

Rezoning / OCP Information Package

File Number: 3360-20/20200002

Subject: South Cariboo Area Official Community Plan Amendment Bylaw No. 5257, 2020 and South Cariboo Area Zoning Amendment Bylaw No. 5258, 2020

Electoral Area: G

Date of Referral: January 29, 2020

Date of Application: January 17, 2020

Property Owner's Name(s): Richard Slater

Applicant's Name: Nigel Hemingway, Cariboo Geographic Systems Ltd.

SECTION 1: Property Summary

Legal Description(s): That Part of District Lot 8155, Lillooet District, Lying West of the Westerly Boundary of Plan 43385

Area of Application: 28.04 ha (69.29 ac)

Location: 7147 93 Mile Loop Road

Current Designation:

Resource Area

Min. Lot Size Permitted:

32 ha (79.07 ac)

Proposed Designation:

Acreage Reserve

Industrial

Min. Lot Size Permitted:

4 ha (9.98 ac)

N/A

Current Zoning:

Acreage Reserve (RA 2)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposed Zoning:

Acreage Reserve (RA 2)

Special Exception General Industrial (M 2-4)

Min. Lot Size Permitted:

4 ha (9.88 ac)

4 ha (9.88 ac)

Proposed Use: To construct a shop for an industrial business.

No. and size of Proposed Lots: No new lots; 1 existing parcel 28.04 ha (69.29 ac)

Name and type of existing road system: 93 Mile Loop Road, Rd

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

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

Name of Lake/Contributing River and Lake Classification: Unnamed system, High Sensitivity

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex) 063 2 Acres Or More (Manufactured Home)	2.32 ha (5.73 ac) 1.99 ha (4.94 ac)
(b) South	Unsurveyed Crown Land	N/A
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	64.10 ha (158.39 ac)
(d) West	038 Manufactured Home (Not in Manufactured Home Park) 060 2 Acres Or More (Single Family Dwelling, Duplex) 061 2 Acres Or More (Vacant) 063 2 Acres Or More (Manufactured Home)	0.76 ha (1.89 ac) 4.08 ha (10.08 ac) – 6.68 ha (16.5 ac) 4.05 ha (10 ac) – 75.29 ha (186.04 ac) 2.03 ha (5.01 ac) – 11.70 ha (28.91 ac)

SECTION 2: Planning Report**Background:**

It is proposed to rezone 4.75 ha (11.74 ac) within 28.04 ha (69.29 ac) subject property from Acreage Reserve (RA 2) zone to Special Exception General Industrial (M 2-4) as a split zone to allow construction of a shop for an industrial business. The subject property is currently zoned Acreage Reserve (RA 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and designated Resource Area in the South Cariboo Area OCP Bylaw No. 5171, 2018.

The proposed industrial business does not comply with the permitted land use provisions under the current zoning of RA 2. Therefore, the applicant has requested to rezone 4.75 ha (11.74 ac) as a Special Exception General Industrial (M 2-4) zone and the remainder of the property will retain the existing RA 2 zone. Further, it is proposed to redesignate the property to Industrial and Acreage Reserve designations respectively as the proposal does not comply with the objectives of the existing Resource Area designation. Thus, maintaining compliance with the proposed zoning.

As per the proposal, the applicant has requested that the South Cariboo Area Zoning Bylaw No. 3501, 1999 is amended by including Section 5.7.3.4 as follows:

5.7.3.4 Special Exception M 2-4 Zone (3360-20/20200002)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 2-4, permitted non-residential uses shall be limited to:

(b) NON-RESIDENTIAL USES:

- i) Machine shop and parts manufacturing, machining and assembly;

- ii) Heavy equipment sales, repairs or storage;
- iii) Sheet metal workshop, electroplating, welding shop, industrial repair;
- iv) Storage, maintenance or repair of commodities for shipment and related vehicles and trailers, equipment and stock.
- v) Office, wholesale, and retail sales ancillary to the permitted non-residential uses.
- vi) Ancillary buildings.

(c) ZONE PROVISIONS:

- a) Lot Area (minimum): - 4.0 hectares (9.88 acres)

All other provisions of the M 2 zone shall apply.

Location & Surroundings:

The subject property is located on 93 Mile Loop Road, adjacent to Cariboo Highway 97 in proximity to 100 Mile House area as shown in Appendix B. Currently, there is a single-wide mobile home located near the south-west corner of the property with a large pond situated adjacent to the highway at the northern end and moderate tree coverage throughout. There are a few wetlands, unnamed streams and creeks present on the property which are highly sensitive in nature. It is mostly surrounded by single-family dwellings to the north, west and east of the subject property with unsurveyed crown land to the south.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.22 ACREAGE RESERVE (RA 2) ZONE

5.22.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

Rationale for Recommendations:

The proposed special exception zone permits limited industrial land uses for manufacturing, repairs, storage and sales of heavy equipment to the forestry and mining sectors. The applicant intends to construct a shop of 930 sq. m in size to accommodate the proposed business within a fully contained building. Thus, mitigating any potential environmental issues.

Being surrounded by vacant unsurveyed crown land and larger rural parcels, the proposal has minimal impact with adequate buffers. Although the proposed industrial area fronts Highway 97, there will not be a direct access from the highway and the only access to the subject property will be from the 93 Mile Loop Road. Thus, avoiding traffic congestion if any by controlling the potential traffic at the intersection of the 93 Mile Loop Road and Highway 97 situated approximately 900 metres south of the subject property.

Further, the location, access and size of the proposed area makes it suitable for the requested land use that ultimately supports forestry and mining industry. 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 streams, creeks and other waterbodies on the subject property.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5257, 2020 to redesignate That Part of District Lot 8155, Lillooet District, Lying West of the Westerly Boundary of Plan 43385 from Resource Area to Acreage Reserve and Industrial be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5258, 2020 to rezone That Part of District Lot 8155, Lillooet District, Lying West of the Westerly Boundary of Plan 43385 from Acreage Reserve (RA 2) zone to Acreage Reserve (RA 2) and Special Exception General Industrial (M 2-4) zones be approved, subject to the following conditions:
 - i.) The applicant must obtain Industrial Access Permit to 93 Mile Loop Road from the Ministry of Transportation and Infrastructure.
 - ii.) 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: - January 30, 2020

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.

Ministry of Transportation and Infrastructure: - February 4, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning application subject to the following:

- No direct access now or in the future to Cariboo Highway # 97. One (1) access is allowed to 93 Mile Loop Road.
- Applicant is required to apply to this office for an industrial access permit to 93 Mile Loop Road prior to final approval. Access must be constructed in accordance with Ministry standards in accordance with the TAC Manual.

Advisory Planning Commission: March 2, 2020

See attached.

