



## Planning Application Information Sheet

**Application Type:** Rezoning/OCP Amendment

**File Number:** 3360-20/20210045

**Bylaw(s):** Interlakes Area Official Community Plan Amendment Bylaw No. 5341, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5342, 2021

**Electoral Area:** L

**Date of Referral:** August 19, 2021

**Date of Application:** July 28, 2021

**Property Owner's Name(s):** DLK INVESTMENTS INC

**Applicant's Name:** Cariboo Geographic Systems

---

### SECTION 1: Property Summary

---

**Legal Description(s):** Lot 1, District Lots 4284 and 4288, Lillooet District, Plan KAP75019

**Property Size(s):** 200 ha (494.19 ac)

**Area of Application:** 200 ha (494.19 ac.)

**Location:** Brown Road

**Current Designation:**  
Agricultural, Resource

**Min. Lot Size Permitted:**  
32 ha (79.07 ac.)

**Proposed Designation:**  
Rural Residential 1  
Rural Residential 2  
Rural Residential 3  
Resource Area  
Lakefront Residential

**Min. Lot Size Permitted**  
4 ha (9.88 ac.)  
2 ha (4.94 ac.)  
0.8 ha (1.98 ac.)  
32 ha (79.07 ac.)  
0.8 ha (1.98 ac.)

**Current Zoning:**  
Resource /Agricultural (RA 1)

**Min. Lot Size Permitted:**  
32 ha (79.07 ac.)

**Proposed Zoning:**

Special Exception RR 1-9  
 Special Exception RR 2-2  
 Special Exception RR 3-7  
 Special Exception RA 1-2  
 Lakeshore Residential (RL 2)

**Min. Lot Size Permitted:**

4 ha (9.88 ac.)  
 2 ha (4.94 ac.)  
 0.8 ha (1.98 ac.)  
 32 ha (79.07 ac.)  
 0.8 ha (1.98 ac.)

**Proposal:** To subdivide into 43 residential, rural residential, and resource/agricultural lots, ranging in size from 1 ha (2.5 ac.) to 47.6 ha (117.6 ac.)

**No. and size of Proposed Lots:** 7 lots: 1 ha - 1.2 ha (2.47 ac. - 2.96 ac.)

19 lots: 1.3 ha - 2.6 ha (3.21 ac. - 6.42 ac.)

16 lots: 4 ha - 13.3 ha (9.88 ac. - 32.8 ac.)

1 lot: 47.6 ha (117.61 ac.)

**Existing Buildings:** N/A

**Proposed Buildings:** None

**Road Name:** Brown Road

**Road Type:** Gravel/Dirt Road

**Within the influence of a Controlled Access Highway:** N/A

**Services Available:** None currently; Hydro, Telephone, Sewage Disposal Systems, and Well are readily available.

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** Yes - Riparian and Septic

**Name of Lake/Contributing River:** Lesser Fish Lake, Unnamed Seasonal Creeks

**Lake Classification:** Low

**Within Development Permit Area:** Yes

**Development Permit Area Name:** Development Permit Area No. 2 Aquatic Habitat Ecosystem Protection

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	5.89 ha (14.56 ac.) - 22.26 ha (55 ac.)
(b) South	061 2 Acres Or More (Vacant)	146.90 ha (363 ac.)

(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	7.31 ha (18.06 ac.) - 12.54 ha (31 ac.)
	061 2 Acres Or More (Vacant)	5.73 ha (14.16 ac.) - 12.89 ha (31.87 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.11 ha (10.16 ac.) - 58.9 ha (10.16 ac.)

---

## PLANNING COMMENTS

---

It is proposed to rezone a 200 ha (494.19 ac.) property to subdivide into 43 residential, rural, and agricultural parcels. The property, Lot 1, District Lot 4288, Lillooet District, Plan KAP75019, and District Lot 4284 is currently zoned Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw, 3501, 1999 and designated Resource and Agricultural in the Interlakes Area Official Community Plan Bylaw, 3906, 2004.

The 43 proposed lots would be made up of the following:

- 7 Lakeshore Residential 2 (RL 2) and Lakefront Residential zoned and designated lots;
- 3 Special Exception RR 3-7 and Rural Residential 3 zoned and designated lots;
- 16 Special Exception RR 2-2 and Rural Residential 2 zoned and designated lots;
- 16 Special Exception RR 1-9 and Rural Residential 1 zoned and designated lots; and
- 1 Special Exception RA 1-2 and Resource zoned and designated lot.

The Special Exception zones are proposed by the applicant to limit non-residential uses on the properties, such as intensive livestock agricultural operations and sawmill operations that would be permitted in some of the zones but are not desired by the developer as land uses for this subdivision. Zone provisions such as minimum lot size and setbacks will maintain the existing zoning requirements. This proposal includes a road plan that would connect to Brown Road.

### Location and Surrounding:

The subject property is located at the end of Brown Road, with water frontage on Lesser Fish Lake, which Bridge Creek flows both in and out of. The property contains some unnamed creeks and unmarked fen wetlands. The property was previously subject to selective logging with some areas such as the lakeshore and steeper slopes not having been harvested. The terrain, as indicated by the applicant, is mostly gently rolling with some steeper slopes. Terrain considerations prior to application ensure that the proposed lots all have sufficient area for septic and water systems. The land is moderately wooded with aspen and thinned patches of conifers. The surrounding properties are rural residential lots and large resource agricultural parcels. Lesser Fish Lake also has smaller lakeshore properties along its north shore.

## CRD Regulations and Policies:

### *3906 Interlakes Area Official Community Plan Bylaw, 2004*

#### **2.0 RESOURCE AREA/UNSURVEYED CROWN LAND**

##### 2.2 Policies:

6. Consider fire hazard risk when designing subdivisions, including, but not limited to:
  - a) By providing for sufficient access/egress routes;
  - b) Require the posting of any signage for street names; and,
  - c) Suggesting that any building schemes incorporate fireproof building materials.

#### **5.0 RESIDENTIAL**

##### 5.1 Objectives:

1. To maintain the rural character of the area, by permitting a range of lot areas.
2. To encourage a range of housing types to provide affordable housing and housing to address special needs.
3. To consider new residential development with regard to preservation of the natural environment.
6. To create lot site areas that permit the effective functioning of on-site septic systems and encourage site planning to provide for a replacement septic field.

### *Cariboo Regional District Agricultural Policy 2016-9-9*

#### **4. GENERAL POLICIES**

- d) Development Applications (Official Community Plan amendments, Rezoning and Temporary Use Permit) proposing land use other than agricultural or parcel size less than 4.0 hectares (9.88 acres) that are adjoining lands located in the Agricultural Land Reserve or that is adjoining lands associated with active agricultural operations, should incorporate and maintain buffering and fencing on the non-agricultural side of the edge in accordance with Sections 5.1 and 5.2. *(Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.)*

## Rationale for Recommendations:

Planning staff are supportive in principle of the requested zoning amendment in the Interlakes Area Official Community Plan area. Staff recommend that a Public Information Meeting be held

due to the large scale of this proposal. Staff note that some agricultural operations will be permitted in some of the proposed zones, but the uses are limited so as to reduce noxious uses in proximity to each other. As such intensive livestock operations is not included as a proposed use.

As the property contains waterfrontage and aquatic features throughout the site it will require compliance with the Cariboo Regional District Shoreland Management Policy. A riparian area assessment was provided with the application. The biologist who conducted assessment noted significant wetlands on the property, not all of which were noted in the various databases used by both the biologist and planning staff. The biologist recommended a wetland management plan ensuring a minimum riparian buffer of 5 m (16.4 ft.) consisting of native vegetation. The biologist concluded that the subdivision proposal, provided it follows the recommendations of the report, will not substantially affect the lakeshore riparian functions. Other physical constraints on the property include an area of steep slopes. While most of the property is described as gentle in characteristic, the contour maps and description of the property provided by the applicant indicate some ridges with steeper gradients. CRD Planning staff require that a geotechnical assessment identifying hazard areas unsuitable for building be completed in accordance with Development Approval Information Bylaw No. 5008, 2016.

The Interlakes Area Official Community Plan also requires a housing assessment demonstrating the need for development according to supply and demand demonstrated by real estate trends in the area. A consulting firm has analyzed real estate and assessment trends, including comments on the effects of the COVID-19 pandemic on the 2020-2021 real estate markets, and determined there to be insufficient supply of both lakefront and upland lots to meet the five-year demand. The report summarized data for the Rural Bridge Lake and Green Lake neighbourhood. The analysis concluded that the trending sales of vacant lakefront lots over a five-year period is estimated to be 20 lots per year while upland vacant lot trends are estimated be 25 to 30 lots per year. The lower than typical turnover rates demonstrated in the report conclude that the supplies of each lot type are insufficient for the five-year demand.

To protect agricultural lands, Section 4 (f) of the Agricultural Policy requires a minimum lot size of 4.0 ha (9.88 ac.) for property being rezoned to facilitate a subdivision adjacent to land associated with active agricultural operations. In accordance with the Agricultural Policy, fencing will be required along the south side of the property as this portion of the property borders Crown Range lands. The Ministry of Forests, Lands, and Natural Resource Operations has no concerns with the proposed rezoning. The proposed subdivision will meet this requirement. The applicants have included an intention to fence the shared boundary. Planning staff note that an access is being provided between Lots 27 and 40 to the Range Lands beyond. A cattleguard or gate will be required at this access and egress point.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning. It is noted that at subdivision stage further consideration will be given towards road construction and dedication, access, proof of water, sewage disposal,

environmental, geotechnical, and archaeological review, access to lands beyond and water, and referral for First Nations Consultation.

Other CRD staff have also had a chance to review the application. The CRD Community Services department had no comments. The CRD Building Services department reports no objection to the proposal. Any new construction will require a building permit.

The CRD Protective Services department requires the applicant install a dry hydrant and ensure the local Interlakes Fire Department has access to said hydrant. The development will be required to apply for any related licenses for water uses such as wells or lake access. If the developer wishes to install cisterns for firefighting, they will be having to meet the required fire flows for the designated buildings. All provisions for firefighting as defined in the BC Building Code must be applied where relevant. The applicant has expressed that fire protection infrastructure will be installed during the road construction phases. The applicant will work with CRD Protective Services and the Interlakes VFD during the subdivision stage. The applicant also proposes a Building Scheme which will include Fire Smart principles. Finally, the CRD will not commit to assuming responsibility or ownership of any infrastructure at this time.

An Archaeological Impact Assessment of the property will be undertaken. The applicant indicated that an archaeologist has been retained and the assessment will be completed before construction begins.

The Area 'L' Advisory Planning Commission (APC) has voiced support of the application, however it was recommended to substantially reduce the number of waterfront lots. Planning staff advise that many of the concerns regarding the development of waterfront lots will be addressed by the Shoreland Management Policy. The public information meeting will also gather information regarding the character of the neighbourhood and general acceptance in the community.

#### Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5341, 2021 be read a first time.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5342, 2021 be read a first time. Further, that second reading be subject to a public meeting being held at the applicant's expense.

Further that adoption be subject to the following:

- i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5341, 2021.
- ii. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage

- disposal system and riparian protection and that the covenant address buffer requirements around wetlands as specified in the riparian assessment;
- iii. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing, buffering and cattleguards;
  - iv. A geotechnical hazard assessment identifying slope conditions and hazardous areas unsuitable for building.

---

## REFERRAL COMMENTS

---

Health Authority:

No response

Ministry of Transportation and Infrastructure: August 24, 2021

Please note that should the subdivision application move forward, the Ministry will now require all subdivision proposals undertake First Nations Consultation.

Therefore the proposal will require full consultation as well as items mentioned below.

August 23, 2021

2021-04650

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please note this in no way constitutes subdivision approval, items to be considered at subdivision stage may include but not limited to:

- Road construction and/or Dedication
- Access
- Proof of Water
- Sewage Disposal
- Environmental Review
- Geotechnical Review
- Archaeological Assessment and/or Study
- Access to Lands Beyond
- Access to Water

Advisory Planning Commission: September 13, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

FLNRORD - Range: August 20, 2021

No concerns.

