

## Rezoning Information Package

**File Number:** 3360-20/20190067

**Subject:** South Cariboo Area Zoning Amendment Bylaw No. 5252, 2020

**Electoral Area:** G

**Date of Referral:** January 10, 2020

**Date of Application:** December 19, 2019

**Property Owner's Name(s):** 1188577 BC Ltd. dba Mt. Timothy Recreational Resort (FLNRO)

**Applicant's Name:** Walter Bramsleven

### SECTION 1: Property Summary

**Legal Description(s):** All That Unsurveyed Crown Land in the vicinity of Mount Timothy together with District Lots 8739, 8749, 8687 and 8688 together with that part of District Lot 8153 all of Lillooet District and containing 331.2 hectares, more or less

**Area of Application:** +/- 331.2 ha (818.41 ac)

**Location:** 5396 & 5398 Timothy Lake Road

**Current Designation:**

Not in Official Community Plan Area

**Min. Lot Size Permitted:**

N/A

**Proposed Designation:**

Not in Official Community Plan Area

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Tourist Commercial (C 2)

Resource / Agricultural (RA 1)

**Min. Lot Size Permitted:**

0.4 ha (0.99 ac)

32 ha (79.07 ac)

**Proposed Zoning:**

Tourist Commercial (C 2)

**Min. Lot Size Permitted:**

0.4 ha (0.99 ac)

**Proposed Use:** To rezone entirety of Controlled Recreation Area to Tourist Commercial Zone (C 2). This will permit development of a campground and cabins at the base area, as well as future development within the resort area.

**No. and size of Proposed Lots:**

Existing Lot – 4.95 ha (12.25 ac)

Controlled Recreation Area (Unsurveyed Crown Land) +/-326.25 ha (806.2 ac)

**Name and type of existing road system:** Unnamed road, rough surface (accessed off Timothy Lake Rd)

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

**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:**

No, as it is unsurveyed crown land.

**Name of Lake/Contributing River and Lake Classification:** Unnamed creeks/streams.

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

	Land Use:	Lot Sizes:
(a) North	Crown Land	Unsurveyed
(b) South	520 Telephone 530 Telecommunications (Other than telephone)	2.1 ha (5.17 ac) 0.03 ha (0.07 ac) – 0.3 ha (0.775 ac)
(c) East	Crown Land	Unsurveyed
(d) West	Crown Land	Unsurveyed

**SECTION 2: Planning Report**

Background:

It is proposed to rezone the entire Controlled Recreation Area (CRA) of the Mt. Timothy Recreational Resort to Tourist Commercial (C 2) zone. This will permit the development of a campground and cabins at the base area, as well as future development for the resort. Currently, the subject property consists of a CRA which is 326.25 ha (806.2 ac) unsurveyed crown land zoned Resource/Agricultural (RA 1) by default, along with an existing 4.95 ha (12.23 ac) lot zoned Tourist Commercial (C 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The proposed land uses of campground and cabins do not comply with the permitted land uses under the current zoning of RA 1. Therefore, the applicant has requested to rezone the entire CRA from Tourist Commercial (C 2) and Resource/Agricultural (RA 1) zones to Tourist Commercial (C 2) zone to allow for currently proposed development and future recreational operations within the resort area as shown in Appendix C.

There is an operating agreement between Her Majesty the Queen in right of the Province of British Columbia and Mount Timothy Ski Society that created the tenured Controlled Recreation Area (CRA) to perform recreational activities and develop the subject property accordingly in phases. This proposed phase of development requires the entire CRA to be rezoned to Tourist Commercial (C 2) zone.

Location & Surroundings:

The subject property is located at 5396 and 5398 Timothy Lake Road with Timothy Lake to the far south of the property as shown in Appendix B. Currently, there is a base area for ski hill operations with a

manager's cabin, a day lodge including parking space and lagoon, a maintenance shop and fuel storage existing on the subject property. The property is a hill partially covered in grassland and trees with few unnamed creeks and streams barely flowing inward. It is mostly surrounded by unsurveyed crown lands with telecommunications and other utilities to the south of the subject property.

CRD Regulations and Policies:

*3501- South Cariboo Area Zoning Bylaw, 1999*

**5.2 TOURIST COMMERCIAL (C 2) ZONE**

**5.2.1 USES PERMITTED**

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) lodge, seasonal resort, guest ranch, health spa;
- ii) hotel, motel;
- iii) campground, recreational vehicle park;
- iv) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller-skating rink, etc.;
- v) trail riding, guide / outfitting operation;
- vi) restaurant;
- vii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- viii) rental and sales of boats and sporting equipment as ancillary uses;
- ix) fuel service for auto, marine or aviation purposes;
- x) marina and float plane base;
- xi) airplane landing strip and helicopter pad;
- xii) ancillary buildings.

Rationale for Recommendations:

The nature of the proposed recreational activities, including a ski resort, helps in promoting tourism and regional economic development within the district. Considering the designated controlled recreational area under the existing operating agreement, the proposal has minimal impact. Further, being surrounded by vacant crown lands, the proposed site is highly suitable for ski resort operations. Therefore, planning staff recommends approval of this application.

However, the applicant must obtain a Commercial Access Permit from the Ministry of Transportation and Infrastructure as any access other than residential driveway requires a permit.

Recommendation:

1. That South Cariboo Area Zoning Amendment Bylaw No. 5252, 2020 to rezone all that Unsurveyed Crown Land in the vicinity of Mount Timothy together with District Lots 8739, 8749, 8687 and 8688 together with that part of District Lot 8153 all of Lillooet District and containing 331.2 hectares, more or less from Tourist Commercial (C 2) and Resource/Agricultural (RA 1) zones to Tourist Commercial (C 2) zone be approved, subject to the following condition:
  - i) The applicant must obtain a Commercial Access Permit for Timothy Lake Road (future Timothy Mountain Road) from the Ministry of Transportation and Infrastructure.