Ministry of Environment: -

FLNRO - Crown: -

FLNRO - Range: - February 13, 2020

In response to proposed Rezoning Referral Package Z2002, there are active grazing licences west of the subject area. For public safety, it is of the utmost importance is that the fence between the land parcel and HWY 97 remains a barrier to livestock.

100 Mile is a Livestock District and cattle are authorized to be at large. As referred to in the *Livestock Act*, private land owners are responsible for building/maintaining a lawful fence to exclude livestock from their deeded land, if they wish to eliminate any potential livestock activity on their property.

What I would like to ensure is that the fence along Hwy 97 is maintained to keep livestock off the highway. I recommend that the current and future land owners fence their private land if they wish to exclude livestock.

SECTION 4: Board Action

Date of Meeting: March 6, 2020

That South Cariboo Area Official Community Plan Amendment Bylaw No. 5257, 2020 be read a first and second time this 6th day of March, 2020.

That South Cariboo Area Zoning Amendment Bylaw No. 5258, 2020 be read a first and second time this 6th day of March, 2020. Further, that adoption be subject to the following:

- i. The applicant obtaining an Industrial Access Permit to 93 Mile Loop Road from the Ministry of Transportation and Infrastructure.
- ii. 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.

ATTACHMENTS

Appendix A: Bylaw No. 5257 & 5258

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

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



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5257

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 "South Cariboo Area Official Community Plan Amendment Bylaw No. 5257, 2020".

2. AMENDMENT

Schedule "D" of Bylaw No. 5171 of the Cariboo Regional District is amended by:

Redesignating That Part of District Lot 8155, Lillooet District, Lying West of the Westerly Boundary of Plan 43385 from Resource Area designation to Acreage Reserve and Industrial designations, as shown on attached Schedule "A".

READ A FIRST TIME this 6th day of March, 2020.

READ A SECOND TIME this 6th day of March, 2020.

A PUBLIC HEARING WAS HELD ON THE 23rd DAY OF June, 2020.

READ A THIRD TIME this _____ day of _____, 2020.

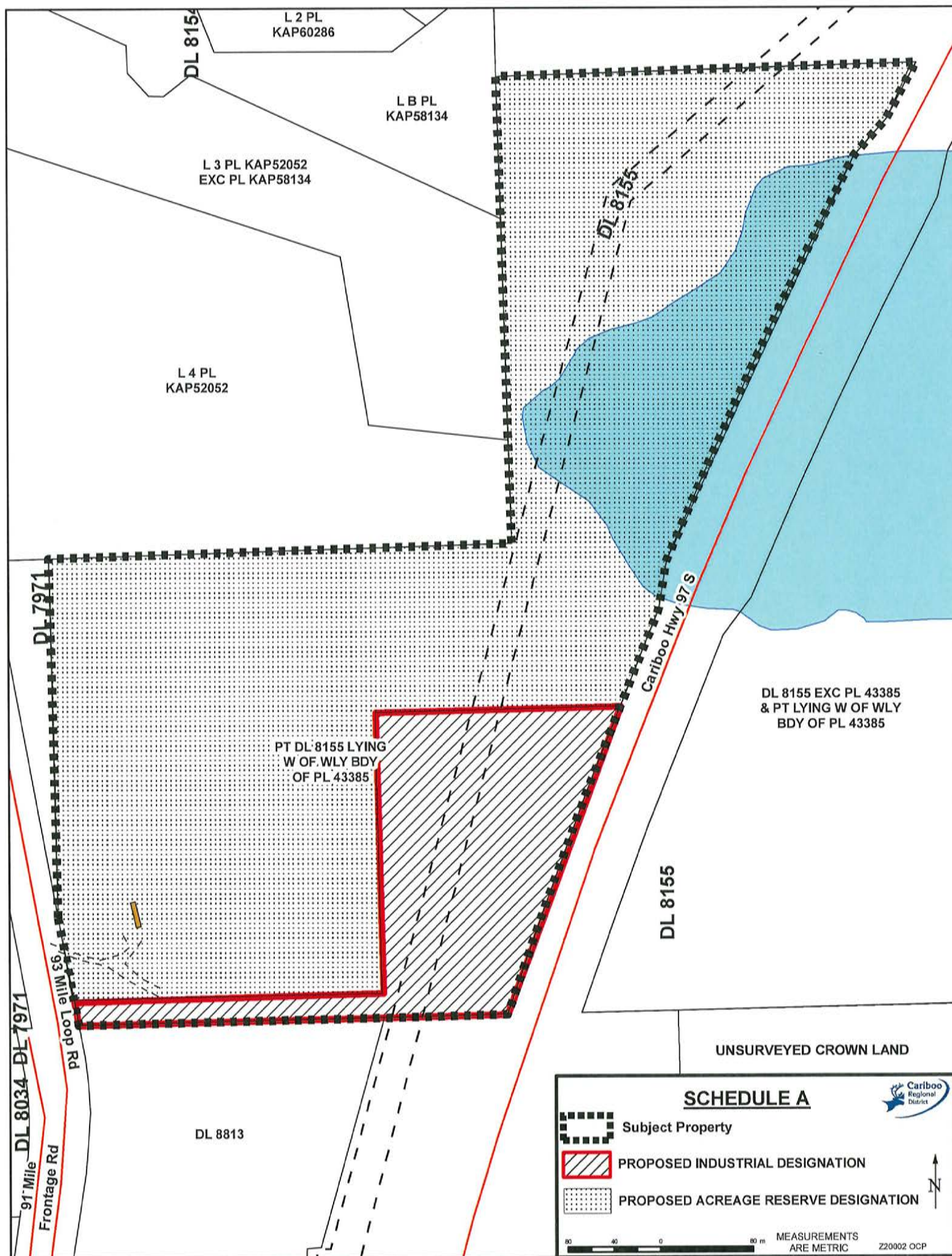
ADOPTED this _____ day of _____, 2020.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5257, cited as the "South Cariboo Area Official Community Plan Amendment Bylaw No. 5257, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2020.

Manager of Corporate Services





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5258

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. 5258, 2020".

2. AMENDMENT

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

i) Including Section 5.7.3.4 into Schedule "A" as follows:

5.7.3.4 Special Exception M 2-4 Zone (3360-20/20200002)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 2-4, permitted non-residential uses shall be limited to:

(b) NON-RESIDENTIAL USES:

- i) Machine shop and parts manufacturing, machining and assembly;
- ii) Heavy equipment sales, repairs or storage;
- iii) Sheet metal workshop, electroplating, welding shop, industrial repair;
- iv) Storage, maintenance or repair of commodities for shipment and related vehicles and trailers, equipment and stock;

- v) Office, wholesale, and retail sales ancillary to the permitted non-residential uses;
- vi) Ancillary buildings.

