Rezoning / OCP Information Package

File Number: 3360-20/20190016
Subject: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5208, 2019 and Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5209, 2019
Electoral Area: L
Date of Referral: May 1, 2019 and July 16, 2019
Date of Application: April 24, 2019 (Amendment to Subdivision plan received June 2019)
Property Owner's Name(s): Loren James Wiebe
Applicant's Name: Michael Kidston

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 1472, Lillooet District, Plan KAP66042

Property Size: 4.15 ha (10.25 ac)

Area of Application: 4.15 ha (10.25 ac)

Location: Grossett Road

Current Designation:	**Min. Lot Size Permitted:**
Rural Residential 1	4 ha (9.88 ac)
Proposed Designations:	**Min. Lot Size Permitted:**
Rural Residential 2	2 ha (4.94 ac)
Lakefront Residential	0.8 ha (1.98 ac)

Current Zoning:	**Min. Lot Size Permitted:**
Rural 1 (RR 1)	4 ha (9.88 ac)
Proposed Zoning:	**Min. Lot Size Permitted:**
Rural 2 (RR 2)	2 ha (4.94 ac)
Special Exception Lakeshore Residential 2 (RL 2-1)	1.2 ha (2.97 ac)

Proposed Use: To subdivide parcel into two lots.

No. and size of Proposed Lots: 2 lots 2.17 ha (5.36 ac) and 1.75 ha (4.32 ac)

Name and type of existing road system: Grossett Road
Services Available: Hydro, Telephone
Within the influence of a Controlled Access Highway: No
Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy or Development Permit Areas: Yes

Name of Lake/Contributing River and Lake Classification: Otter Lake

Required to comply with other Development Permit Areas: Yes
Name of Development Permit: Aquatic Habitat Ecosystem Protection

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

	Actual Use Code:	Lot Sizes:
(a) North	CROWN	~64 ha (~158 ac)
(b) South	Otter Lake	
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.42 ha (10.94 ac)
(d) West	061 2 Acres Or More (Vacant)	2.33 ha (5.77 ac)

SECTION 2: Planning Report

Background:
It is proposed to rezone a 4.15 ha (10.25 ac) rural residential property to subdivide into two separate residential lots and make more use of lake frontage. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicant has requested to rezone the subject property as Rural 2 (RR 2) and Special Exception Lakeshore Residential 2 (RL 2-1) zones. The proposal includes a 2.17 ha (5.36 ac) RR 2 lot and a 1.75 ha (4.32 ac) RL 2-1 lot. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located on Grossett Road with adjacent Otter Lake situated south of the property as shown in Appendix B. Currently, it is a vacant land covered in natural meadow with dense tree coverage. It is mostly surrounded by single-family dwellings to the east, vacant residential lots to the west, Otter Lake to the south, and crown land to the north of the subject property.

CRD Regulations and Policies:

3501-South Cariboo Area Zoning Bylaw, 1999

5.17.3 SPECIAL EXCEPTION LAKESHORE RESIDENTIAL 2 (RL 2-1) ZONE

5.17.3.1 ZONE PROVISIONS

(i) LOT AREA (minimum) = 1.2 hectares (2.97 acres)

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Surrounded by similar land uses and lot sizes, the requested zoning amendment does not negatively affect the neighborhood. Further, the proposed lot sizes are created in compliance with the Ministry of Transportation and Infrastructure subdivision regulation of not including panhandle area to be a part of total lot size. Therefore, planning staff recommends approval of this application.

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

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5208, 2019 to redesignate Lot A, Plan KAP66042, District Lot 1472, Lillooet District from Rural Residential 1 to Rural Residential 2 and Lakeshore Residential be approved.

2. That the South Cariboo Area Zoning Amendment Bylaw No. 5209, 2019 to rezone Lot A, Plan KAP66042, District Lot 1472, Lillooet District from Rural 1 (RR 1) zone to Rural 2 (RR 2) and Special Exception Lakeshore Residential 2 (RL 2-1) zones be approved, subject to the following conditions:

   i.) 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 Shoreland Management Policy covenant be borne by the applicant.

SECTION 3: Referral Comments

Health Authority: - May 6, 2019 and July 25, 2019
See comments attached.

Ministry of Transportation and Infrastructure: - May 10, 2019 and August 14, 2019
The Ministry of Transportation and Infrastructure has no objection in principle to the proposed application.

Please note the Ministry does not consider the area used as panhandle to be part of the total lot size. The panhandle could be reduced to 10 metres to allow better use of the property.

