



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210010

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021

Electoral Area: L

Date of Referral: March 04, 2021

Date of Application: February 18, 2021

Property Owner's Name(s): Lucky Strike RV Camp Limited

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): District Lot 1465, Lillooet District, Except Plan KAP74687

Property Size(s): 47.08 ha (116.34 ac.)

Area of Application: 47.08 ha (116.34 ac.)

Location: 8410 Wilson Lake Road

Current Designation:
Commercial, Rural Residential 1

Min. Lot Size Permitted:
N/A, 4 ha (9.88 ac.)

Proposed Designation:
Commercial

Min. Lot Size Permitted
N/A

Rural Residential 1

4 ha (9.88 ac.)

Rural Residential 2

2 ha (4.94 ac.)

Rural Residential 3

0.8 ha (1.98 ac.)

Current Zoning:
Special Exception C 2-4, Rural 1 (RR 1)

Min. Lot Size Permitted:
0.4 ha (0.988 ac.), 4 ha (9.88 ac.)

Proposed Zoning:
Special Exception C 2-4

Min. Lot Size Permitted:
0.4 ha (0.988 ac.)

Rural 1 (RR 1)

4 ha (9.88 ac.)

Rural 2 (RR 2)

2 ha (4.94 ac.)

Special Exception RR 3-1

1.2 ha (2.965 ac.)

Proposal: To upgrade and further develop the existing resort and also create residential opportunities by subdividing the property into two tourist commercial and six rural residential lots.

No. and size of Proposed Lots: 8 proposed lots ranging from 1.6 ha (3.95 ac.) - 4.5 ha (11.12 ac.) and 1 remainder lot of 19.7 ha (48.68 ac.) in size.

Existing Buildings: Three Cabins, One Derelict Cabin and One Barn.

Proposed Buildings: No proposed buildings.

Road Name: Wilson Lake Road

Road Type: Gravel/Dirt Road

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

Services Available: Hydro

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: Wilson Lake, Donald Creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Protection

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

Land Use:

Lot Sizes:

(a) North 070 2 Acres Or More (Outbuilding)

25.89 ha (64 ac.)

(b) South	061 2 Acres Or More (Vacant)	42.39 ha (104.75 ac.)
(c) East	150 Beef	30.76 ha (76 ac.)
(d) West	001 Vacant Residential Less Than 2 Acres	0.52 ha (1.29 ac.)
	000 Single Family Dwelling	0.63 ha (1.55 ac.)
	062 2 Acres Or More (Seasonal Dwelling)	5.14 ha (12.7 ac.)
	150 Beef	42.25 ha (104.4 ac.)
	Wilson Lake	---

PLANNING COMMENTS

Background:

It is proposed to rezone a 47.08 ha (116.34 ac.) subject property to expand the existing commercial resort and also create residential opportunities by subdividing the property into one tourist-commercial lot, seven rural residential lots and a remainder lot split zoned as tourist commercial and rural residential. Thus, resulting in a total of nine lot subdivision proposal. The subject property is currently split zoned as Special Exception C 2-4 and Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is split designated as Commercial and Rural Residential 1 respectively in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004.

The proposed residential lot sizes do not comply with the permitted lot size provisions under the current partial zoning of RR 1. Therefore, the applicant has requested to rezone a portion of the subject property from Rural 1 (RR 1) zone to Special Exception RR 3-1, Rural 2 (RR 2) and Rural 1 (RR 1) zones. It is further proposed to expand the area of the existing tourist commercial zone and subdivide it from the proposed residential lots. The proposal includes one tourist commercial lot of 3.2 ha (7.91 ac.) in size, seven residential lots ranging from 1.6 ha (3.95 ac.) to 4.5 ha (11.12 ac.) and one remainder lot of 19.7 ha (48.68 ac.) in size split into 4.4 ha (10.87 ac.) Special Exception C 2-4 zone and 15.3 ha (37.81 ac.) RR 1 zone as shown in Appendix C.

Location & Surroundings:

The subject property is located at 8410 Wilson Lake Road, around Wilson Lake with wetlands and Donald Creek that flows across the property as shown in Appendix D. The wetland on the property is within the environmentally sensitive area by being considered a high value wetland

for moose. Currently, the property is being used as a Commercial resort with campsites and RV sites on the tourist commercial zoned area. The rest of the property is vacant with dense tree coverage.

There are three cabins, one derelict cabin and one barn existing on the property. It is mostly surrounded by large rural residential properties to the north, east and west along with a few smaller tourist commercial lots to the west and a large resource/agricultural vacant land to the south of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.2.3.4 SPECIAL EXCEPTION C 2-4 ZONE

- (a) LOT AREA (minimum) = 0.4 hectares (0.988 acres)

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

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

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

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

5.20.3.1 SPECIAL EXCEPTION RR 3-1 ZONE

- (a) LOT AREA (minimum) = 1.2 hectares (2.965 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed zoning amendment application. The proposal is in compliance with Section 5.1 (1) of the Interlakes Area Official Community Plan (OCP) Bylaw by permitting a range of lot sizes and maintaining the rural character of the area. In addition, tourist commercial activities/land uses including campsites, RV sites and resorts are considered an important commercial use within the area as per the OCP bylaw, provided that the facility recognizes and respects the adjoining land use. The proposed Special Exception C 2-4 allows for limited tourist commercial activities on the property; therefore, it is anticipated to have minimal impact on the surrounding proposed rural residential land use.

Further, the proposed scale of commercial activities is reasonable for a rural setting as recommended in the OCP bylaw.

The Ministry of Transportation and Infrastructure (MOTI) currently has no objections over the proposed rezoning. However, there are several development criteria that will be considered at the subdivision approval stage including but not limited to road construction to Ministry standard, sewage disposal, proof of water, archeological assessment, geotech/hydrology study, access to Wilson Lake and access to lands beyond. The Advisory Planning Commission (APC) has also supported the proposal.

Based on current best practice, Interior Health Authority (IHA) encourages a minimum of 1 ha (2.47 ac.) parcel size to ensure sustainable onsite water and sewer services. As all the proposed lots are larger than the suggested 1 ha (2.47 ac.), planning staff recommends approval of this rezoning application.

The applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of highly sensitive Donald Creek on the subject property and Wilson Lake in proximity. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems.

In addition, compliance with the CRD Agricultural Policy regarding fencing and buffering will be required along the eastern and southern boundary of the subject property due to the adjoining agricultural farmland and crown land zoned Resource/Agricultural. This will reduce future risk associated with livestock entering on the proposed residential and commercial properties.

Further, the subject property is within the Aquatic Habitat Development Permit Area as designated under Section 919.1 (1) (a) of the *Local Government Act* for protection of the natural environment, its ecosystems and biological diversity. This requires a Development Permit for any development or land disturbance within the 15 m (49.21 ft.) riparian setback from the natural boundary of the lake, wetland and stream. Although, having a shoreland management covenant with respect to sewage disposal and riparian protection registered on title will mostly exempt the development permit requirement, there is a possibility of road construction across Donald Creek that may impact the watercourse and, therefore, require a development permit prior to construction.

As per Interlakes OCP, applications to re-designate the property for additional residential development requires the applicant to provide housing market analysis demonstrating the need of additional residential development due to the insufficient existing residential stock. This supply-demand study should also confirm capability of the subject property to support residential development in terms of sustainable onsite water and sewer services.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 be given first reading. Further, that second reading be subject to the following condition:

- i) The applicant must comply with the Interlakes OCP Bylaw by providing Housing Market Analysis report demonstrating the need of additional residential development to meet the five-year demand.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021 be given first reading.

