

Rezoning / OCP Information Package

File Number: 3360-20/20190028

Subject: Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019

Electoral Area: L

Date of Referral: June 21, 2019

Date of Application: June 5, 2019

Property Owner's Name(s): Kerri and Mark Roseboom

Applicant's Name: Kerri and Mark Roseboom

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 4039, Lillooet District, Plan KAP69256

Property Size: 4.89 ha (12.1 ac)

Area of Application: 4.89 ha (12.1 ac)

Location: 6115 Little Fort Highway 24

Current Designation:

Industrial

Min. Lot Size Permitted:

N/A

Proposed Designation:

Rural Residential

Min. Lot Size Permitted:

4.0 ha (9.88 ac)

Current Zoning:

Special Exception Light Industrial (M 1-3)

Min. Lot Size Permitted:

4000 sqm (0.98 ac)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4.0 ha (9.88 ac)

Proposed Use: To build a residence.

No. and size of Proposed Lots: 1, 4.89 ha (12.1 ac)

Name and type of existing road system: Little Fort Highway 24, Highway

Services Available: Hydro, Telephone, Sewage Disposal, Well (Existing)

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

Required to comply with other Development Permit Areas: No

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

| | Actual Use Code: | Lot Sizes: |
|-----------|--|--|
| (a) North | Crown Land | 62.7 ha (155 ac) |
| (b) South | 001 Vacant Residential Less Than 2 Acres 060 2 Acres or More (Single Family Dwelling, Duplex) | 0.36 ha (0.89 ac) 6.59 ha (16.3 ac) |
| (c) East | 201 Vacant IC&I | 5.07 ha (12.55 ac) |
| (d) West | 401 Industrial (Vacant) | 13.19 ha (32.6 ac) |

SECTION 2: Planning Report

Background:

It is proposed to rezone a 4.89 ha (12.1 ac) light industrial property into a residential zone to build a dwelling on it. The subject property is currently zoned as Special Exception Light Industrial (M 1-3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Industrial in the South Cariboo Area OCP Bylaw No. 5171, 2018.

The proposed residential dwelling does not comply with the permitted land use provisions under the current zoning of M 1-3. Therefore, the applicants have requested to rezone the subject property from M 1-3 zone to Rural 1 (RR 1) to allow the construction of a 130.4 sq. m (1403. 61 sq. ft) residential structure. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on Little Fort Highway 24 with Irish Lake in close proximity to the south of the property as shown in Appendix B. Currently, it is a vacant lot covered in trees with a drilled well existing on the property. It is surrounded by residential and light industrial lots to the south, crown land to the north, vacant industrial lot to the east and light industrial/agricultural lot to the west of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

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

5171- South Cariboo Area OCP Bylaw, 2018

8.0 RURAL RESIDENTIAL

8.3 POLICIES

- **RURAL RESIDENTIAL**

Single family, two family or non-residential use = Minimum lot area of 4.0 ha (9.88 ac)

- **RESIDENTIAL GROWTH**

8.3.2 (ii) The proposed residential development should be compatible and sensitively integrated with neighbouring land uses including agricultural and resource uses;

Rationale for Recommendations:

Being situated in an area with a mix of residential and light industrial land-use, and vacant lots, the proposal has minimal impact on adjacent properties. Further, the proposed rezoning does not affect the diverse character of the neighborhood. Therefore, planning staff recommends approval of this application.

However, the applicants must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal due to the presence of highly sensitive Irish Lake within 250 meters of the subject property.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 to redesignate Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Industrial designation to Rural Residential designation be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019 to rezone Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Special Exception Light Industrial (M 1-3) zone to Rural 1 (RR 1) 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.

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

SECTION 3: Referral Comments

Health Authority: - August 22, 2019
See Comments Attached.

Ministry of Transportation and Infrastructure: - July 10, 2019

The Ministry of Transportation and Infrastructure has no objection in principle for the rezoning to allow construction of a residence.

Please advise the applicant they are required to apply for and receive approval for access to 93 Mile-Little Fort Highway # 24 by applying for a permit to this office.

The link to the permit website is: <http://www.th.gov.bc.ca/permits.htm>

Advisory Planning Commission: August 5, 2019
Supported, see comments attached.

Ministry of Forests, Lands and Natural Resource Operations: -

SECTION 4: Board Action

Date of Meeting: August 23, 2019

That South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019 be read a first and second time this 23rd day of August, 2019.