**SECTION 3: Referral Comments**

**Health Authority:** - January 29, 2020  
See attached.

**Ministry of Transportation and Infrastructure:** - January 23, 2020  
The Ministry of Transportation and Infrastructure has no objection to the proposed rezoning. Please note that this in no way constitutes subdivision approval now or in the future.

The applicant is required to apply to this office for a Commercial Access Permit to Timothy Lake Road (future Timothy Mountain Road).

**Advisory Planning Commission:** January 13, 2020  
See attached.

**Ministry of Environment:** -

**SECTION 4: Board Action**

Date of Meeting: February 13, 2020

That South Cariboo Area Zoning Amendment Bylaw No. 5252, 2020 be read a first and second time this 13<sup>th</sup> day of February, 2020. Further, that adoption be subject to the following:

The applicant obtaining a Commercial Access Permit for Timothy Lake Road (future Timothy Mountain Road) from the Ministry of Transportation and Infrastructure.

**ATTACHMENTS**

Appendix A: Bylaw No. 5252

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation  
Advisory Planning Commission Comments  
Interior Health Comments  
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5252

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 "South Cariboo Area Zoning Amendment Bylaw No. 5252, 2020".

2. AMENDMENT

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

- i) rezoning All That Unsurveyed Crown Land in the vicinity of Mount Timothy together with District Lots 8739, 8749, 8687 and 8688 together with that part of District Lot 8153 all of Lillooet District and containing 331.2 hectares, more or less from Tourist Commercial (C 2) and Resource/Agricultural (RA 1) zones to Tourist Commercial (C 2) zone as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 13<sup>th</sup> DAY OF February, 2020.

READ A SECOND TIME THIS 13<sup>th</sup> DAY OF February, 2020.

A PUBLIC HEARING WAS HELD ON THE 12<sup>th</sup> DAY OF March, 2020.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

---

Chair

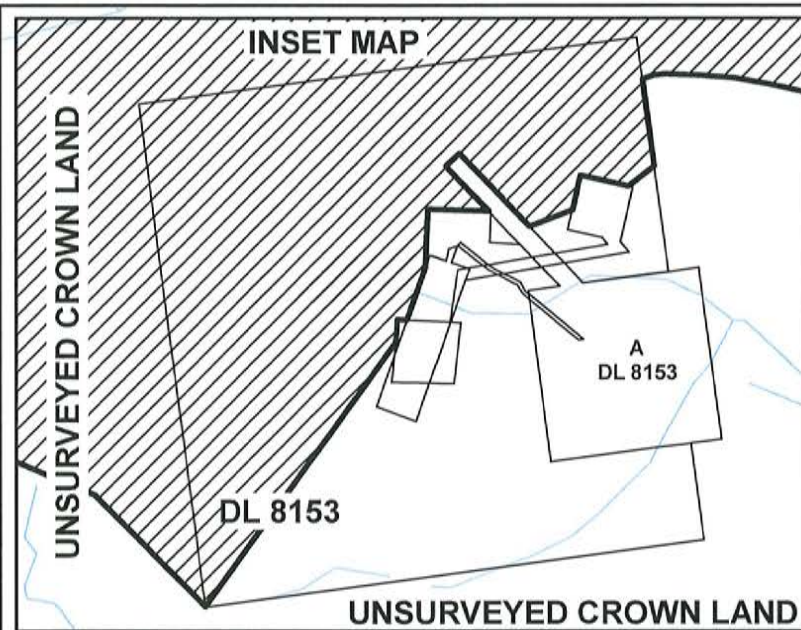
---

Manager of Corporate Services

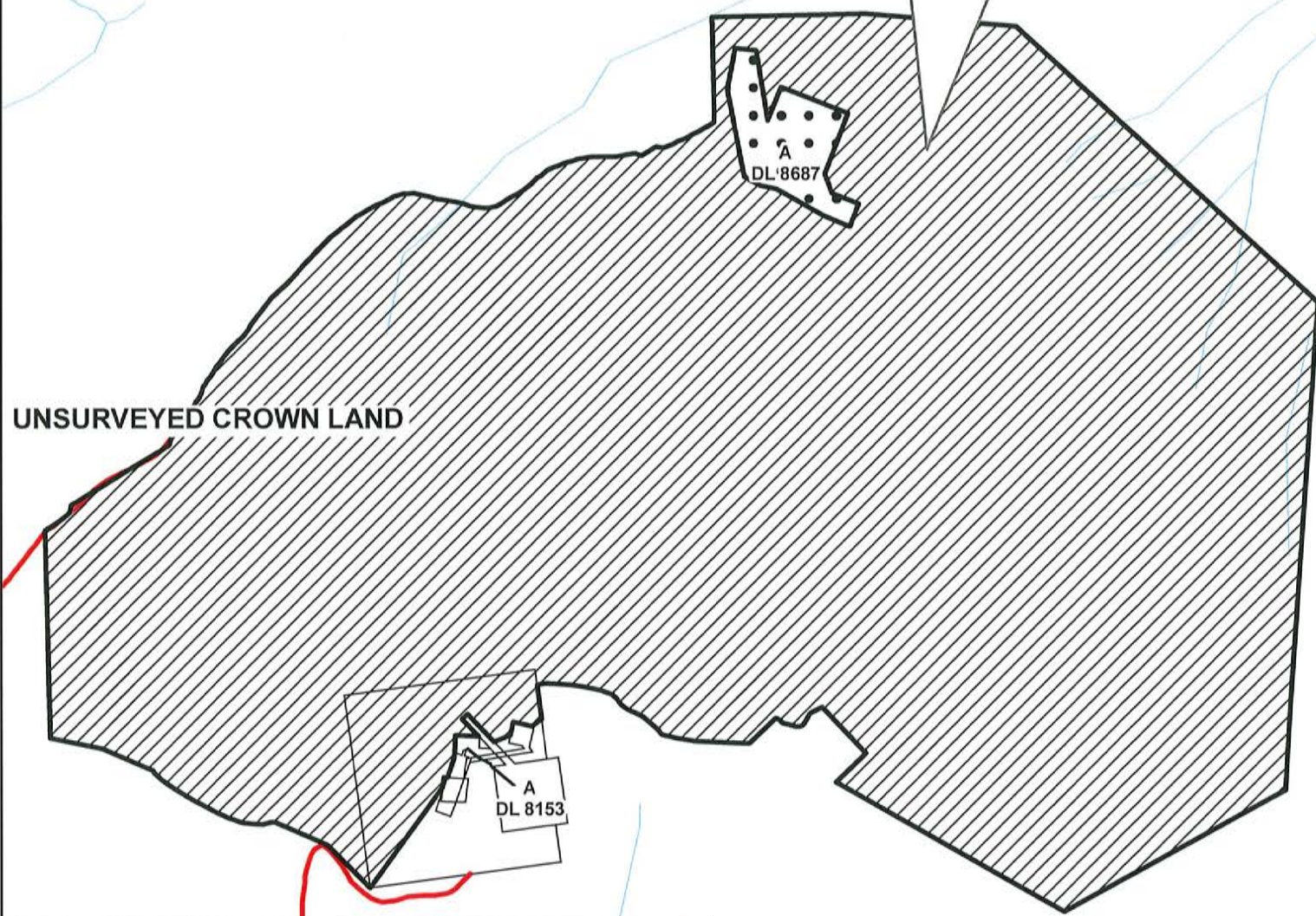
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5252, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5252, 2020", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2020.