REFERRAL COMMENTS

Health Authority: April 6, 2021

Interior Health appreciates the opportunity to review and comment on the proposed 9-lot subdivision, which will retain two tourist commercial parcels. Healthy Communities promotes land use, which will strengthen positive health outcomes within the population. The reliance on private vehicles can reduce a resident's ability to have an active lifestyle and opportunities to access amenities. Physical activity is among the most significant modifiable behaviour that can influence a person's likelihood of developing chronic diseases, such as diabetes, heart disease, stroke or cancer. The official community plan supports sound healthy policy initiatives and this bylaw contributes to the health and wellbeing of the community.

The Environmental Public Health Program has no existing records on the commercial development at this location. The servicing of this RV Park would require that the onsite drinking water supply system and the onsite sewerage system comply with the regulatory mandate. Interior Health recommends that the owner have any pre-existing onsite sewerage system assessed by an Authorized Person (AP) and their report document whether the sewerage system is functioning adequately and will not pose a health or safety hazard. The drinking water supply system will be required to meet the Drinking Water Protection Act and Regulation. These services should be in compliance for this facility to operate. Please contact the local Public Health Office for further details.

The remaining parcels are in close proximity to surface water that will pose concerns for the area available to service residential development. There appears to be some areas of high water table that could additionally restrict development.

Ministry of Transportation and Infrastructure: March 5, 2021

EDAS: 2021-01250

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

- Archaeological Assessment and/or study
- Road Construction to Ministry Standard
- Geotech/Hydrology Study
- Sewage Disposal

- Proof of Water
- Access to Wilson Lake
- Access to Lands Beyond
- Road Dedication

Additional conditions may be required when the Ministry is able to undertake a site inspection.

Advisory Planning Commission: April 5, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: March 16, 2021

Proposed project within Building Inspection service area. Building permit required for proposed work.

BOARD ACTION

April 16, 2021

That Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 be read a first time this 16th day of April, 2021. Further, that second reading be subject to the following condition:

- i. The applicant must comply with the Interlakes OCP Bylaw by providing Housing Market Analysis report demonstrating the need of additional residential development to meet the five-year demand.

That South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021 be read a first time this 16th day of April, 2021.

June 18, 2021:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 be read a second time, this 18th day of June, 2021.

That South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021 be read a second time, this 18th day of June, 2021. Further, that adoption be subject to the following:

- 1) Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021.
- 2) 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 and riparian protection.

Further, that costs associated with registration of the covenant be borne by the applicant.

- 3) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Agricultural policy with respect to fencing and buffering along the entirety of the eastern and southern boundary of the subject property.

Further, that costs associated with preparation and registration of the covenant be borne by the applicant.

ATTACHMENTS

- Appendix A: Bylaw 5317 and 5318
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Existing Zones
- Appendix E: Orthographic Map
- Other: Applicant's Supporting Documentation
 - Advisory Planning Commission Comments
 - Housing Market Analysis Report – Dated June 3, 2021
 - Supporting Letter from Owner – Dated June 7, 2021
 - Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5317

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. 5317, 2021".

2. AMENDMENT

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

Redesignating District Lot 1465, Lillooet District, Except Plan KAP74687 from Commercial and Rural Residential 1 designations to Rural Residential 3, Rural Residential 2, Rural Residential 1 and Commercial, as shown on Schedule "A".

READ A FIRST TIME THIS 16th DAY OF April, 2021.

READ A SECOND TIME THIS 18th DAY OF June, 2021.

A PUBLIC HEARING WAS HELD ON THE 22nd DAY OF September, 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. 5317, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

SCHEDULE A



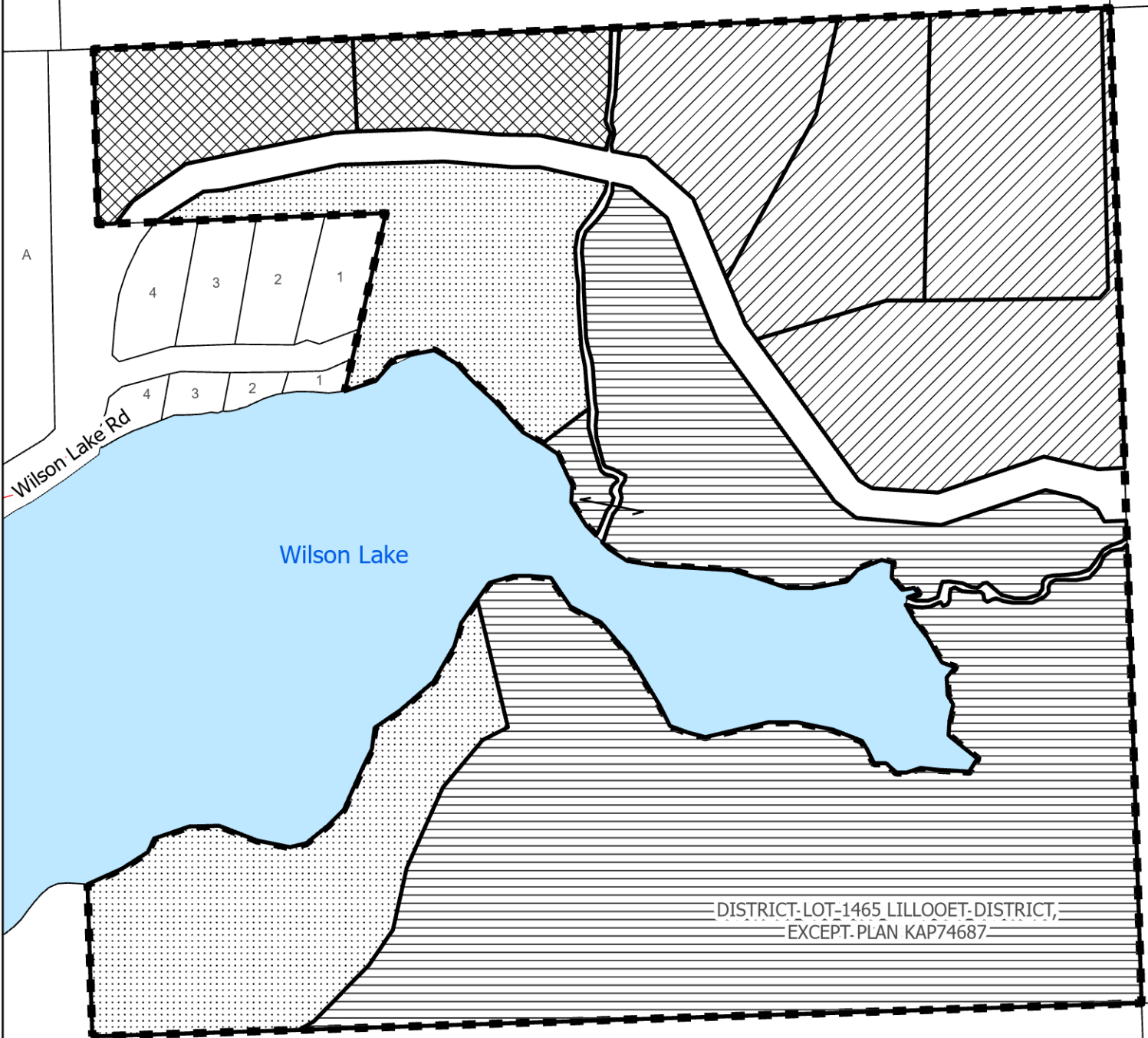
LEGEND

- Subject Property
- Proposed Rural Residential 3 Designation
- Proposed Rural Residential 2 Designation
- Proposed Rural Residential 1 Designation
- Proposed Commercial Designation

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MEASUREMENTS ARE METRIC

Z2110



DISTRICT LOT-1465 LILLOOET-DISTRICT,
EXCEPT PLAN KAP74687



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5318

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. 5318, 2021".

2. AMENDMENT

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

- i) rezoning District Lot 1465, Lillooet District, Except Plan KAP74687 from Special Exception C 2-4 and Rural 1 (RR 1) zones to Special Exception RR 3-1, Rural 2 (RR 2), Rural 1 (RR 1) and Special Exception C 2-4 zones as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 16th DAY OF April, 2021.

