

Rezoning Information Package

File Number: 3360-20/20200014

Subject: South Cariboo Area Zoning Amendment Bylaw No. 5284, 2020

Electoral Area: G

Date of Referral: August 18, 2020

Date of Application: July 23, 2020

Property Owner's Name(s): Bryan Reid, Bruce Reid, Penny L. Reid, Sara Fulton, Heather Reid and Penny M. Reid

Applicant's Name: Doug Dodge – Exton and Dodge Land Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): District Lot 348, Lillooet District, Except Plans 6826, 7474, 8397, 13231, 14672, 16767, 23336, 29167 and KAP53302

Area of Application: 5.3 ha (13.10 ac)

Location: Highway 97, Lac La Hache

Current Designation:
Lakeshore Residential

Min. Lot Size Permitted:
0.8 ha (1.98 ac)

Current Zoning:
Rural 1 (RR 1)

Min. Lot Size Permitted:
4 ha (9.88 ac)

Proposed Zoning:
Rural 2 (RR 2)

Min. Lot Size Permitted:
2 ha (4.94 ac)

Proposed Use: To subdivide the property into two rural residential lots.

No. and size of Proposed Lots: 2 lots; Lot 1 – 2.48 ha (6.13 ac), Lot 2 – 2.49 ha (6.15 ac)

Name and type of existing road system: Cariboo Highway 97 S, Highway

Services Available: Hydro, Telephone

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, onsite sewage disposal and riparian protection

Name of Development Permit: Aquatic Habitat Development Permit Area

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

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres or More (Single Family Dwelling, Duplex)	21.30 ha (52.63 ac)
	237 Bed & Breakfast Operation 4 or More Units	3.99 ha (9.88 ac)
	060 2 Acres or More (Single Family Dwelling, Duplex)	2.21 ha (5.45 ac)
	060 2 Acres or More (Single Family Dwelling, Duplex)	16.40 ha (40.53 ac)
(b) South	Lac La Hache	
(c) East	236 Campground (Commercial)	0.65 ha (1.6 ac)
	234 Manufactured Home Park	2.8 ha (7 ac)
(d) West	000 Single Family Dwelling	0.43 ha (1.06 ac)
	000 Single Family Dwelling	0.56 ha (1.39 ac)
	000 Single Family Dwelling	0.35 ha (0.87 ac)
	000 Single Family Dwelling	0.61 ha (1.5 ac)
	000 Single Family Dwelling	0.77 ha (1.9 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone a 5.3 ha (13.10 ac) rural residential property to subdivide into two separate residential lots. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999, and is designated as Lakeshore Residential in the Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018.

The proposed lot sizes do not comply with the minimum lot size provisions under the current zoning of RR 1. Therefore, the applicants have requested to rezone the subject property from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone. The proposal includes two RR 2 lots of 2.48 ha (6.13 ac) and 2.49 ha (6.15 ac) in sizes along with 0.36 ha (0.89 ac) dedicated road access for the proposed lots. The proposal is shown in Appendix C. Proposed lot sizes are in compliance with the current Lakeshore Residential designation minimum lot size of 0.8 ha, as specified in the Lac La Hache Area Official Community Plan.

Location & Surroundings:

The subject property is located on Cariboo Highway 97 S, adjacent to Lac La Hache as shown in Appendix B. Currently, it is a vacant land covered in natural grassland and is within the Environmental Sensitive Area for Mule Deer Winter Range. It is mostly surrounded by single-family dwellings to the north and west, commercial campground and manufactured home park to the east and Lac La Hache to the south of the subject property.

CRD Regulations and Policies:

3501-South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)
- (e) WATER FRONTAGE (minimum) = 45.5 metres (149.3 feet)

Rationale for Recommendations:

Surrounded by similar land uses, the requested zoning amendment does not affect the residential character of the neighborhood with minimal impact on adjacent properties. The proposed lot sizes are created in compliance with the minimum required water frontage of 45.5 m (149.3 ft.) under the proposed RR 2 zone. This further provides adequate access to the lake front for upland owners as encouraged within the OCP Bylaw. Therefore, planning staff recommends approval of this rezoning application.

