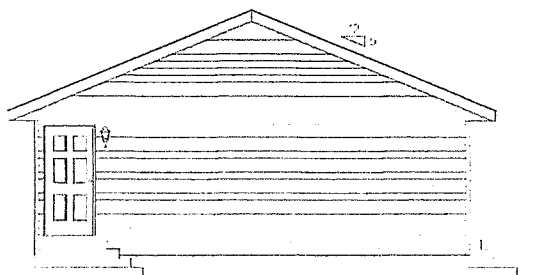
# CUSTOM PRINT



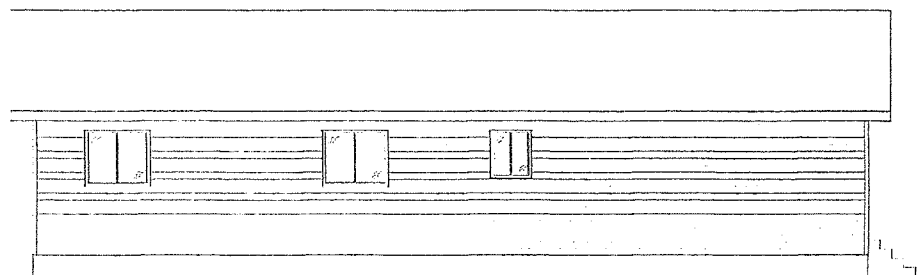
FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR  
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 2. ILLUSTRATION REQUIREMENTS. CONSULT YOUR LOCAL  
 BUILDING OFFICIAL OR ENGINEER OF RECORD TO COMPLY

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

DETAILED CHANGE REQUEST

A  
 B  
 C

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



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

## 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 change from Industrial to Rural Residential.**

**The Healthy Community Development supports sound community planning principles while recognizing the need to encourage planned growth.**

**The rezoning should not influence the capability of the lot to accommodate onsite drinking water and onsite sewerage system.**

**The parcel is in proximity to a quarry and other facilities therefore the zoning should consider environmental hazards, exposure risks and disruptions to the resident. The quarry and the other industrial activities could pose dust, noise and/or pollution, therefore exposure to environmental risks and disturbance is possible.**

**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: August 22, 2018

Agency: Interior Health



## RESULTS OF PUBLIC HEARING

File No: 3360-20/20190028

Date: November 5, 2019

Location: Interlakes Community Hall at 7:00pm

Re: **REZONING/OCP AMENDMENT APPLICATION**

### Persons Present:

- ☒ Director: Willow Macdonald
- ☒ Owner(s): Kerri and Mark Roseboom
- ☒ Agent: Mike Roseboom
- ☐ Public: See attached list
- ☒ **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 7:10.

☐ 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