

## Rezoning / OCP Information Package

**File Number:** 3360-20/20200027

**Subject:** South Cariboo Area Zoning Amendment Bylaw No. 5285, 2020

**Electoral Area:** G

**Date of Referral:** August 18, 2020

**Date of Application:** n/a

**Property Owner's Name(s):** 1190304 BC LTD. – Fircrest Resort

**Applicant's Name:** CRD

### SECTION 1: Property Summary

**Legal Description(s):** Parcel A (38046E and Plan B6004) of District Lot 5037, Lillooet District, Except Plans 6847 and 20135 and KAP77955

**Property Size:** +/- 5.72 ha (14.13 ac)

**Area of Application:** +/- 5.72 ha (14.13 ac)

**Location:** 4435 Fircrest Road

**Current Designation:**

Fir Crest Resort Comprehensive Development Area (OCP CD 2)

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Comprehensive Development 2 (CD 2) zone - Fir Crest Resort

**Min. Lot Size Permitted:**

N/A

**Proposed Use:** Text amendment to resolve clerical errors that occurred during the 2018 zoning amendments. This will return zoning regulations to the previous version (pre-2018), but without regulating the form of land ownership.

**No. and size of Proposed Lots:** n/a

**Name and type of existing road system:** Fircrest Road, Paved

**Services Available:** Hydro, Sewage, 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 – existing covenant on title

**Name of Lake/Contributing River and Lake Classification:** Lac La Hache

**Required to comply with other Development Permit Areas:** n/a

**Name of Development Permit:** Aquatic Habitat Development Permit Area

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

	Actual Use Code:	Lot Sizes:
(a) North	000 – Single Family Dwelling 060 – Acreage 2 Acres or More – Single Family Dwelling, Duplex 061 – Acreage 2 Acres or More – Vacant	0.24 ha (0.59 ac) – 0.485 ha (1.2 ac) 3.50 ha (8.67 ac) 4.04 ha (10.0 ac)
(b) South	Lac La Hache  000 – Single Family Dwelling	  0.34 ha (0.84 ac) – 0.49 ha (1.23 ac)
(c) East	063 – Acreage 2 Acres or More - Manufactured Home	1.54 ha (3.82 ac) – 4.06 ha (10.03 ac)
(d) West	Lac La Hache	

**SECTION 2: Planning Rationale**

**Background**

Between 2009 and 2013, the original Fir Crest Resort Comprehensive Development (CD 2) zone and OCP land use designation was established for the subject property, creating comprehensive land use regulations, allowing for the development of a resort where serviced RV sites, cabins, and various ancillary resort uses are permitted at various sizes and densities throughout the property. The RV sites and cabins were originally intended to be subdivided into a bareland strata, allowing each site to be owned individually, with common resort areas and services to be shared and managed among the owners.

In 2018, a bylaw amendment was proposed by the property owner to remove reference to a strata development from the Official Community Plan and Zoning Bylaw (File 3360-20-20180027). The applicant and CRD's intent at that time was all CD 2 regulations would remain the same, except that references to strata development would be removed. The applicant's intent was to undertake the development as a shared ownership model, rather than strata ownership model, with no further changes to the land use regulations.

It has since come to light, that during the 2018 amendments, erroneous bylaw amendments were read and adopted by the Board, inadvertently removing many of the CD 2 permitted uses and regulations for the property. This was never the intent of staff nor the property owner, and was not presented as such to the public. Accordingly, this proposed bylaw amendment will revert the zoning bylaw language back to the original intention, only without reference to a strata development.

Section 464(2) of the *Local Government Act* allows the Board to waive the requirements to hold a public hearing if the proposal is in compliance with the area's Official Community Plan. As the proposed zoning bylaw amendment aligns with the Fircrest Resort (CD 2) Land Use Designation Policies contained within the Lac La Hache Official Community Plan, and that the proposal is intended to resolve a clerical error only, staff recommend waiving the public hearing. Public notice of the waiver in the newspaper and to neighbouring property owners is still required.

Recommendation:

That the South Cariboo Area Zoning Amendment Bylaw No. 5285, 2020 be read a first and second time this 11<sup>th</sup> day of September, 2020.