- (c) ZONE PROVISIONS:
 - a) Lot Area (minimum): - 4.0 hectares (9.88 acres)

All other provisions of the M 2 zone shall apply

- ii) rezoning That Part of District Lot 8155, Lillooet District, Lying West of the Westerly Boundary of Plan 43385 from Acreage Reserve (RA 2) zone to Acreage Reserve (RA 2) and Special Exception General Industrial (M 2-4) zones as shown on attached Schedule "A"; and
- iii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 6th DAY OF March, 2020.

READ A SECOND TIME THIS 6th DAY OF March, 2020.

A PUBLIC HEARING WAS HELD ON THE 23rd DAY OF June, 2020.

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

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2020.

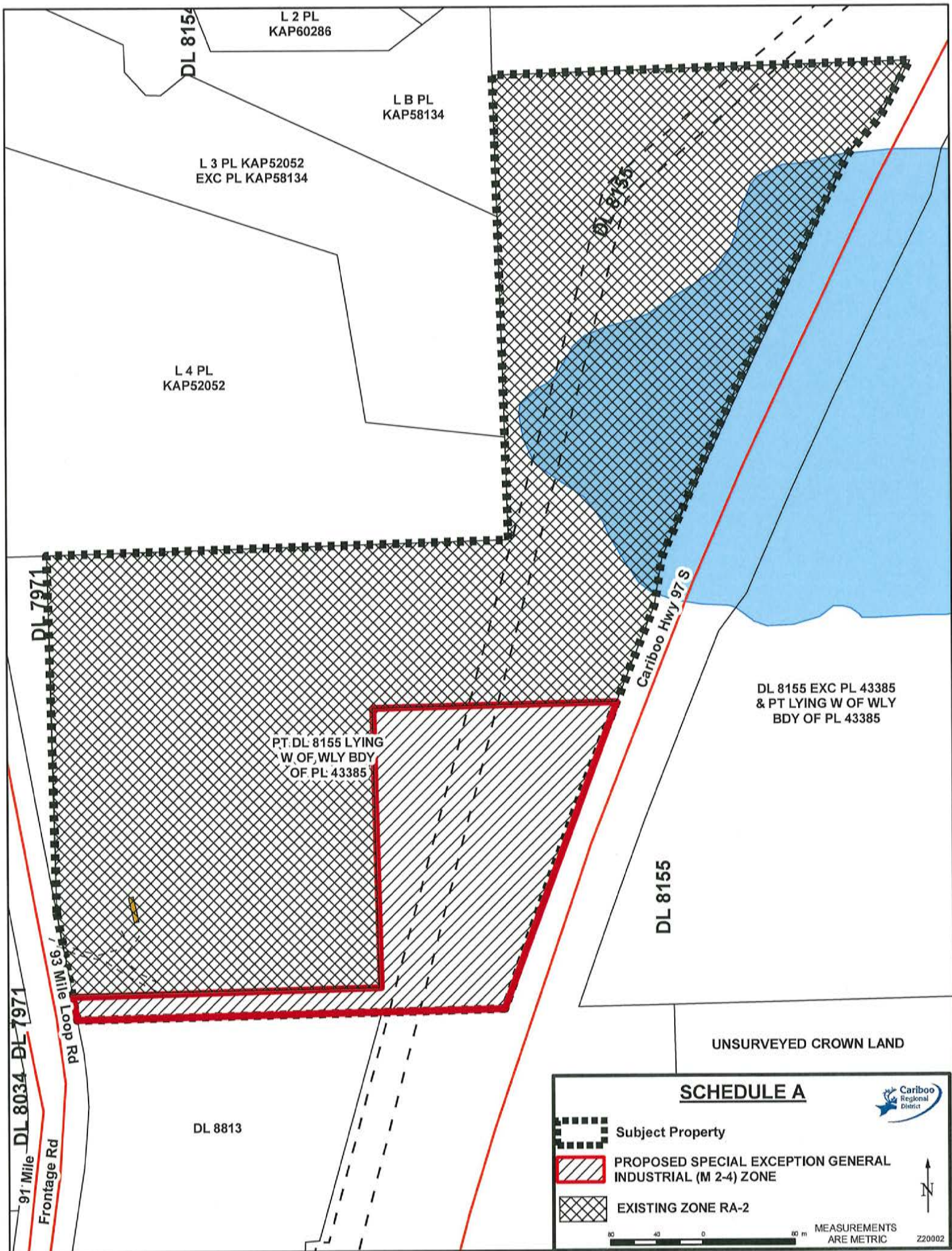
ADOPTED THIS _____ DAY OF _____, 2020.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5258, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5258, 2020", as adopted by the Cariboo Regional District Board on the day of _____, 2020.