That South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019 be read a first and second time this 23rd day of August, 2019. Further that adoption be 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.

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

ATTACHMENTS

Appendix A: Bylaw No. 5224 & 5225

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
APC Comments
Interior Health Comments
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5224

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 "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019".

2. AMENDMENT

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

Redesignating Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Industrial designation to Rural Residential designation.

READ A FIRST TIME this 23rd day of August, 2019.

READ A SECOND TIME this 23rd day of August, 2019.

A PUBLIC HEARING WAS HELD ON THE 5th DAY OF November, 2019.

READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5224, cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Amendment Bylaw No. 5224, 2019", as adopted by the Cariboo Regional District Board on the day of _____, 2019.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5225

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

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

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019".

2. AMENDMENT

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

- i) rezoning Lot 1, District Lot 4039, Lillooet District, Plan KAP69256 from Special Exception Light Industrial (M 1-3) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "B" and "C" accordingly.

READ A FIRST TIME THIS 23rd DAY OF August, 2019.

READ A SECOND TIME THIS 23rd DAY OF August, 2019.

A PUBLIC HEARING WAS HELD ON THE 5th DAY OF November, 2019.

READ A THIRD TIME THIS _____ DAY OF _____, 2019.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2019.

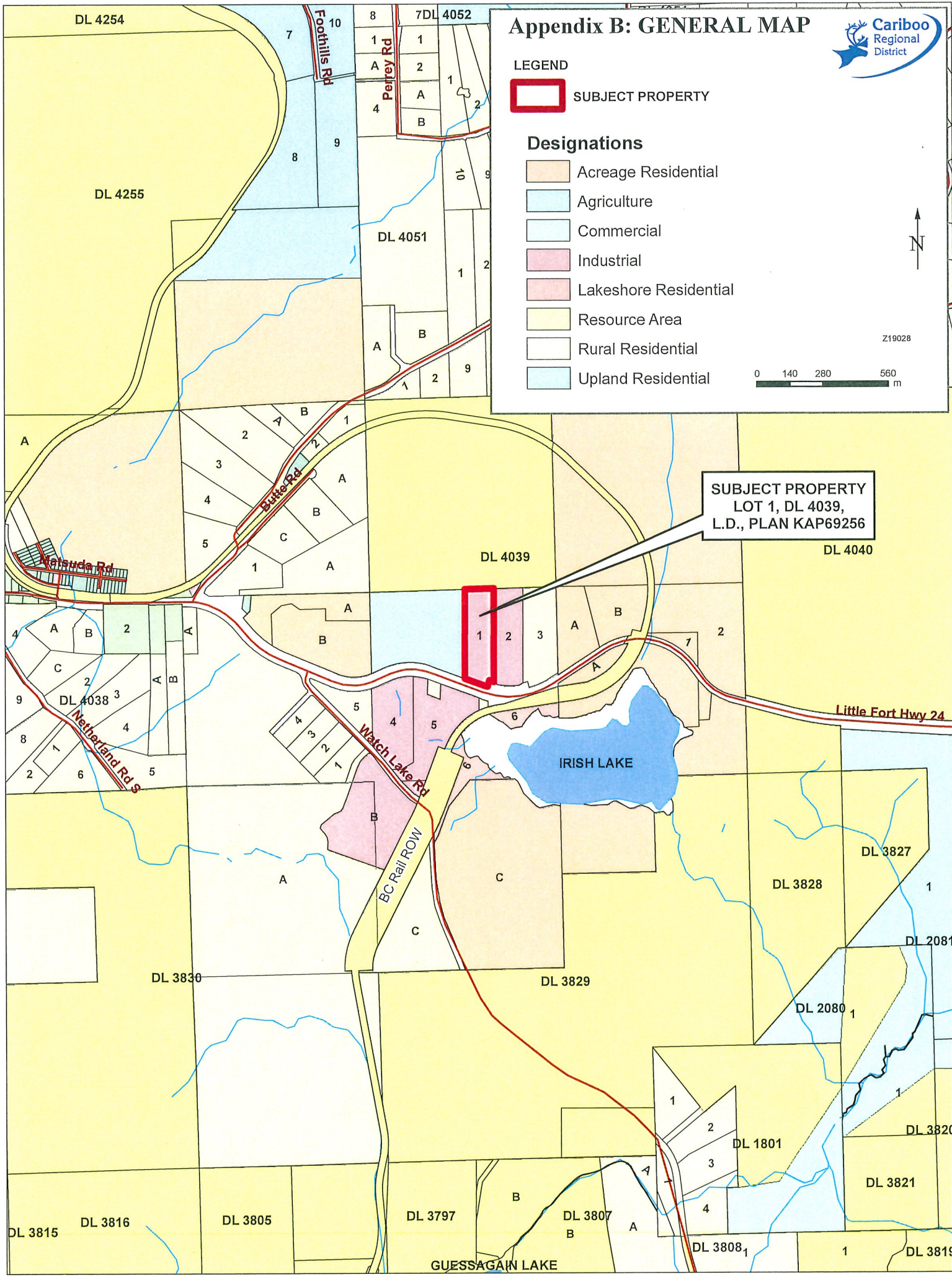
ADOPTED THIS _____ DAY OF _____, 2019.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5225, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5225, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