READ A SECOND TIME THIS 18th DAY OF June, 2021.

A PUBLIC HEARING WAS HELD ON THE 22nd DAY OF September, 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. 5318, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

SCHEDULE A



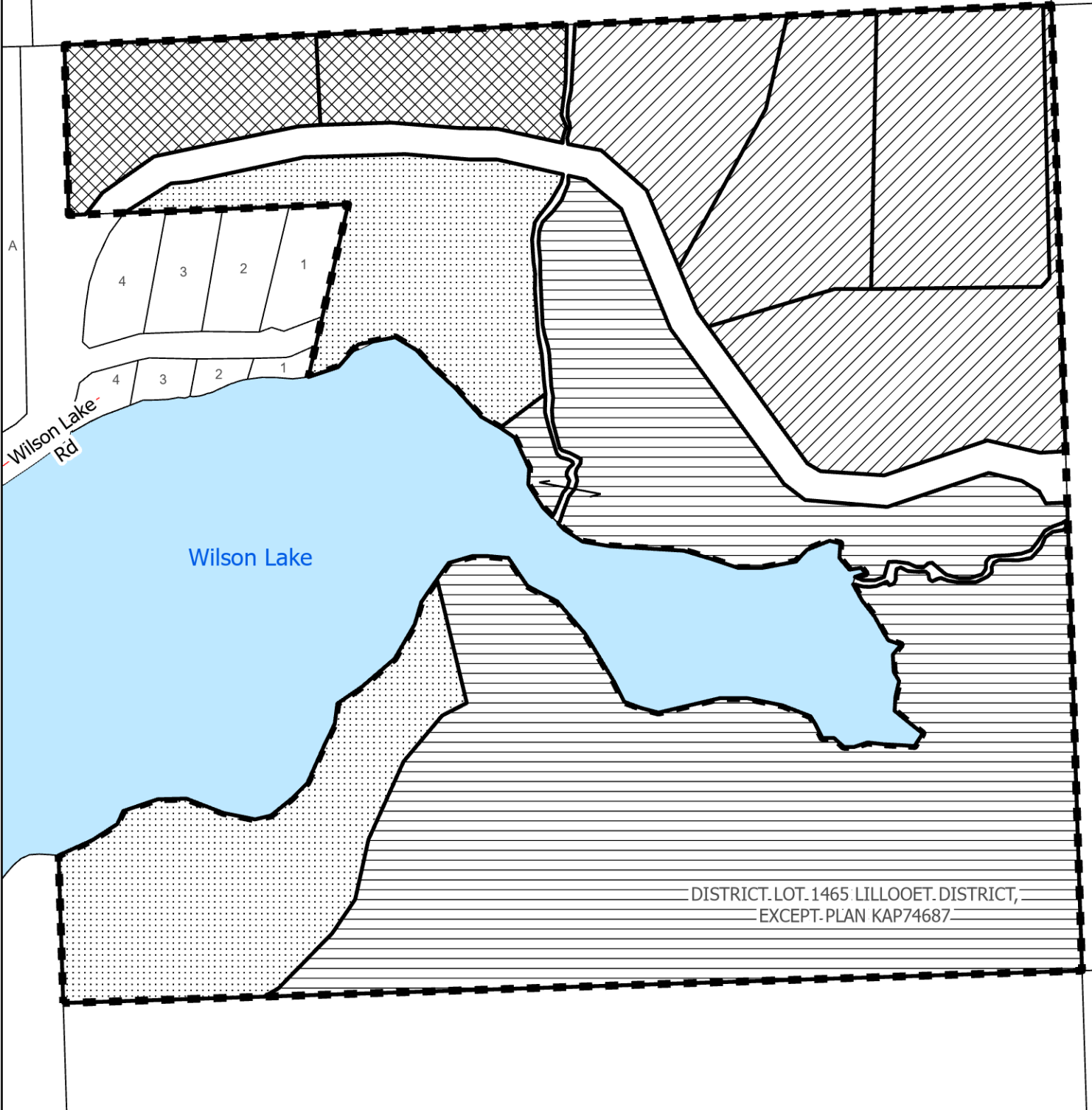
LEGEND

- Subject Property
- Proposed Special Exception RR 3-1 Zone
- Proposed Rural 2 (RR 2) Zone
- Proposed Rural 1 (RR 1) Zone
- Proposed Special Exception C 2-4 Zone

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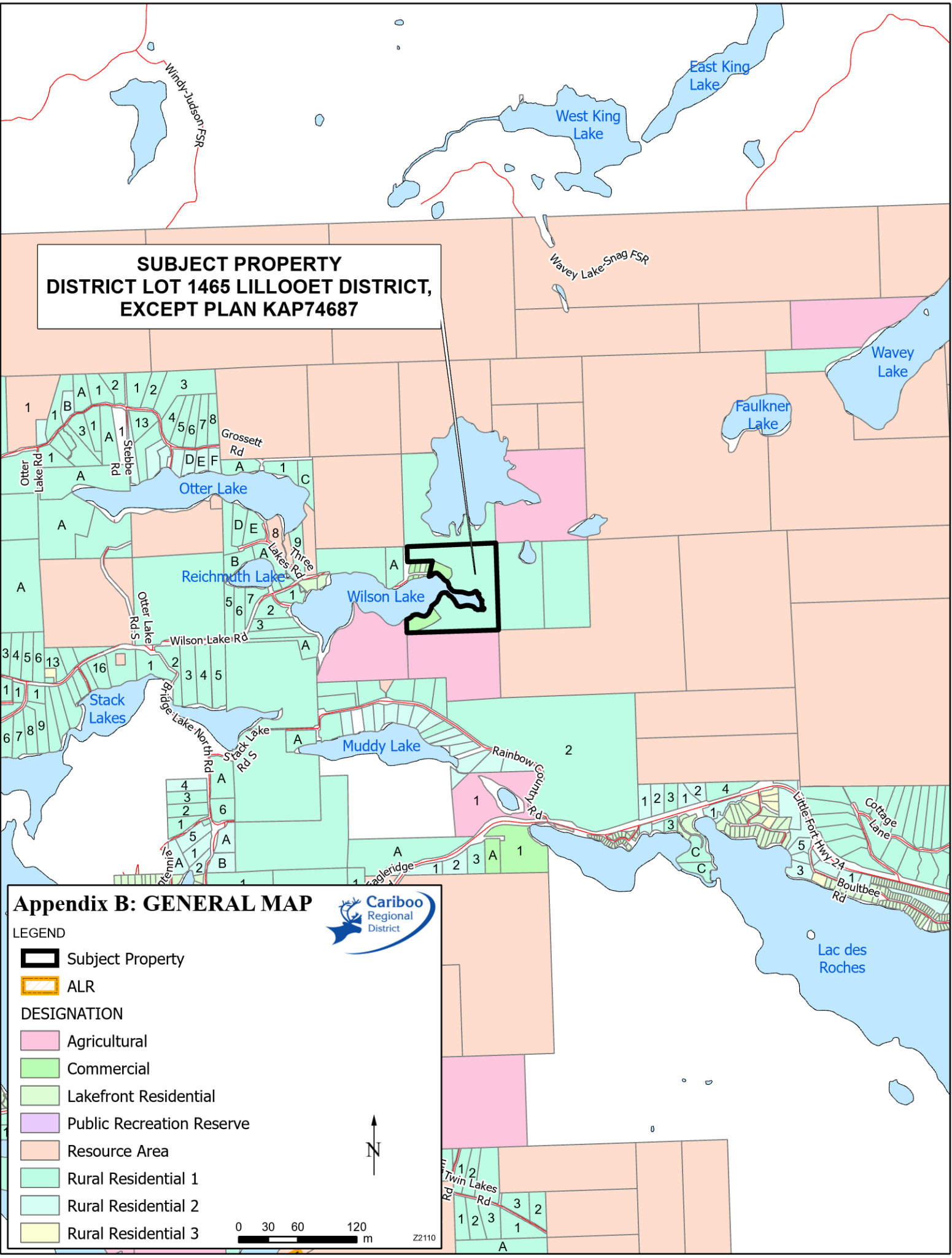
MEASUREMENTS ARE METRIC