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

The subject property is located within the Aquatic (Critical Fish) Habitat Development Permit (DP) Area as designated under Section 488 (1) (a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity. As per Section 5.4.2 of the Lac La Hache Area OCP Bylaw, a Development Permit will be required prior to the subdivision of land or construction of a building/structure on the subject property.

Recommendation:

1. That the South Cariboo Area Zoning Amendment Bylaw No. 5284, 2020 to rezone District Lot 348, Lillooet District, Except Plans 6826, 7474, 8397, 13231, 14672, 16767, 23336, 29167 and KAP53302 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone be approved, subject to the following condition:
 - i.) The applicants offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

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

SECTION 3: Referral Comments

Health Authority: - August 26, 2020
See attached.

Ministry of Transportation and Infrastructure: - September 10, 2020

The Ministry of Transportation and Infrastructure has no objection to the proposed rezoning. Please be advised that this in no way constitutes subdivision approval.

Advisory Planning Commission: - August 31, 2020

See attached.

Ministry of Environment: -

No comments received.

SECTION 4: Board Action

Date of Meeting: October 2, 2020

That South Cariboo Area Zoning Amendment Bylaw No. 5284, 2020 be read a first and second time, this 2nd day of October, 2020. Further, that adoption be subject to the following:

The applicants offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

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

ATTACHMENTS

Appendix A: Bylaw No. 5284, 2020

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

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



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5284

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. 5284, 2020".

2. AMENDMENT

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

- i) rezoning District Lot 348, Lillooet District, Except Plans 6826, 7474, 8397, 13231, 14672, 16767, 23336, 29167 and KAP53302 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 2nd DAY OF October, 2020.

READ A SECOND TIME THIS 2nd DAY OF October, 2020.

A PUBLIC HEARING WAS HELD ON THE 3rd DAY OF November, 2020.

