

Rezoning / OCP Information Package

File Number: 3360-20/20190066

Subject: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5253, 2020 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5254, 2020

Electoral Area: L

Date of Referral: January 22, 2020

Date of Application: December 18, 2019

Property Owner's Name(s): Loren Wiebe and Jo-Anne Allardyce

Applicant's Name: Michael Kidston

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3720, Lillooet District, Plan 32597

Area of Application: 4.05 ha (10 ac)

Location: Renney Road, Lone Butte

Current Designation:

Rural Residential 1

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Designation:

Lakefront Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Special Exception Lakeshore Residential 2 (RL 2-1)

Min. Lot Size Permitted:

1.2 ha (2.97 ac)

Proposed Use: To subdivide currently vacant land into three residential lots.

No. and size of Proposed Lots: 3 Lots: 1.26 ha (3.11 ac) – 1.39 ha (3.43 ac)

Name and type of existing road system: Renney Road, Rd

Services Available: Hydro, Telephone, Sewage Disposal System, Well

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

Name of Lake/Contributing River and Lake Classification: Deka Creek, High Sensitivity

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

| | Land Use: | Lot Sizes: |
|-------|---|---|
| (a) | 000 Single Family Dwelling | 0.25 ha (0.62 ac) - 0.55 ha (1.35 ac) |
| North | 001 Vacant Residential Less Than 2 Acres | 0.28 ha (0.70 ac) |
| | 020 Residential Outbuilding Only | 0.29 ha (0.71 ac) - 0.45 ha (1.12 ac) |
| | 038 Manufactured Home (Not in Manufactured Home Park) | 0.33 ha (0.83 ac) |
| | 040 Season Dwelling | 0.28 ha (0.68 ac) - 0.47 ha (1.16 ac) |
| (b) | 020 Residential Outbuilding Only | 0.19 ha (0.47 ac) |
| South | 061 2 Acres or More (Vacant) | 4.05 ha (10.01 ac) – 6.66 ha (16.46 ac) |
| (c) | 000 Single Family Dwelling | 0.19 ha (0.47 ac) - 0.21 ha (0.53 ac) |
| East | 001 Vacant Residential Less than 2 Acres | 0.19 ha (0.48 ac) - 0.31 ha (0.76 ac) |
| | 020 Residential Outbuilding Only | 0.19 ha (0.48 ac) – 0.60 ha (1.49 ac) |
| | 038 Manufactured Home (Not in Manufactured Home Park) | 0.19 ha (0.46 ac) – 0.21 ha (0.51 ac) |
| | 040 Seasonal Dwelling | 0.22 ha (0.55 ac) |
| | 238 Seasonal Resort | 2.31 ha (5.72 ac) |
| (d) | 061 2 Acres or More (Vacant) | 2.02 ha (4.99 ac) - 4.05 ha (10.01 ac) |
| West | | |

SECTION 2: Planning Report**Background:**

It is proposed to rezone a 4.05 ha (10 ac) rural residential property to subdivide into three separate residential lots ranging from 1.26 ha (3.11 ac) to 1.39 ha (3.43 ac) in sizes. 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 applicant has requested to rezone the subject property from Rural 1 (RR 1) zone to Special Exception Lakeshore Residential 2 (RL 2-1) zone. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on Renney Road with Deka Lake in proximity to the east and Deka Creek situated adjacent to the northern boundary of the property as shown in Appendix B and C. Currently, it is a vacant land with slight slope down to Deka Creek and dense tree coverage. It is mostly surrounded by single-family dwellings to the far north and east, vacant residential lots to the south and west of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.17.3.1 Special Exception RL 2-1 Zone (4600-20-2809)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-1:

- i. LOT AREA (minimum) = 1.2 hectares (2.97 acres)

All other provisions of the RL 2 zone shall apply.

3906- Interlakes Area OCP Bylaw, 2004

5.0 RESIDENTIAL

5.1 Objectives:

- 5. To consider clusters of housing on the lakeshores or infill housing where environmentally sustainable, so as to provide expanses of undisturbed shoreline.

- **RESIDENTIAL DESIGNATIONS**

- LAKEFRONT RESIDENTIAL (RL)

- Shall apply to all lands within 250 m of the natural boundary of area lakes. The minimum lot area shall be 0.8 ha.