Manager of Corporate Services



Appendix B: GENERAL MAP

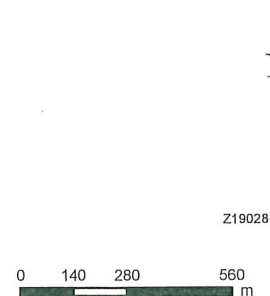


LEGEND

SUBJECT PROPERTY

Designations

- Acreage Residential
- Agriculture
- Commercial
- Industrial
- Lakeshore Residential
- Resource Area
- Rural Residential
- Upland Residential



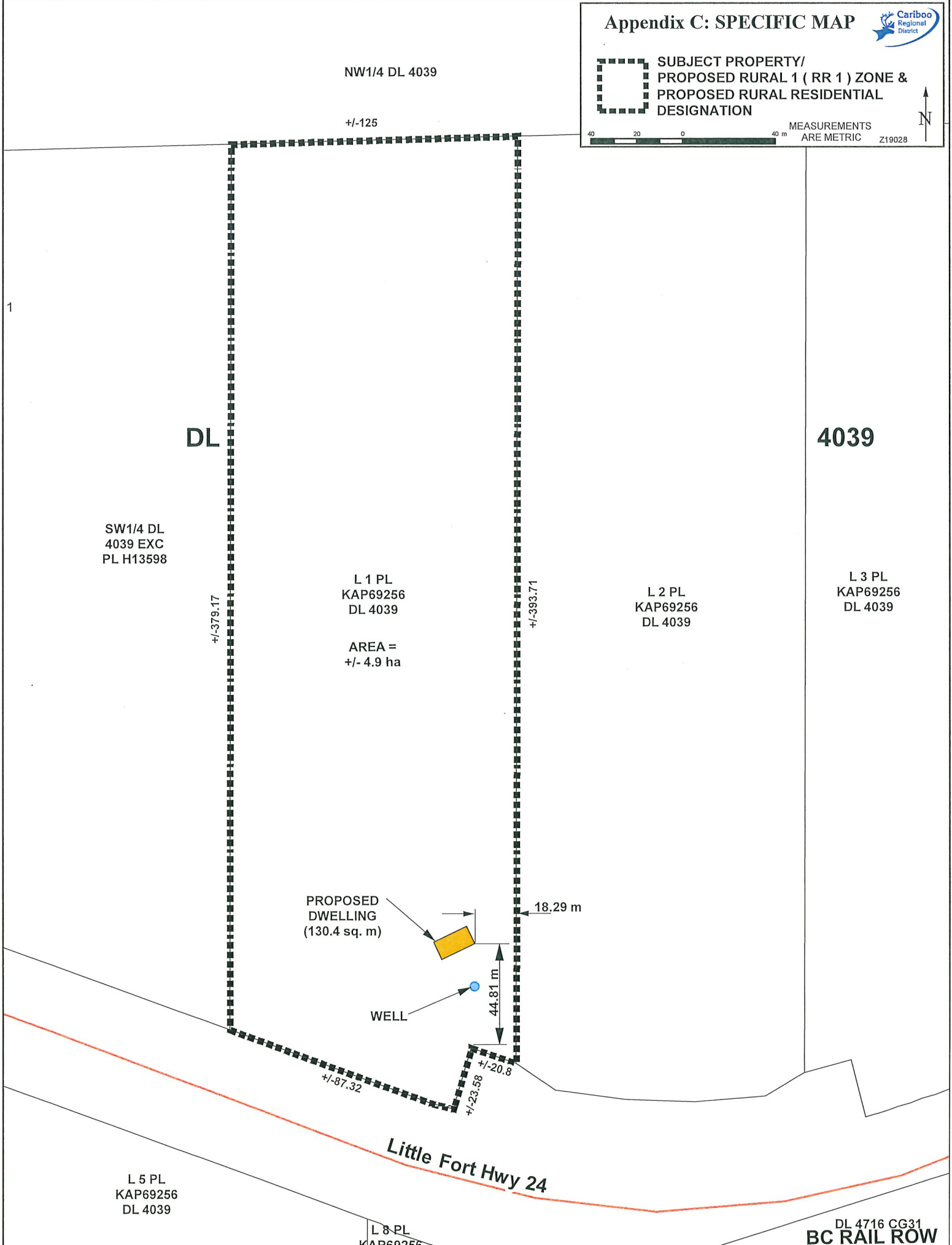
SUBJECT PROPERTY
LOT 1, DL 4039,
L.D., PLAN KAP69256