Further, that the requirement for a public hearing on the bylaw be waived in accordance with Section 464(2) of the *Local Government Act*.

**SECTION 3: Referral Comments**

**Ministry of Transportation and Infrastructure:** August 26, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the Text Amendment to resolve clerical errors that occurred during the 2018 zoning amendment.

**SECTION 4: Board Action**

**ATTACHMENTS**

Appendix A: Bylaw No. 5285

Appendix B: General Map

Appendix C: Orthographic Map

Other: Bylaw No. 4517 (Original CD 2 Language 2013-2018)  
Erroneous Bylaw No. 5161, 2018, adopted August 24, 2018  
CD 2 Zoning Language as of Aug 24, 2018  
Tracked Changes showing affect of Bylaw 5285 on Bylaw 4517



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5285

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. 5285, 2020".

2. AMENDMENT

Schedule "A" of South Cariboo Area Zoning Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) deleting Section 5.24 and all subsections in their entirety; and
- ii) inserting Section 5.24 with the following text:

**5.24 COMPREHENSIVE DEVELOPMENT 2 (CD 2) ZONE –FIR CREST RESORT**

**Purpose: Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground and development that allows for the shared ownership of recreational sites where each site is designed and used to accommodate recreational vehicles or cabins. In combination with the zoning regulations, the recreation sites will be further regulated by the property owners,

will be responsibility of the ownership and managed by on site management. The Traveler's Campground can accommodate camping units, such as: tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management. In addition, the common area is to allow for the operation of Limited Service Commercial activities. As part of the operation of the property, the zoning regulations permit the permanent housing of management, as well as the temporary housing of staff.

#### 5.24.1 Permitted Uses

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
  - (a) Resort Cabins;
  - (b) Resort Recreational Vehicle Sites; and
  - (c) Traveler's Campground.
  
- (2) If a principal use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
  - (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principal and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit, a Resort Recreation Vehicle or a Resort Cabin;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

#### 5.24.2 Zone provisions

##### (a.) Areas

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The minimum area for a Resort Recreational Vehicle Site shall be 200 square metres (2,200 square feet) provided the site is served by an approved community water system and an approved community sewer system.
- (3) The minimum area for a Resort Cabin Site shall be 280 square metres (3,000 square feet) provided the site is served by an approved community water system and an approved community sewer system.
- (4) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (5) The maximum floor area for a Resort Cabin shall be 75 square metres (800 square feet) with a maximum of 47 square metres (500 square feet) on the main floor.
- (6) The maximum area for any Ancillary Building on a Resort Recreational Vehicle or Resort Cabin Site shall be 5 square metres (50 square feet).
- (7) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (8) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

(b.) Density

- (1) Not more than one recreational vehicle is permitted per Resort Recreational Vehicle Site and the maximum number of Resort Recreational Vehicle Sites shall be 88.

(c.) Height

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for a Resort Cabin, Accessory Dwelling Unit, and Ancillary Buildings and Structures is 6.1 metres (20 feet).

(d.) Setbacks

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the minimum required setbacks shall be as follows:
  - (a) For Resort Recreational Vehicles, the minimum required setback for the furthest extension shall be 0.9 metres (3 feet) from Site Line.
  - (b) For Resort Recreational Vehicle Decks, the minimum required side yard setback shall be 0.9 metres (3 feet) from a Site Line. Resort Recreational Vehicle Decks are not permitted within either front or rear yards.
  - (c) For Resort Recreational Vehicle Sites abutting a residentially zoned property, the minimum required setback between the Site Line and the Parcel Line is 4.5 metres (15 feet).
  - (d) For Resort Cabins, the minimum required side yard setback shall be 3.0 metres (10 feet) from a Site Line.
  - (e) For Resort Cabins, the minimum required front and rear yard setback shall be 4.5 metres (15 feet) from a Parcel or Site Line.
  - (f) For Ancillary Buildings on Resort Cabin Sites and Resort Recreational Vehicle Sites, the minimum required setback shall be 0.9 metres (3 feet) from a Site Line.
  - (g) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

(e.) Parking

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

(f.) Landscaping and Screening

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the minimum required landscaping and screening shall be as follows:
  - a) Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.
  - b) Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.