---

Manager of Corporate Services





**SUBJECT PROPERTY**  
 ALL THAT UNSURVEYED CROWN LAND  
 IN THE VICINITY OF MOUNT TIMOTHY  
 TOGETHER WITH DL 8739,8749,8687,8688  
 TOGETHER WITH THAT PART OF DL 8153  
 ALL OF LILLOOET DISTRICT  
 +/- 331.2 HA (818.41 ACRES)



**SCHEDULE "A"**



-  EXISTING COMMERCIAL 2 (C 2) ZONE
-  PROPOSED COMMERCIAL 2 (C 2) ZONE



MEASUREMENTS ARE METRIC Z19067



# Appendix B: GENERAL MAP



## LEGEND

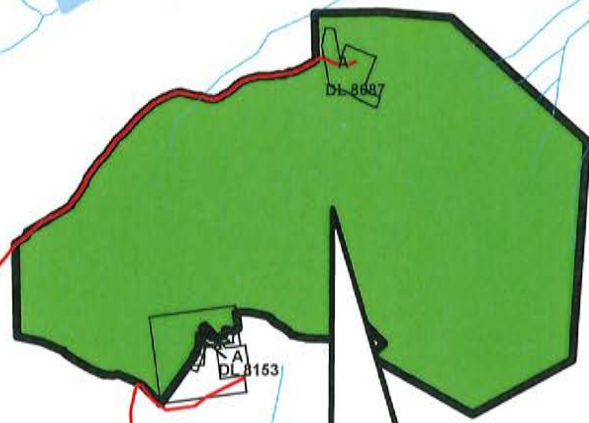
- SUBJECT PROPERTY
- ALR



0 295 590 1,180 m

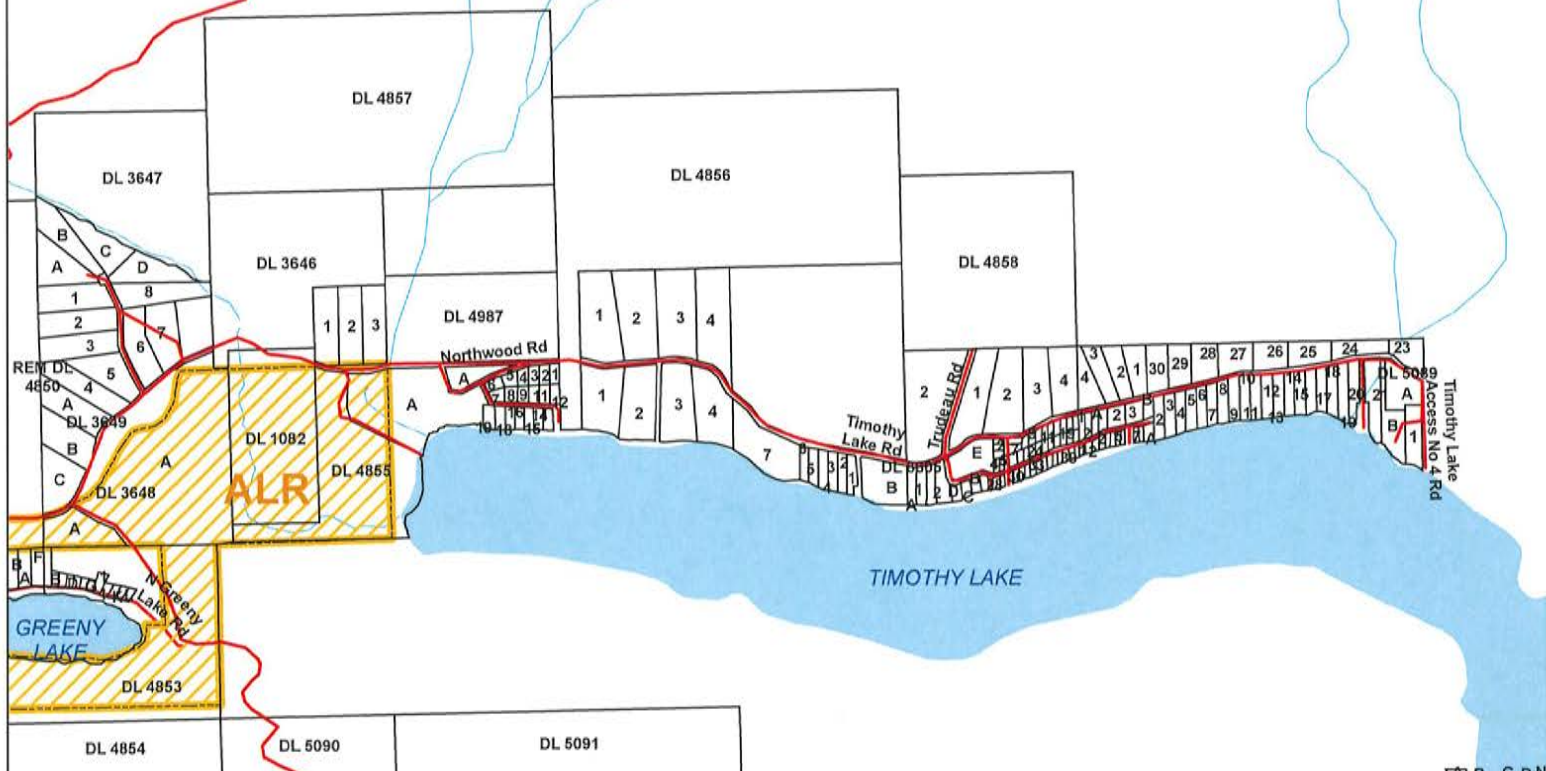
Z19067

FLY LAKE  
DL 7557



**SUBJECT PROPERTY**  
ALL THAT UNSURVEYED CROWN LAND  
IN THE VICINITY OF MOUNT TIMOTHY  
TOGETHER WITH DL 8739, 8749, 8687, 8688  
TOGETHER WITH THAT PART OF DL 8153  
ALL OF LILLOOET DISTRICT  
+/- 331.2 ha (818.41 acres)