August 14/19
The Ministry of Transportation and Infrastructure has no objection in principle. Please note this in no way constitutes subdivision approval.

Advisory Planning Commission: July 18, 2019
Supported, see attached.

Ministry of Environment: -

CRD Environmental Services Department: - May 1, 2019
Interests unaffected by rezoning or OCP amendment application.

SECTION 4: Board Action

Date of Meeting: August 23, 2019

That Interlakes Area Official Community Plan Amendment Bylaw No. 5208, 2019 be read a first and second time this 23rd day of August, 2019.

That South Cariboo Area Zoning Amendment Bylaw No. 5209, 2019 be read a first and second time this 23rd day of August, 2019. Further, that adoption be subject to the following:

i) 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 Shoreland Management Policy covenant be borne by the applicant.

ATTACHMENTS

Appendix A: Bylaw No. 5208 & 5209

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

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

CARIBOO REGIONAL DISTRICT

BYLAW NO. 5208

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Cariboo Regional District Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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 Interlakes Area Official Community Plan Amendment Bylaw No. 5208, 2019".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot A, Plan KAP66042, District Lot 1472, Lillooet District from Rural Residential 1 to Rural Residential 2 and Lakefront Residential as shown in Schedule A.

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. 5208, cited as the "Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 5208, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

_____
Manager of Corporate Services

SCHEDULE A

Cariboo Regional District

N

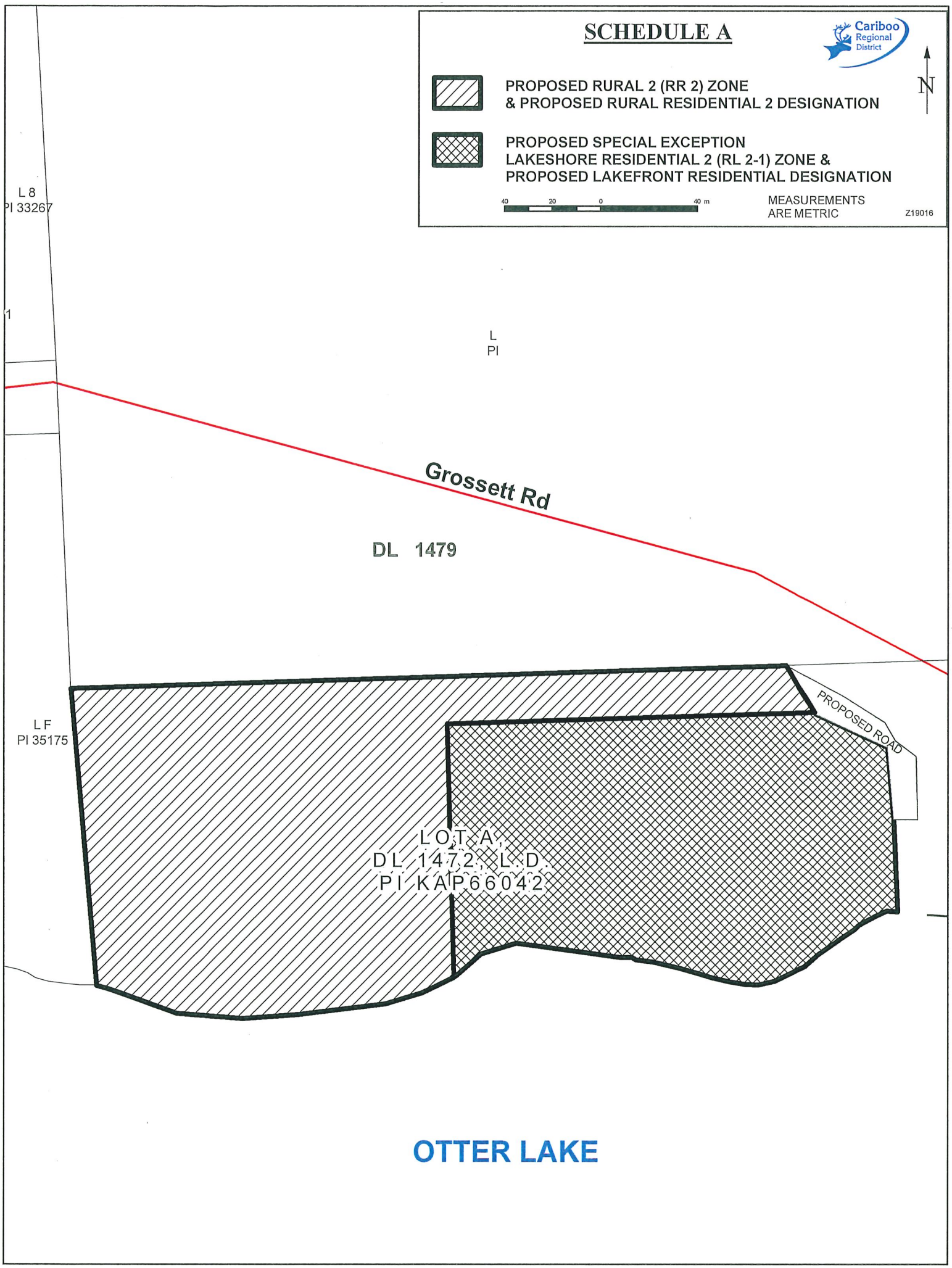
PROPOSED RURAL 2 (RR 2) ZONE
& PROPOSED RURAL RESIDENTIAL 2 DESIGNATION

PROPOSED SPECIAL EXCEPTION
LAKESHORE RESIDENTIAL 2 (RL 2-1) ZONE &
PROPOSED LAKEFRONT RESIDENTIAL DESIGNATION

40 20 0 40 m

MEASUREMENTS
ARE METRIC

Z19016



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5209

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. 5209, 2019".

2. AMENDMENT

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

i) rezoning Lot A, Plan KAP66042, District Lot 1472, Lillooet District from Rural 1 (RR 1) to Rural 2 (RR 2) and Special Exception Lakeshore Residential (RL 2-1) as shown in Schedule A; and

ii) amending Schedule "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.

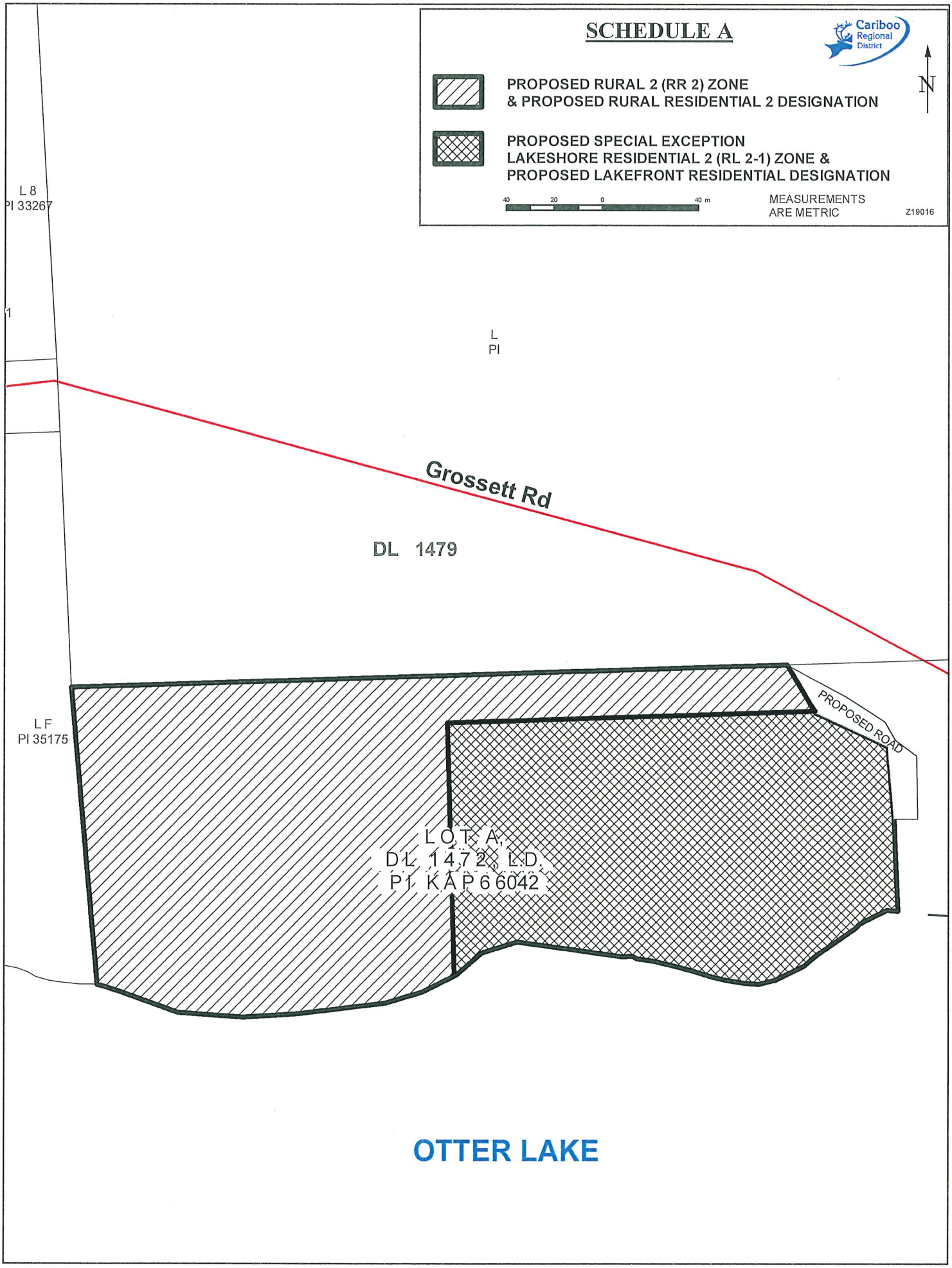
ADOPTED THIS ___ DAY OF _____, 2019.