- c) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).
- d) A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Resort Recreational Vehicle Site and Resort Cabin Site development will abut residential development.

### Definitions

For the purposes of this zoning district and no other, the following definitions apply:

“Common Area” means an area of the parcel used for any purpose other than a Resort Recreational Vehicle Site or Resort Cabin Site.

“Limited Service Commercial” means commercial activities that are subsidiary to the operation of the resort and intended to meet the limited service commercial needs of the resident population of the resort. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“Parcel” means the legal boundaries encompassing the property with the following legal address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955.

“Parcel Line” means the legal boundary of the Parcel.

“Site Line” means the boundary of a Resort Recreation Vehicle Site or Resort Cabin Site.

“Resort Cabin” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.

“Resort Cabin Site” means an area of the parcel used for the accommodation of property owners or the traveling public in Resort Cabins.

“Resort Recreational Vehicle” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.

“Resort Recreational Vehicle Deck” means a platform with the top of the floor no more than 0.6 m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Resort Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).

“Resort Recreational Vehicle Site” means an area of the parcel used for the accommodation of property owners or the traveling public in Resort Recreation Vehicles.

“Traveler's Campground” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Resort Recreational Vehicles.

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.

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. 5285, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5285, 2020", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2020.

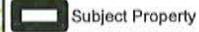
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Manager of Corporate Services