Rationale for Recommendations:

Being surrounded by similar land uses, the requested zoning amendment does not affect the residential character of the neighborhood. Further, the proposal complies with the CRD Policy 5.1.5 under the Official Community Plan to consider infill housing where environmentally sustainable. Therefore, planning staff recommends approval of this application.

However, the applicant must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal and riparian protection due to the presence of highly sensitive Deka Creek adjacent to the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal field.

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5253, 2020 to redesignate Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural Residential 1 to Lakefront Residential be approved.

2. That the South Cariboo Area Zoning Amendment Bylaw No. 5254, 2020 to rezone Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural 1 (RR 1) zone to Special Exception Lakeshore Residential 2 (RL 2-1) zone 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 and riparian protection.

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

SECTION 3: Referral Comments

Health Authority: - February 24, 2020

See attached.

Ministry of Transportation and Infrastructure: - January 29, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5253 and 5254 package received on January 29/20. Please note that approval of the rezoning does not constitute subdivision approval. Anything other than a residential driveway requires a permit application to the Ministry.

Advisory Planning Commission: February 3, 2020

See attached.

Ministry of Environment: -

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5253 & 5254

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

Interior Health Comments

Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5253

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. 5253, 2020".

2. AMENDMENT

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

Redesignating Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural Residential 1 to Lakefront Residential.

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

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

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2020.

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. 5253, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5253, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2020.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5254

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. 5254, 2020".

2. AMENDMENT

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

- i) rezoning Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural 1 (RR 1) zone to Special Exception Lakeshore Residential 2 (RL 2-1) zone; and
- ii) amending Schedules "B" and "C" accordingly.

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

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

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2020.

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

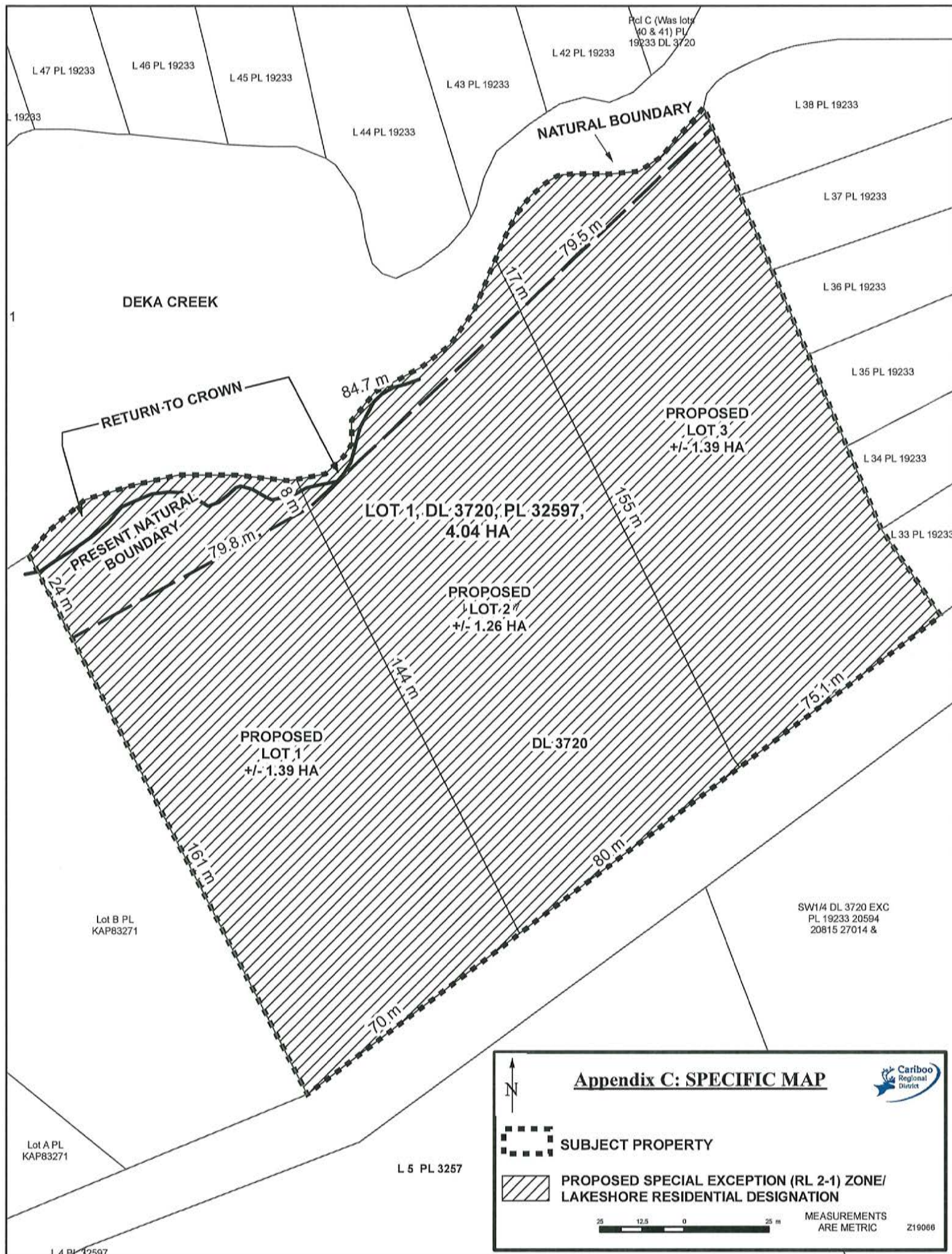
ADOPTED THIS _ DAY OF _____, 2020.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5254, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5254, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2020.