_____
Chair

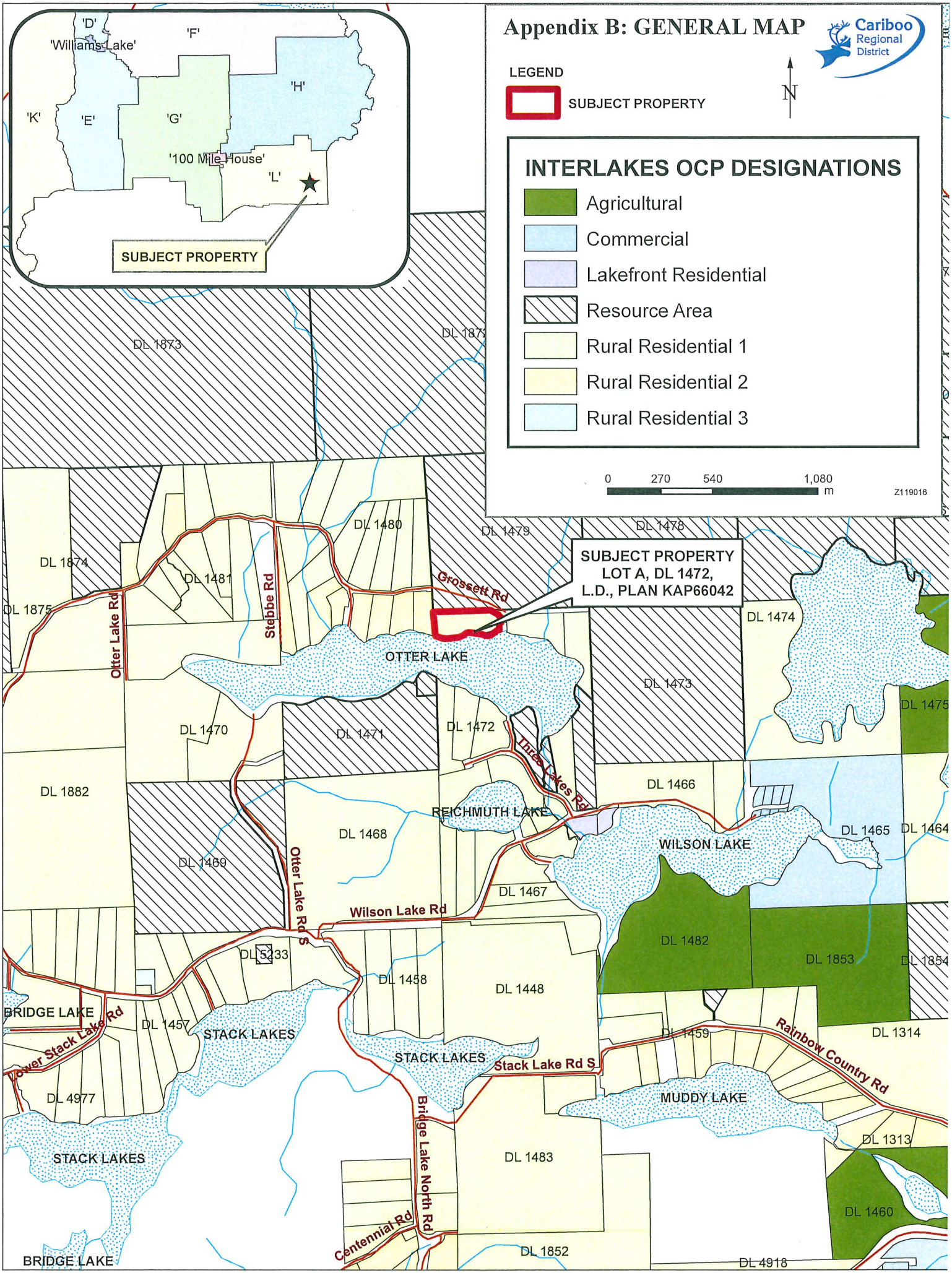
_____
Manager of Corporate Services

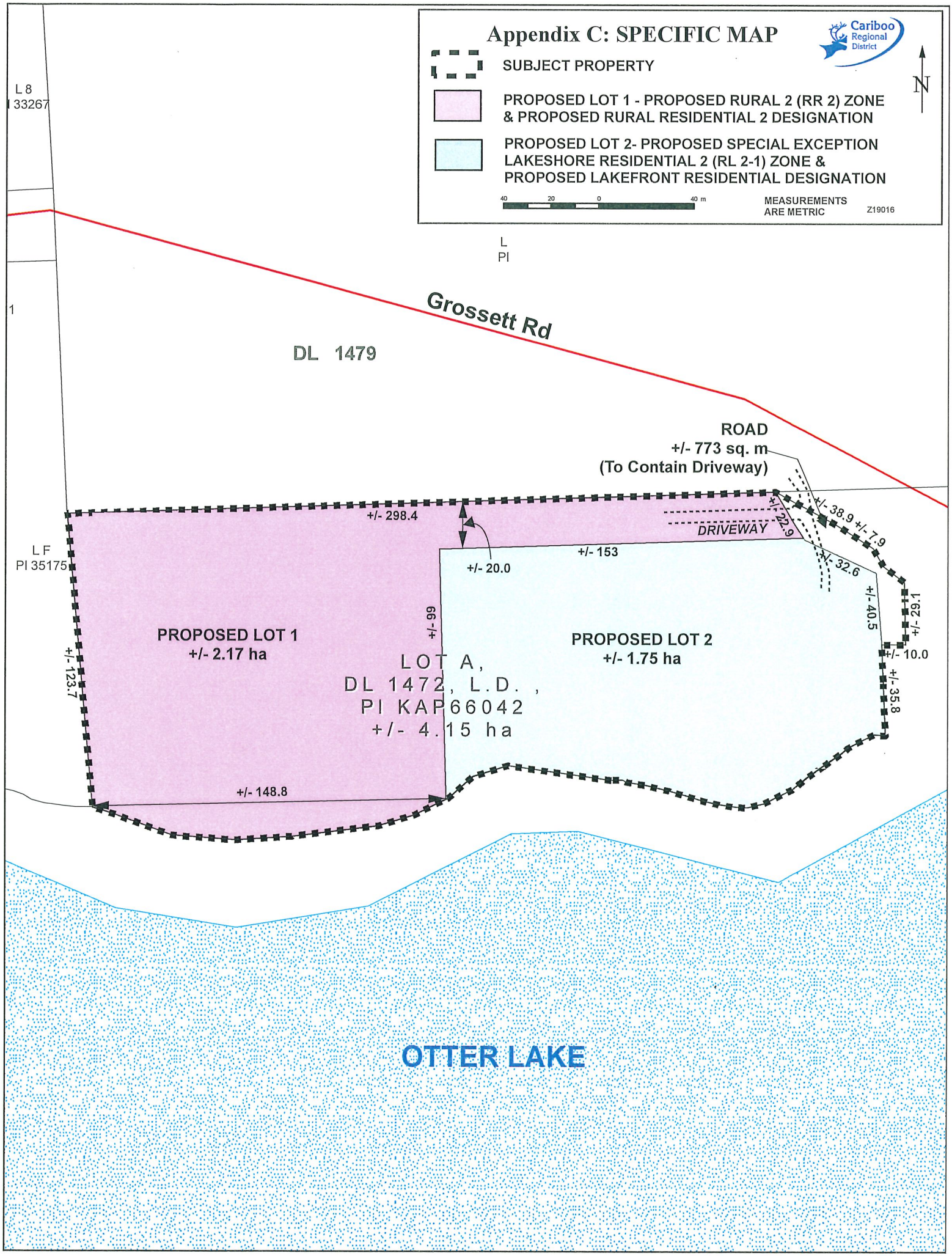
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5209, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5209, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