CRD Community Services Department: August 31, 2021

No questions or concerns.

CRD Protective Services Department: September 14, 2021

As these are dwelling units, most of my code does not apply. However, please see the following points:

- The developer will have to make application to install a dry hydrant and ensure the development plan included FD access to said hydrant;
- If the developer wishes to install cisterns for firefighting, they will have to meet the required fire flows for the designated building(s);
- The developer will be required to apply for any related licenses for water usage such as wells or direct lake access;
- All provisions for firefighting as defined in the BC Building Code must be applied where relevant;
- The CRD will not commit to assuming responsibility/ownership of any infrastructure at this time.

---

## ATTACHMENTS

---

Appendix A: Bylaw 5341 and 5342

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicants Supporting Documentation

Advisory Planning Commission Comments

Consulting Report on Lesser Fish Lake – Thompson Rivers Appraisals





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5341

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "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 "Interlakes Area Official Community Plan Amendment Bylaw No. 5341, 2021".

2. AMENDMENT

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

Redesignating Lot 1, District Lots 4284 and 4288, Lillooet District, Plan KAP75019 from Resource Area and Agricultural designations to Rural Residential 1, Rural Residential 2, Rural Residential 3, Resource Area, and Lakefront Residential designations as shown on Schedule "A".

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

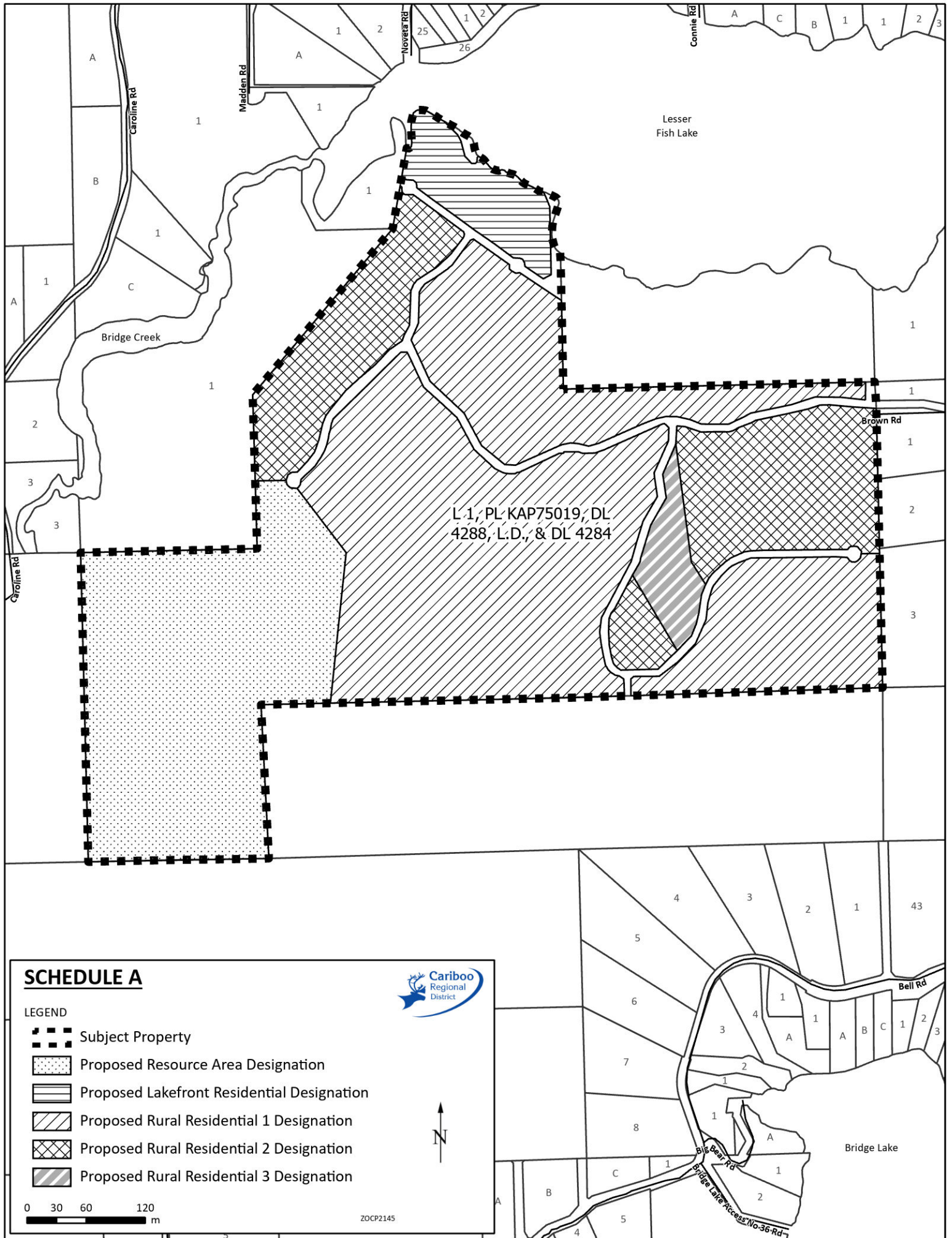
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

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

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5341, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5341, 2021", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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



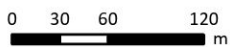
L 1, PL KAP75019, DL 4288, L.D., & DL 4284

### SCHEDULE A



LEGEND

-  Subject Property
-  Proposed Resource Area Designation
-  Proposed Lakefront Residential Designation
-  Proposed Rural Residential 1 Designation
-  Proposed Rural Residential 2 Designation
-  Proposed Rural Residential 3 Designation



ZOC2145



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5342

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. 5342, 2021".

2. AMENDMENT

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

i) Including Section 5.18.3.9 into Schedule "A" as follows:

5.18.3.9 Special Exception RR 1-9 Zone (3360-20/20210045)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-9, the permitted non-residential uses shall be limited to:

b) NON-RESIDENTIAL USES

- i) A home occupation or home industry ancillary to a permitted residential use;
- ii) Bed and Breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
- iii) Agricultural operations, including horticulture, silviculture, livestock, beekeeping and aquaculture, excluding intensive livestock operations;
- iv) Ancillary buildings.

All other provisions of the RR 1 zone shall apply

ii) Including Section 5.19.3.2 into Schedule “A” as follows:

5.19.3.2 Special Exception RR 2-2 Zone (3360-20/20210045)

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

b) NON-RESIDENTIAL USES

- i) A home occupation or home industry ancillary to a permitted residential use;
- ii) Bed and Breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
- ii) Ancillary buildings.

All other provisions of the RR 2 zone shall apply

iii) Including Section 5.20.3.7 into Schedule “A” as follows:

5.20.3.7 Special Exception RR 3-7 Zone (3360-20/20210045)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-7, the permitted non-residential uses shall be limited to:

b) NON-RESIDENTIAL USES

- i) A home occupation or home industry ancillary to a permitted residential use;
- ii) Bed and Breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
- ii) Ancillary buildings.

All other provisions of the RR 3 zone shall apply

iv) Including Section 5.21.3.2 into Schedule “A” as follows:

5.21.3.2 Special Exception RA 1-2 Zone (3360-20/20210045)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RA 1-2, the permitted non-residential uses shall be limited to:

b) NON-RESIDENTIAL USES

- i) A home occupation or home industry ancillary to a permitted residential use;
- ii) Bed and Breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
- iii) Agricultural operation, including horticulture, silviculture, livestock, beekeeping and aquaculture, excluding intensive livestock operations;

- iv) Slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- v) Ancillary buildings.

All other provisions of the RA 1 zone shall apply

- v) rezoning Lot 1, District Lots 4284 and 4288, Lillooet District, Plan KAP75019 from Resource/Agricultural (RA 1) zone to Special Exception RR 1-9, Special Exception RR 2-2, Special Exception RR 3-7, Special Exception RA 1-2, and Lakeshore Residential (RL 2) zones as shown on Schedule "A"; and
- vi) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

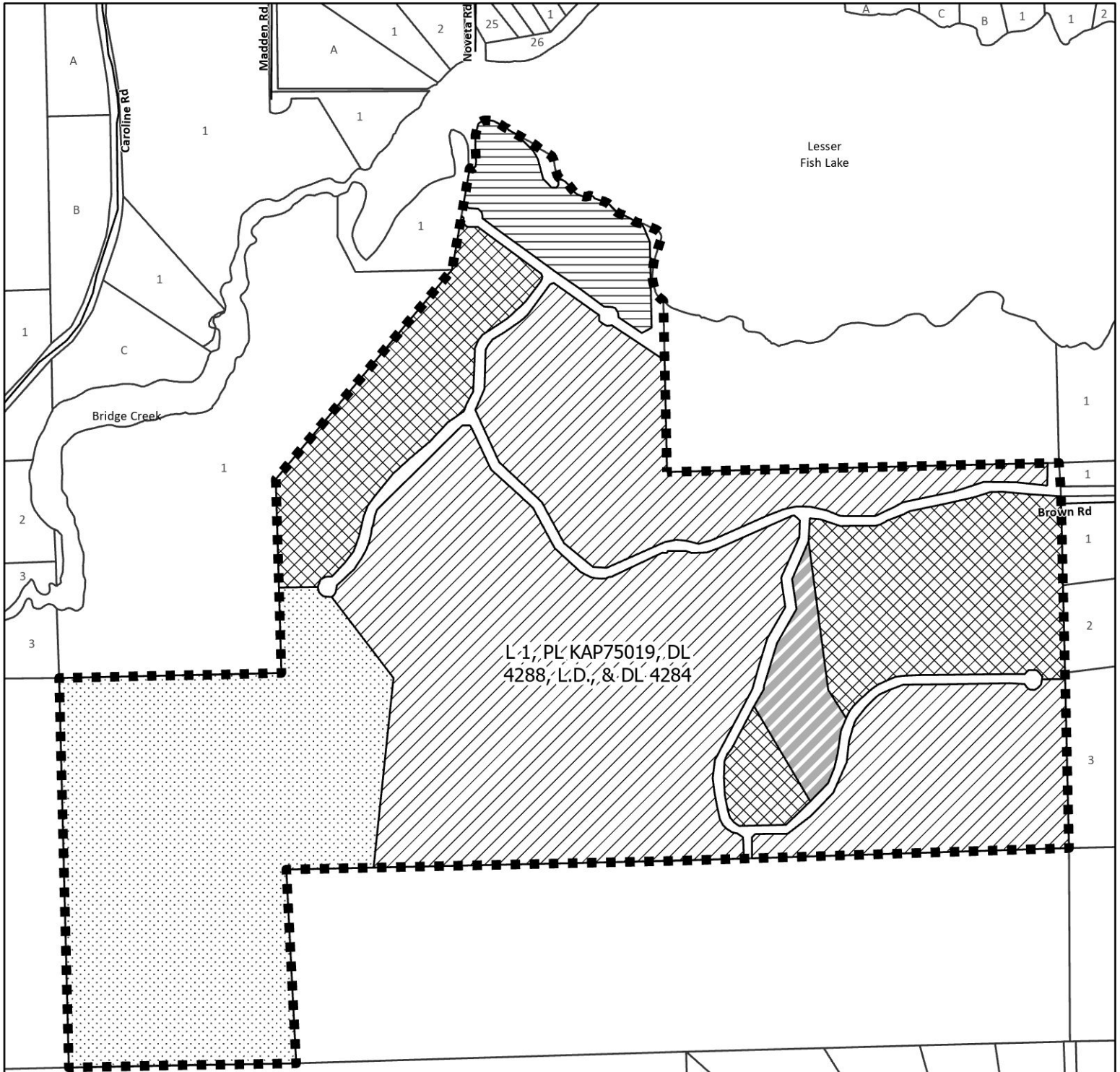
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

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

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5342, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5342, 2021", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.