P.33708



# Appendix C: SPECIFIC MAP



SUBJECT PROPERTY

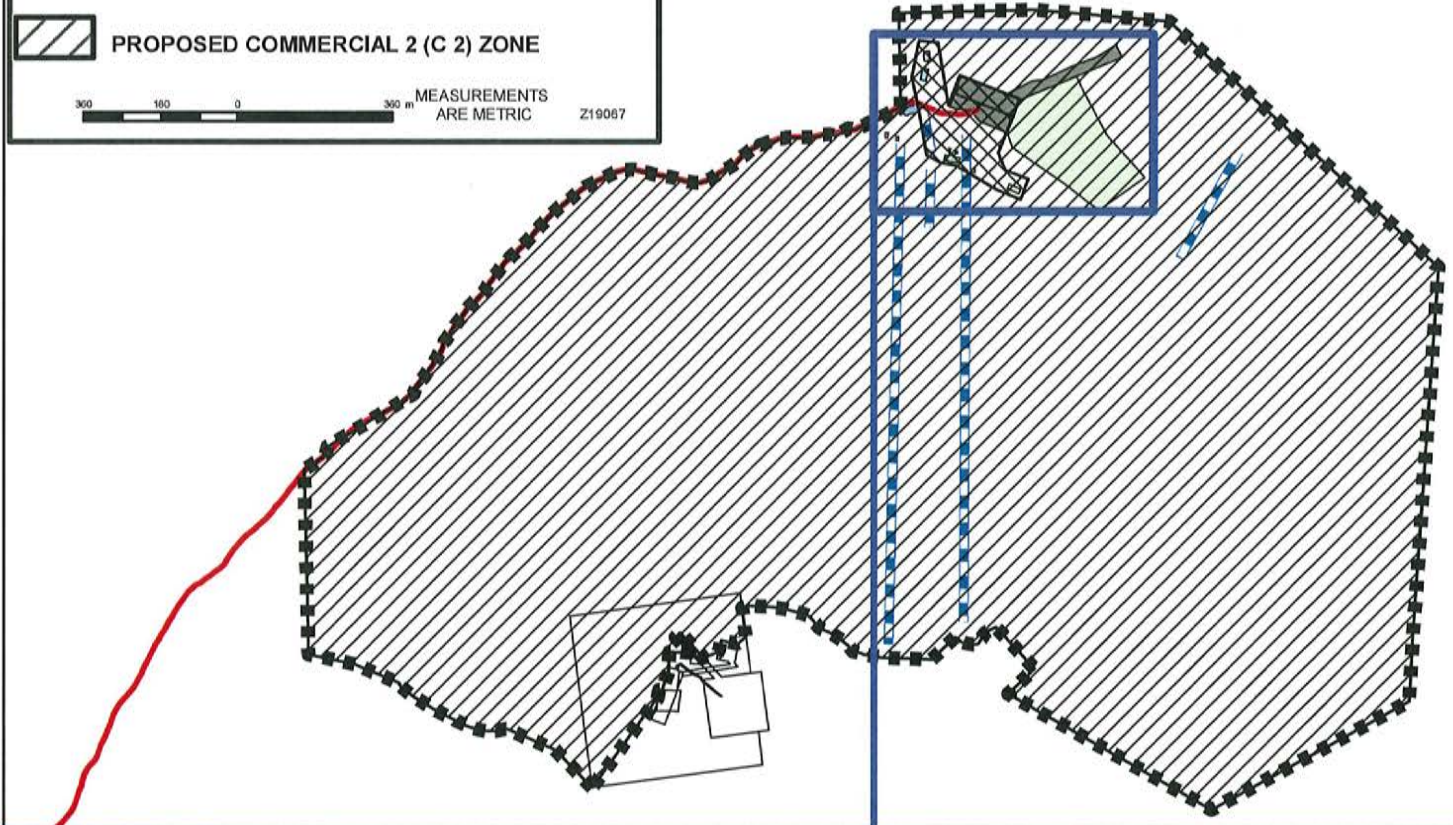
EXISTING COMMERCIAL 2 (C 2) ZONE

PROPOSED COMMERCIAL 2 (C 2) ZONE

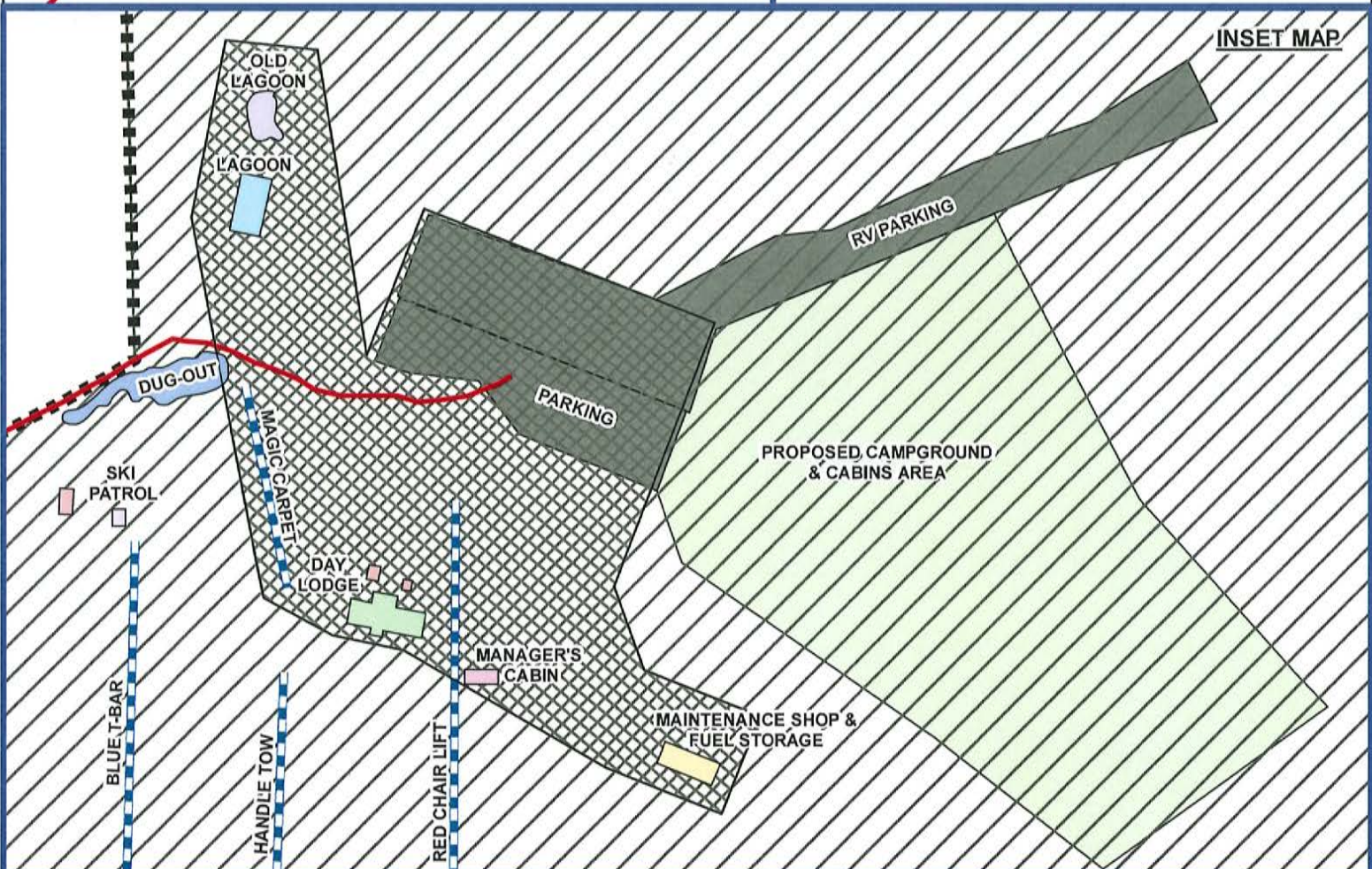


300 150 0 300 m MEASUREMENTS ARE METRIC Z19067

SEE INSET MAP BELOW



INSET MAP



Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

 ALR

0 360 720 1,440  
m



Z19097

ALR

FLY LAKE

DL 7557

DL 8153

DL 8153

**SUBJECT PROPERTY**  
ALL THAT UNSURVEYED CROWN LAND  
IN THE VICINITY OF MOUNT TIMOTHY  
TOGETHER WITH DL 8739, 8749, 8687, 8688  
TOGETHER WITH THAT PART OF DL 8153  
ALL OF LILLOOET DISTRICT  
+/- 331.2 ha (818.41 acres)

DL 4857

DL 3647

DL 3646

DL 4987

DL 4856

DL 4858

DL 3648

DL 1082

DL 4855

ALR

DL 4858

bing

Macdonald Rd

Timothy Lake Rd

TIMOTHY LAKE

Describe the existing use of the subject property and all buildings: for ski hill operations

Describe the proposed use of the subject property and all buildings: for ski hill and summer resort operations including seasonal cabins and campground

Describe the reasons in support for the application: for future seasonal economic development as well as to reset zoning that was initially in place

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Mount Timothy. No lakes or streams within the fenced CRF (Controlled Recreation Area).