_____
Manager of Corporate Services

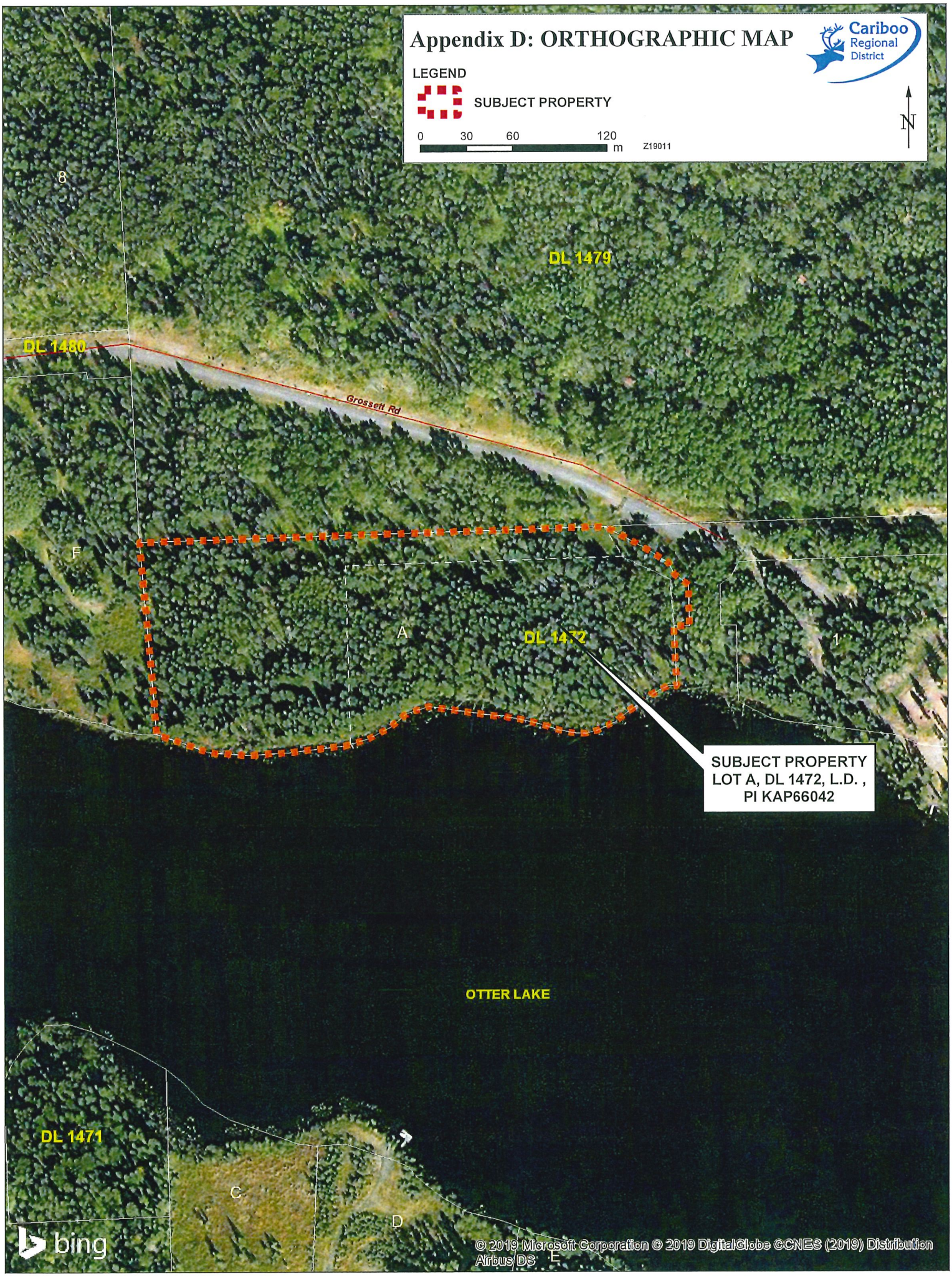

SCHEDULE A
Cariboo Regional District
N
PROPOSED RURAL 2 (RR 2) ZONE
& PROPOSED RURAL RESIDENTIAL 2 DESIGNATION
PROPOSED SPECIAL EXCEPTION
LAKESHORE RESIDENTIAL 2 (RL 2-1) ZONE &
PROPOSED LAKEFRONT RESIDENTIAL DESIGNATION
40 20 0 40 m
MEASUREMENTS
ARE METRIC
Z19016
L 8
PI 33267
L
PI
Grossett Rd
DL 1479
LF
PI 35175
PROPOSED ROAD
LOT A,
DL 1472, LD,
P1 KAP 66042
OTTER LAKE