Appendix B: GENERAL MAP

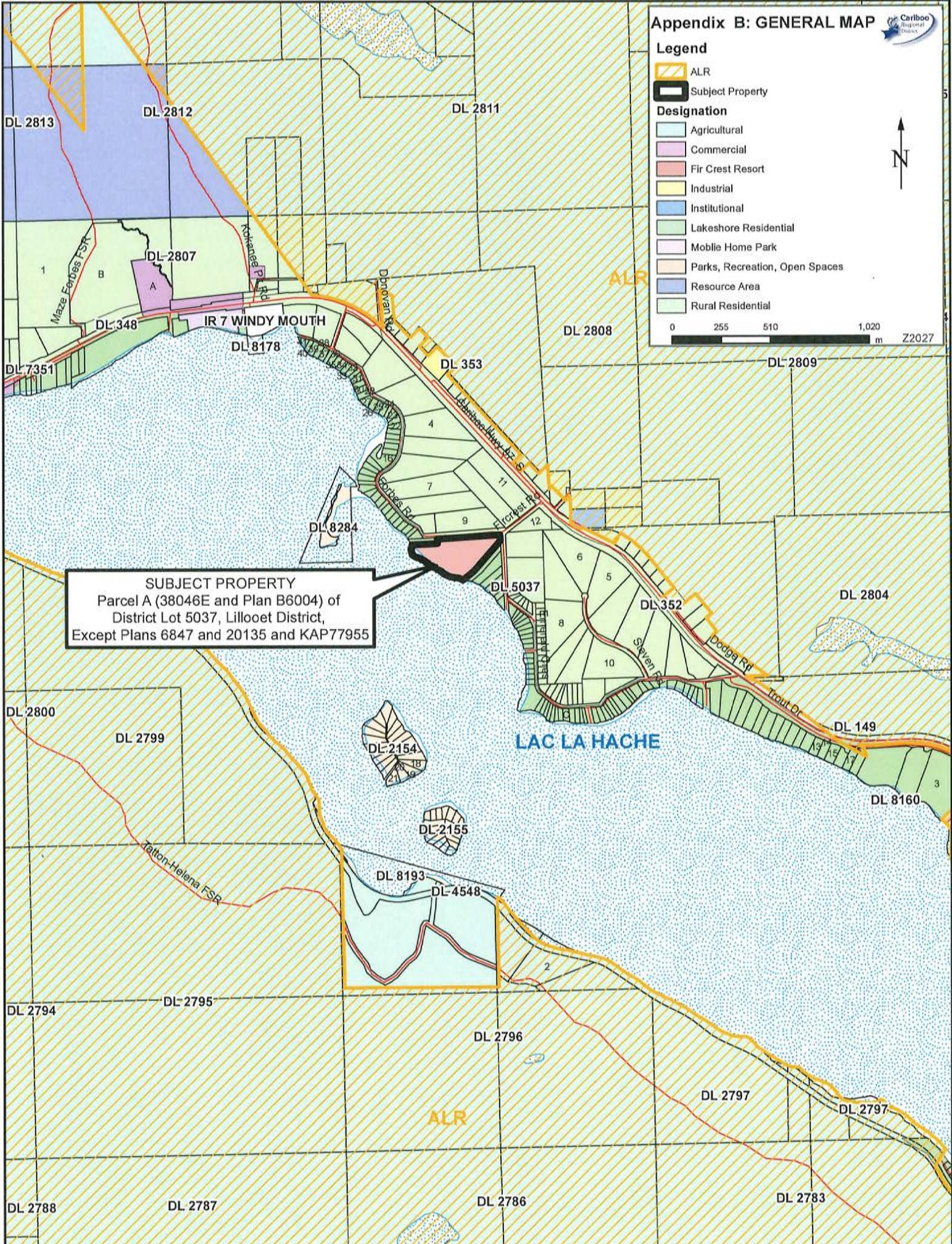


Legend



Designation

- Agricultural
- Commercial
- Fir Crest Resort
- Industrial
- Institutional
- Lakeshore Residential
- Mobile Home Park
- Parks, Recreation, Open Spaces
- Resource Area
- Rural Residential



**SUBJECT PROPERTY**  
 Parcel A (38046E and Plan B6004) of  
 District Lot 5037, Lillooet District,  
 Except Plans 6847 and 20135 and KAP77955

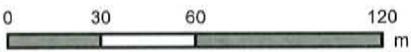


**Appendix C: ORTHOGRAPHIC MAP**



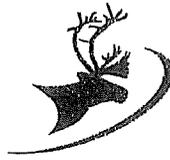
**LEGEND**

- SUBJECT PROPERTY (Pcl A (38046E) P.B6004) /
- PROPOSED COMPREHENSIVE DEVELOPMENT AREA (CD 2)



ALL MEASUREMENTS METRIC Z2027





CARIBOO REGIONAL DISTRICT

BYLAW NO. 4517

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 in accordance with Section 791(1) of the *Local Government Act*; and

WHEREAS an application has been received to rezone property; and

WHEREAS the Board of Directors of the Cariboo Regional District deems it expedient to rezone the property;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

- a) This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4517, 2009".

2. AMENDMENT

- a) Bylaw No. 3501 of the Cariboo Regional District is amended by:
  - i) Including Section 5.0 as follows, and renumbering subsequent sections sequentially:

5.0 CD (COMPREHENSIVE DEVELOPMENT) ZONES

The purpose of the CD zone is to provide a zone that allows for the creation of

comprehensive site specific land use regulations where circumstances are such that control by conventional zones would be inappropriate or inadequate with regard to existing or future developments or to the interest of the applicant or to the public.

#### APPLICATION

1. This zone shall only be created where the following conditions are met:
  - a) the proposed development is, in the opinion of the Board of Directors, considered appropriate for the site with regard to the policies and objectives of the Official Community Plan and any other applicable plan or policy; or
  - b) the use of any other zone in the Zoning Bylaw to accommodate the proposed development would, in the opinion of the Board of Directors, result in potential conflicts with the development potential of such zone; or
  - c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of the Board of Directors, is of a unique form or nature not contemplated or reasonably regulated by another zone.
2. In addition to the information required for a Rezoning Application, the applicant shall also provide the following information:
  - a) a general purpose for the zone, a list of permitted uses for the site, a list of regulations for the site, and a list of any other regulations that may apply;
  - b) a site plan and/or elevations may be required to be attached to the specific CD zone as a schedule, where, the complexity of the proposed development is such that a site plan and/or elevations may clarify or interpret the written regulations of the specific CD zone.
3. The General Provisions of the Zoning Bylaw shall apply to all development within sites zoned as CD, unless such regulations are specifically excluded or modified by the CD zone.
4. If located in a Development Permit Area, the Comprehensive Development Zone shall specify the nature of development that may be permitted, or which requires a Development Permit, in accordance with the Official Community Plan.
5. CD zones shall be designated on the Zoning Map by "CD" followed by the reference number of the CD zone.
6. CD zones shall be included in Schedule "C" to this Bylaw as follows:
  - a) Comprehensive Development 1 (CD 1) Zone
  - b) Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort