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

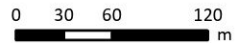


L-1, PL KAP75019, DL 4288, L.D., & DL 4284

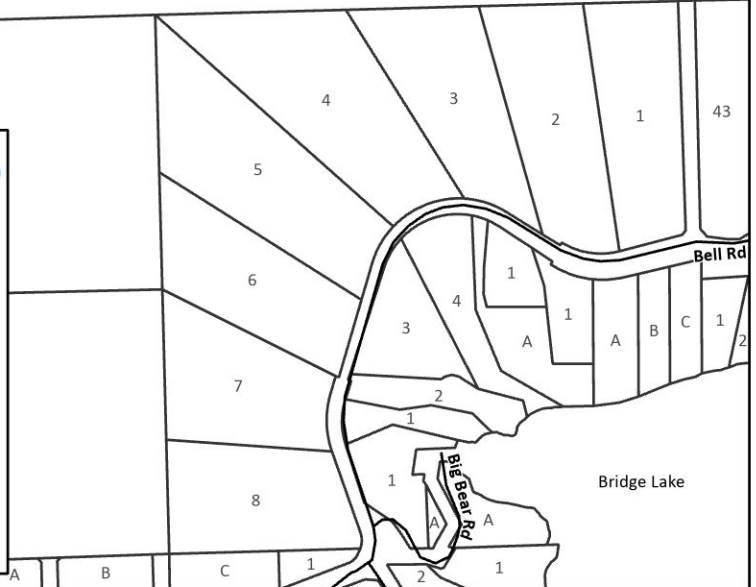
### SCHEDULE A

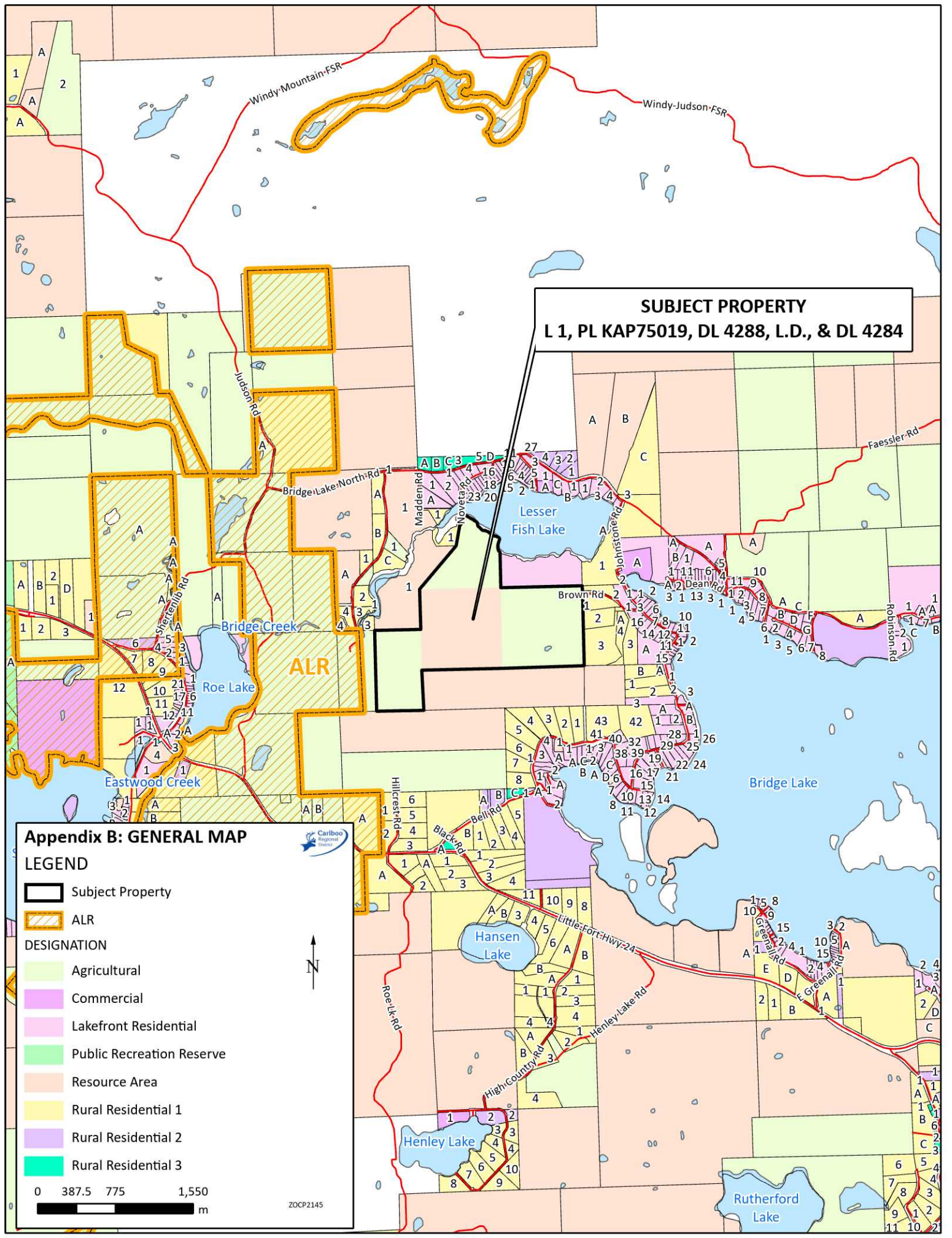
LEGEND

-  Subject Property
-  Proposed Special Exception RA 1-2 Zone
-  Proposed Lakeshore Residential 2 (RL 2) Zone
-  Proposed Special Exception RR 1-9 Zone
-  Proposed Special Exception RR 2-2 Zone
-  Proposed Special Exception RR 3-7 Zone



ZOCP2145





**SUBJECT PROPERTY**  
**L 1, PL KAP75019, DL 4288, L.D., & DL 4284**

**Appendix B: GENERAL MAP**

**LEGEND**

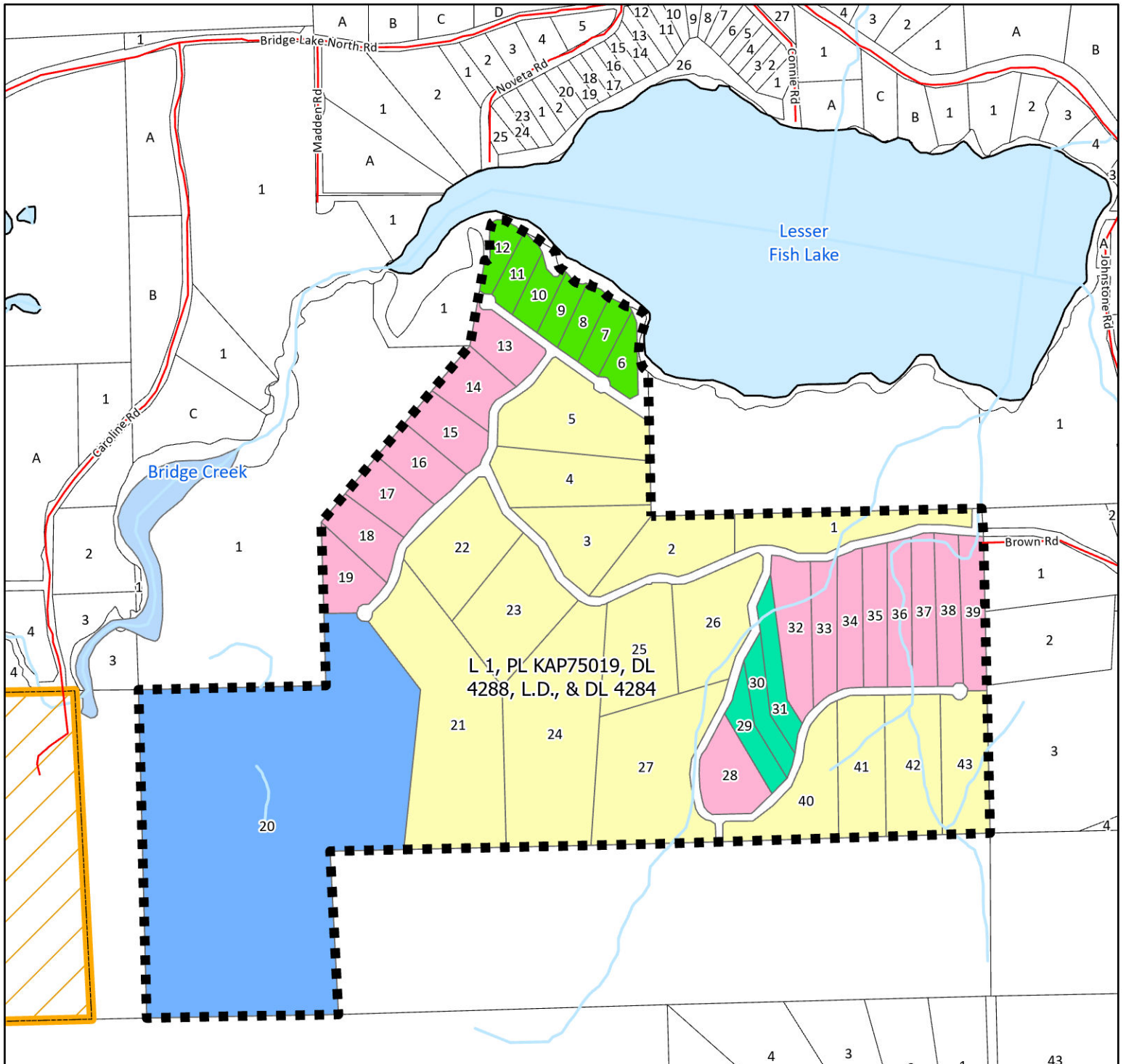
-  Subject Property
-  ALR
- DESIGNATION**
-  Agricultural
-  Commercial
-  Lakefront Residential
-  Public Recreation Reserve
-  Resource Area
-  Rural Residential 1
-  Rural Residential 2
-  Rural Residential 3



ZOCP2145












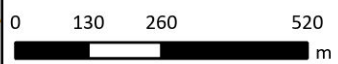


L 1, PL KAP75019, DL 4288, L.D., & DL 4284

### Appendix C: SPECIFIC MAP

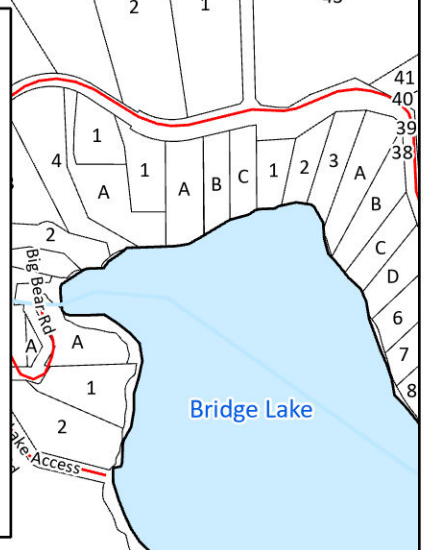
#### LEGEND

-  Subject Property
-  ALR
-  Proposed Special Exception RA 1-2 Zone/ Resource Area Designation
-  Proposed Lakeshore Residential 2 (RL 2) Zone/ Lakefront Residential Designation
-  Proposed Special Exception RR 1-9 Zone/ Rural Residential 1 Designation
-  Proposed Special Exception RR 2-2 Zone/ Rural Residential 2 Designation
-  Proposed Special Exception RR 3-7 Zone/ Rural Residential 3 Designation