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DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687

**SUBJECT PROPERTY
DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687**

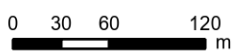


Appendix B: GENERAL MAP



- LEGEND**
- Subject Property
 - ALR

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



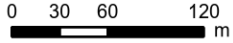
Z2110

Appendix C: SPECIFIC MAP



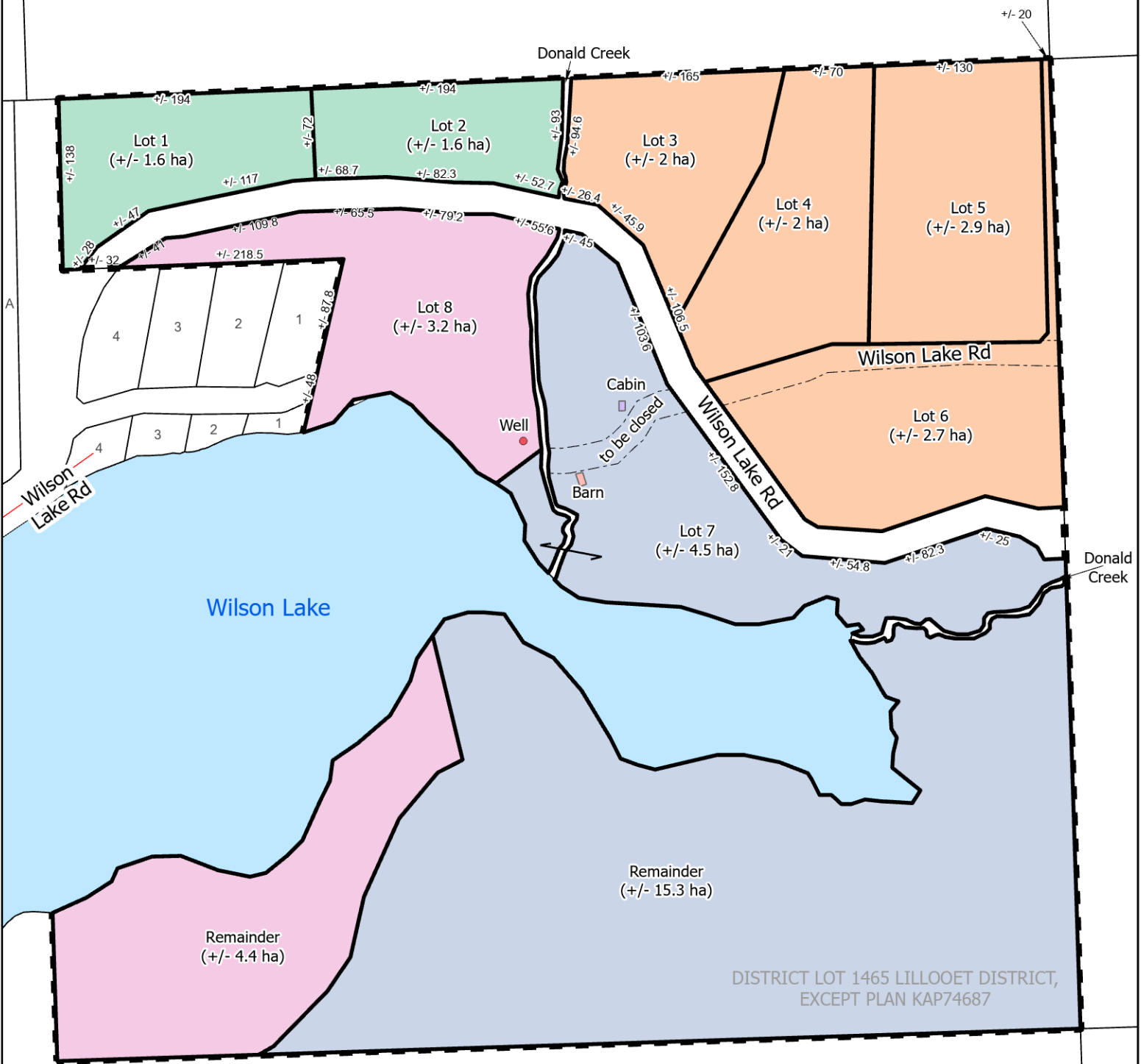
LEGEND

- Subject Property
- Proposed Special Exception RR 3-1 Zone/ Rural Residential 3 Designation
- Proposed Rural 2 (RR 2) Zone/ Rural Residential 2 Designation
- Proposed Rural 1 (RR 1) Zone/ Rural Residential 1 Designation
- Proposed Special Exception C 2-4 Zone/ Commercial Designation