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Internet and TV

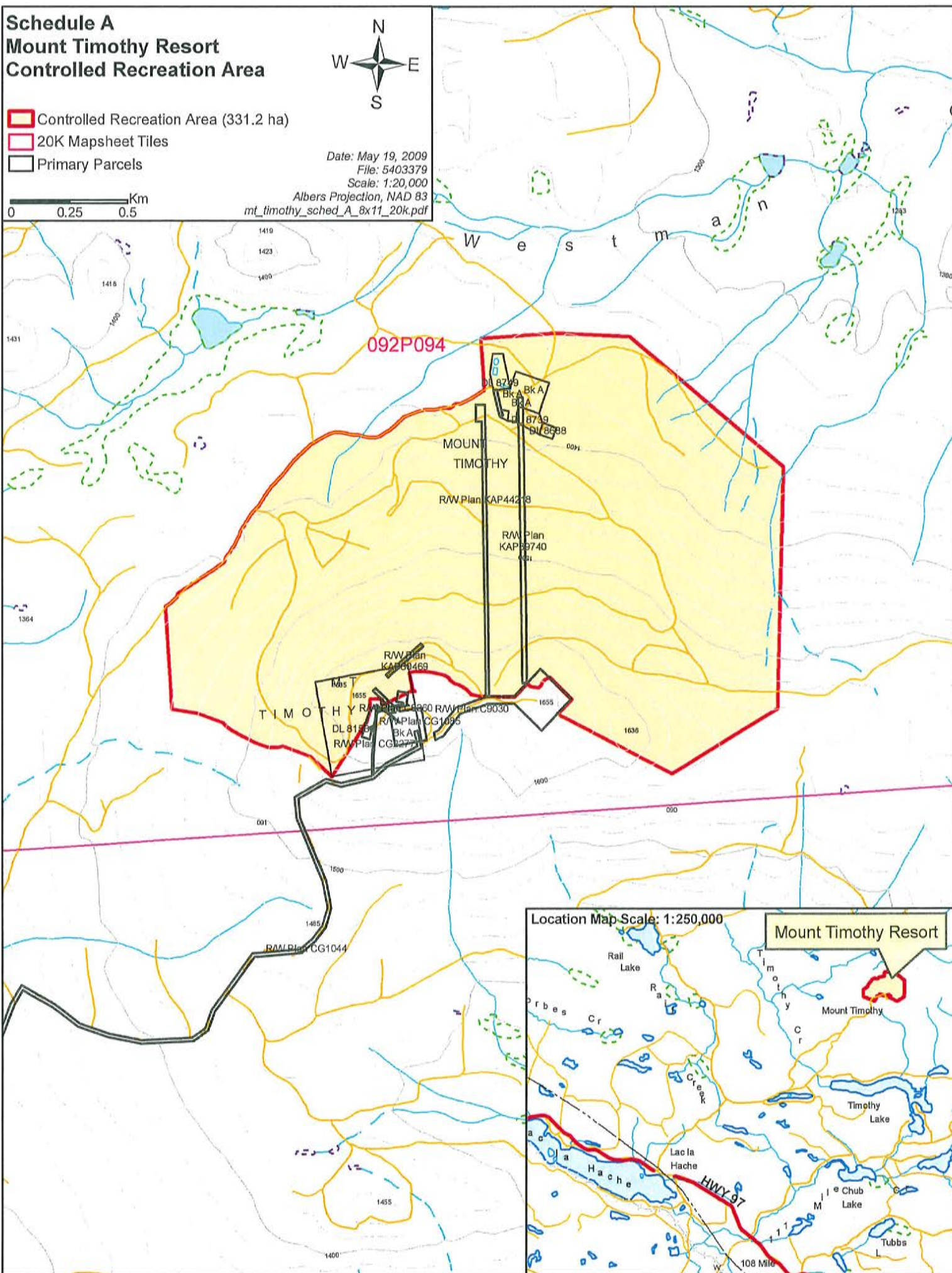
# Schedule A Mount Timothy Resort Controlled Recreation Area