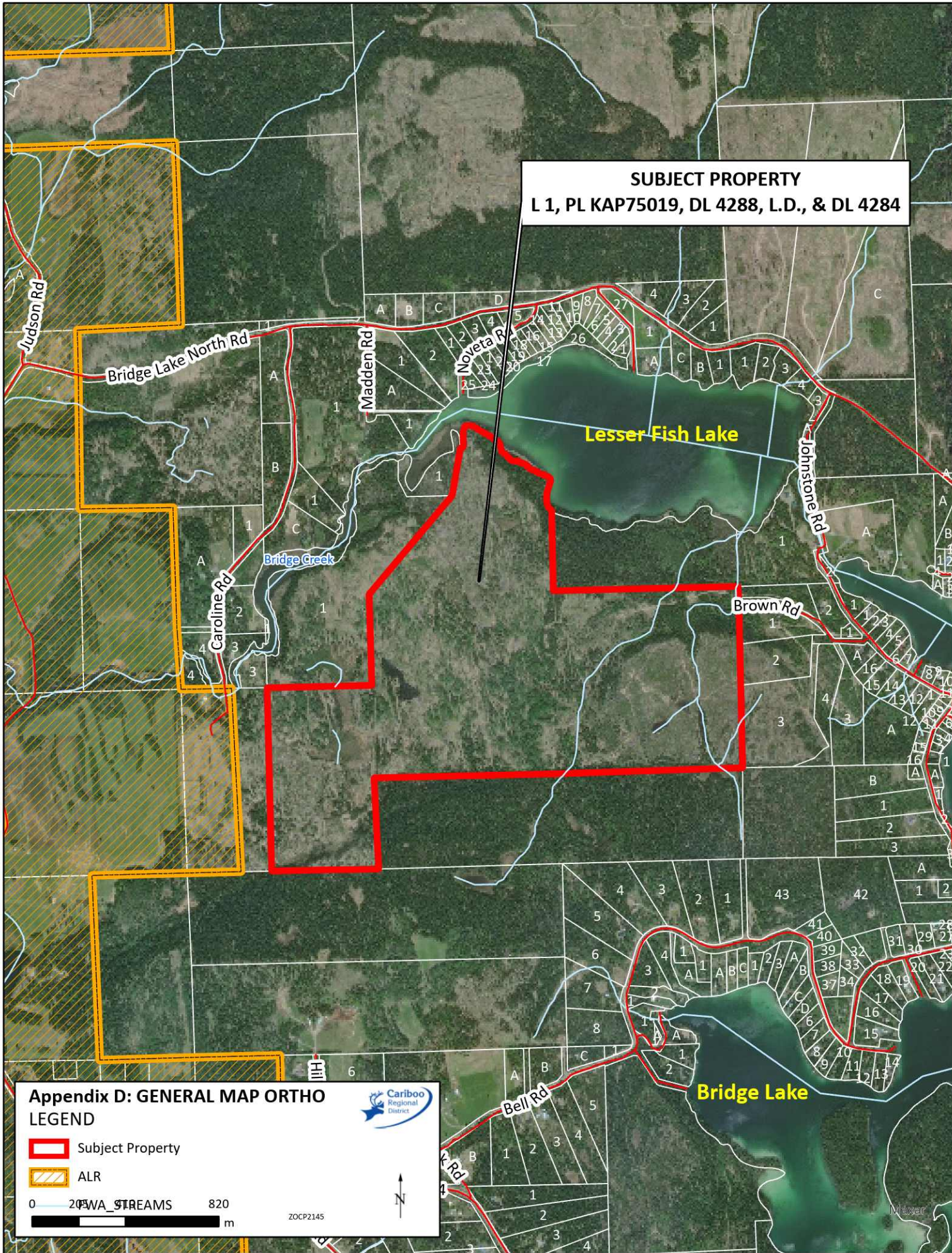


MEASUREMENTS ARE METRIC



ZOCP2145



**SUBJECT PROPERTY**  
L 1, PL KAP75019, DL 4288, L.D., & DL 4284



**Appendix D: GENERAL MAP ORTHO  
LEGEND**

-  Subject Property
-  ALR

0 20FWA STREAMS 820  
m

ZOC P2145



Maxar

## Reason of Support

This application is to rezone and redesignate within the Official Community Plan Lot 1, District Lots 4284 and 4288, Lillooet District, Plan KAP75019. The 200 ha property is located on the south side of Lesser Fish Lake and is accessed by Brown Road. The proposed development is intended for residential and recreational land use purposes.

The land was selectively logged several years ago by a previous owner. There are still areas that did not get harvested. These are mostly along the lakeshore and on the steeper slopes. The rest of the land is moderately wooded in aspen and thinned conifer patches. Since the logging the land has sat vacant and unused. The terrain is mostly gently rolling with some steeper slopes. The terrain was considered in the design of the development to ensure all proposed lots have sufficient area for building sites, septic areas, and setback requirements.

The concept is to supply a mixed use residential and recreational development offering a range of different lot sizes. This will maintain the rural character of the neighbourhood, appealing to the future owners. A Riparian Assessment has been done and its recommendations will be followed to ensure preservation of the natural environment. The owners will register a statutory building scheme on the lots to govern the form and character of the future use of the land as well as implementing fire smart principles for the properties and future buildings.

To accommodate the owner's objectives for the character and future land uses we are proposing five different zones across the land.

### **1) Lakeshore Residential 2 (RL 2) Zone**

Proposed Lots 6-12

This zone was created as a result of the Interlakes OCP. The standard zone is being applied for

### **2) Resource / Agricultural (RA 1) Zone**

Proposed Lot 20

#### **a) Residential uses:**

- i) A single-family residential dwelling; or
- ii) A two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) A temporary dwelling unit in conjunction with a single-family residential dwelling.

#### **b) Non-Residential uses:**

- v) A home occupation or a home industry ancillary to a permitted residential use;
- vi) Bed and breakfast accommodation or rooming and boarding accommodations ancillary to a permitted residential use;
- xii) Agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, beekeeping and aquaculture;

- xiv) Slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation.
- xiii) Ancillary buildings

All other zone provisions shall apply.

### **3) Rural 1 (RR 1) Zone**

Proposed Lots 1 to 5, 21 to 27 and 40 to 43.

We are proposing a special exception zone as follows.

#### a) Residential uses:

- i) A single-family residential dwelling; or
- ii) A two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) A temporary dwelling unit in conjunction with a single-family residential dwelling.

#### b) Non-residential uses:

- v) A home occupation or a home industry ancillary to a permitted residential use;
- vi) Bed and breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
- xiv) Agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, beekeeping and aquaculture;
- xxii) Ancillary buildings

All other zone provisions shall apply

### **4) Rural 2 (RR 2) Zone**

Proposed Lots 13 to 19, 28 and 32 to 39

We are proposing a Special Exception Zone as follows

#### a) Residential uses:

- i) A single-family residential dwelling; or
- ii) A two-family residential dwelling unit / duplex; or

- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
  - iv) One (1) carriage house and must be subordinate to a single-family residential dwelling.
  - v) A temporary dwelling unit in conjunction with a single-family residential dwelling.
- b) Non-residential uses:
- v) A home occupation or a home industry ancillary to a permitted residential use:
  - vi) Bed and breakfast accommodation or rooming and boarding accommodation ancillary to a permitted residential use;
  - xx) Ancillary buildings

All other zone provisions shall apply.

### 5) Rural 3 (RR 3) Zone

Proposed Lots 29 to 31

We are proposing a Special Exception Zone as follows

- a) Residential uses:
- i) A single-family residential dwelling; or
  - ii) A two-family residential dwelling unit / duplex; or
  - iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
  - iv) One (1) carriage house and must be subordinate to a single-family residential dwelling.
  - v) A temporary dwelling unit in conjunction with a single-family residential dwelling.
- b) Non-residential uses:
- iv) a home occupation or a home industry ancillary to a permitted residential use;
  - v) Bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
  - xiii) Ancillary buildings.

All other zone provisions shall apply.

The Special Exception Zones are being proposed to limit the allowable uses within the standard zones. The owners want to do this to establish a unique character for the development, to ensure compatible land uses throughout the development and to lessen traffic on the roads. They believe the proposed zones will accomplish these objectives.

The Land Title Act will require a public access be provided to Lesser Fish Lake. Due to the slope down to the lake a road and boat launch can not be built to Provincial standards. To comply with the Act a road will be dedicated and within it a trail will be constructed. The trail will allow upland owners to pack a canoe or kayak down to the lake. A parking area will be provided at the top of the slope for vehicles. If

the Ministry approves this proposal, it will mean the development will not increase motorized boat use on Lesser Fish Lake.

This property is only accessible from Brown Road. There is no ability to provide an alternate access. Because of this the owners will implement, through the building scheme, requirements to meet all Fire Smart Principles for land use and future buildings. They will also work closely with the Interlakes Fire Department to install, at the road construction stage, infrastructure to assist in fire protection. This could include strategically placed water cisterns, their requirements for access to the lake and ponds for pump installation and other infrastructure that will assist in fighting a fire if it occurs. No other development in the area presently offers this level of safety.

A Riparian Assessment has been done and submitted with this application. The report identified that the lake shore vegetation is largely undisturbed and the building sites, because of the terrain will be well set back from the lake. The wetlands and small ponds on the property are recommended to have a 5 metre buffer zone around them to prevent disturbance and the proposed stream crossing is adequate. The owners are happy to comply with all recommendations of the Biologist and can enter into a covenant for the recommendations to make future owners comply.

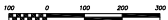
There is a recorded archaeology site in fairly close proximity to this land. The owners have proactively retained an Archaeologist to perform an Archaeological Impact Assessment. They did this so that if something is found on the land it will be found and protected before any construction occurs. We are just waiting for the required permits to be issued so the field assessment can start.

The land to the south is Crown Land tenured as range. The common boundary will be fenced, and the appropriate buffer zones will be created in lots that share these boundaries. All agricultural policies of the Regional District will be met.

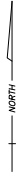
This land has sat vacant and unused for several year. This is not good land use planning. Even though it is a large property it is not conducive for an agricultural use. The land is not within the Agricultural Land Reserve which is a good indication of it's potential. The terrain, wetlands and climate all contribute to the poor agricultural potential. The land is not suitable for a resource use and that would not be appropriate in this area of Interlakes.

The owners want to create a unique and special neighbourhood. One that has character and will appeal to future owners who respect the land like they do. They spent a lot of time on the ground to arrive at a development design that will accomplish their objectives. They also elected not to maximize the number of possible lots, which is rare. By proposing the Special Exception Zones and implementing a complete Building Scheme they believe that this development will be an asset to the Interlakes area, it will create a liveable neighbourhood and protect all environmental attributes. All of this can be done ensuring the safety of the future landowners.

SKETCH SHOWING PROPOSED SUBDIVISION OF LOT 1, DISTRICT LOTS 4284 AND 4288, LILLOOET DISTRICT, PLAN KAP75019



THE INTENDED PLOT SIZE OF THIS PLAN IS SHOWN IN BOLD BY 500mm IN HEIGHT (0 SIZE) WHEN PLOTTED AT A SCALE OF 1:2000  
 DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED  
 BCDS MAPSHEET: 92P.056 AND 92P.057  
 PID: 005-659-650