MEASUREMENTS ARE METRIC

Z2110



DISTRICT LOT 1465 LILLOOET DISTRICT, EXCEPT PLAN KAP74687

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

Appendix D: EXISTING ZONES MAP



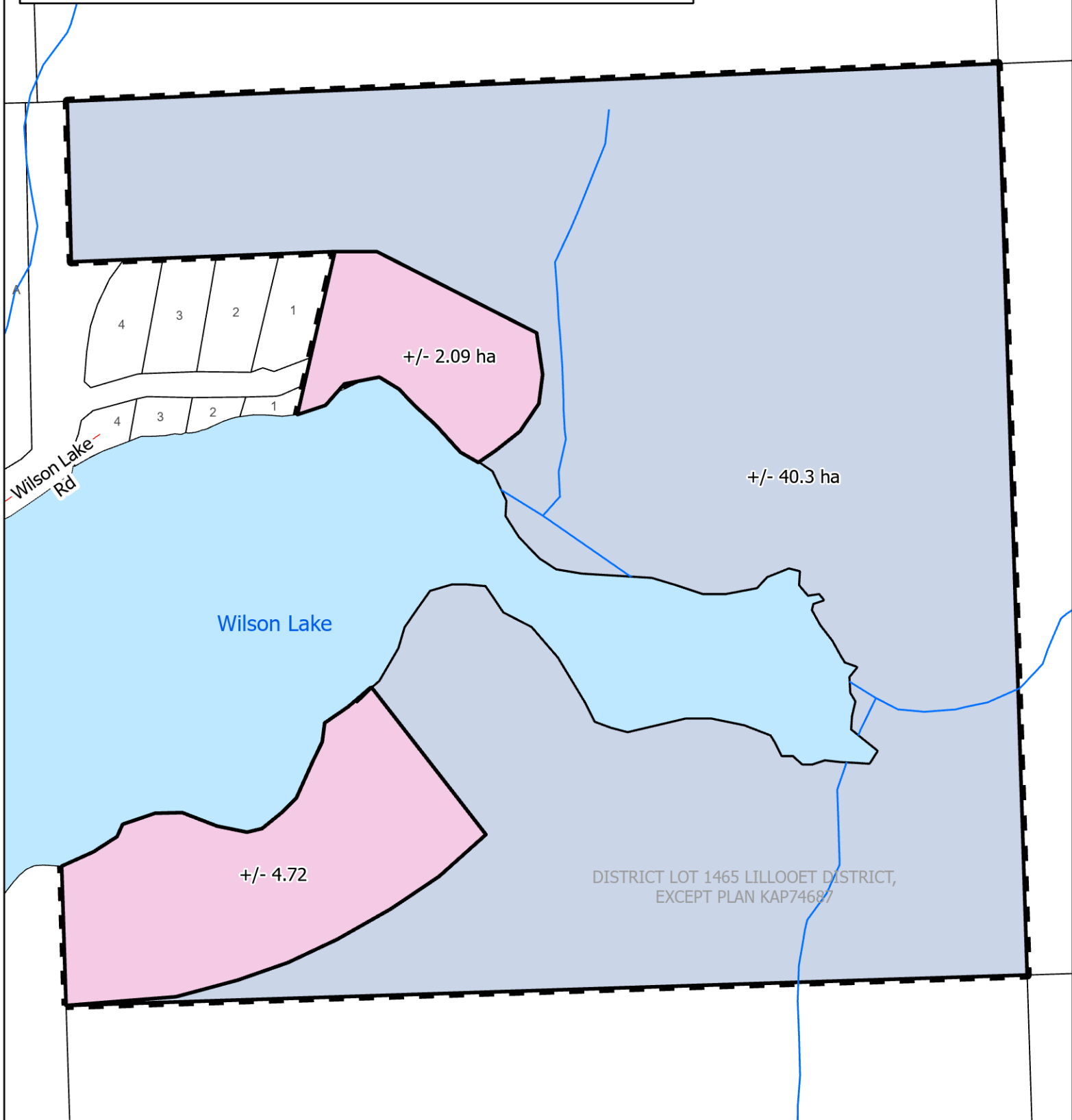
LEGEND

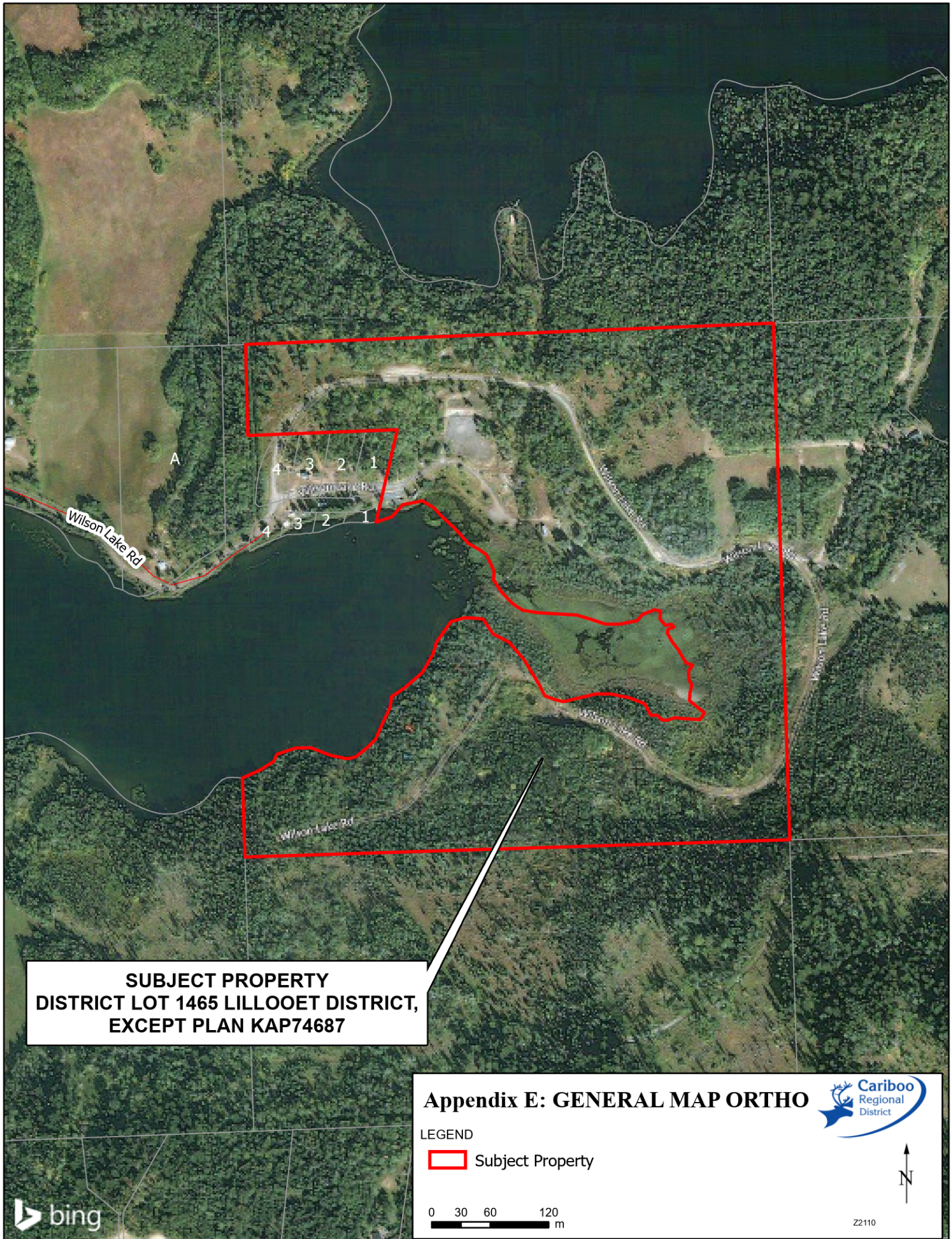
- Subject Property
- Existing Special Exception C 2-4 Zone/Commercial Designation
- Existing Rural 1 (RR 1) Zone/Rural Residential 1 Designation

0 30 60 120 m

MEASUREMENTS ARE METRIC

Z2110





**SUBJECT PROPERTY
DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687**

Appendix E: GENERAL MAP ORTHO

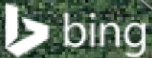


LEGEND
 Subject Property



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Describe the existing use of the subject property and all buildings: Lucky Strike Resort has been in existence for 45 years or more. Nly commercial area is developed as campsites and RV sites; 3 cabins on Sly portion are being renovated.

Describe the proposed use of the subject property and all buildings: New owners want to upgrade and develop the resort and also create some acreage residential lots.

Describe the reasons in support for the application: Many resorts in the Cariboo are being lost to residential development. This resort needs upgrading to meet a growing demand for tourist commercial waterfront facilities.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Nly commercial area is mostly open with landscaping for camping and RV's. Remainder of property is quite heavily treed.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Large amount of frontage on Wilson Lake; two creeks bisect property.

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

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

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

Proposed subdivision of N. 1/2 of DL 1465. Reasons in support of rezoning application

This property has a checkered past dating to the mid-1970's and perhaps earlier. At that time the owner started a subdivision which was never surveyed or approved, but he managed to sell several "lots" that did not exist before he left the country.

Subsequent owners have run the resort to varying levels of activity, and have also managed to alienate several adjoining land owners at the same time. During this time the four lot subdivision on Plan KAP85641 was completed in 2007. The two storey lodge burned about 15 years ago. Several cabins that were on the northerly portion of the resort have fallen into disrepair and have been removed.

The new owners started to renew the resort since purchasing it in June 2020. There has been a cleaning up of the campsites and RV sites on the northerly commercial area. Of the three cabins on the south side of DL 1465 one has been restored to like-new condition and has seen guests coming in winter to enjoy peace, quiet, and snow. The second cabin is well on its way to similar refurbishing, and the third cabin awaits the same treatment. Gradually building up the resort infrastructure will occur as the owners build up the client base.

The historical location of Wilson Lake Road, as claimed under Section 4 of the Highways Act (since superseded by the Transportation Act) runs through the resort area close to the lake, and then swings up a steep hill and continues in to DLs 1464 and 1475 where it terminates as a public road. A new road was built about 10-12 years ago, and moves traffic away from the lake and campsites. Our proposal would dedicate the new road, close a portion of the old road, and connect to the easterly portion of the old road that continues to serve access to adjoining properties. The crossing of the creek from Grizzly Lake has already been properly constructed with two 900mm culverts.