Manager of Corporate Services



Re: Proposed subdivision of Lot 1, Plan KAP32597, DL 3720, Lillooet District

Reasons in support of rezoning application

Lot 1 was created in 1981 and has remained vacant and totally undeveloped since that time.

In 2007 Lot 2 of Plan 32597 was subdivided into two five-acre lots. Survey of the present natural boundary of Deka Creek shows that the natural boundary has encroached along the swampy area and a small amount of land will need to be returned to Crown. This will reduce to available area to less than 4.0 ha, and the Provincial Approving Officer may also require some road dedication that will further erode the total land base.

The RL 2-1 zone will allow the proposed subdivision with some flexibility of boundaries, but will not permit any more than three lots to be created. The configuration and road frontage allow for well shaped lots. The ground slopes moderately from the creek up to Renney Road and there are no watercourses or natural drainage through Lot 1, Plan 32597.

Power lines and telephone lines can be extended from Womack Road into Renney Road. Sharing this expense over three lots will reduce the cost per lot. There is no cost-sharing available that would involve the other lots along Renney Road.

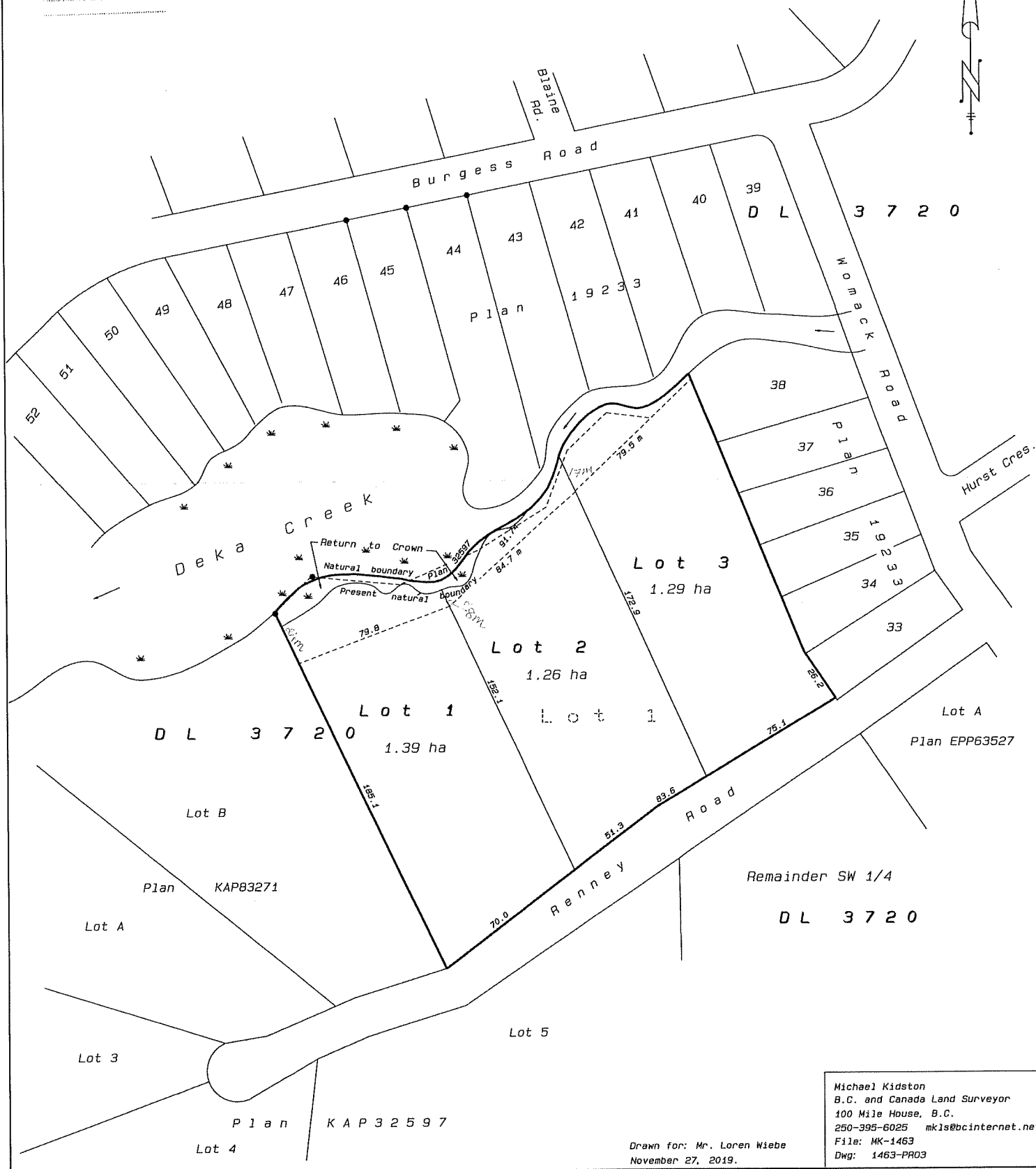
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Capitol Regional District

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1976-1977

Related to



Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkls@bcinternet.net
File: MK-1463
Dwg: 1463-PRO3

Drawn for: Mr. Loren Wiebe
November 27, 2019.

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 the OCP and Rezoning application, which will allow the subdivision of this parcel into three residential lots.