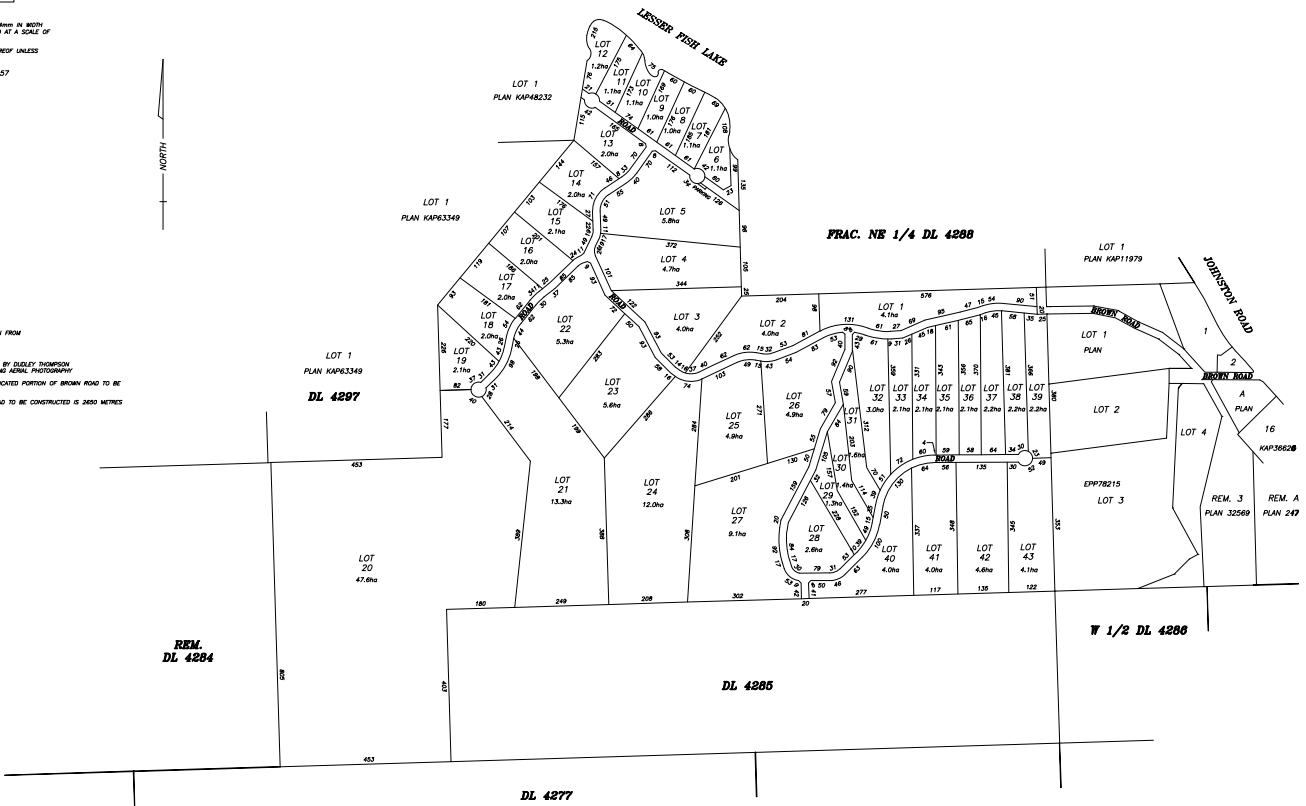


LEGEND  
 DL DENOTES DISTRICT LOT  
 REM DENOTES RESERVANCE  
 HA DENOTES HECTARES  
 FRAC DENOTES FRACTIONAL

DRAWN FOR: OLA INVESTMENTS INC.  
 DRAWN ON: APRIL 15, 2021  
 LEGAL SURVEY INFORMATION WAS TAKEN FROM PLAN KAP75019

CONTOUR INTERVAL IS 2 METRES  
 TOPOGRAPHICAL INFORMATION PROVIDED BY GALEY THOMPSON MAPPING AND WAS TAKEN FROM EXISTING AERIAL PHOTOGRAPHY  
 THE APPROXIMATE LENGTH OF THE DEDICATED PORTION OF BROWN ROAD TO BE BUILT IS 490 METRES  
 THE APPROXIMATE LENGTH OF NEW ROAD TO BE CONSTRUCTED IS 2650 METRES

LOTS 1 TO 5, 21 TO 27 AND 40 TO 47 TO BE ZONED SPECIAL EXCEPTION A12
LOTS 12 TO 15, 28, AND 32 TO 38 TO BE ZONED SPECIAL EXCEPTION A12
LOTS 29 TO 31 TO BE ZONED SPECIAL EXCEPTION A12
LOT 30 TO BE ZONED SPECIAL EXCEPTION A12
LOT 6 TO 12 TO BE ZONED R12



CARIBOO GEOGRAPHIC SYSTEMS PO BOX 1216, 100 MAIN ST. BC PHONE NO. 250-265-6577		
FILE NUMBER	DATE	DRAWING NUMBER
2185	2021-04-15	2185-005-2021plan04

SKETCH SHOWING PROPOSED SUBDIVISION OF  
 OF LOT 1, DISTRICT LOTS 4284 AND 4288,  
 LILLOOET DISTRICT, PLAN KAP75019

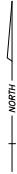


THE INTENDED PLOT SIZE OF THIS PLAN IS BEHIND IN BODY  
 BY 500mm IN HEIGHT (0 SIZE) WHEN PLOTTED AT A SCALE OF  
 1:2000

DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS  
 OTHERWISE INDICATED

BCCS MAPSHEET: 92P.056 AND 92P.057

PROJ: 025-859-850



LEGEND

- DL DENOTES DISTRICT LOT
- REM DENOTES REMAINDER
- HA DENOTES HECTARES
- FRAC DENOTES FRACTIONAL

DRAWN FOR: OLA INVESTMENTS INC.  
 DRAWN ON: APRIL 15, 2021

LEGAL SURVEY INFORMATION WAS TAKEN FROM  
 PLAN KAP75019

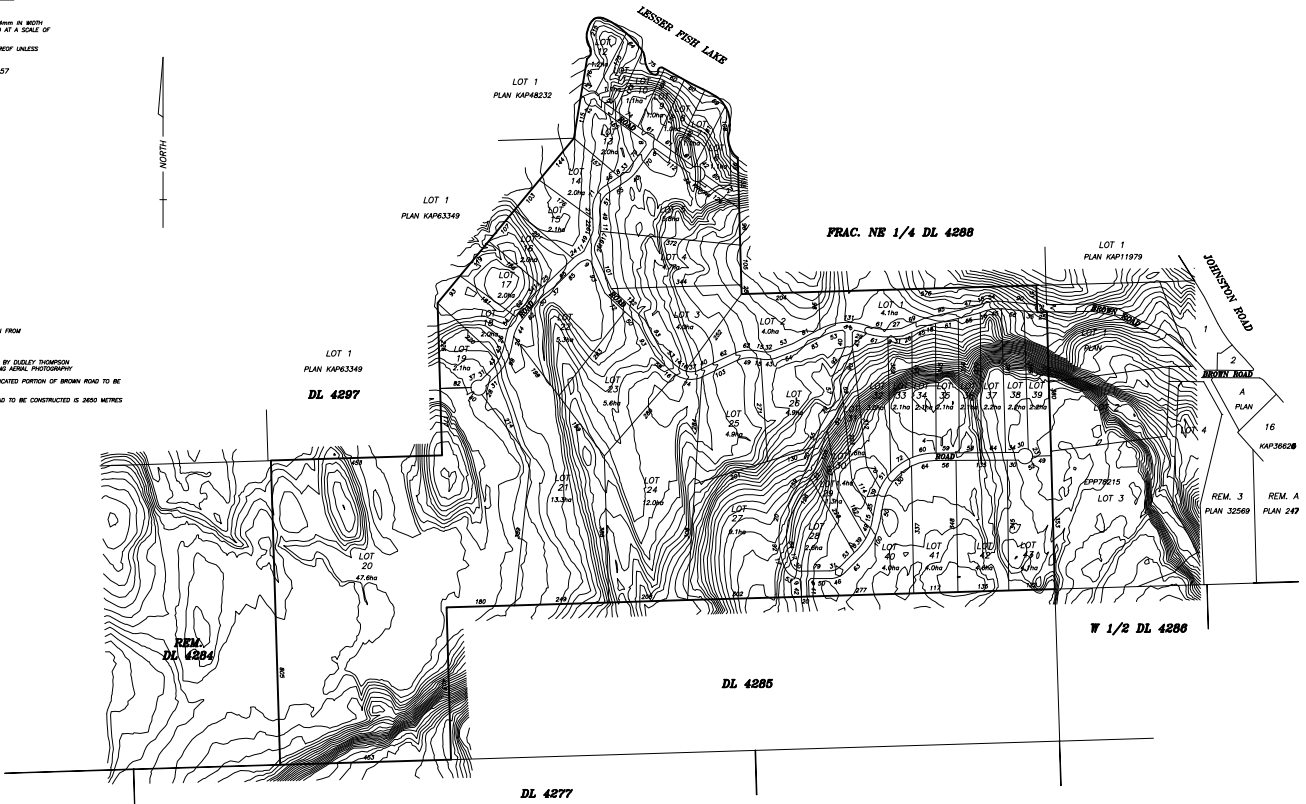
CONTOUR INTERVAL IS 2 METRES

TOPOGRAPHICAL INFORMATION PROVIDED BY GUSLEY SURVEYING  
 MAPPING AND WAS TAKEN FROM EXISTING AERIAL PHOTOGRAPHY

THE APPROXIMATE LENGTH OF THE DEDICATED PORTION OF BROWN ROAD TO BE  
 BUILT IS 480 METRES

THE APPROXIMATE LENGTH OF NEW ROAD TO BE CONSTRUCTED IS 2650 METRES

LOTS 1 TO 5, 27 TO 32 AND 40 TO 42 TO BE ZONED SPECIAL EXCEPTION #11
LOTS 12 TO 15, 26, AND 37 TO 39 TO BE ZONED SPECIAL EXCEPTION #12
LOTS 28 TO 31 TO BE ZONED SPECIAL, EXCEPTION #13
LOT 20 TO BE ZONED SPECIAL, EXCEPTION #14
LOT 6 TO 12 TO BE ZONED R/L2



CARIBOO GEOGRAPHIC SYSTEMS PO BOX 1216, 100 MAIN ST. BC PHONE NO. 250-361-8577		
FILE NUMBER	DATE	DRAWING NUMBER
2185	2021-04-15	2185-005-2021jrmah



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on 13 Sept 2021  
in the per phone, located at area L, BC, commencing at 7 pm

**PRESENT:**

Chair Sharon Woloshyn  
Members Barb Mathin  
Ursula Hart  
  
Recording Secretary Inga Uddeft  
  
Owners/Agent, or Nigel Hemingway  
 Contacted but declined to attend

**ABSENT:**

Alan Boyd, Steve Brown, Peter Bruter, Art Guinard, Justin Guinard

**ALSO PRESENT:** Electoral Area Director

Willow McDonald, Michele Leathwaite

Staff support (if present)

Nigel Whitehead

Agenda Items

Motion: Barb Sharon  
Secnd: Inga Ursula

**REZONING/OCIP AMENDMENT APPLICATION – 3360-20/20210045 (LOT 1, DISTRICT LOTS 4284 AND 4288, LILLOOET DISTRICT, PLAN KAP75019)**

Barb / Inga : "THAT the application to rezone/redesignate property at BROWN ROAD, be supported/rejected for the following reasons:

Motion to support

ii) with the recommendation to substantially reduce the number of waterfront lots!

For: 4

Against: /

CARRIED/DEFEATED

**Termination**

/

: That the meeting terminate.

CARRIED

Time: 8 pm

Inga Uddeft  
Recording Secretary

Sharon Woloshyn  
Chair

## **Consulting Report**



**Lesser Fish Lake**

**PREPARED FOR**

**Cariboo Geographic Systems**

**PREPARED BY**

**Paul Fischer, AACI, P.App.**

***Thompson Rivers Appraisals***

**919 Dominion Street  
Kamloops, BC V2C 2Y3**

## TABLE OF CONTENTS

TITLE PAGE

LETTER OF TRANSMITTAL

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

### **BASIS OF THE REPORT** **PAGE**

PURPOSE AND USE OF THE REPORT.....	1
RIGHTS CONSIDERED IN THE REVIEW .....	1
DEFINITION OF LAND TRANSACTION TYPE .....	2
SCOPE OF THE REVIEW .....	3
ASSUMPTIONS AND LIMITING CONDITIONS .....	4

### **FACTUAL INFORMATION**

LOCATION MAP.....	6
NEIGHBOURHOOD MAP.....	7
REGIONAL CHARACTERISTICS.....	8

### **ANALYSIS AND CONCLUSIONS**

DATA COLLECTION AND REVIEW.....	9
CONCLUSIONS.....	13

**CERTIFICATION** ..... 14

### **APPENDICES**

### **SCHEDULE**

ASSUMPTIONS AND LIMITING CONDITIONS.....	A
CURRICULUM VITAE .....	B
ACTUAL USE CODES .....	C

**Thompson Rivers Appraisals Inc.**

919 Dominion Street  
Kamloops, BC V2C 2Y3  
Telephone (250) 372-2599 Fax 1-877-542-4845  
E-Mail: [office@trappraisals.ca](mailto:office@trappraisals.ca)  
Website [www.trappraisals.ca](http://www.trappraisals.ca)

Paul Fischer, AACI, P.App  
Bruce Krusel, AACI, P.App

September 3rd, 2021

Cariboo Geographic Systems  
P.O. Box 1270  
100 Mile House, BC  
V0K 2E0

**ATTENTION:** Mr. Nigel Hemingway, BCLS

**RE: Review of five year demand for residential lakefront lots in the Bridge Lake Area.**

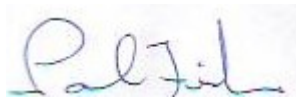
Further to your instructions, we have conducted a review of the estimated five year demand for residential and recreational lakefront and upland lots, in the Lesser Fish Lake/Bridge Lake/Sheridan Lake and Small Lakes neighbourhoods, as per the terms of reference contained herein. This review has been completed for the purpose of presentation to the Regional Board for consideration in the subdivision development process of the Cariboo Regional District.