Manager of Corporate Services



SCHEDULE A



Subject Property



PROPOSED SPECIAL EXCEPTION GENERAL INDUSTRIAL (M 2-4) ZONE

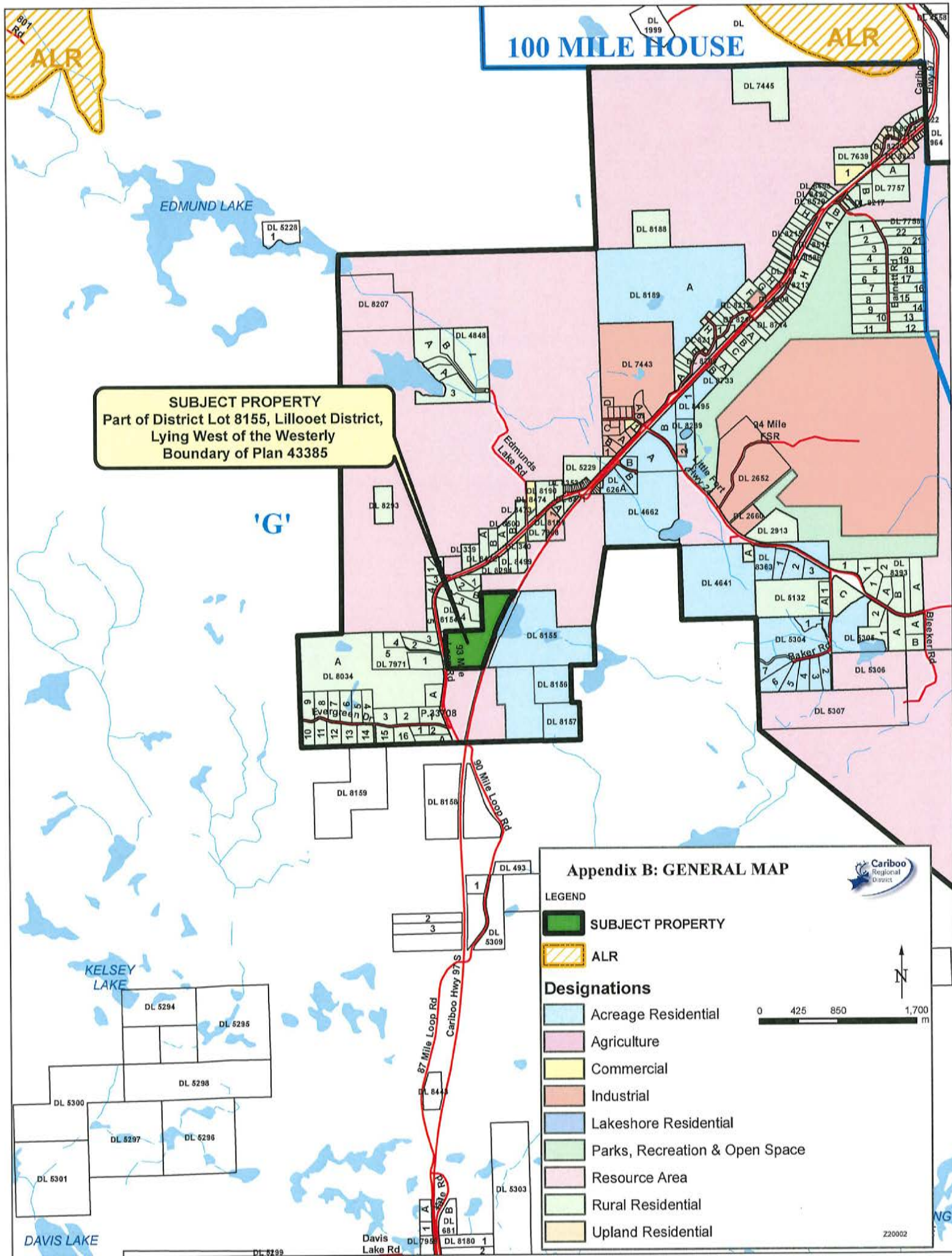


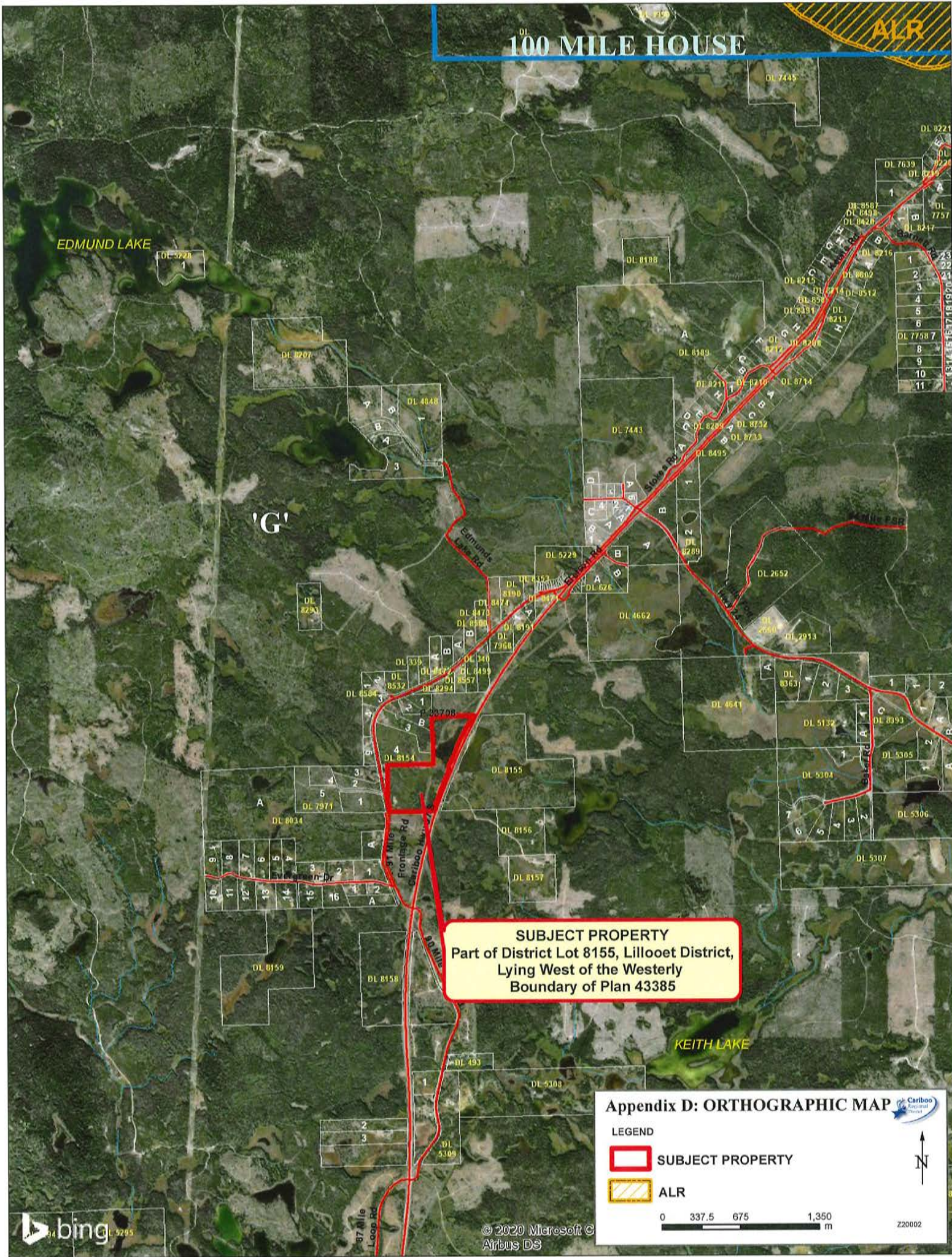
EXISTING ZONE RA-2



MEASUREMENTS
ARE METRIC

Z20002





This application is requesting That Part of that part of District Lot 8155, Lillooet District, lying west of the westerly Boundary of Plan 43385 be rezoned. The land is presently zoned Acreage Reserve (RA-2) and we are proposing a Special Exception General Industrial (M-2) Zone to accommodate the business the owner would like to locate on the land. The area being rezoned is 4.6 hectares of which 0.5 hectares is a panhandle access from the 93 Mile Loop Road. The remainder of the property will retain the existing zone.

The land has been given a Resource Designation in the Official Community Plan. We are proposing to change the designation over the same area that is being rezoned to Industrial to accommodate the zone. Since the land does not meet the objectives and policies of the Resource Designation, we are proposing to change the designation on the rest of the land to the Acreage Reserve designation under the residential section of the plan. We believe this designation better aligns with the existing zone and there are other lands in this immediate area with this designation.

There is no planned subdivision associated with this application and no direct access to Highway 97 is planned.

The proposed special exception zone has been created to only allow the uses which the owner needs to operate his business. All others have been excluded. Mr. Slater has built a successful business buying, preparing and supplying heavy equipment to the forestry and mining sectors. He would like to rezone part of this property to accommodate the business and build a shop of sufficient size to allow the work to be done inside the structure. The location is convenient and close to where he lives.