Appendix B: GENERAL MAP




Appendix C: SPECIFIC MAP
Cariboo Regional District
N
SUBJECT PROPERTY
PROPOSED LOT 1 - PROPOSED RURAL 2 (RR 2) ZONE & PROPOSED RURAL RESIDENTIAL 2 DESIGNATION
PROPOSED LOT 2- PROPOSED SPECIAL EXCEPTION LAKESHORE RESIDENTIAL 2 (RL 2-1) ZONE & PROPOSED LAKEFRONT RESIDENTIAL DESIGNATION
40 20 0 40 m
MEASUREMENTS ARE METRIC
Z19016
L 8
33267
L
Pl
1
Grossett Rd
DL 1479
ROAD
+/- 773 sq. m
(To Contain Driveway)
+/- 298.4
+/- 20.0
+/- 153
DRIVEWAY
+/- 22.9
+/- 38.9
+/- 7.9
+/- 32.6
+/- 40.5
+/- 29.1
+/- 10.0
+/- 35.8
+/- 66
+/- 123.7
+/- 148.8
L F
Pl 35175
PROPOSED LOT 1
+/- 2.17 ha
PROPOSED LOT 2
+/- 1.75 ha
LOT A,
DL 1472, L.D.,
Pl KAP66042
+/- 4.15 ha
OTTER LAKE

Appendix D: ORTHOGRAPHIC MAP



Owner intends to build cabin and make more use of property on a seasonal, recreation basis. 10 acres too much, 5 acres plenty.

Describe the proposed use of the subject property and all buildings: Property is vacant, treed.

Describe the reasons in support for the application: 330m of lake frontage is not justified for one lot. Property shape will allow two lots with 100m-plus of south facing lake frontage.

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): South facing lakefront on Otter Lake.

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	☑	☐	☑	☐
Telephone	☑	☐	☑	☐
Community Water System	☐	☑	☐	☑
Community Sewer System	☐	☑	☐	☑
Sewage Disposal System	☐	☑	☑	☐
Well	☐	☑	☑	☐
Other (please specify)	☐	☐	☐	☐

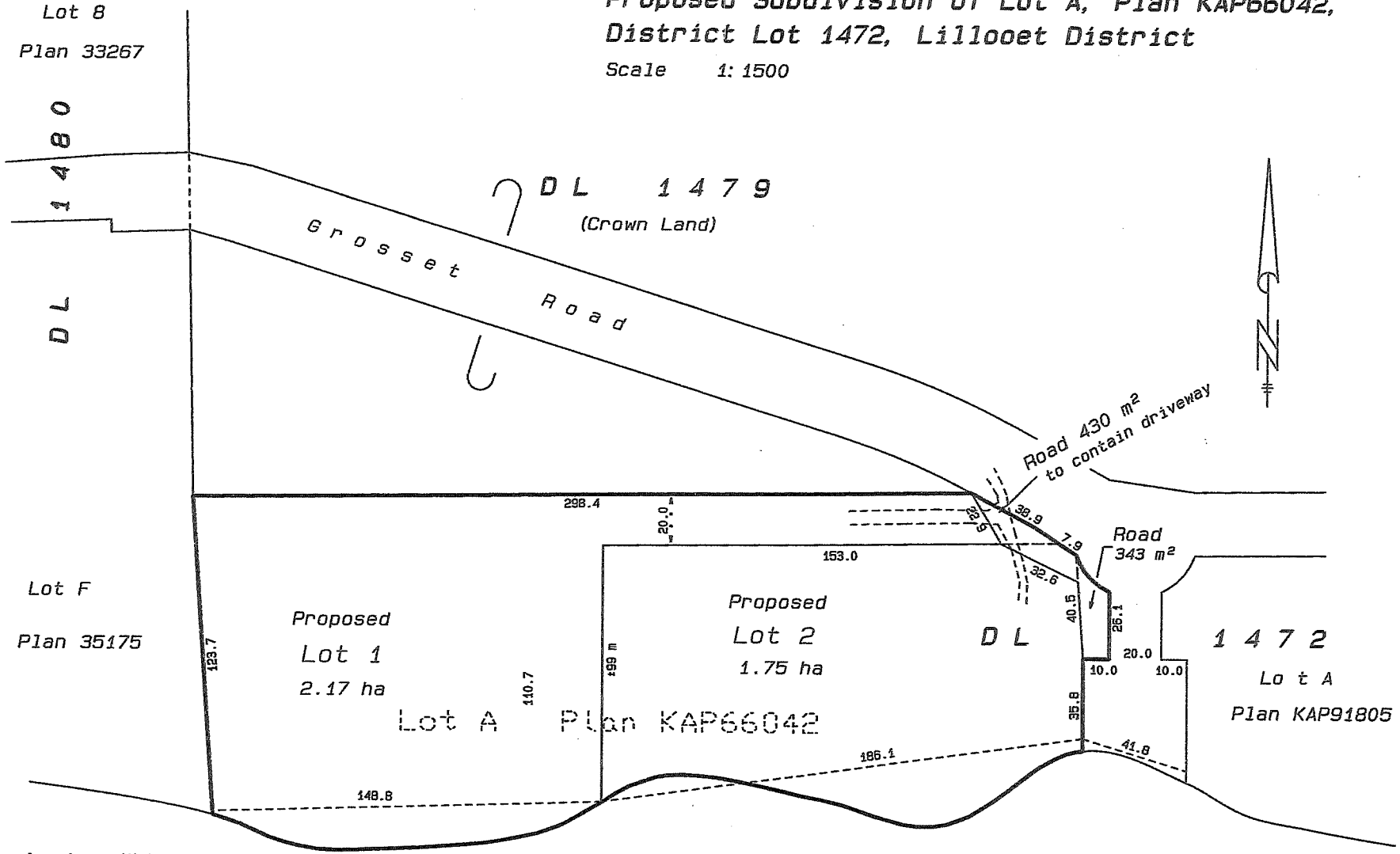
Requirements for Specific Application Types