Healthy Communities would recommend that the existing OCP and Rezoning designations remain as existing. The property is located within a watershed area classified under the Shoreland Management Policy as high sensitivity.

Additional residential growth near Deka Lake and Creek should consider the cumulative impact from onsite sewerage systems along with the potential impact on drinking water supply, water table mounding, surface water quality and groundwater.

Maintenance of onsite sewerage systems is an operational requirement to ensure proper functioning. Onsite sewerage systems design should be in keeping with the best practice guidelines to protect the environment and the health of the population.

If you require any clarification, please contact me at 250-851-7347

Signed By:  Title: Environmental Health Officer

Date: February 24, 2020 Agency: Interior Health Authority

FEB 04 2020

ADVISORY PLANNING COMMISSION RESPONSE FORM

Referred to:

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on FEB. 3/2020
 in the ~~LOVE BUTTE FIRE HALL~~ , located at 6060 HWY 24 , BC, commencing at 19:00 HRS

PRESENT:

Chair ALAN BOYD

Members URSULA HART, JUSTIN GUIMOND, CHRIS LANCE, STEVEN BROWN,
 PETER BONTEN.

Recording Secretary JON GRIEVE

Owners/Agent, or MICHAEL KIDSTON

☐ Contacted but declined to attend

ABSENT: ART GUIMOND, INGA VOLLET, WILLIAM MACDONALD

ALSO PRESENT: Electoral Area Director

Staff support (if present)

X NOT PRESENT

Agenda Items

REZONING/OCF APPLICATION – 3360-20/3360-20/20190066 (Lot 1, District Lot 3720, Lillooet District, Plan 32597)

STEVE BROWN / PETER BONTEN : "THAT the application to rezone/redesignate property at RENNEY ROAD, be supported/rejected for the following reasons:

- i) CONFORMING WITH THE INFILL
- ii)

For: 7

Against: 0

CARRIED/DEFEATEDTermination

/ : That the meeting terminate.

CARRIED

Time: 19:20

Recording Secretary

Chair