Appendix C: SPECIFIC MAP



SUBJECT PROPERTY/
PROPOSED RURAL 1 (RR 1) ZONE &
PROPOSED RURAL RESIDENTIAL
DESIGNATION

MEASUREMENTS
ARE METRIC
Z19028



Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY



Describe the existing use of the subject property and all buildings: BARE LOT, NOT IN USE,
HAS DRILLED WELL + SEA CAN

Describe the proposed use of the subject property and all buildings: USE FOR PERSONAL
RESIDENCE

Describe the reasons in support for the application: MORE HOUSING FOR CARIBOU AREA

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

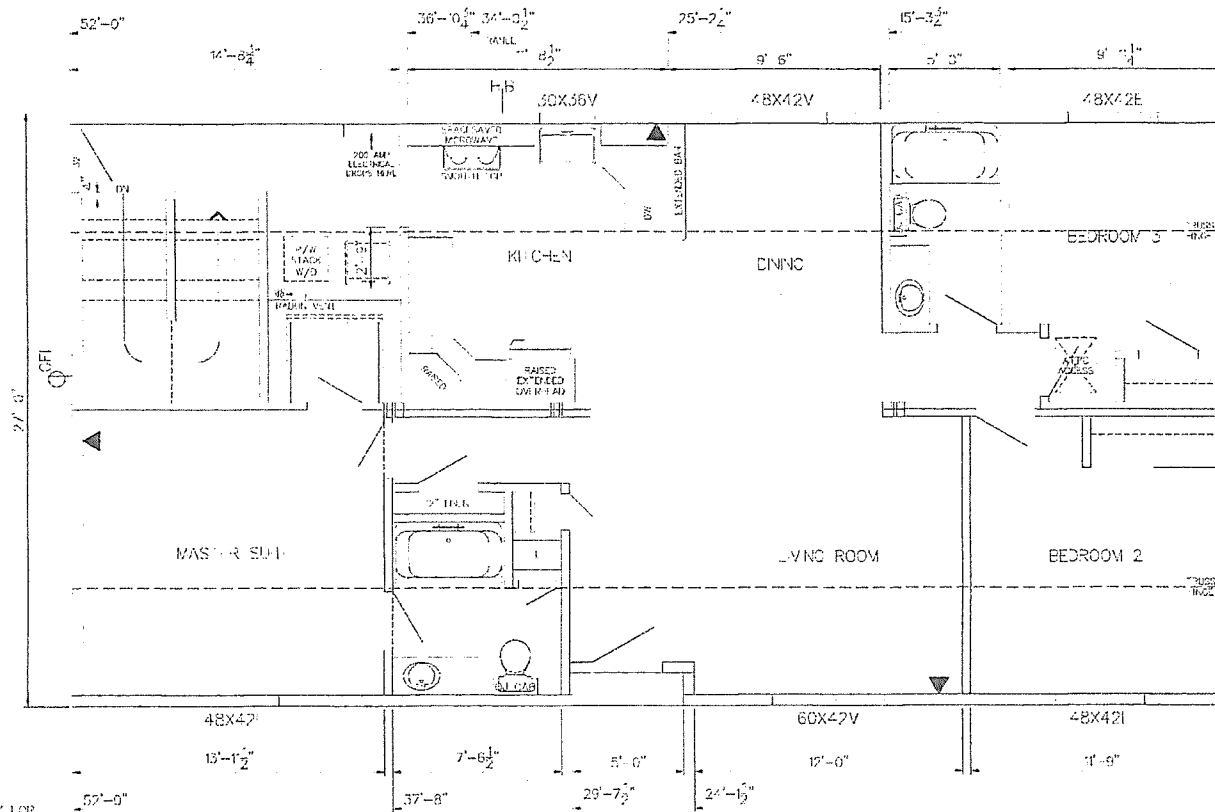
Provide general geographical information (i.e. existing lakes, streams, physical features etc.): NONE OF
NOTE.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Telephone | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Community Water System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Community Sewer System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewage Disposal System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Well | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (please specify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