- ii) Including Section 5.24 after Section 5.23 Comprehensive Development 1 (CD 1) Zone, as follows, and renumbering subsequent sections sequentially:

**5.24 COMPREHENSIVE DEVELOPMENT 2 (CD 2) ZONE – FIR CREST RESORT**

**Purpose: Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground and development that allows for the ownership of individual strata sites where each strata site is designed and used to accommodate recreational vehicles or cabins. In combination with the zoning regulations, the strata sites will be further regulated by the strata's bylaws, will be responsibility of the Strata Council and managed by on site management. The Traveler's Campground can accommodate camping units, such as: tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management. In addition, the common area is to allow for the operation of Limited Service Commercial activities governed by the Strata Council. As part of the operation of the strata, the zoning regulations permit the permanent housing of management, as well as the temporary housing of staff.

**5.24.1 Permitted Uses**

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
- (a) Strata Cabin;
  - (b) Strata Recreational Vehicle; and
  - (c) Traveler's Campground .
- (2) If a principle use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
- (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principle and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit, a Strata Recreation Vehicle or a Strata Cabin;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

### 5.24.2 Zone provisions

#### (a.) Areas

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The minimum area for a Strata Recreational Vehicle Site shall be 200 square metres (2,200 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.
- (3) The minimum area for a Strata Cabin Site shall be 280 square metres (3,000 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.
- (4) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (5) The maximum floor area for a Strata Cabin shall be 75 square metres (800 square feet) with a maximum of 47 square metres (500 square feet) on the main floor.
- (6) The maximum area for any Ancillary Building on a Strata Recreational Vehicle or Cabin Site shall be 5 square metres (50 square feet).
- (7) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (8) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

#### (b.) Density

- (1) Not more than one recreational vehicle is permitted per Strata Recreational Vehicles Site and the maximum number of Strata Recreational Vehicles Sites shall be 88.

#### (c.) Height

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for a Strata Cabin, Accessory Dwelling Unit, and Ancillary Buildings and Structures is 6.1 metres (20 feet).

#### (d.) Setbacks

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the minimum required setbacks shall be as follows:
  - (a) For Strata Recreational Vehicles, the minimum required setback for the furthest extension shall be 0.9 metres (3 feet) from Site Line.
  - (b) For Strata Recreational Vehicle Decks, the minimum required side yard setback shall be 0.9 metres (3 feet) from a Site Line. Strata Recreational Vehicle Decks are not permitted within either front or rear yards.
  - (c) For Strata Recreational Vehicles Sites abutting a residentially zoned property, the minimum required setback between the Site Line and the Parcel Line is 4.5 metres (15 feet).
  - (d) For Strata Cabins, the minimum required side yard setback shall be 3.0 metres (10 feet) from a Site Line.

- (e) For Strata Cabins, the minimum required front and rear yard setback shall be 4.5 metres (15 feet) from a Parcel or Site Line.
- (f) For Ancillary Buildings on Strata Sites, the minimum required setback shall be 0.9 metres (3 feet) from a Site Line.
- (g) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

(c.) Parking

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

(f.) Landscaping and Screening

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the minimum required landscaping and screening shall be as follows:
  - a) Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.
  - b) Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
  - c) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).
  - d) A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Recreational Vehicle and Cabin Strata development will abut residential development.

Definitions

For the purposes of this zoning district and no other, the following definitions apply:

“Common Area” means an area of the parcel used for any purpose other than a Strata Site.

“Limited Service Commercial” means commercial activities that are subsidiary to the operation of the campground and intended to meet the limited service commercial needs of the resident population of the campground. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“Parcel” means the legal boundaries encompassing the property with the following legal address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135

and KAP77955.

“Parcel Line” means the legal boundary of the Parcel.

“Site Line” means the boundary of a Strata Site.

“Strata Cabin” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.

“Strata Cabin Site” means an area of the parcel used for the accommodation of property owners or the traveling public in Strata Cabins.