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

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

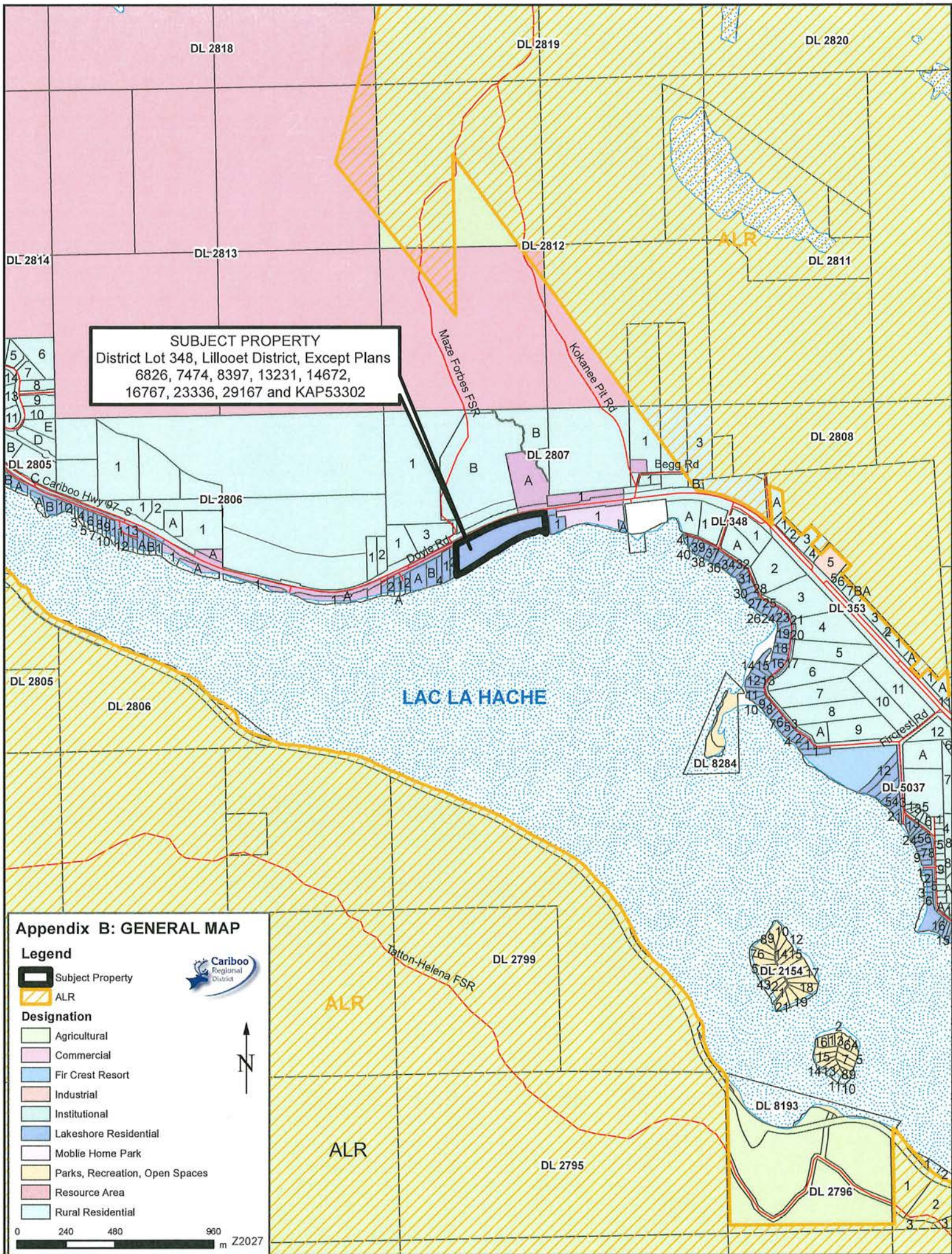
ADOPTED THIS _____ DAY OF _____, 2020.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5284, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5284, 2020", as adopted by the Cariboo Regional District Board on the day of _____, 2020.

Manager of Corporate Services



SUBJECT PROPERTY
 District Lot 348, Lillooet District, Except Plans
 6826, 7474, 8397, 13231, 14672,
 16767, 23336, 29167 and KAP53302

Appendix B: GENERAL MAP

Legend

Subject Property

ALR

Designation

Agricultural

Commercial

Fir Crest Resort

Industrial

Institutional

Lakeshore Residential

Mobile Home Park

Parks, Recreation, Open Spaces

Resource Area

Rural Residential



Appendix C: SPECIFIC MAP



LEGEND



SUBJECT PROPERTY



PROPOSED RURAL 2 (RR 2)



Z2014

0 25 50 m

MEASUREMENTS ARE METRIC

Lot B
PI KAP53302

Lot A
PI KAP53302

Lot 1
PI 1218

Lot 1
PI 23336

Lot 3
PI 83386

Lot 2
PI 8397

Maze Forbes
FSR

Doyle Rd

Cariboo Hwy 97-S

Kokanee Bay Rd

District Lot 348, Lillooet District, Except Plans
6826, 7474, 8397, 13231, 14672, 16767,
23336, 29167, and KAP53302

Lot 1
2.48 ha

Lot 2
2.49 ha

Road
0.36 ha

Lac La Hache

+/- 155.4

+/- 267.9

+/- 155.4

+/- 102.1

+/- 86.3

+/- 46.4

+/- 228

+/- 120.6

+/- 151.3

+/- 155.4



ALR

Kokanee Pit Rd

Maze Forbes FSR

Cariboo Hwy 97 S

Kokanee Bay Rd

Doyle Rd



Doyle Rd

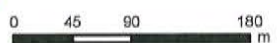
Lac La Hache

SUBJECT PROPERTY
District Lot 348, Lillooet District, Except Plans
6826, 7474, 8397, 13231, 14672, 16767,
23336, 29167 and KAP53302

Appendix D: ORTHOGRAPHIC MAP

LEGEND

-  SUBJECT PROPERTY
-  ALR



22014



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Describe the existing use of the subject property and all buildings: _____

Vacant, no buildings

Describe the proposed use of the subject property and all buildings: _____

Subdividing the property into two equal parcels

Describe the reasons in support for the application: _____ Bruce and Penny Reid wish to have separate

title for their 2/4 share of the existing title.