CUSTOM PRINT



NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR
 THE SEPARATION BEHIND OF DOOR/WINDOW
 ILLUSTRATION REQUIREMENTS. CONSULT YOUR LOCAL
 BUILDING OFFICE OR ENGINEER OF RECORD TO CONFIRM



MODULINE PENTITION
 P.O. BOX 190
 1175 RAILWAY STREET
 PENTITION, B.C. V2A 0K3
 (250) 493 0122

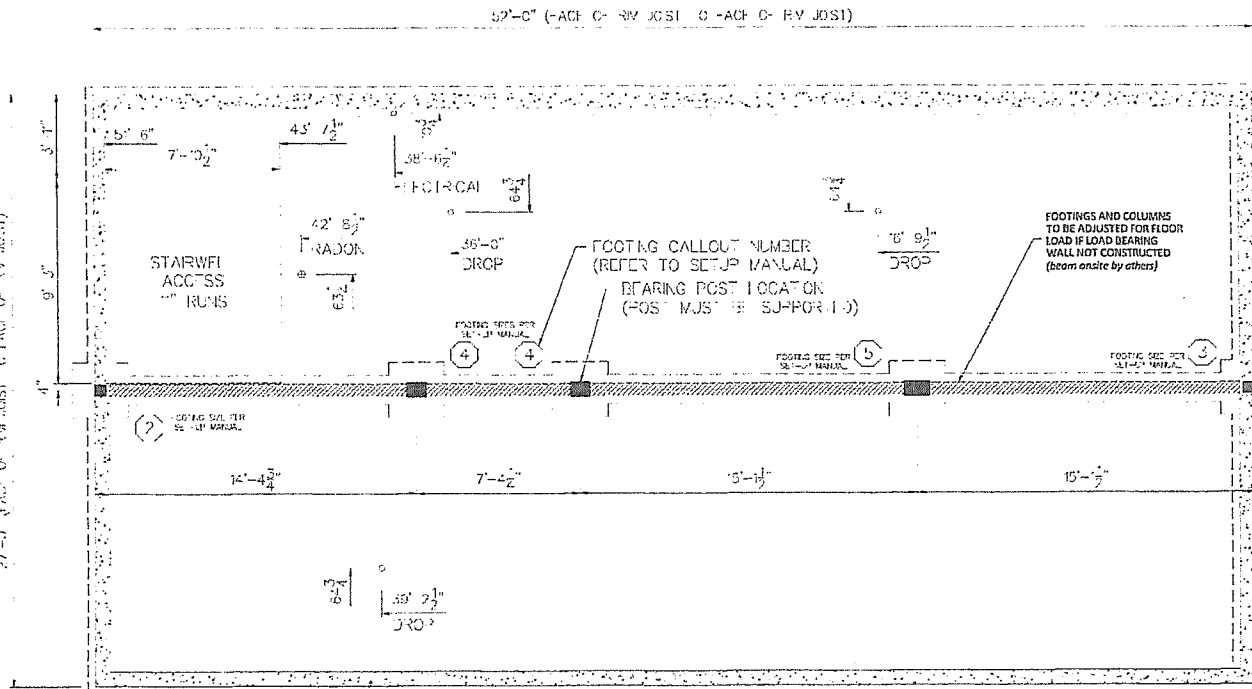
CUSTOMER:
 SCALE:
 DATE:

DATE CHANGING REQUEST

| | |
|---|--|
| A | |
| B | |
| C | |

CORNERSTONE
 DRAWING NO
 Q12196B - 27C04801
 DRAWN BY: K.E.A.
 DATE: 05/31/2019

NO. 1: NO ALLOWANCES MADE FOR ANY SPACE BETWEEN MODULES AT THE MARRIAGE LINE (FACT OF 1/4" MUST BE MAINTAINED)



| | | |
|--------------------------|------------|--------------------------------|
| SERVICE DROPS | FROM FLOOR | FROM SIDEWALL OR MARRIAGE LINE |
| DRAIN | | |
| WATER | | |
| ELECTRICAL | | |
| SNOW LOAD CALCULATIONS | | |
| SNOW LOAD CALCULATED AT: | | |
| 52 PSF DESIGN LOAD | | |