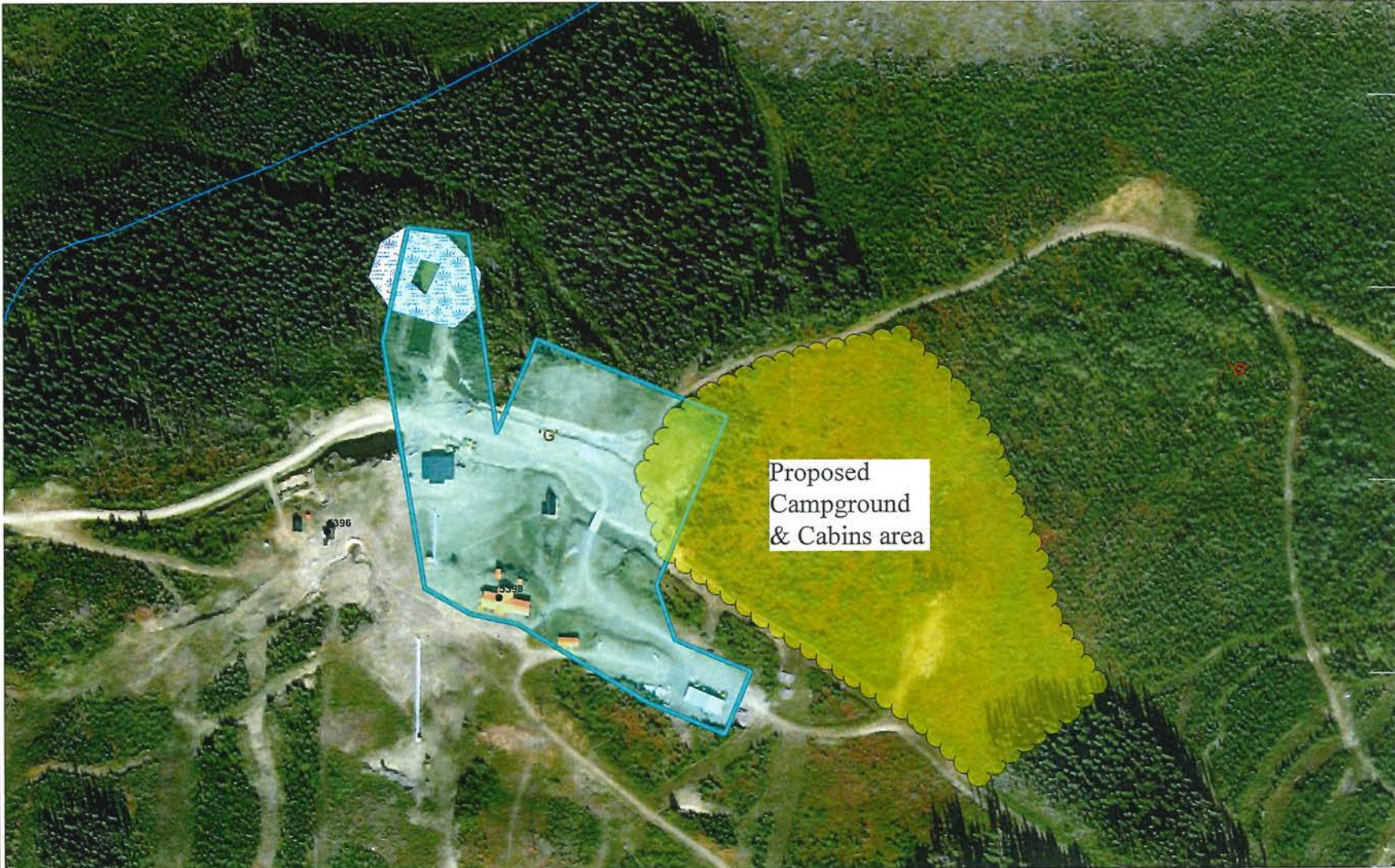


- Controlled Recreation Area (331.2 ha)
- 20K Mapsheet Tiles
- Primary Parcels

0 0.25 0.5 Km

Date: May 19, 2009  
 File: 5403379  
 Scale: 1:20,000  
 Albers Projection, NAD 83  
 mt\_timothy\_sched\_A\_8x11\_20k.pdf





- Legend**
- House Points
  - Firehalls
  - Streams
  - Streams FWA
  - Roads\_911
  - Highways
  - Electoral Areas
  - Wetlands
  - Rivers
  - Rivers FWA
  - Parcels
  - ALR
  - Lakes
  - Lakes FWA
  - Creeks (named)
  - Endangered Species & Ecosys
  - First Nations Reserves
  - Parks and Protected Areas
- EAs and Municipalities**
- '100 Mile House'
  - 'A'
  - 'B'
  - 'C'
  - 'D'
  - 'E'
  - 'F'
  - 'G'
  - 'H'
  - 'I'
  - 'J'
  - 'K'
  - 'L'
  - 'Quesnel'
  - 'Wells'
  - 'Williams Lake (Airport)'
  - 'Williams Lake'

1:4,514



0.2 0 0.11 0.2 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
CRD GIS Department

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

Notes:

# Mount Timothy: Existing & Proposed Structures

**Proposed\_lines**

- - - Ski Runs
- Chairlift/T-Bar/Handle Tow
- - - Ditch; Pump Line for Snow-Making; Sewer Line
- Nordic Loop (4km)

**existing\_lines**

- Chairlift/T-Bar/Magic Carpet/Handle Tow
- - - Ditch; Pump Line to Snow-Making Equipment
- Ski Area Gate

**Ski\_runs**

- Novice; Beginner
- Intermediate; Low Intermediate
- Expert; Advanced
- Primary Parcels