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

Grassland

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____

Fronting on Lac La Hache

Services Currently Existing or Readily Available to the Property (check applicable area)

** Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

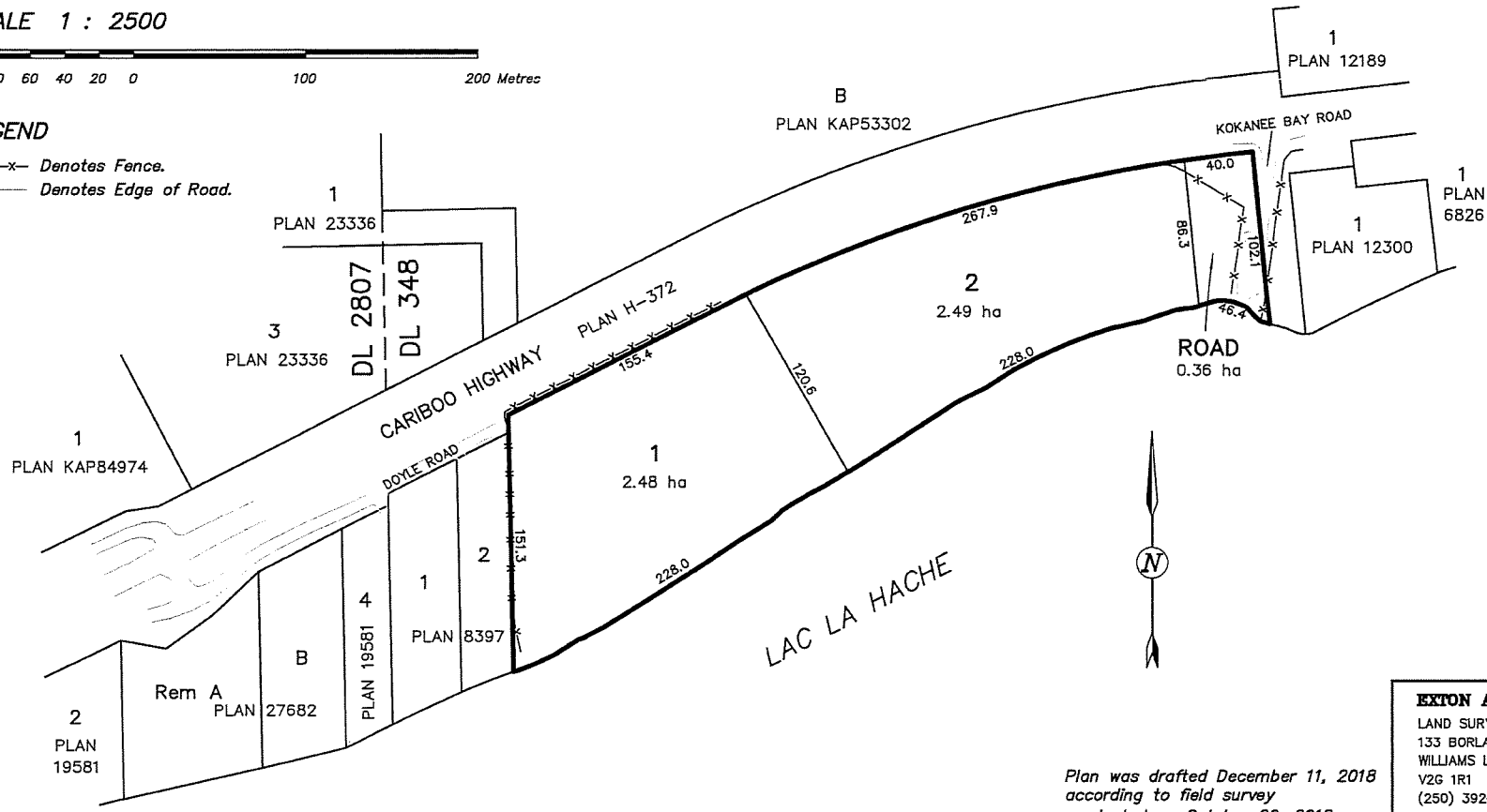
**PLAN OF PROPOSED SUBDIVISION OF PART OF
DISTRICT LOT 348, LILLOOET DISTRICT,
EXCEPT PLANS 6826, 7474, 8397, 13231,
14672, 16767, 23336, 29167 AND KAP53302.**