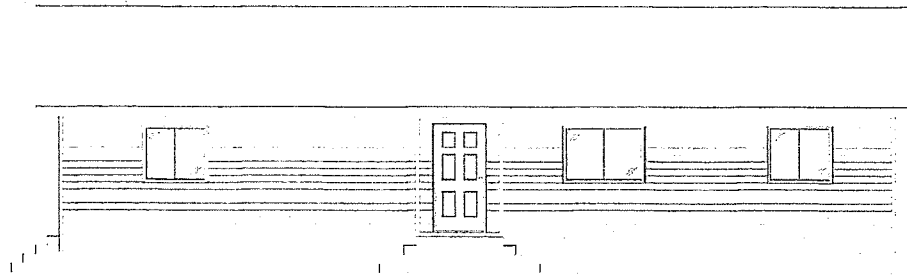
THIS DRAWING IS INTENDED TO SHOW THE PERIMETER OUTLINE AND OVERALL DIMENSIONS, STEEL MAIN FRAME AND BEARING POST LOCATIONS FOR THE APPLICABLE MODULE HOME. APPROXIMATE LOCATIONS FOR SERVICE DROPS ARE ALSO GIVEN. THIS DRAWING & RELATED DRAWINGS ARE GIVEN AS A GUIDE ONLY FOR THE DESIGN AND CONSTRUCTION OF THE SUPPORTING STRUCTURE. MODULE BEARS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE SUPPORTING STRUCTURE. THE PURCHASER IS CAUTIONED TO SEEK PROFESSIONAL ADVICE FOR THE SUPPORTING STRUCTURE DESIGN & CONSTRUCTION. DUE TO CONSTRUCTION TOLERANCES DIMENSIONS CAN VARY FROM THOSE SHOWN. LOCATIONS MAY VARY IF OPTIONAL KITCHEN, BATH OR OTHER CONSTRUCTION ORDERED.

NOTE: NO ALLOWANCES HAVE BEEN MADE FOR ANY VOID BETWEEN THE MODULES AT THE MARRIAGE LINE. AN ADDITIONAL 1/4" - 3/8" PER FLOOR IS SUGGESTED TO ALLOW FOR VARIATIONS DURING SET-UP. CONTACT YOUR RETAILER OR SET-UP CREW FOR REQUIRED ALLOWANCES.

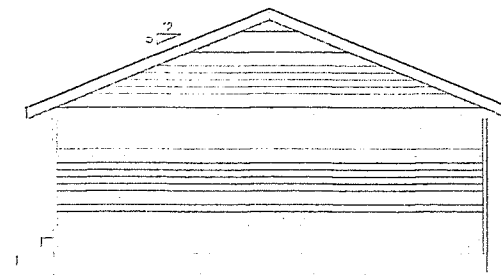
THIS DRAWING IS FOR CLUTING AND B-DM APPLICATION PURPOSES ONLY.
NEW FOUNDATION PLAN WITH SERIAL # MUST BE REQUESTED FOR CONSTRUCTION.

| | | | | | |
|--|---|----------------------|-----------------------------|---|--------------------------------------|
| <p>MODULE INDUSTRIES - PENTICTON P.O. BOX 190 1375 RAILWAY STREET PENTICTON, B.C. V2A 6K3 (250) 493-0122</p> | <p>DRAWN BY: KLA</p> <p>DATE: 05/31/2019</p> <p>CHECKED BY:</p> | <p>NO. REVISIONS</p> | <p>REV. NO.</p> <p>DATE</p> | <p>TITLE: FOUNDATION PLAN</p> <p>DRAWING NO. PENTICTON</p> <p>Q12196B</p> | <p>SERIAL NO.</p> <p>CORNERSTONE</p> |
| | | | | | |