As a result of our inspection and subsequent investigations and analysis, we have concluded that, as of the date of this study, the current supply of residential lakefront, and upland lots, in the Lesser Fish Lake/Bridge Lake/Sheridan Lake, and Small Lakes neighbourhoods, does not meet the five year demand for these types of properties.

The date and conclusions supporting this value are set out on the following pages of this report.

Yours truly,

**THOMPSON RIVERS APPRAISALS INC.**



Paul Fischer, AACI, P.App.

Attachments

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

### Executive Summary of Assignment

Our Terms of Reference are to provide a review of the estimated five year demand for residential and recreational land in the Interlakes Area. The review will focus primarily on lakefront lots, and upland lots in similar style locations to Lesser Fish Lake. This report is to be provided to the Regional Board for consideration in the subdivision development process of the Cariboo Regional District.

To complete this assignment, we have considered appropriate data, including physical, legal and market information. The important facts and conclusions are as follows:

### IMPORTANT FACTS

<b>Effective Date of Report:</b>	September 3rd, 2021
<b>Location:</b>	Lesser Fish Lake, Cariboo Regional District, BC
<b>Zoning:</b>	Residential
<b>Site Sizes:</b>	+/- 2.5 Acre vacant lakefront residential lots 5.0 Acre to 118.0 Acre upland residential lots
<b>Type of Uses:</b>	Residential

### CONCLUSIONS

As a result of our review of the proposed subdivision, and subsequent investigations and analysis, we have concluded that, as of the date of this study, the current supply of residential and recreational lakefront, and upland lots in the Lesser Fish Lake/Bridge Lake/Sheridan Lake area, does not meet the five year demand for these types of properties.

The support data, limiting conditions and scope of the assignment are contained in the body of the following report.

## **BASIS OF THE REPORT**

### **Purpose and Intended Use of the Report**

The purpose of this report is to provide a review of the estimated five year demand for residential and recreational land in the Lesser Fish Lake neighbourhood. The review will focus primarily on lakefront, and upland lots in similar style locations to Lesser Fish Lake. This review is to be provided to the Regional Board for their consideration in the subdivision development process of the Cariboo Regional District.

The Cariboo Regional District, Interlakes Area Official Community Plan specifies in residential policy 5.2.6:

"Applications to re-designate land for additional residential development shall not be considered by the Regional Board, unless the applicant demonstrates through a review of existing residential land available, that the residential stock is insufficient to meet the five-year demand and that the land would be proven capable of supporting residential development, pursuant to Section 5.2.7 below."

The conclusions in this report are based on information available as of the effective date of this report, based upon residential and recreational use of the lots, and subject to the assumptions and limiting conditions contained within the appendix.

This report has been prepared for the intended use only, and for no other use.

### **Client**

Mr. Nigel Hemingway, and Cariboo Geographic Systems retained the appraiser and Thompson Rivers Appraisals to complete this consulting report, and therefore, they are our client and they are responsible for payment of the fee. Our client is the intended user and only they may see the report or know its contents unless otherwise authorized in writing by them.

Possession of this report, or a copy thereof, does not carry with it the right of publication. All copyright is reserved to Thompson Rivers Appraisals and is considered confidential by the appraiser and the client.

### **Property Rights and Interests Considered in the review**

The property rights and interests considered within this report are lands which are the fee simple interest pertaining to the bundle of rights. Only these types of property interest have been considered and our review has not considered other types of property interests such as leases, partial interests, or strata title properties. Strata title properties were not considered as they are typically developed with a shared lakefront or upland area.

## **Bundle of Rights**

*The Appraisal of Real Estate-Canadian Edition*, 10<sup>th</sup> Edition Copyright 1992 by the Appraisal Institute is the recognized textbook of the Appraisal Institute of Canada. It defines real property and the bundle of rights as follows:

“Real property includes all interests, benefits, and rights inherent in the ownership of physical real estate. A right or interest in real estate is also referred to as an estate. Interests vary, so real property is said to include a “bundle of rights” that are inherent in the ownership of real estate. Ownership rights include the right to use real estate, to sell it, to lease it, to enter it, to give it away, or to choose to exercise all or none of these rights. The individual rights in the bundle of rights can be sold, leased, transferred, or otherwise disposed of separately, subject to government limitations and private restrictions.”

## **DEFINITION OF LAND TRANSACTION TYPE**

For the purpose of this report, we have relied on the following land transaction criteria to review the past demand, and estimate the future five year demand for residential and recreational lakefront and upland lots in similar style locations to Lesser Fish Lake. Only typical, open market style transactions occurring under the following conditions have been considered in this review.

The consummation of a sale as of the specified date and the passing of title(s) from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## SCOPE OF THE REVIEW

The scope of this review is to estimate the five year demand for residential lakefront, and upland lots, study their associated market and trends, obtain and analyze pertinent data and develop a conclusion. To these ends we have undertaken the following:

- A review of mapping prepared by the Cariboo Regional District.
- A review of the proposed development plan for the proposed subdivision at on Lesser Fish Lake.
- A review of historical transactions of vacant lakefront and upland residential land transacted through the Multiple Listing Service.
- A review of current offerings for sale of vacant lakefront residential land on the Multiple Listing Service.
- A review of the current property tax assessment roll as produced by BC Assessment Authority for the Lesser Fish Lake/Bridge Lake/Sheridan lake and surrounding area.
- A review of real estate market and property assessment data through the BC Northern Real Estate Board MLS data services.
- A review of real estate sale data in the Bridge Lake area through Landcor Data Corporation.

## Type of Analysis

This consulting report and market analysis complies with the Standards of the Appraisal Institute of Canada. We are competent in this type of review and have completed this type of work previously.

## Data Research

We received our instructions from Mr Nigel Hemingway, and Cariboo Geographic Systems. Publications and Regulations produced by the Cariboo Regional District provided data on land use controls and community planning. Sources of market evidence, trends and general information included the following:

- Property owners,
- Our client,
- Cariboo Regional District,
- British Columbia Assessment Authority,
- Thompson Rivers Appraisals database,
- Northern Real Estate Board and market representatives,
- Kamloops and District Real Estate Board and market representatives
- Paragon MLS Link Real Estate Information Service
- Landor Data Corporation
- BC Online Web services

No audits or technical investigations such as engineering or environmental studies were completed.



### **Verification of Third Party Information**

The analysis set out in this report relied on written and verbal information obtained from a number of sources we considered reliable. Unless otherwise stated herein, we did not verify all third party or client-supplied information, which we assumed to be correct. The mandate for the report did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein.

## ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to a number of ordinary assumptions and limiting conditions. A summary of these can be found under Schedule A in the appendix. It should be noted that this report should be read in its entirety, as there may also be a number of further references to restrictions and limitations contained in the main body of this report.

## SOCIO-ECONOMIC IMPACTS OF NEW SUBDIVISIONS

This report has been prepared to assist the Cariboo Regional District in its consideration of a proposed subdivision application on Lesser Fish Lake. This report is to provide a review of the existing residential land supply to determine whether the existing stock is insufficient to meet the five-year demand for residential and recreational lakefront, and upland lots in the Bridge Lake/Sheridan Lake and Small Lakes neighbourhoods. Other factors also noted include the socio-economic impacts of new residential subdivisions for the local community.

### Potable water systems and septic disposal

Existing properties often have outdated water systems/supplies and septic systems. Newly created lots are required to meet the most recent water and sewage disposal requirements which can result in older poorly performing and potentially polluting systems being removed.

### Riparian Zone Regulations

Existing properties are sometimes in violation of riparian zone regulations. Newly created lots are required to meet the most recent regulations.

### Property tax contributions

Subdivision of existing properties creates increments in value which increases the property tax contributions to the local community. Also, generally speaking, lakefront properties and upland lots in newly created developments have typically higher market values in comparison to existing developments and therefore make a significantly greater property tax contribution to the local community while requiring a similar amount of services to upland properties. This relationship continues in perpetuity and often increases due to the limited supply of developable land.

### Employment creation

Subdivision of existing properties creates employment in the local community which is further multiplied when new lots are improved with housing. During, and after construction there is also spin off economic benefit to the local community in terms of retail purchasing and service related industries in the area.

It is also noted that the Interlakes Area has been marketing and branding itself as "an affordable, family oriented destination recognized for its year-round outdoor recreation, fishing, touring and guest ranch opportunities". Visitors who respond to this marketing initiative and who would like to establish a more permanent presence in the area require an inventory of properties to consider for purchase. If that inventory is unavailable they will consider other locations to make their purchase.

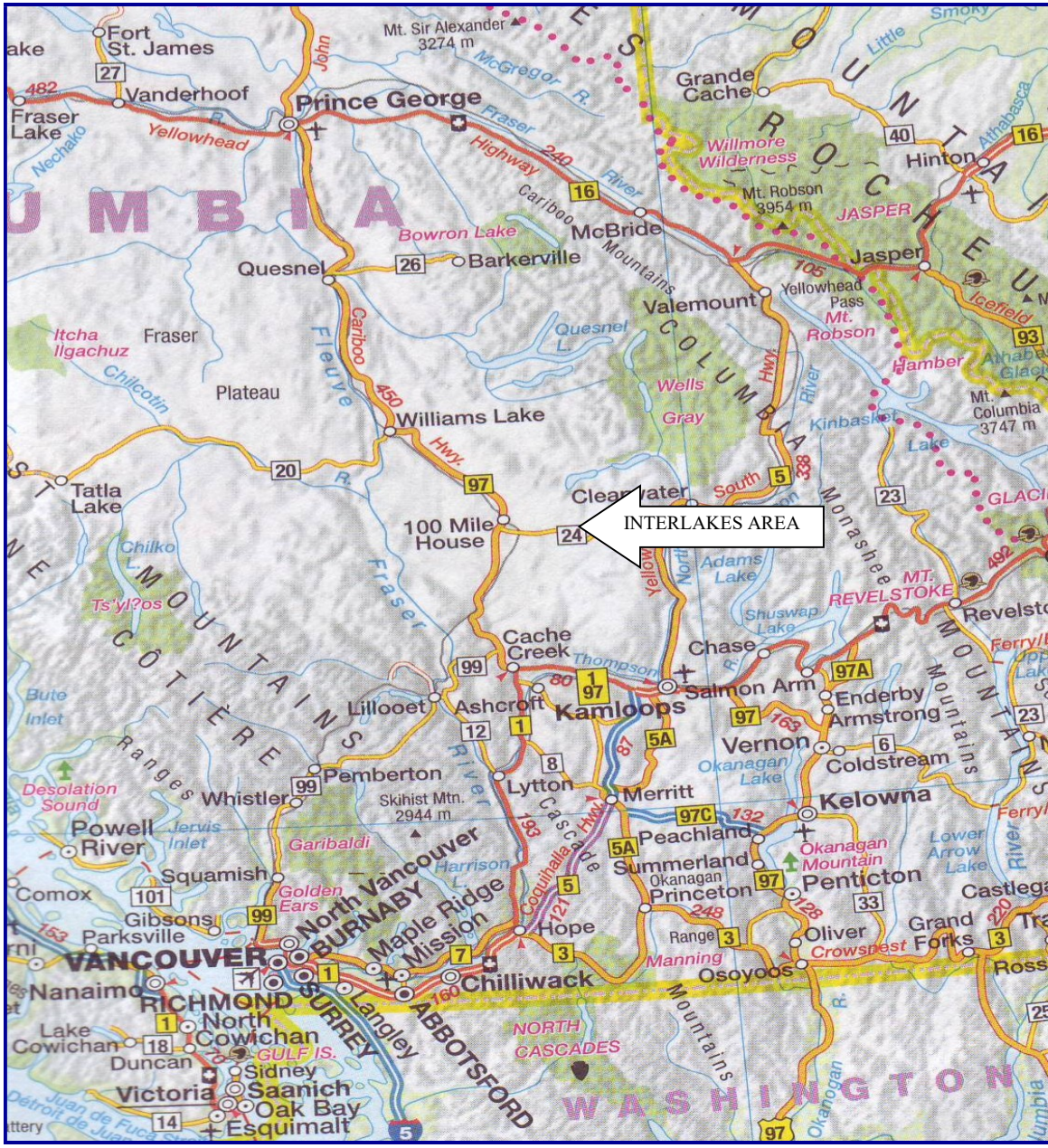
### Flexible work trends

The impact of the global pandemic has increased the speed of flexible work trends. Employers have become much more willing to accept telecommuting as an alternative to bricks and mortar work locations. The improvement of high speed internet has served to make it possible for employees to work anywhere they have a stable internet connection.