“Strata Recreational Vehicle” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.

“Strata Recreational Vehicle Deck” means a platform with the top of the floor no more than 0.6 m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).

“Strata Recreational Vehicle Site” means an area of the parcel used for the accommodation of property owners or the traveling public in recreation vehicles.

“Traveler's Campground” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Recreational Vehicles.

- iii) Rezoning Parcel A (38046E) (Plan B6004) of District Lot 5037, Lillooet District, except Plans 6847, 20135 and KAP77955 from Tourist Commercial (C 2) zone and Special Exception RR 3-4 zone to Comprehensive Development 2 (CD-2) – Fir Crest Resort zone; and
- iv) amending Schedule “A” and “C” accordingly.

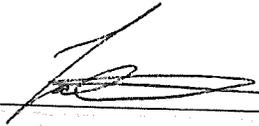
READ A FIRST TIME THIS 29<sup>th</sup> DAY OF May, 2009.

READ A SECOND TIME THIS 29<sup>th</sup> DAY OF May, 2009.

A PUBLIC HEARING WAS HELD ON THE 11<sup>th</sup> DAY OF August, 2009.

READ A THIRD TIME THIS 28<sup>th</sup> DAY OF August, 2009.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 1<sup>st</sup> DAY OF May, 2013.

  
DISTRICT MANAGER,  
TRANSPORTATION

ADOPTED THIS 10<sup>th</sup> DAY OF May, 2013.

  
Chair

  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4517, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4517, 2009", as adopted by the Cariboo Regional District Board on the 10<sup>th</sup> day of May, 2013.

  
Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5161

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 in accordance with Section 791(1) of the *Local Government Act*; and

WHEREAS an application has been received to rezone property; and

WHEREAS the Board of Directors of the Cariboo Regional District deems it expedient to rezone the property;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

- a) This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5161, 2018".

2. AMENDMENT

- a) Bylaw No. 3501 of the Cariboo Regional District is amended by:
  - i) Amending the first sentence of Section 5.24 by deleting the words "allows for the ownership of individual strata sites where each strata site is designed and used to" after the word "that" and before the word "accommodate", and adding a "s" to the word "accommodate";

- ii) Deleting the second sentence of Section 5.24;
- iii) Deleting the fourth sentence of Section 5.24;
- iv) Deleting the fifth sentence of Section 5.24;
- v) Deleting Section 5.24.1(1)(a);
- vi) Deleting Section 5.24.1(1)(b);
- vii) Renumbering current Section 5.24.1(1)(c) to “Section 5.24(1)(a);
- viii) Amending Section 5.24.1(2)(c) by deleting the words “, a Strata Recreation Vehicle or a Strata Cabin” after the word “Unit” and before “;”;
- ix) Deleting Section 5.24.2(a) ss. (2)-(3) and (5)-(6) and renumbering the remaining sections accordingly;
- x) Deleting Section 5.24.2(b) and renumbering the remaining sections accordingly;
- xi) Amending Section 5.24.2(c) by deleting the words “Strata Cabin” after the word “a” and before the word “Accessory Dwelling Unit”, deleting the word “and” after the word “Unit,” and before the word “Ancillary”, and inserting the word “or” after the word “Unit” and before the word “Ancillary”;
- xii) Deleting Section 5.24.2(d)(1)(a)-(e) and renumbering the remaining sections accordingly;
- xiii) Amending Section 5.24.2(f) by deleting the words “on Strata Sites” after the word “Buildings” and before the word “the”, deleting the words “Site Line” after the word “a” and before “.”, and inserting the words “Parcel Line” after the word “a” and before “.”;
- xiv) Amending Section 5.24.2(f)(1)(d) by deleting the words “and Cabin Strata” after the word “Vehicle” and before the word “development”;
- xv) Amending the DEFINITIONS under Section 5.24 to delete the following words:

- a. ““COMMON AREA” means an area of the parcel used for any purpose other than a Strata Site.”;
- b. ““SITE LINE” means the boundary of a Strata Site.”;
- c. ““STRATA CABIN” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.”;
- d. ““STRATA CABIN SITE” means an area of the parcel used for the accommodation of property owners or the traveling public in Strata Cabins.”;
- e. ““STRATA RECREATIONAL VEHICLE” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.”;
- f. ““STRATA RECREATIONAL VEHICLE DECK” means a platform with the top of the floor no more than 0.6 m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).”; and
- g. ““STRATA RECREATIONAL VEHICLE SITE” means an area of the parcel used for the accommodation of property owners or the traveling public in recreation vehicles.”