SCALE 1 : 2500



LEGEND

- x-x- Denotes Fence.
- Denotes Edge of Road.



Plan was drafted December 11, 2018
according to field survey
conducted on October 29, 2018.

EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111
FILE No. 18405 Dwg. P



Interior Health
Every person matters

August 26, 2020

Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

<mailto:ssajwan@cariboord.ca>

Dear Shivani Sajwan:

**RE: File #: 3360-20/20200014 - BL5284
(Bryan Reid, Bruce Reid, Penny L Reid, Sara Fulton, Heather Reid &
Penny M. Reid)
Our interests are unaffected**

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.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority

3360-20/20200014

Cariboo Regional District

File No.

SEP 22 2020

Referred To

Aug 31/2020

Ron Robin Al Diane Al

Doug Dodge Agent for Bryan & Penny Reid
Lac La Poudre
Rezoning. To subdivide the property
into two rural residential lots.

Diane/Robin

Area 6 APC has no objection
to this rezoning proposal providing
that the ~~applicant~~^{proposal} adheres to
the lakeshore management strategy
and meets all health requirements
~~and~~ proper sewage disposal

3060-20/20200019

Lot 1 DL 4188 LLO Dietmar Feistmantl
development permit
moved by Marilyn/Robin

Area 6 APC has no objection
to the building design as sub-
mitted.

unanimous

Diane Wood
Secretary

RESULTS OF PUBLIC HEARING

File No: 3360-20/20200014

Date: November 3, 2020

Location: Via Teleconference

Re: SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5284, 2020

Persons Present:

- Director: Al Richmond
- Owner(s): Penny Reid, Bruce and Penny Reid,
- Agent: Doug Dodge, Exton and Dodge Land Surveying Inc.
- Public: See attached list
- Staff: Nigel Whitehead, Manager of Planning Services
Shivani Sajwan, Planning Officer
- No public in attendance (excluding owner/agent)

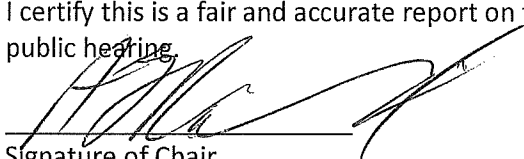
- Waited ten (10) minutes and then called the meeting adjourned.
- Roll call conducted by Planning Staff.
- Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at __7:00 pm_____.
- The Chair read out public comments received within the last 48 hours. No comments received.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 No comments received.
- 1) Date: _____ Name: _____
- 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:
 - Agent outlined the reasons for the proposed subdivision

Comments of concern/opposition:

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at __7:10 pm___.

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

Signature of Chair



Public Hearing Attendance

Date of Public Hearing: November 3, 2020

Application: Highway 97, Lac La Hache (3360-20-20200014)

Name	Address
Doug Dodge (Agent)	
Penny Reid	3793 Emerald Cres.
Bruce Reid	2182 Bluff view Dr.
Elizabeth Jane Mackay	22416-129 th Ave. Maple Ridge