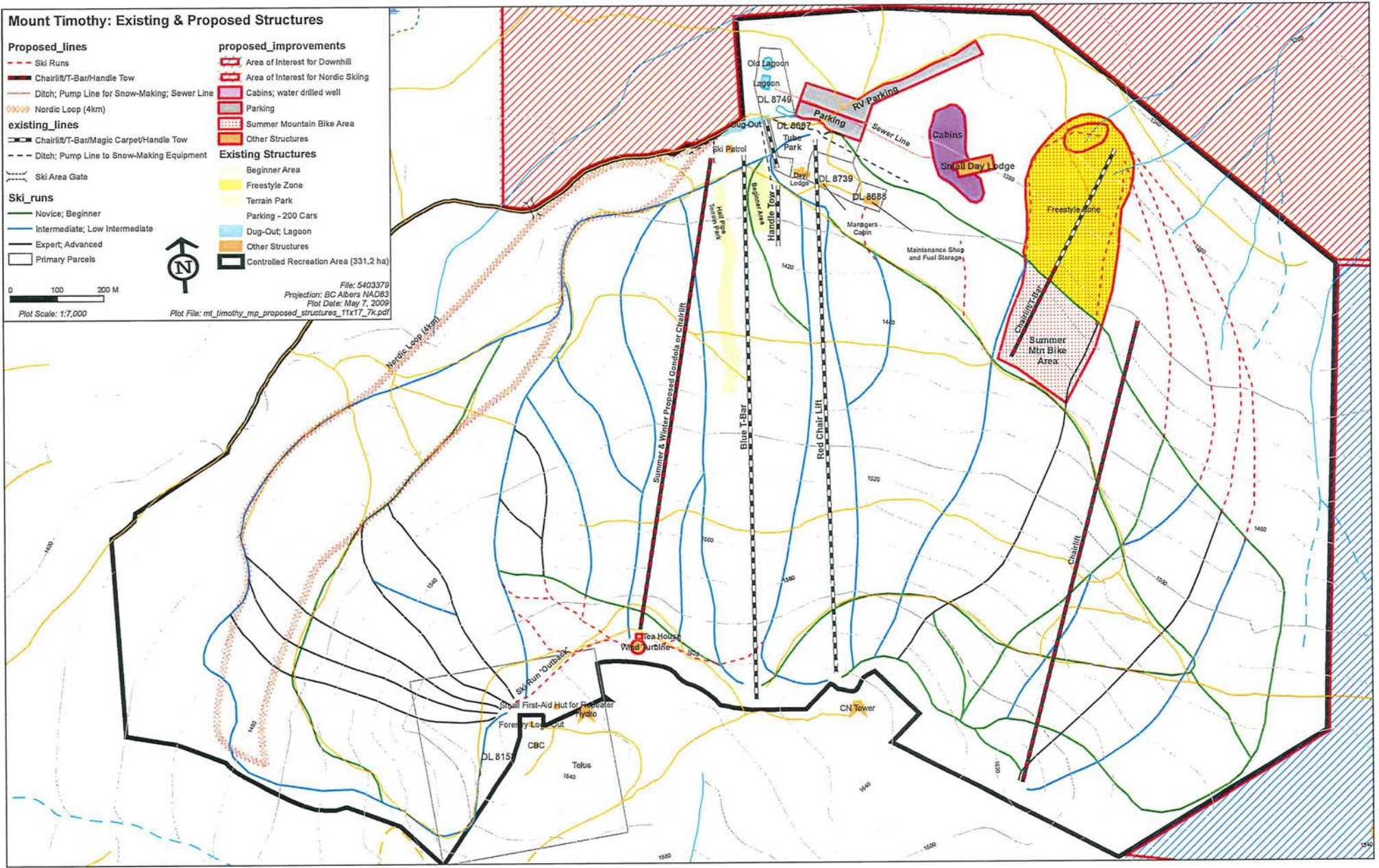
**proposed\_improvements**

- ▨ Area of Interest for Downhill
- ▨ Area of Interest for Nordic Skiing
- ▨ Cabins; water drilled well
- ▨ Parking
- ▨ Summer Mountain Bike Area
- ▨ Other Structures

**Existing Structures**

- ▨ Beginner Area
- ▨ Freestyle Zone
- ▨ Terrain Park
- ▨ Parking - 200 Cars
- ▨ Dug-Out; Lagoon
- ▨ Other Structures
- ▨ Controlled Recreation Area (331.2 ha)

File: 5403379  
 Projection: BC Albers NAD83  
 Plot Date: May 7, 2009  
 Plot Scale: 1:7,000  
 Plot File: mt\_timothy\_mp\_proposed\_structures\_11x17\_7k.pdf



ATTENTION: GENNY HILLIARD

Cariboo Regional District

File No. ....

Area G APC Response Form.

FILE NO: 3360-20/20190067

Date: JAN. 13, 2020 - Conference Call - 7 PM

Applicant/ Agent: Walter Bramslevan

Area G Director: Al Richmond

Members: Ron Soeder. Diane Wood. Graham Leslie. ~~Nicola Maughan~~

Marvin Monical. Marilyn Niemec. Robin Edwards

Location of Application: 5396 and 5398 Timothy LAKE ROAD

Agenda Item: REZONE 818.41 ACRES (MT Timothy Recreational Resort) TO C2 ZONING!

Moved by: MARVIN / GRAHAM

Area G APC has no objection to this application.

Moved by *Diane*

That the meeting be adjourned at

8 PM

*Diane Wood*  
Recording Secretary.

\_\_\_\_\_  
Chair



## RESPONSE SUMMARY

- |  |   |
|--|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below           | <input type="checkbox"/> Interests Unaffected by Bylaw                          |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Outlined Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Thank you for the opportunity to comment and provide a health perspective on the proposal to rezone within the Controlled Recreation Area to permit development of a campground and cabins at the base area and potential future development within the resort area.

Interior Health – Healthy Communities would recommend that future development incorporate planning and design which will create a connected and safe networks for all individuals to move through the resort area.

The Environmental Public Health Program oversees the community drinking water system and other public facilities.

The Mount Timothy ski hill is operational therefore the operator monitors the community drinking water supply system and there is an ongoing conversation with the Environmental Health Officer with respect to the Drinking Water Protection Act and Regulation.

The waste water system may require review and an update to ensure it can incorporate the developmental changes with the existing facility.

If you have any questions, please contact me at 250-851-7347

Signed By:  Title: Environmental Health Officer

Date: January 29, 2020 Agency: Interior Health Authority

RESULTS OF PUBLIC HEARING

MAR 13 2020

File No: 3360-20/20190067

Date: March 12, 2020

Location: Lac La Hache Community Hall

Re: CARIBOO REGIONAL DISTRICT SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5252, 2020

Referred To .....

.....

Persons Present:

- Director: Al Richmond
- Owner(s): Larry Henderson
- Agent: Walter Bramsleven
- Public: See attached list
- Staff:
- 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 7:00 PM
  - 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: None Received Name:
    - 2) Date: Name:
  - The following verbal comments and questions were received: (add additional sheet if required)
    - Comments in favour: All those present were in support of the application
    - I am here to support recreation in the community.
    - Great development for the community
    - Comments of concern/opposition:
    - No negative comments expressed
  - Attendees were asked three times for further comments and/or questions.
  - The Chair called the meeting adjourned at 7:16 PM.

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

  
Signature of Chair