The property is an irregular shape because of the relocation of Highway 97 to its present location. There is a pond at the northerly end which does have some marsh lands around it. There are also areas with higher water tables to the south and west of the pond. Most of these areas are outside the area proposed to be rezoned. This area is predominately higher ground, with minor undulations and well above the lower areas with the higher water tables. This is why the location was chosen within the property.

While the area being rezoned fronts onto Highway 97 access will be from the 93 Mile Loops Road which was the old highway. The intersection of the road and Highway 97 is approximately 900 metres south of the land under application. The intersection has turning lanes, acceleration and de-acceleration lanes and street lights. The proposed use on the land does not generate much traffic and it's impact on this part of 93 Mile Loop Road will not be noticed. The other properties along this section are larger rural lands.

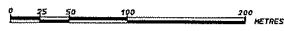
The proposed zone is requesting a larger building be allowed which will be the shop the business is located in. The size is 100 feet by 100 feet. All work on the equipment will be done within the building and any outside storage will have to be screened as per the bylaw requirements. The location should not be visible from any of the residential properties on the 93 Mile Loop Road. Mr. Slater needs a building of this size so that the equipment work can be done within a fully contained building. This mitigates any potential environmental issues.

The Official Community Plan designates land in this area for an industrial land use including one other property on this road. Most of the designated areas are Crown Land which are not currently available for disposition. There isn't land available within the existing industrial subdivision at the intersection of Highway 97 and Highway 24. There is one private property for sale with this designation, but it is very large and not suitable for the proposed use.

Mr. Slater believes this location is the best one for his business plans and it is very close to where he lives. The area proposed to be rezoned is well buffered from the residential properties on the 93 Mile Loop Road and the business will not affect them. The location, size and shape were determined to mitigate any potential environmental concerns and there is a good safe access to Highway 97, a short distance away.

SKETCH SHOWING AREA UNDER APPLICATION FOR REZONING
IN THAT PART OF DISTRICT LOT 8155, LILLOOET DISTRICT,
LYING WEST OF THE WESTERLY BOUNDARY OF PLAN 43385
PID 018-994-849

SCALE 1:2000



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 646m IN WIDTH
BY 550m IN HEIGHT (D 512) WHEN PLOTTED AT A SCALE OF 1:2000

DRAWN FOR RICHARD SLATER

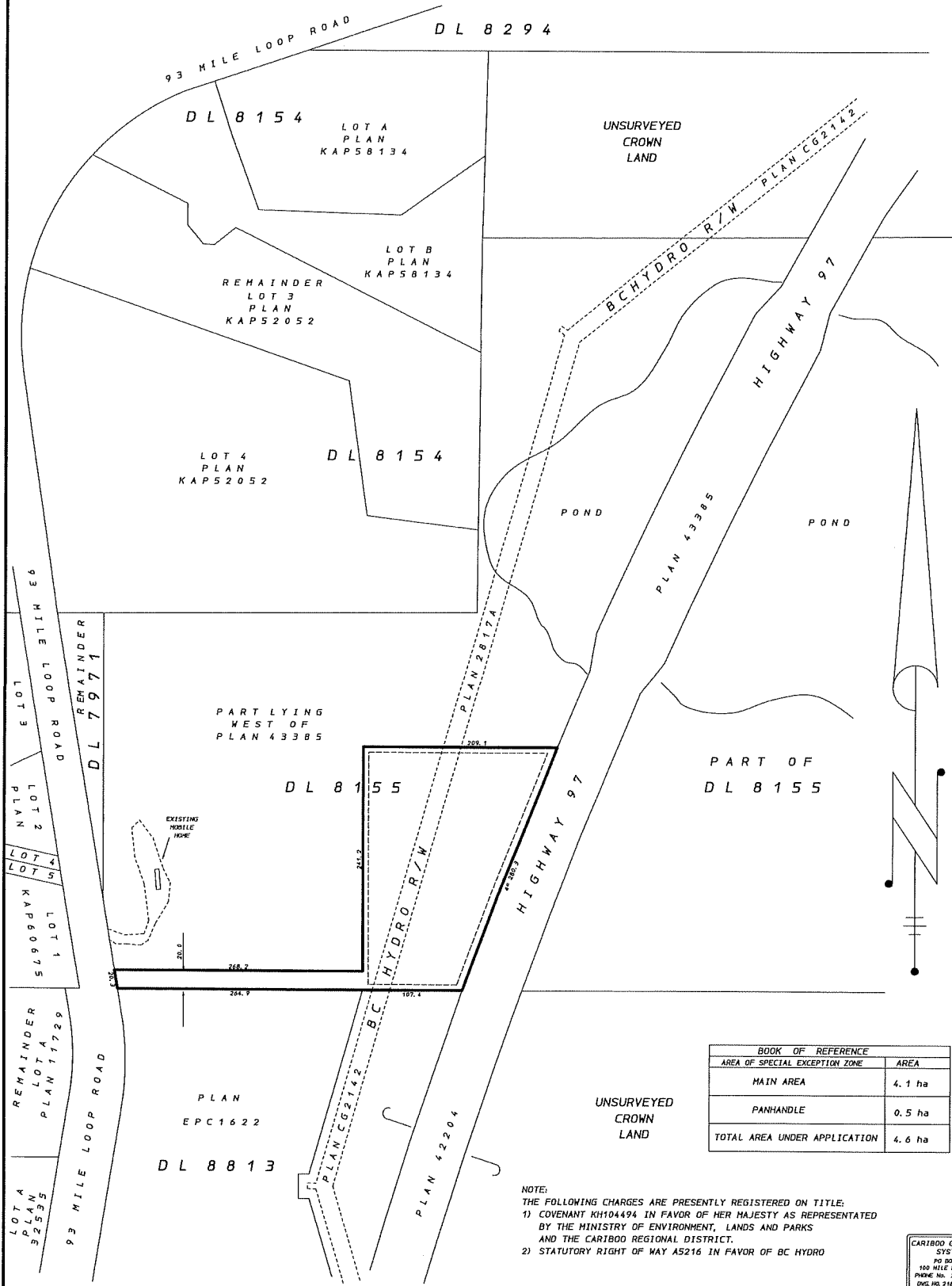
DRAWN JANUARY 6, 2019

BASED ON EXISTING LAND TITLE OFFICE RECORDS AND
PRELIMINARY FIELD INSPECTION UTILIZING
RECONNAISSANCE SURVEY METHODS

THE LOCATION OF MOBILE HOME AND TOPOGRAPHIC FEATURES
ARE APPROXIMATE, DERIVED BY SCALING FROM AIR PHOTOGRAPHY

----- DENOTES ZONE SETBACK REQUIREMENTS

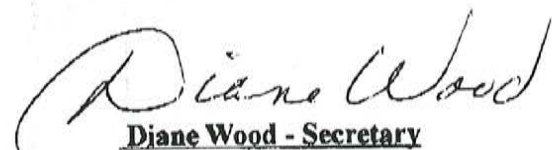
————— DENOTES AREA UNDER APPLICATION



BOOK OF REFERENCE	
AREA OF SPECIAL EXCEPTION ZONE	AREA
MAIN AREA	4.1 ha
PANHANDLE	0.5 ha
TOTAL AREA UNDER APPLICATION	4.6 ha