Zoning and/ or Official Community Plan (OCP) Amendments (if applicable)

Proposed Zone(s):	Proposed OCP Designation(s):

Proposed Subdivision of Lot A, Plan KAP66042, District Lot 1472, Lillooet District

Scale 1: 1500



Drawn for: Loren Wiebe
January 2017.
Revised June, 2019.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.

250-395-6025 mkls@bcinternet.net
File: MK-1204
Dwg: 1204-PRO2

Interior Health
Every person matters

May 6, 2019

Nyree Alexander
Cariboo Regional District
Suite D, 180 North 3rd Ave
Williams Lake, BC V2G 2A4
mailto:nalexander@cariboord.ca

Dear Nyree Alexander:

RE: File #: OCP Amendment Bylaw 5208 and Zoning Amendment Bylaw 5209
Lot A, District Lot 1472, Lillooet District, Plan KAP66042
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

Bus: 1-855-744-6328, Option 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Kamloops Health Unit
519 Columbia Street
Kamloops, BC V2C2T8

Interior Health
Every person matters

July 25, 2019

Nyree Alexander
Development Services Clerk V
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake BC V2G 2A4
nalexander@cariboord.ca

Dear Ms. Alexander:

RE: File #: ZOCP1916
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

File No: 3360-20/20190016

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on May 6, 2019 in the Lone Butte Fire Hall, located at Lone Butte, BC, commencing at

PRESENT: Chair

Members
Alan Boyd Chris Lance ~~John~~
Justin Guimond Inga Udluft Jon Grieve

Recording Secretary Peter Crawshay

~~Owners~~/Agent, or
☐ Contacted but declined to attend Mike Kidston

ABSENT:

ALSO PRESENT: Electoral Area Director Willow MacDonald
Staff support (if present) none

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20190016 (Lot A, District Lot 1472, Lillooet District, Plan KAP66042)

Guimond / Boyd : "THAT the application to rezone/redesignate property at GROSSETT ROAD, be supported/~~rejected~~ for the following reasons:

i) in keeping with lot sizes immediately to the west

ii)

For: 5 ~~4~~ Against: ~~5~~ 0

CARRIED/~~DEFEATED~~

Termination

Udluft / Lance : That the meeting terminate.

CARRIED

Time: 8:00

P. Crawshay
Recording Secretary

Chair

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

Peter Crawshay, Chairperson, Area L APC

RESULTS OF PUBLIC HEARING

File No: 3360-20/20190016
Date: November 5, 2019
Location: Interlakes Community Hall at 7:30pm
Re: **REZONING/OCP AMENDMENT APPLICATION**

Persons Present:

- ☑ Director: Willow Macdonald
- ☐ Owner(s): Loren James Wiebe
- ☑ Agent: Michael Kidston Land Surveying Ltd.
- ☐ 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 7:30.

☐ 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 7:45.

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

Signature of Chair