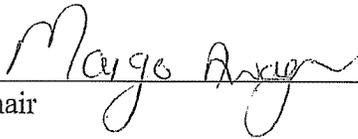
READ A FIRST TIME THIS 13<sup>th</sup> DAY OF July, 2018.

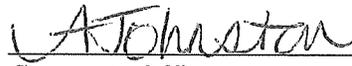
READ A SECOND TIME THIS 13<sup>th</sup> DAY OF July, 2018.

A PUBLIC HEARING WAS HELD ON THE 16<sup>th</sup> DAY OF August, 2018.

READ A THIRD TIME THIS 24<sup>th</sup> DAY OF August, 2018.

ADOPTED THIS 24<sup>th</sup> DAY OF August, 2018.

  
Chair

  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5161, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5161, 2018", as adopted by the Cariboo Regional District Board on the 24<sup>th</sup> day of August, 2018.

\_\_\_\_\_  
Corporate Officer

**Purpose: Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground and development that accommodates recreational vehicles or cabins. The Traveler's Campground can accommodate camping units, such as: tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management.

**5.24.1 PERMITTED USES**

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
  - (a) Traveler's Campground
- (2) If a principle use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
  - (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principle and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

**5.24.2 ZONE PROVISIONS**

(a.) **AREAS**

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (3) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (4) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

(b.) **HEIGHT**

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for an Accessory Dwelling Unit, or Ancillary Buildings and Structures is 6.1 metres (20 feet).

(c.) **SETBACKS**

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the minimum required setbacks shall be as follows:
  - (a) For Ancillary Buildings, the minimum required setback shall be 0.9 metres (3 feet) from a Parcel Line.
  - (b) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

(d.) PARKING

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

(e.) LANDSCAPING AND SCREENING

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the minimum required landscaping and screening shall be as follows:
  - a) Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.
  - b) Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
  - c) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).
  - d) A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Recreational Vehicle development will abut residential development.

DEFINITIONS

For the purposes of this zoning district and no other, the following definitions apply:

“LIMITED SERVICE COMMERCIAL” means commercial activities that are subsidiary to the operation of the campground and intended to meet the limited service commercial needs of the resident population of the campground. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“PARCEL” means the legal boundaries encompassing the property with the following legal

address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955.

“PARCEL LINE” means the legal boundary of the Parcel.

“TRAVELER'S CAMPGROUND” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Recreational Vehicles.



CARIBOO REGIONAL DISTRICT

BYLAW NO.

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. ".

2. AMENDMENT

Schedule "A" of South Cariboo Area Zoning Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) deleting Section 5.24 and all subsections in their entirety; and
- ii) inserting Section 5.24 with the following text:

**5.24 COMPREHENSIVE DEVELOPMENT 2 (CD 2) ZONE –FIR CREST RESORT**

**Purpose: Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground and development that allows for the shared ownership of individual strata recreational sites where each strata site is designed and used to accommodate recreational vehicles or cabins. In combination with the zoning regulations, the strata recreation sites will be further regulated by the strata's bylaws property owners, will be responsibility of the Strata Council ownership and managed by on site management. The Traveler's Campground can accommodate camping units, such as: tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management.— In addition, the common area is to allow for the operation of Limited Service Commercial activities governed by the Strata Council. As part of the operation of the property strata, the zoning regulations permit the permanent housing of management, as well as the temporary housing of staff.

#### 5.24.1 Permitted Uses

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
  - (a) Strata-Resort Cabins;
  - (b) Strata-Resort Recreational Vehicle Sites; and
  - (c) Traveler's Campground-.
  
- (2) If a principalle use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
  - (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principalle and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit, a Strata-Resort Recreation Vehicle or a Strata-Resort Cabin;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

#### 5.24.2 Zone provisions

##### (a.) Areas

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The minimum area for a Strata-Resort Recreational Vehicle Site shall be 200 square metres (2,200 square feet) provided the subdivision-site is served by an approved community water system and an approved community sewer system.