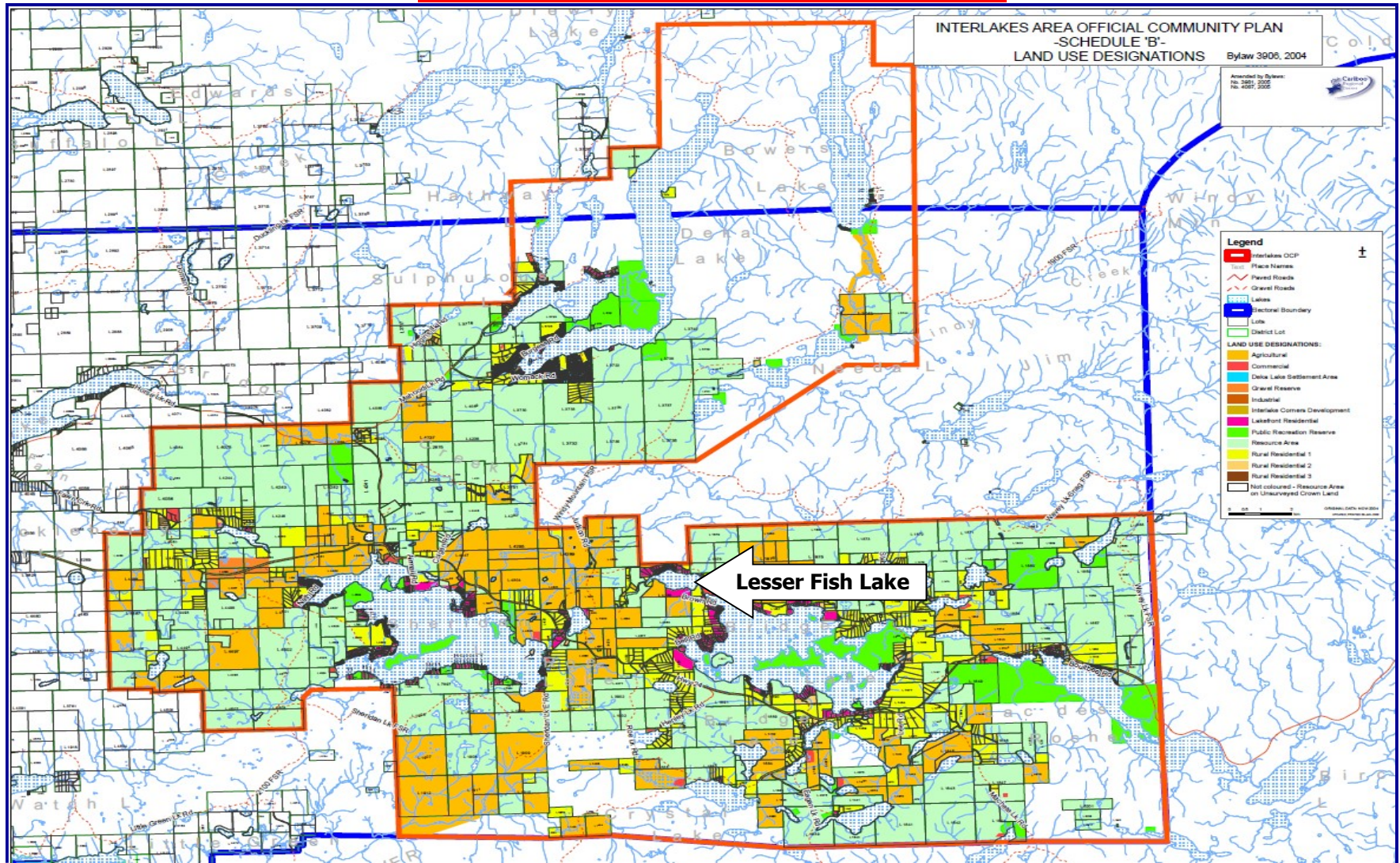
A consistent supply of vacant land will be required into the future to meet the needs of the ever increasing number of people who would prefer to locate in a more rural area.

**FACTUAL INFORMATION**

**LOCATION MAP**



### INTERLAKES NEIGHBOURHOOD BOUNDARIES



**LESSER FISH LAKE**



## INTERLAKES REGIONAL CHARACTERISTICS

The Interlakes Area is a geographic region in the B.C. interior located along and around the Interlakes Highway 24, also known as "The Fishing Highway". The Interlakes is a sub-area of the Cariboo and includes Bridge Lake, Sheridan Lake, Lac De Roches, and Deka Lake as well as many other smaller lakes.

Approximate neighbourhood geographic boundaries of the Interlakes Area include: Lac De Roches at the eastern boundary, Thomas Road at the western boundary, Eagan and Machete Lakes at the southern boundary, and Deka Lake at the northern boundary.

The Interlakes Area has many mid and small size lakes and is a popular area for tourists. Residential development in the area ranges from smaller lakefront properties to larger ranches and farm holdings. Lone Butte is the closest commercial center however the "Interlakes Corners" area is increasingly becoming an important service center for the area. There are many ranches and resorts in the area which cater to horse or fishing enthusiasts. The closest hospital is located in 100 Mile House.

Forestry, Agriculture and Tourism have traditionally been the mainstay of the local economy. Tourism is the fastest growing sector with the natural environment being perhaps the areas greatest attraction.

Lesser Fish Lake is situated approximately in the middle area of the Interlakes neighbourhood. The lake is +/- 195 acres in size and produces Rainbow Trout. Lesser Fish Lake is located between Bridge Lake and Sheridan Lake. The local community has an estimated population of +/- 500). There is a general store and elementary school at Bridge Lake with more commercial services located at the Interlakes junction.



## DATA COLLECTION AND REVIEW

A review of assessment roll information for the Interlakes area in the following areas provided the following information in regards to existing property records:

<b>ASSESSMENT NEIGHBOURHOOD</b>	<b>TOTAL NUMBER OF PROPERTY RECORDS</b>	<b>ACTUAL USE 001 Vacant Residential less than 2.0 acres in size</b>	<b>ACTUAL USE 061 Vacant Residential greater than 2.0 acres in size</b>
<b>SMALL LAKES (Lakefront)</b>	<b>664 RECORDS</b>	<b>88 RECORDS</b>	<b>87 RECORDS</b>
<b>RURAL BRIDGE LAKE &amp; GREEN LAKE (Upland Properties)</b>	<b>1,448 RECORDS</b>	<b>-----</b>	<b>213 RECORDS</b>
<b>TOTALS</b>	<b>2,112 RECORDS</b>	<b>88 RECORDS</b>	<b>300 RECORDS</b>

The above noted index chart indicates the results of a review of the assessment roll data for the BC Assessment "Small Lakes" and "Rural Bridge Lake & Green Lake" assessment neighbourhoods. Our review indicated that both the "Small Lakes" and "Rural Bridge Lake & Green Lake" assessment neighbourhoods encompass a wide geographic area in the Interlakes marketplace. Their geographic boundaries range from the Cariboo Highway at the west to Lac De Roches on the east boundary. We did not analyze vacant sale statistics for lots smaller than 2.0 acres in size in the "Rural Bridge Lake & Green Lake" neighbourhood as the upland lots in the proposed subdivision are typically +/- 5.0 acres and larger in size.

This report provides an analysis of the supply of vacant residential, and recreational lakefront and upland lots in the above noted market areas. The subdivision currently being proposed on Lesser Fish Lake, for which this analysis is required, comprises +/- 2.5 acre lakefront lots and additional larger upland lots. Our analysis involved a review of data obtained from the Northern Real Estate Board, BC Assessment Authority, and Landcor Data Corporation.

### Assessment Neighbourhoods

The indicated Assessment Neighbourhoods were obtained from Landcor Data Corporation and are based on assessment roll data by the Williams Lake Assessment office which produces the annual assessment roll for the Interlakes Area. It is also noted that a portion of the Interlakes Area also falls under the authority of the Kamloops office of BC Assessment.

## **Total Number of Property Records**

The assessment roll data reviewed indicated firstly the total number of properties reviewed within the "Small Lakes" and "Rural Bridge Lake & Green Lake" assessment neighbourhoods. This includes all properties classified by the residential actual use codes determined by the Assessment Authority.

## **Actual Use 001**

Actual Use Code 001 denotes properties which are classified on the assessment roll with the characteristics of being vacant of structures and a site size of less than 2.0 acres. The analysis indicated a total of +/- 88 records of properties with these characteristics in the "Small Lakes" marketplace. We did not consider this property type in the Rural Bridge Lake & Green Lake neighborhood as sizes ranging from +/-5.0 acres and larger are considered to be most similar to the type proposed in the subdivision proposal which requires this review.

## **Actual Use 061**

The Actual Use Code 061 category comprises properties classified on the assessment roll as being vacant of structures and greater than 2.0 acres in size. Our review of this category ranged from an overall site size of +/- 5.0 acres and larger as this is most similar to the type proposed in the subdivision proposal which requires this review. The analysis indicated a total of +/- 87 records in the "Small Lakes" marketplace and 213 records in the "Rural Bridge Lake & Green Lake" marketplace with these characteristics.

## **Overall Analysis of Assessment Roll Data**

A total of +/- 388 property records were reviewed in total. All records represent properties which are located in the two noted assessment neighbourhoods and which comprise lakefront or upland properties. Of the +/- 388 total property records, approximately 88 were noted as being vacant lakefront lots and 300 were noted as upland lots. 213 properties were noted as being vacant upland +/- 2.0 acres in size or larger.

Approximately 23% of the total properties identified were lakefront properties and 77% were upland properties. Although upland properties have historically been less expensive to purchase and also less desirable for purchasers who prefer direct access to a lake, they provide a lower price point entry to the market area for a larger pool of potential purchasers.

## **Properties Available For Purchase**

This review noted a total of +/- 664 properties in the "Small Lakes" marketplace, of which vacant properties 175 properties, or 26% of the total properties. Additionally, there were 1,448 records reviewed in the "Rural Bridge Lake & Green Lake" neighbourhood of which 213, or 14.75% were noted as being vacant and larger than 2.0 acres in size.

Rural properties have long been recognized as an asset which does not transact in the traditional frequencies of more urban residential properties. There are various reasons for this however the most common is that they are "family held" properties" which often flow through estates to the next family members. Even when the choice is made to dispose of the "family cabin", there are often serious tax implications which must be addressed. Along with the limited supply of rural recreational land, these types of issues produce a dampening effect on the number of available

recreational properties. A review of the current listings on the Multiple Listing Real Estate Service indicates that there are currently only five vacant lakefront properties offered for sale in the Bridge Lake/Sheridan Lake marketplace. The Bridge Lake/Sheridan Lake area is considered to historically provide a low level of vacant sites available for purchase. A search of the Multiple Listing System indicates that there have been 55 vacant lakefront property sales in the Bridge Lake/Sheridan Lake MLS marketplace in the past five years. This represents +/- 8% of the total lakefront properties included in the analysis. The primary factor in this regard appears to be a lack of vacant lots of this type available for purchase. This view is further supported by the average MLS listing periods for the sales recorded this year in 2021 at 33 days. Given the rural location of these properties and the ongoing wildfire and pandemic issues, this is considered to be comparatively low. The volume of lakefront property sales is restricted by the ongoing lack of supply on the market.