The proposed subdivision is designed to utilize the existing constructed road and part of the historic Wilson Lake Road, and results in the following rationale:

- Lots 1 and 2 between the road and the creek. RR3-1 zoning (1.2 ha minimum) will allow for two lots but not three, and will allow flexibility for any final road dedication increase. These lots are high, dry, and well shaped.
- Lots 3 to 6 under RR-2 zone will allow 4 lots as shown with flexibility to contain old Wilson Lake Road and the new road. Area will not permit a fifth lot.
- The area south of the new road is proposed to be added to the existing C2-4 zone. This will allow the resort to utilize this upper portion for future sewage disposal under permitted health regulation as any future development occurs. Note that the current zoning schedule puts part of the C2-4 zone over the creek, which was never intended.
- The C2-4 zoning boundary on the south side is proposed to reconfigure to follow the existing driveway and to contain the third cabin. The area of land zoned C2-4 remains the same or less than at present.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area '1' advisory planning commission held on April 5, 2021
in the rephase, located at _____, BC, commencing at 7:10 pm

PRESENT:

- Chair Alan Boyd
- Members Steve Brown Justin Guimond
Art Guimond Sharon Wulshyn
- Recording Secretary Inga Udelft
- Owners/Agent, or Michael Kiddon
 Contacted but declined to attend

ABSENT: Uwula Hart

ALSO PRESENT: Electoral Area Director Willow McDonald
Staff support (if present)

Agenda Items

REZONING/OCP APPLICATION - 3360-20/20210010 (DISTRICT LOT 1465, LILLOOET DISTRICT, EXCEPT PLAN KAP74687)

/ : "THAT the application to rezone/redesignate property at 8410 WILSON LAKE ROAD, be supported/rejected for the following reasons:

- i) well thought out intended use of the property
- ii)

For: 6 Against: ✓

CARRIED/DEFEATED

Termination

/ 19:25 pm : That the meeting terminate.

CARRIED

Time:

Inga Udelft
Recording Secretary

Chair

Revised letter June 03 2021 adding sales states from Real Estate Board.

*Michael Kidston Land Surveying
Box 970
100 Mile House,
B.C. V0K 2E0*

Dear Mike,

This letter is in regards to availability of land for clients in the Interlakes OCP coverage area.

I have been the most active Realtor in this community now for 30 years and I have never seen the amount of listings compared to the amount of clients seeking property so low. With the onslaught of clients wanting to get out of the cities and the density of population down there because of Covid, we have exhausted most of all our properties. There just is not enough to go around. We are finding that pretty much anything that gets listed is seeing multiple offers within a week of hitting the market, many have offers even before they hit MLS. Most Realtors have a list of people looking for either bare land or homes on acreage. Anything, even 1/2 acre in size that we think is small for up here is in demand because even a 1/2 acre is a large property compared to a 33 ft. wide city lot. In the past, 10 acre lots were the average and years ago sought after for small hobby farm properties to raise our kids on. The new buyers over the last 15 years do not require 10 acres. Five acres gives them the privacy of not seeing their neighbour. Two acres gives them lots of room. They generally are not looking for properties that can accommodate livestock but just want to feel the warmth of country living without a neighbour breathing down their neck. Slightly larger properties of 25 acres and larger are also very much in demand for those that might want to have a couple of horses but they are few and far between as well.

We have seen very modest places sell for far more money than most of us would ever had imagined they would be worth. People are buying land sight unseen because they have missed out on listings they have inquired on. We all have lists of potential and very serious buyers that want the rural lifestyle but we are unable to find them a property. The properties that are available are usually because they simply are not very usable pieces of land, too much lowland or costly to develop. Even these are seeing activity and some are selling simply because there is nothing else for sale.

The lack of inventory was a problem for several years before the Pandemic hit. More and more people are finding too much stress in the cities and we have seen a slow shift of people wanting a calmer less stressful lifestyle. With the increasing reliability of internet services we are finding more people capable of living away from the mainstream cities.

There is no question that our area can use more employment. By more people moving here it will increase the need for services, for tradesmen and for local stores to supply their lifestyle.

We have always been an area sought after for recreational use. Thirty years ago, it was primarily summer use, now it is year round recreational pastime that people are seeking if they are unable to make a permanent move. Those properties have now become scarce. We are close to saying that we cannot make any more waterfront properties as our lakes simply do not have any land that will come up for development. I don't see this as a problem as we all want to retain the sustainability of our waters but there is nothing wrong with going a 1/2 mile off the highway or away from our lakes and carefully creating more properties; to attract more people to the area.

The job opportunities they will bring, the chance of reopening our schools and more businesses will only enhance the quality of life for the current residents. They will not take away but only add to our character.

This is an economic opportunity. The government should be assisting this endeavor to build our rural neighbourhoods. Whether it is private developers or perhaps the government releasing more lands, we need more properties. The lengthy bureaucracy involved in even taking a 10 acre property and cutting it in half is just ridiculous. It takes far too long for government to make decisions. Policies and plans should be put in place so developers know the playing field and government should be assisting to create new properties, not trying to eagerly say no to stop development. We have a surplus of available land up here. Lots of room to keep what we all like the most, the wild open spaces; but also to supply a stress-less lifestyle and diverse employment.

On April 08th, 2021 the BC Northern Real Estate Board put out a letter to the public informing them of our market as to that date. The following information has been copied from that report.

"A surge in home sales is already under way with sales in the first quarter of 2021 on a record pace", states President Shawna Kinsley. Total MLS® unit sales in the region covered by the BC Northern Real Estate Board were up 83 per cent in the first quarter year-over-year and were up 21 per cent from the fourth quarter of 2020 on a seasonally adjusted basis. The average level of active listings finished the

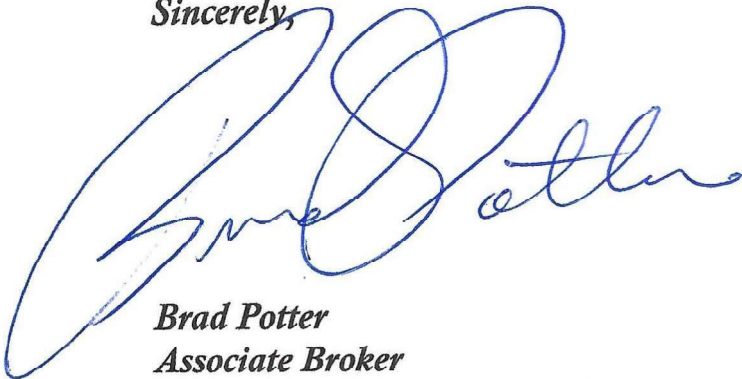
first quarter down 28 per cent year-over-year and fell 7 per cent on a seasonally adjusted basis. President Kinsley notes that "with the supply of listings near record lows and sales at a record high, home prices continue to rise at an accelerated rate. The MLS® average price for the BC Northern Real Estate Board was up 22 per cent year-over-year in the first quarter to \$361,102." Looking ahead, the British Columbia Real Estate Association (BCREA) expects MLS® sales in 2021 in the region to approach and likely surpass its previous annual record of 5,564 units set in 2006. Meanwhile, extremely low levels of supply mean that prices will continue to be under extraordinary pressure this year. As such, BCREA forecast MLS® average prices to rise by 10-15 per cent in 2021.

The BC Northern Real Estate Board (BCNREB) reported 1530 sales with a value of \$501,952,330 through the Multiple Listing Service® (MLS®) in the first quarter of 2021. This compares with 753 sales worth \$217,389,724 to the end of March 2020. As of March 31st, there were 2410 properties of all types available for purchase through the MLS® compared to 3096 at this time last year.

By Region: (2020 values appear in brackets) Cariboo Region 100 Mile House and area: A total of 214 (66) properties of all types worth \$62.6 million (\$14.8 million) have been sold by REALTORS® in the area since the beginning of the year. In the first three months of 2021, 41 single-family homes, 92 parcels of vacant land and 52 homes on acreage changed hands. At the end of the quarter there were 223 (373) properties available for purchase through the MLS®

The above figures are sales reported by Realtors. There have also been many private sales that are not included in these figures.