NOTE:
THE FOLLOWING CHARGES ARE PRESENTLY REGISTERED ON TITLE:
1) COVENANT KH104494 IN FAVOR OF HER MAJESTY AS REPRESENTED
BY THE MINISTRY OF ENVIRONMENT, LANDS AND PARKS
AND THE CARIBOO REGIONAL DISTRICT.
2) STATUTORY RIGHT OF WAY A5216 IN FAVOR OF BC HYDRO

CARIBOO GEOGRAPHIC
SYSTEMS
PO BOX 1279
100 MILE HOUSE, B.C.
PHONE NO. 255-395-4377
FAC NO. 218720 / 129

AREA G ADVISORY PLANNING COMMISSION RESPONSE FORM**FILE NO: 3360-20/20200002****Date: March 2, 2020****3899 Highway 97****Lac la Hache BC****7 pm****Applicant/Agent: Nigel Hemingway - present as agent and applicant Richard Slater****Area G director - Al Richmond****APC: Diane Wood, Sec. ~~Graham Leslie~~ Nicola Maughn Marvin Monical
~~Marilyn Niemiec~~ Robin Edwards Ron Soeder****Location of Application: 7147 93 Mile Loop Road****Agenda Item: Rezoning/OCP Amendment: To allow for construction of a shop for an industrial business.****Moved by:** *Marvin / Nicola**Area G APC has no objection to this application as presented and supports both the rezoning and the OCP amendment.***Adjournment:** *7:50 pm*
Ron Soeder - Chair
Diane Wood - SecretaryCariboo Regional District
File No.

MAR 03 2020

Referred To
.....

RESULTS OF PUBLIC HEARING

File No: 3360-20/2020002

Date: June 23, 2020

Location: 100 Mile House Council Chambers

Re: **SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5257, 2020 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5258, 2020**

Persons Present:

- ☒ Chair: Electoral Area 'G' Director Al Richmond (via telephone)
 - ☒ Owner(s): Richard Slater, Shirley Slater
 - ☒ Agent: Nigel Hemingway
 - ☒ Public: See attached list
 - ☒ Staff: John MacLean, Chief Administrative Officer; Nigel Whitehead, Senior Planner; Shivani Sajwan, Planning Officer
 - ☐ **No public in attendance** (excluding owner/agent)
-

- ☐ **Waited ten (10) minutes and then called the meeting adjourned.**
- ☒ Roll call conducted by Planning Staff.
- ☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting were read out by Director Richmond. The hearing was called to order at 5:13 pm.
- ☐ Director Richmond read out public comments received within the last 48 hours.
 - ☒ No comments received within 48 hours.
- ☒ The following verbal comments were received: (add additional sheet if required)

Comments:

Gerald Ward (7066 93 Mile Loop Rd): Concerned about notification process of neighbourhood. Concerned about notification signage location, difficult to read from highway. Concerned about ecological sensitivity of land. Concerned about pollutants.

N. Whitehead outlined the notification process of the CRD.

N. Hemingway explained the signage specifications and the reasons behind posting the sign on the highway.

S. Sajwan explained the CRD's shoreland management covenant which is a requirement of adoption of the application.

Mr. Ward wants to ensure that the development does not look like another of the proponent's properties.

N. Hemingway confirmed that they are utilizing the services of an Engineer.

Rande Dewhirst (7053 93 Mile Loop Rd): Echoes Mr. Ward's concerns. Does not normally see the sign in the way she and most neighbours access their properties. Very concerned about oil drips and leaks of old machinery. It is a rural residential area. She has 400 ft. of property frontage.

Director Richmond: Confirmed the proposal is advertised in accordance with bylaws and Provincial legislation.

Dawn Beauchemin (7125 93 Mile Loop Rd): Her property adjoins the subject property. She did not receive a letter and is upset. She called the Williams Lake office and gave contact information. She just checked the mail today and did not receive notice. Many concerns based on the owner's and his brother's other properties. Vibrations of existing machinery on the property causes her physical pain due to illness. Concerned about environment and sensitive water system, her well, vegetation, wildlife, her animals. Concerned this project will affect her enjoyment of her property. Concerned about the visual representation of this property as the entrance to 100 Mile House. Concerned about sound and personal safety. Worried about people coming from the subject property onto hers. Concerned about traffic on 93 Mile Loop Rd. Has seen increased traffic as early as 3 am in the morning. Large equipment is impacting the road. Is it going to be repaired? Will a fence be constructed? She has a letter from Mr. Richmond regarding the environmental concerns. Concerned about notification signage locations. Concerned about the applicant installing a future driveway onto Highway 97. Why was extensive logging of the property required? What are hours of operations?

Director Richmond: Clarified letter Ms. Beauchemin received was the CRD Information Package for the proposal.

D. Beauchemin: Information about the proposal has been different with each discussion she has had with Mr. Slater, and differs again from the information package. Was first supposed to be truck shop, concerned about increase in truck shop size. Concerned about garbage and debris coming onto her property. Concerned about hours of operation. Plan may include access road to highway? Concern about traffic generation on north side of 93 Mile Loop Rd. Concerned about her livestock, does she have to put up the fence or does Mr. Slater? Concerned about public hearing format with one person at a time making representations.

Director Richmond: Explained the CRD's COVID 19 response to public hearings. CRD provided extra ability to have a physical public hearing in this case.

John MacLean: CRD is complying with room access rules specified by District of 100 Mile House.

N. Hemingway: Don't anticipate much traffic concerns. Proximity to south access of Hwy 97 is good. No control over traffic volumes. Have proposed a zoning application that is tailored to what Mr. Slater is proposing. A number of industrial uses have been removed from standard zoning to tailor the proposal to Mr. Slater's needs. Equipment will be working in the shop area, logging is complete. Hydro line dictates approximately ¼ mile distance from Ms. Beauchemin's property to the proposed shop. A fencing requirement was based on Crown range cattle.

D. Beauchemin: Concern about industrial project within a residential area. Concerned about safety of public, livestock, children, wildlife. Believes proposal is risky. Existing industrial area less than 5 km away, that community paid for the development with their tax dollars which is suited to the proponent's use.

N. Hemingway: Clarify that no lots available in existing industrial park, and there are two existing industrial properties on 93 Mile Loop Rd. Although 600 acres designated Industrial in the OCP, it is Crown land and unavailable for purchase at this time.

D. Beauchemin: There are existing properties available. Concerns over her health and current impacts. Spoken with BC Assessment that this will decrease her property values.

Director Richmond: Clarifies the CRD has no control over BC Assessment.