Upland properties in the Bridge Lake/Sheridan Lake MLS marketplace vary in proximity to the lake. A review of the current listings on the Multiple Listing Real Estate service indicates that there are currently only 15 similar style properties for sale. A review of all transactions (MLS & Private Sale) of vacant upland lots in the past five years indicates that the actual market volume has been 114 sales.

### Historical Sales Volumes

Actual, bona fide, arms-length sales volumes of vacant rural land can be difficult to accurately measure. We have reviewed both the sales analysis data produced by the BC Assessment Authority, the Multiple Listing Service, and Landcorp Data Corporation. The Bridge Lake/Sheridan Lake area is considered to be a desirable location to purchase in the Interlakes area with "private sale" lakefront transactions historically generally matching or exceeding those of the MLS. It is accepted that there is an increasing number of property owners who are utilizing the internet to initiate a sale of their own property, without the use of a real estate agent. As a result we have relied on both MLS and private sales information.

A review of the historical sales information for vacant residential lakefront land, in the "Small Lakes" and "Rural Bridge Lake & Green Lake" neighbourhood provided the following information.

#### Vacant Lakefront & Upland lot transactions

YEAR	2017	2018	2019	2020	2021 to date
Vacant lakefront lot transactions	7	7	5	15	13
Vacant Upland lot transactions	22	30	16	23	23

The above statistics indicate that the sales volume trajectory of rural residential lots has been strongly upward in the past two years. It is noted that although there have been travel restrictions, and wildfire issues in 2021 the volume of sales has already matched the 2020 totals trending to July/ August of this year. 2021 sales volumes will exceed 2020 sales volumes. With low mortgage rates expected to continue it is estimated that this trend will continue for the foreseeable future. This will act to further dampen the available supply of lakefront lots available for purchase. Also, the social impact of the pandemic on the mood of property purchasers cannot

be discounted and it has had a profound effect on the desirability and market value of rural land in a way that has not been seen before in British Columbia. The desire to be closer to nature and to have more personal space is also a trend that is expected to continue into the future. The pandemic has also increased the ability to work from home and away from the office. Provided there is a reliable internet connection, there are now few limits as to where a person can work. This is also a trend that is expected to both continue and increase in the future. The limited availability of vacant lots for sale in the Interlakes marketplace is considered to be indicative of the market demand for this type of property.

The inventory of vacant upland lots for sale is low and market demand for this type of property is expected to continue to increase as low interest rates continue to support strong market demand for the foreseeable future.

## CONCLUSIONS

### Lakefront lots

Based on the above analysis and review, the trending sales of vacant, lakefront residential and recreational lots in the Small Lakes neighbourhood, over a five year period is estimated to be +/- 20 lots per year.

Based on the number of properties (5) of this type currently offered for sale, the lower than typical turnover rate for lakefront properties, and the historical and current sale volumes, we conclude that the existing supply of vacant residential lakefront lots, in the Small Lakes neighbourhood, is insufficient to meet number the five year demand for this type of property.

### Upland lots

Based on the above analysis and review, the trending of sales of vacant, upland residential and recreational lots in the Rural Bridge Lake & Green Lake neighbourhood, greater than five acres in size, over a five year period is estimated to be +/- 25-30 lots per year.

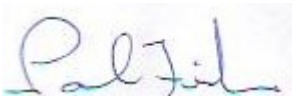
Based on the number of properties (16) of this type currently offered for sale, the historical and current sale volumes, we conclude that the existing supply of residential upland lots is insufficient to meet number the five year demand for this type of property.

**CERTIFICATION**

RE: Consulting Report – Five year demand for residential lakefront and upland lot review, Bridge Lake, BC

I certify to the best of my knowledge and belief that, except as otherwise noted in the consulting report:

- The statements of fact contained in the appraisal report are true and correct. The information contained herein has been obtained from sources which we deem reliable and, while not guaranteed, has been accepted by us as correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal impartial, and unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in any properties that are connected with this report, and no personal interest with respect to the parties involved with this assignment;
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client;
- My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards;
- I have the knowledge and experience to complete the assignment competently;
- Other than governmental authorities specifically identified in the appraisal, and the various sources of market data, no one other than Thompson Rivers Appraisals consultants and the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this consulting report;
- As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada Mandatory Recertification Program for designated member:

**THOMPSON RIVERS APPRAISALS INC.**

---

Paul Fischer, AACI, P. App

**APPENDICES**

## **APPENDIX A ASSUMPTIONS AND LIMITING CONDITIONS**

Rule 10 of the appraisal Standard Rules of the *Canadian Uniform Standards of Professional Appraisal Practice* of the Appraisal Institute of Canada requires that a consulting report shall include assumptions and limiting conditions. In some instances, there may be extraordinary assumptions or limiting conditions. These will be discussed within the "Basis of the Report" section of this report. In compliance therewith, and to assist the reader in interpreting the report, all ordinary assumptions and limiting conditions are set forth as follows:

### **Assumptions**

- 1) That the information contained in the appraisal report was gathered from sources believed to be reliable, however, we cannot guarantee its validity and accuracy.
- 2) That the appraisal is prepared on the premise that conventional financing is available on normal terms for the types of property that are discussed in the report.

### **Limiting Conditions**

- 3) This report was commissioned by Mr. Nigel Hemingway, and Cariboo Geographic Systems, to assist with a proposed subdivision application. The only party who may rely on the opinions expressed in this report is the client, or parties he designates. This report assumes that only the addressee will rely upon it, and only for the intended use stated herein. No one else may rely on this report without the written consent of the appraiser, which we may not provide retroactively. We expressly deny any legal liability for unauthorized reliance and for any other use.
- 4) The date of the review to which the conclusions and opinions expressed in this report apply is set forth in the report.
- 5) The appraiser assumes no responsibility for economic or physical factors which may offset the opinions herein stated occurring at some date after the date of the letter transmitting this report.
- 6) The appraiser reserves the right to make such adjustments to the review herein reported, as may be required by consideration of additional data or more reliable data that may become available.
- 7) No opinion is intended to be expressed for matters, which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
- 8) Testimony or appearance shall not be required in court by reason of this report without the full payment of normal fees and expenses or satisfactory arrangements made thereto by the party commissioning the appraisal.
- 9) Sketches, drawings, diagrams and photographs presented in this report are included for the purpose of illustration. We have not made a survey of the subject site, and therefore, we

cannot assume responsibility for such matters, nor other technological and engineering techniques, which are required to discover any inherent or hidden conditions of the subject property.

- 10) Segregation of the value estimate into land, improvements, chattels and good will, if presented herein, is pertinent to the purpose of the report. Components of the value estimate may not be valid if taken out of context.
- 11) Any improvement cost estimates that have been used in this report have been developed for the purpose of estimating market value and should not be relied upon for insurance or other purposes.
- 12) Neither the whole nor any part of the report nor any reference to it may be included in any published document circular or statement nor published in any way without Thompson Rivers Appraisal's written approval of the form and context in which it may appear.
- 13) Because market conditions, including economic, social and political factors, change rapidly, and, on occasion, without warning, the market value expressed as of the date of this appraisal cannot be relied upon to estimate the market value as of any other date except with further advice of the appraiser.
- 14) Possession of this report, or a copy thereof, does not carry with it the right publication. All copyright is reserved to Thompson Rivers Appraisals Ltd. And is considered confidential by the appraiser and the client.

**This appraisal report may only be relied upon if it is the signed and sealed original. The appraiser assumes no responsibility for any unauthorized alternation to this report.**



**APPENDIX B  
C.V.**

**PAUL FISCHER, AACI, P. App, CRP**

**ASSOCIATIONS**

Appraisal Institute of Canada, Kamloops Chapter Representative to Provincial Board (2012 to present)

Appraisal Institute of Canada member (1990). Kamloops Chapter Secretary (1997 to 2010).

Kamloops and District Real Estate Board.

Real Estate Institute of Canada

**EDUCATION**

May 2011	Awarded CRP designation, Certified Reserve Fund Planner from the Real Estate Institute of Canada
April 2003	Awarded AACI, P.App designation from the Appraisal Institute of Canada
1988 – 1991	Diploma in Realty Appraisal, Vancouver Community College, Langara Campus
1982 – 1986	Trade Qualification, Journeyman Plumber, Gas Fitter British Columbia Institute of Technology

**WORK EXPERIENCE**

2006 – Present	Proprietor – Thompson Rivers Appraisals Residential, Commercial, Industrial property appraisals & consulting  Proprietor – Vision Property Advisors Strata property Depreciation Reports and Reserve Fund Plans
1995 – 2006	British Columbia Assessment Authority 805 Renfrew Street, Kamloops B.C.  Appraiser – Duties included the valuation of commercial, rural/urban residential, Strata, hotel/motel, recreational/lakefront, industrial properties including the defense of those values before the Property Assessment Review Panel and the Property Assessment Appeal Board. Supervised employees, trained new employees and developed computerized valuation systems.
1989 - 1995	British Columbia Assessment Authority, Vancouver and Abbotsford Duties as above and including farm properties, mobile home parks
1982 – 1989	Kamloops Mechanical Contractors Journeyman Plumber, Gas Fitter – Duties included installation and repair of mechanical systems in single family, multi-family, commercial properties.

## APPENDIX C ACTUAL USE CODES

British Columbia Assessment Authority  
Actual Use Codes - Roll Year: 2015

Date: 17-AUG-2014      Page - 1

Description: - Identifies the primary purpose or activity for which a property is being held or used.  
- Mandatory code recorded on each folio.

Uses: - Indicate vacant or improved  
- Categorize types of property uses  
- Determine types of residential properties reported on roll totals

Groups: - 000 -> 099: Residential  
- 100 -> 199: Farm  
- 200 -> 299: Commercial  
- 400 -> 499: Industrial  
- 500 -> 599: Transportation, Communication and Utility  
- 600 -> 699: Civic, Institutional and Recreational

CODE	DESCRIPTION
000	Single Family Dwelling
001	Vacant Residential Less Than 2 Acres
002	Property Subject To Section 19(8)
020	Residential Outbuilding Only
029	Strata Lot (Parking Residential)
030	Strata-Lot Residence (Condominium)
031	Strata-Lot Self Storage-Res Use
032	Residential Dwelling with Suite
033	Duplex, Non-Strata Side by Side or Front / Back
034	Duplex, Non-Strata Up / Down
035	Duplex, Strata Side by Side
036	Duplex, Strata Front / Back
037	Manufactured Home (Within Manufactured Home Park)
038	Manufactured Home (Not In Manufactured Home Park)
039	Row Housing (Single Unit Ownership)
040	Seasonal Dwelling
041	Duplex, Strata Up / Down
042	Strata-Lot Seasonal Dwelling (Condominium)
043	Parking (Lot Only, Paved Or Gravel-Res)
047	Triplex
049	Fourplex
050	Multi-Family (Apartment Block)
051	Multi-Family (Vacant)
052	Multi-Family (Garden Apartment & Row Housing)
053	Multi-Family (Conversion)
054	Multi-Family (High-Rise)
055	Multi-Family (Minimal Commercial)
056	Multi-Family (Residential Hotel)
057	Stratified Rental Townhouse
058	Stratified Rental Apartment (Frame Construction)
059	Stratified Rental Apartment (Hi-Rise Construction)
060	2 Acres Or More (Single Family Dwelling, Duplex)
061	2 Acres Or More (Vacant)
062	2 Acres Or More (Seasonal Dwelling)
063	2 Acres Or More (Manufactured Home)
070	2 Acres Or More (Outbuilding)
110	Grain & Forage
111	Grain & Forage (Vacant)
120	Vegetable & Truck
121	Vegetable & Truck (Vacant)
130	Tree Fruits
131	Tree Fruits (Vacant)
140	Small Fruits

Copyright © BC Assessment Authority