Sincerely,



Brad Potter
Associate Broker
Royal LePage 100 Mile Realty

Lucky Strike RV Camp LTD

June 7, 2021

8410 Wilson Lake Rd Lone Butte

Dear council,

Thank you for your review and consideration of our rezoning application.

We acquired the Old Lucky Strike Lodge property in June of 2020, it was in a sad state of affairs and had been completely neglected and run down over the last decade. It had numerous condemnable buildings on site and was as if it had become an unofficial dump site.

We obtained demolition permits for all the rundown out buildings and abandoned cabins, and spent three solid months cleaning up the property.

We also renewed permits of two cabins that were not completed. We have completely restored these cabins to conform with required building codes and are extremely proud of the job we have done. Please visit our website; **luckystrikervcamp.ca**

Apparently the 'Lucky Strike lodge' and resort was an amazing establishment in its glory days!

Please see attached photo.

Sadly, it caught fire and burned to the ground over a decade ago.

It is our mission to restore the property to its former glory as a wonderful tourist/ recreational destination in The South Cariboo.

We also intend to create some well needed affordable country acreages that will fit in to our vision.

We pride ourselves as being good stewards of the property and look forward to working with you through the careful planning and design of this project, and look forward to moving to fruition this beautiful piece of recreational history for the community.

Most sincerely,

Gary G Grant

Aaron Abrahamson

We welcome your insight or suggestions, please feel free to contact us if you have any questions or concerns.

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210010

Date: September 22, 2021

Location: Via Teleconference

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5317, 2021 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5318, 2021**

Persons Present:

- Director: Willow Macdonald
 - Owner(s): Lucky Strike RV Camp Limited
 - Agent: Michael Kidston
 - Public: See attached list
 - Staff: Nigel Whitehead, Manager of Planning Services and Shivani Sajwan, Planning Officer II, Genny Hilliard, Planning Clerk - recorder
 - No public in attendance** (excluding owner/agent)
-

- Waited ten (10) minutes and then called the meeting adjourned.**
- Roll call conducted by Planning Staff.
- Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at 7:05 pm.
- The Chair read out public comments received since 4:00 pm. No comments received since 4:00 pm. Previously submitted comments available for viewing on CRD website and in CRD offices.
- The following verbal comments and questions were received: (add additional sheet if required)

See attached
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:20 pm.

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



Signature of Chair

Public Hearing Notes – 3360-20/20210010

Date of Public Hearing: September 22, 2021 – Via Teleconference

CRD Representatives:

Willow Macdonald, Electoral Area “L” Director
Nigel Whitehead, Manager of Planning Services
Shivani Sajwan, Planning Officer II
Genny Hilliard, Planning Clerk – Recorder

Applicant Representative:

Michael Kidston, Michael Kidston Land Surveying

Public in Attendance*:

Aaron Abrahamson	2550 Pineridge Place – West Kelowna
Jill Armstrong	8421 Wilson Lake Road
Mitchell Spreitzer	8385 Wilson Lake Road
Michelle Jorgensen	8385 Wilson Lake Road
Carole Powell	8321 Wilson Lake Road
Ken and Tim Mock	8300 Wilson Lake Road
Dan Law	8280 Wilson Lake Road
Bob Walters	1378 Windrop Place, Burnaby

*Due to limitations of the teleconference platform, best efforts have been made to ensure attendee’s names are accurate. Any errors or omissions in the record are accidental and the CRD apologises for this inconvenience.

Welcome, introductions, purpose and rules of the meeting. Called to order at 7:05 pm

M. Kidston: Provided summary of proposal. Commercial remaining relatively unchanged, 7 proposed residential lots ranging in size from 1.6 ha (4 ac) to 4.5 ha (10 ac) north of the creek.

D. Law: Adjacent property owner and range owner. Has fencing concern. Wants the perimeter fenced and maintained and cattleguards. There are two creeks with no proper crossings. Unhappy with culvert installations. The road on edge of Wilson Lake will not be up to par to accommodate this subdivision.

J. Armstrong: Adjacent property owner. Has fencing concern. Application refers to fencing being done on the east and southern boundary, with no fencing on northern boundary. Needs to be revised to eastern and northern. Fencing is not near current property lines. Has creek and road concerns as there was a road washout last year.

M. Spreitzer: In favour of proposal. Believes it to be very progressive and fits with the area. The property is currently better maintained than previous owners. This development will inject money into the area.

B. Walters: Wanted to make sure his submitted letter will form part of the record.

N. Whitehead: Confirmed that all letters received up to the end of the public hearing will form the record.

Director Macdonald: Asked staff if any further submissions have been received during the hearing.

N. Whitehead: Confirmed that no additional letters have been submitted.

B. Walters: Agrees with D. Law and J. Armstrong's concerns regarding fencing, culverts and road conditions.

C. Powell: Agrees with the fencing concerns regarding animals. All traffic goes by her window. She observes how fast traffic travels, dump trucks, large trailers. They are extremely loud. ATV's travel two abreast, someone is going to get hurt or lose their life due to the speed of traffic. Further details outlined in her submitted letter.

Director Macdonald: Called for further comments a first, second and third time.

Meeting adjourned 7:20 pm

2021 Aug 24

To: Cariboo Regional District
Ministry of Transportation and Infrastructure
Interior Health Authority
DL1465 Owners

Thank you for the opportunity to provide input to the 2021 August 30 Public Hearing regarding Rezoning and Subdivision of DL1465 (proposed Bylaws 5317 and 5318).

We are owners of DL 1474, the adjacent property North of DL 1465 (Lucky Strike). We've owned our land since 1980 and our families have enjoyed seasonal camping on our recreational retreat for more than 40 years.

We currently have one adjacent neighbor to our South. The proposed DL1465 rezoning and subdivision would result in 5 adjacent neighbours. We have no objection to the increased number of lots and neighbours, on the conditions that the responsible authorities ensure the proposed lots are capable of handling drinking water supply and sewage disposal requirements, that water supply and sewage disposal facilities for these 5 adjacent lots do not impact DL1474 in any way, and that property boundaries are respected. Our concern in this area is based on experience with a previous Lucky Strike owner who without approvals or permits constructed a sewage lagoon that encroached on our property. The lagoon was eventually relocated after much time and effort spent by Cariboo Regional District (CRD), Health Ministry, our Wilson Lake Road neighbours and ourselves.

We expect that the currently proposed subdivision will require surveys to establish lot boundaries with a clearly marked line or preferably a fence along the length of the DL1465/DL1474 boundary, and that the water, sewage and riparian protection requirements will be dealt with in advance of any construction, rather than after the fact.

A wide, fish-spawning creek flows from Grizzly Lake to Wilson Lake. This creek ("Grizzly-Wilson Creek") physically separates the West and East portions of our property, and also divides the Lucky Strike property into a West and East piece.

Our only access to the East portion of our land is through a registered blanket easement across DL 1465. This blanket easement was granted following the actions of a former Lucky Strike owner who constructed a culvert crossing of the creek in the early 1990's without approval from CRD, Ministry Of Transportation and Infrastructure (MOTI) or Fisheries. The authorities at the time decided to leave these culverts in place rather than cause further environmental damage by having them removed. These culverts and this location, although unauthorized at the time of construction, seem to have become the accepted "Grizzly-Wilson Creek" crossing, providing access to properties East of the creek, including DL1474.

Our registered blanket easement over DL1465 provides for vehicle access, communications and utility services to the Eastern portion of DL1474, and was granted and agreed to with the understanding that it would be replaced with a MOTI approved road dedication if and when subdivision of DL1465 East of the creek took place.