- (3) The minimum area for a Strata-Resort Cabin Site shall be 280 square metres (3,000 square feet) provided the subdivision-site is served by an approved community water system and an approved community sewer system.
- (4) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (5) The maximum floor area for a Strata-Resort Cabin shall be 75 square metres (800 square feet) with a maximum of 47 square metres (500 square feet) on the main floor.
- (6) The maximum area for any Ancillary Building on a Strata-Resort Recreational Vehicle or Resort Cabin Site shall be 5 square metres (50 square feet).
- (7) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (8) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

(b.) Density

- (1) Not more than one recreational vehicle is permitted per Strata-Resort Recreational Vehicles Site and the maximum number of Strata-Resort Recreational Vehicles Sites shall be 88.

(c.) Height

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for a Strata-Resort Cabin, Accessory Dwelling Unit, and Ancillary Buildings and Structures is 6.1 metres (20 feet).

(d.) Setbacks

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the minimum required setbacks shall be as follows:
  - (a) For Strata-Resort Recreational Vehicles, the minimum required setback for the furthest extension shall be 0.9 metres (3 feet) from Site Line.
  - (b) For Strata-Resort Recreational Vehicle Decks, the minimum required side yard setback shall be 0.9 metres (3 feet) from a Site Line. ~~Strata-Resort~~ Recreational Vehicle Decks are not permitted within either front or rear yards.
  - (c) For Strata-Resort Recreational Vehicles Sites abutting a residentially zoned property, the minimum required setback between the Site Line and the Parcel Line is 4.5 metres (15 feet).
  - (d) For Strata-Resort Cabins, the minimum required side yard setback shall be 3.0 metres (10 feet) from a Site Line.
  - (e) For Strata-Resort Cabins, the minimum required front and rear yard setback shall be 4.5 metres (15 feet) from a Parcel or Site Line.
  - (f) For Ancillary Buildings on Strata-Resort Cabin Sites and Resort Recreational Vehicle Sites, the minimum required setback shall be 0.9 metres (3 feet) from a Site Line.

- (g) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

(e.) Parking

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

(f.) Landscaping and Screening

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the minimum required landscaping and screening shall be as follows:
- a) Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.
  - b) Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
  - c) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).
  - d) A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Resort Recreational Vehicle Site and Resort Cabin StrataSite development will abut residential development.

Definitions

For the purposes of this zoning district and no other, the following definitions apply:

“Common Area” means an area of the parcel used for any purpose other than a Strata Resort Recreational Vehicle Site or Resort Cabin Site.

“Limited Service Commercial” means commercial activities that are subsidiary to the operation of the campground-resort and intended to meet the limited service commercial needs of the resident population of the campgroundresort. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“Parcel” means the legal boundaries encompassing the property with the following legal address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955.

“Parcel Line” means the legal boundary of the Parcel.

“Site Line” means the boundary of a Resort Recreation Vehicle~~Strata~~ Site or Resort Cabin Site.

“~~Strata-Resort~~ Cabin” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.

“~~Strata-Resort~~ Cabin Site” means an area of the parcel used for the accommodation of property owners or the traveling public in ~~Strata-Resort~~ Cabins.

“~~Strata-Resort~~ Recreational Vehicle” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.

“~~Strata-Resort~~ Recreational Vehicle Deck” means a platform with the top of the floor no more than 0.6 m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Resort Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).

“~~Strata-Resort~~ Recreational Vehicle Site” means an area of the parcel used for the accommodation of property owners or the traveling public in Resort R~~ecreation~~ V~~ehicles~~.

“Traveler's Campground” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Resort Recreational Vehicles.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

APPROVED UNDER THE "TRANSPORTATION ACT" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

\_\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

\_\_\_\_\_  
Chair

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

I hereby certify the foregoing to be a true and correct copy of Bylaw No. \_\_\_\_\_, cited as the "South Cariboo Area Zoning Amendment Bylaw No. \_\_\_\_\_, 20 \_\_\_\_\_", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

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