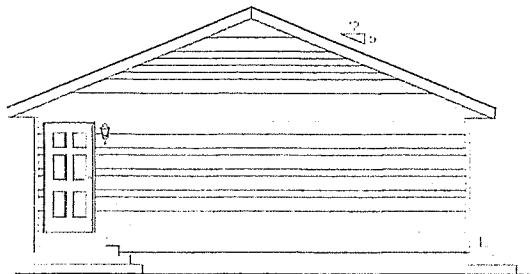
CUSTOM PRINT



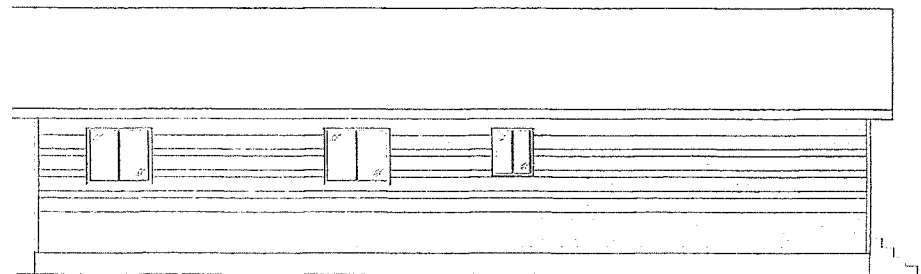
FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

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 BUILDING OFFICIAL OR ENGINEER OF RECORD TO CONFIRM

MODULINE PENTICTON
 P.O. BOX 190
 1175 RAILWAY STREET
 PENTICTON, B.C. V2A 6K3
 (250) 493 0122

CUSTOMER:
 DEALER:
 DATE:

NO CHARGE REQUEST

A
 B
 C

Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units. Moduline Industries expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, furniture, finishes, lighting, plumbing fixtures, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Purchase Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.

UNIT: CORNERSTONE
 DRAWING NO:
 Q12196B-27C04801-ELEVATION
 DRAWN BY: K.E.A.
 DATE: 05/31/2019

Minutes of the CRD Area L APC
August 5, 2019
Meeting Place: 869 Alder, 100 Mile House

Meeting called to order at 19:00

Present:

Peter Crawshay (Chair), Art Guimond, Chris Lance

Also Present:

Director Willow MacDonald

Applicants P&G Kisser

No conflicts of interest were declared.

Application 3360-20/20190032, P&G Kisser

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Creek is small and intermittent. The existing house and the proposed storage building are protected by a large berm between themselves and the creek.

Application 3360-20/20190016, L&J Wiebe

Moved by Art Guimond Seconded by Chris Lance

That the application be approved.

Motion Carried

Reason: Proposed 2 lots are similar to lot sizes along the lakeshore to the West.

Application 3360-20/20190028, K&M Roseboom

Moved by Chris Lance Seconded by Art Guimond

That the application be approved.

Motion Carried

Reason: Little if any demand for light industrial land in this area.

Meeting was adjourned at 20:00

Signed by


Peter Crawshay, Chairperson, Area L APC

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Outlined Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Interior Health appreciates the opportunity to comment on this proposal, which changes the current zoning designation to permit a change from Industrial to Rural Residential.

The Healthy Community Development supports sound community planning principles while recognizing the need to encourage planned growth.

The rezoning should not influence the capability of the lot to accommodate onsite drinking water and onsite sewerage system.

The parcel is in proximity to a quarry and other facilities therefore the zoning should consider environmental hazards, exposure risks and disruptions to the resident. The quarry and the other industrial activities could pose dust, noise and/or pollution, therefore exposure to environmental risks and disturbance is possible.

The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principle to health outcomes.

Please contact HBE@interiorhealth.ca or the undersigned at 250 851-7347 if you have further concerns or inquiries.

Signed By:



Title: Environmental Health Officer

Date:

August 22, 2018

Agency: Interior Health

RESULTS OF PUBLIC HEARING

File No: 3360-20/20190028

Date: November 5, 2019

Location: Interlakes Community Hall at 7:00pm

Re: **REZONING/OCP AMENDMENT APPLICATION**

Persons Present:

- ☒ Director: Willow Macdonald
- ☒ Owner(s): Kerri and Mark Roseboom
- ☒ Agent: Mike Roseboom
- ☐ Public: See attached list
- ☒ **No public in attendance** (excluding owner/agent)

☒ **Waited ten (10) minutes and then called the meeting adjourned.**

☐ Welcome and introduction by the Area Director/Alternate

☐ The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 7:10.

☐ The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.

☐ The Chair read out the following letters received from the public: (attached)(add additional sheet if required)

1) Date:

Name:

2) Date:

Name:

☐ The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

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

☐ The Chair called the meeting adjourned at 7:30.

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

Signature of Chair