Gary Carlson (8035 93 Mile Loop Rd): Concerned about water quality. There is existing available industrial property to the north. Prefer the area remain residential, without industrial uses. Concerned about environmental impacts, and

quality of life. Did not plan to reside in industrial area. Not against an individual making a living. Concerned about oil leakage impacting water wells. Wants to reinforce other comments.

Gail Wilson (8035 93 Mile Loop Rd): Has the same opinion as Mr. Carlson and concerned about industrial uses, and this should go to the industrial zoned areas. Concerned about wildlife and impacts on their habitat. Wants neighbourhood to remain quiet and clean. Especially concerned for 93 Mile Creek and the swamps/lakes, keeping them from contamination.

Herman Ondang (5217 Evergreen Drive): Just received letter about water wells from the Province, that he doesn't have to register his well yet for residential use. He is concerned about impacts on his water quality. Concerned about pollution, environment, wildlife, road conditions. Highway wildlife warning signs are up for a reason, meaning there is wildlife in the area.

N. Hemingway: Road concerns are outside CRD control. Does not think this proposal will change the traffic patterns.

Richard Slater (applicant): He requires a larger yard and shop for existing uses. He does not want to use the road any further.

H. Ondang: Proposes using other industrial properties.

Mr. Slater does not believe other properties are readily accessible, with no load restrictions on the roads.

N. Hemingway: Does not anticipate increase in traffic.

Director Richmond: Apologizes for public hearing format due to COVID-19. Reminds attendees that this is not a debate.

Brandon Plewes, Shannon Silverton, Cheryl Floyd (7126 93 Mile Loop Rd): Mr. Plewes has known Mr. Slater for a number of years. Not here to shed a negative light on the proponent. Concerned as the proposal is directly across the road from his property. Concerned about Mr. Slater's current yard being an unsightly premise. Until recently CRD has not been actively dealing with unsightly premises in the area. Concerned about more junk and material being moved onto site from the proponent's existing property. Concerned about environmental impacts in a sensitive area. Concerned about well water and contamination of the area wells, pollution travelling above ground and below ground. Concerned about various industrial pollutants through waterways. There are existing commercial and industrial properties nearby that are not near waterways. He believes a 5 km commute is not unreasonable for the applicant to travel to work. Mr. Plewes rents a property himself for his business, appropriately zoned, in an area where there is no risk of pollution. Concerned about notification signage location, however all neighbours were able to come to public hearing. Concerned about environmental disregard of applicant. Submitted pictures of proponent's other property showing environmental impacts in ecologically sensitive location. Knows of two suitable locations for the applicant's business that exist within 6 km from applicant's house. Would be more supportive of tourism or bed and breakfast in the rural residential area, rather than industrial uses. Would also be more supportive of the applicant subdividing and selling a portion of the property for residential use so that he may raise funds and purchase appropriately zoned property elsewhere.

Director Richmond: Clarified that anyone can apply to rezone a property; we are taking community feedback at this time.

B. Plewes: Concerned about truck traffic. Residents will look for other recourse if this application moves forward.

D. Beauchemin: Concerned about information package received. Package indicates Mr. Slater is a successful business man, would like to know what the business name is? Concerned about pollution flowing into sport fishing areas. This would have a large impact on the area.

- ☒ Director Richmond read out the following public comments received during the public hearing:
(attached)(add additional sheet if required) ☐ No comments received.

- | | |
|---------------------------------|----------------------|
| 1) Date: 5:25 pm, June 23, 2020 | Name: Gilbert Ondang |
| 2) Date: 6:05 pm, June 23, 2020 | Name: Brandon Plewes |

- ☒ Attendees were asked three times for further comments and/or questions.

- ☒ The Chair called the meeting adjourned at __6:11pm__.

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



Signature of Chair

Attach: Written submissions
Attendance Record

Shivani Sajwan

From: Dawn Beauchemin [REDACTED]
Sent: April 20, 2020 10:04 AM
To: CRD Planning
Subject: Rezoning application plan 43385.

The purpose of this document to bring forward a few of the many concerns and some information involving the application from Richard Slater for rezoning the property at civil address 7147 93 Mile Loop Rd.

As the information provided by Mr Slater is unclear as to what the planned project is, either a truck stop or a little shop, and the application is to rezone from RA 2, Acreage Reserve, to M 2-4 Special Exception General Industrial, it is noted that a little shop would not require rezoning but the question of what -4 means remains undisclosed to the author of this document.

Please note that designated industrial properties are available for sale less than five kilometers to the north of this location. Mr Slater currently owns a ten acre property located at the corner of Evergreen Drive and 93 Mile Loop Road with a civil address of 7168 91 Mile Frontage Road where there has been cause for multiple complaints to be filed for the unsightly and hazardous conditions of the property. Please include in notes that Richard Slater's brother owns Slater Iron & Salvage.

Concerns are as follows:

- Necessity to have this project located in a residential area when an approved industrial area is close at hand and space is available.
- Environmental impact of 93 Mile Creek and surrounding marshes and water systems from leaking heavy equipment and industrial size vehicles, leaking fuel, oil and other products from improperly stored containers.
- Impact to waterfowl and wildlife using above mentioned waters.
- Overflow storage from Slater Iron & Salvage.
- Safety of residents and livestock currently residing on surrounding acreages.
- Possibility of increase in crime in the area.
- This will be the new "Welcome to 100 Mile House" that visitors will see when travelling from the south.
- Damage to 93 Mile Loops Road's structure and integrity.
- Devaluing of home in the vicinity of this project. These homes were purchased in a residential with long-term intentions of living in this residential area. None of the homeowners intended to live in an industrial area.
- Increase in noise volume.

Richard Slater has displayed a considerable inability to keep his personal property sightly and safe. Also located on Mr Slater's personal property is an existing large shop, which makes another shop for Mr Slater in the vicinity redundant. Additionally, letters that were to be sent advising primarily affected neighbors of the intention of the rezoning application have not been received in-spite of Cariboo Regional District staff 's claims that the letters were sent at the end of February and no promise could be made that these letters would be re-issued. Also, the required signage was placed on the far side of a hill facing Highway 97 and in a shaded area ensuring a lack of visibility and posing a safety risk for anyone who might have noticed it and attempted to obtain it's information.

Sincerely,

Dawn
7125 93 Mile Loop Road

Genny Hilliard

Subject:

FW: Correspondence Rezoning Application ZOCP2002

Attachments:

High water Apr 20, 2020 002.JPG; High water Apr 20, 2020 001.JPG

Hello Jonathan & Shivani,

I have attached 2 pictures of the high water on the 93 Mile Loop Rd. The first one is where the stream flows under 93 Mile Loop Rd. and into the ponds that Highway 97 goes through. A few years ago the road maintenance had to put in a new culvert under the 93 Mile Loop Rd. That stream is part of the head waters of the 93 Mile Creek that flows across the highway where the highway goes through the large ponds and on into Lone Butte and Horse Lake eventually.

The property to be rezoned has just been logged. It is easy to see what they think about a riparian zone as the logging is up to the waters edge. I still strongly disagree with the sign placement. The sign being parallel to the highway with traffic traveling 110 km or more is impossible to read. It does not face the traffic. One has to stop to read the sign. That is not safety!! However not as much traffic as usual due to Covid 19.

When a property has frontage on 2 roads there should be a sign of notice on each road !!

As you are well aware the people the rezoning will affect are on the 93 Mile Loop road. You cannot even see the logging from 93 Mile Loop road. I do not care that he logged the property ,only no respect for riparian areas.

You should come down here and look at the property, or perhaps you do not take complaints and concerns seriously.

Regards,

Judy Banas

From: Judy Banas
Sent: Monday, April 6, 2020 3:11 PM
To: Jonathan Reitsma
Cc: Shivani Sajwan
Subject: Re: Correspondence Rezoning Application ZOCP2002

Hello Jonathan & Shivani,
I did look at the site below.

I have read many , many documents over the last 11 years. What the documents usually state is fine. However what actually happens is another thing in many cases.

My main concern is oil or contaminants getting in to the watershed. Also the flooding that can happen if the flow from the watershed is unknowingly blocked.

Most people driving on the highway will not notice the sign and is not important to 98% or more. A touch on the underhanded side by not posting the property on the 93 Mile Loop road as well because that is where the people who would be affected live. There is a fair amount of elevated land that might work for the proposition but one would have to know the full details.

Best regards,
Judy Banas

From: Jonathan Reitsma
Sent: Monday, April 6, 2020 9:16 AM
[REDACTED]
Cc: Shivani Sajwan
Subject: Correspondence Rezoning Application ZOCP2002

Hi Judy,

Thank you for your call this morning and bringing up a few concerns with this application.

You specifically mentioned the riparian area on the property and how the marshland and creeks are both important wildlife areas for a variety of animals including migratory birds, moose, and predators like martens, fishers, and bears, and that the riparian area is prone to flooding when even slight changes are made to the riparian area such as felling of trees by foresters or even natural changes caused by beaver activity. It was also noted that the flow of water feeds both Horse Lake to the north and Green Lake to the south of the property which are quite sensitive ecosystems. From our end, I can confirm that we are requiring a Shoreland Management Covenant to be placed on the property as a condition for rezoning as we recognize the sensitivity of the riparian areas in question. You are welcome to take a look at our Shoreland Management Policy here <https://www.cariboord.ca/services/planning/shoreland-management-policy/shoreland-management-policy-2>. We also maintain a variety of setbacks to ensure that development does not come to close to watercourses or bodies. These extend between 7.6m from lakes to 30m from running water like creeks and rivers. There will also be requirements for riparian areas if buildings are to be within 15m of any water which will require a biologist report.

There was also concern regarding our signage requirements. We had required that the signage be placed along the busier roadway, in this case Highway 97, but as you mentioned any changes to the property will more affect those on 93 Mile Loop Road. We do send out notification to properties within a 100m distance, plus the width of the road right of way, to ensure that neighbours can voice their concerns at any public hearings. As was also noted on our phone call we are unsure at this time when a public hearing will be able to be hosted as continue to work through the COVID-19 pandemic.

I have CC'd my colleague Shivani as she can confirm any further questions you have about the file, specifically around the Shoreland Management Policy and the Signage Requirements.

Regards,

Jonathan Reitsma
Associate Planner
jreitsma@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250.392.3351 Ext. 298
Fax: 250.392.2812
TF: 1.800.665.1636



Please think about the environment before you print





Shivani Sajwan

From: double dragon <[REDACTED]>
Sent: April 17, 2020 3:49 PM
To: CRD Planning
Subject: 93 mile loop rd 8155 plan#43385

I am writing in concern to proposed plan 43385 on 93 mile loop road. An industrial truck shop business would devalue our residential properties and the truck traffic that would be accessing proposed truck shop would be coming down 93 mile loop road. We already have a problem with large commercial trucks and general traffic speeding excessively along this road. Richard Slater (owner of proposed business) already has property on the other side of the road in which the CRD has numerous complaints of unsightly premise. His property is a complete dump with wrecked equipment at every corner, piles of leaking motors and transmissions, piles of scrap metal everywhere you look.

By adding to his property he will effectively be expanding his disgusting junk yard and adding a commercial truck shop. He has shown by his own property he cannot maintain a clean and environmentally friendly approach to the proposed business.

Further more with access from 93 mile loop road I'm not sure why the sign for the proposed business was placed on the hwy in a hard to see hole. It is my conclusion it was placed there as due dilligence to say it was up, but in actuality it was so the residence on 93 mile loop and evergreen would not see it and voice there concerns. Because 93 loop road is just that , and has 2 entrances there should be a sign on both ends.

There will be follow up on this issue.

Regards,
Brandon
7126 93 mile loop road

Shivani Sajwan

From: Faren Rasmussen <farenrasmussen1985@...>
Sent: June 16, 2020 10:24 AM
To: CRD Planning
Subject: Notice of public hearing for June 23 regarding 93 mile.

Hi, we have recently purchased property for our family on 93 mile loop rd. We are excited to move to the remote community with all the beautiful surroundings. Our main concern is with the flooding what kind of damage this could cause? We are also concerned about the petitioners other property being kept in a unkept condition, and lastly we are concerned about noise. It would be nice if this community could stay the family home setting that it is.

Thanks,
Faren Van Schaik.

Submitted by
Brandon Plewes
June 23/20



submitted by
Brandon Plawes
June 23/20



IMG_0325.PNG
598K

Genny Hilliard

From: Gilbert Ondang <gilbertondang@i...>
Sent: June 23, 2020 5:25 PM
To: CRD Planning
Subject: 93 mile Loop rd. traffic

We don't want to loose our quiet neighbourhood to constend heavy truck traffic,which will destroy our road and devalue our property.
Thank you.

Sent from my iPhone

Public Hearing Attendance

Date of Public Hearing: June 23, 2020

Application: 7147 93 Mile Loop Road (3360-20-20200002)

Name	Address
Richard and Shirley Slater	7147 93 Mile Loop Road
Nigel Hemingway	PO Box 1270, 100 Mile House
Gerald Ward	7066 93 Mile Loop Road
Rande Dewhirst	7053 93 Mile Loop Road
Dawn Beauchemin	7125 93 Mile Loop Road
Gary Carlson	8035 93 Mile Loop Road
Mrs. Neal Wilson	8035 93 Mile Loop Road
Herman Ondang	5217 Evergreen Drive
Brandon Plewes	7126 93 Mile Loop Road
Sharon Silverton	7126 93 Mile Loop Road
Cheryl Floyd	7126 93 Mile Loop Road