Previous Lucky Strike owners have unsuccessfully pursued subdivisions similar to the current proposal. A 2008 plan included 2 lots adjacent to our property East of the creek. Discussions at that time agreed that access to DL1474 should be located between these 2 proposed lots, a location with the combination of shortest distance from the new Wilson Lake Road to DL1474 (least land required for access road dedication) and an acceptable road grade.

The current DL1465 proposal shows 3 lots adjacent to our property East of the creek (lots 3, 4 and 5). The 2008 proposed road dedication location would have been approximately between lots 3 and 4 on the current plan, running North from the proposed Wilson Lake Road to the DL1474 boundary.

We would support the proposed DL1465 rezoning and subdivision on the following conditions:

A road dedication is added to the subdivision plan, located East of "Grizzly-Wilson Creek", adjacent to and parallel to the Eastern boundary of proposed subdivision Lot 3, connecting Wilson Lake Road to the Southern boundary of DL1474.

The road dedication dimensions must meet current regulatory standards and provide for vehicle access, communications and utilities.

The road dedication location must be approved by MOTI with road grade and geotechnical properties considered suitable for road construction by MOTI.

Thank you for your attention and consideration,

Bill Sadgrove and Bob Walters,

Representing all owners of DL1474

Jonathan Reitsma

From: CRD Planning
Sent: September 16, 2021 10:48 AM
To: Jonathan Reitsma
Subject: FW: Zoning ,

To: CRD Planning <Planning@cariboord.ca>
Subject: Zoning ,

We are long time residents DL1466Lot A , Wilson lake road. The section of Wilson lake road from Bridge lake road north to three lakes road was a upgraded few years ago, and is maintained, this is not the case with the 1/2 mile section from Three lakes road to Lucky Strike resort, between DL 1467 and DL1465, The 1/2 mile along DL1466 is winding narrow potholed and culvert protruding,usually wet spot from underground springs running of into Wilson lake.

Over the years traffic on the road has increased ,but the road conditions have not improved, Infact they seem to be getting worse. With the sale and reactivation of Lucky Strike Resort a year ago traffic has increased significantly, If activity at the resort and more residential lots are permitted ,traffic on the road will continue to increase.

If the preposed zoning of DL1465 is approved,it should be on the condition that this 1/2 mile section of road be upgraded to the current Ministry of Transportation and infrastructure standards,this would involve straightening ,culverts, widening, gravel.

Sept,16/2021

Thank you for your consideration
William Rose Tkachuk
DL 1466 LA.

Sent from my iPad

Cariboo Regional District
Interlakes Area OCP amendment Bylaw 5317, 5318, 2021
8410 Wilson Lake Road

September 16,2021

I own the adjoining land to the east of the Lucky Strike RV park, 8410 Wilson Lake Road. We bought our land, 8421 Wilson Lake Road early spring of 2007 partially due to the fact it was surrounded by large properties. The OCP allows for 10 acre lots which helps retain the rural nature of the area. I am very disheartened to see rezoning applications for smaller lots. I have 3 main concerns plus some questions regarding this rezoning application.

1. The applicant is offering to enter into a covenant to ensure compliance with the CRD's Agricultural policy with respect to fencing and buffering along the entirety of the eastern and southern boundary lines of the subject property. Please note, this will NOT comply with the CRD policy 5.2.

My land, DI 1464 and the Lucky Strike DL 1465, were previously owned by the same person. The existing fence lines have absolutely no relationship to the legal property line. I would like the board's assurance that a new cattle fence will be built ON the surveyed property line of our entire joint boundary. Rectifying this will prevent trespass or lot line disputes between new owners and existing ones and will keep cattle away from the proposed small lots.

The southern boundary already has an existing cattle fence in place. The Northern boundary does NOT have any fencing due to the fact the current cattle fence goes through the middle of the proposed lots 4 and 5. This fence line is not even close to the actual property line. A cattle fence on the Northern property line from the Lucky Strike's north/ eastern survey pin west to Grizzly Creek is an absolute must in order to keep cattle out of the proposed new subdivision and ensure compliance with the CRD Agricultural Policy. The cattle are on my land to stay. .

It states in 5.2.2 “ The land shall not be built upon until the boundary defined in the bylaw (zoning amendment bylaw specific to the property) has been permanently fenced.

5.2.2 also states “ Developers / applicants are responsible for the initial cost associated with erecting the fences including repairs and materials associated with the works.”

THE FENCING BOUNDARIES MENTIONED IN BYLAW 5317, 5318 MUST BE REVISED FROM THE EASTERN AND SOUTHERN TO EASTERN AND NORTHERN.

What guarantees do I have from the board that these conditions will be met and enforced ?

2. The subject property is within the Aquatic Habitat Development Permit area. There already is a **registered covenant** in place which has been disregarded. This area is described by the applicant (as shown in Appendix D) as “The wetlands on this property is within the environmentally sensitive area by being considered a high value wetland for moose.” The document also states “ although, having a shoreline management covenant with respect to sewage disposal and riparian protection registered on title will mostly exempt the development permit requirement, there is a possibility of road construction across Donald Creek that may impact the watercourse, therefore, require a development permit prior to construction.” The applicant built a road across Donald Creek last year without notice or approval. This new road crossing the creek created a damn altering the course of the 2nd stream flowing into Donald Creek and Wilson Lake. The spring run off backed up and flowed away from Donald Creek washing out a section of the new road. I would like to see the natural course of the creek and the riparian area restored. This area used to be a lovely wet land.

3. My other concern is Wilson Lake Road. The section from Three Lakes Road to the proposed subdivision is a narrow, dangerous road with blind corners. It is very close to Wilson Lake and in extremely poor condition. This road cannot handle increased traffic without being upgraded.

Questions:

1. Please note, on the rezoning application appendix C specific map they show two Donald Creeks. The creek flowing from Grizzly Lake into Wilson Lake is Grizzly/ Wilson Creek
2. The applicant is offering to enter into a covenant to ensure compliance with the CRD Shoreland Management Policy regarding Donald Creek. Will Grizzly Creek be included in the covenant and if not why ?
3. In Appendix C Specific Map it shows a road going between lots 4/5 and 6 called "old Wilson Lake Road". If this new road is built what will its status be? Will it be a Strata Road or a Highways standard road and who will maintain it?

Sincerely,
Jill Armstrong
8421 Wilson Lake Road

Cariboo Regional District
Planning By Law 5317 / 5318

September 20, 2021

Further to my letter dated September 18, 2021

The applicant states as fact that the Section 4 road runs through the Resort and continues into DL 1464 and DL 1475. I have no objection if they wish to use this to their advantage in the proposed subdivision on their land but as they have included my land, DI 1464 and DI 1475 in their statement I feel I must comment. The status of this portion of the Section 4 road has no documentation to back this statement up. A few years ago I obtained all the documents regarding Wilson Lake Road through FOI. This was quite expensive but I felt it was necessary. I've also spent hours and hours pouring through the two foot high stack of papers. I'm sure a movie could be made about the history of this road. I have also spoken to officials in Highways, forestry, fisheries and have been referred to anyone else in 100 Mile, Williams Lake and Kamloops who might have information regarding this matter. No one can add any new information stating how or why this road was ever considered a public road. The various road registers, which aren't legal documents state, Wilson Lake Road ends at Little Trout Lake while a second states it ends at Trout Lake with a final revised road register states Wilson Lake Road ends at the end of the maintained portion of Wilson Lake Road. I have been advised by Highways that these registers are not legal documents.. There are several old letters from the Bridge Lake Cattleman's Association to highways and other government agencies requesting a right of way through DI 1464 and DL 1475 to Faulkner and Wavey Lake. They were **turned down** at every level of government. This is where the paper trail ends. Highways has installed a sign at the end of the maintained portion of Wilson Lake Road reading "END OF PUBLIC ROAD"

A couple of years ago a quad driven by an underage driver crashed on my land and sadly the father died. Dept of Highways reiterated at that time that this section was not a public road. I am liable for anyone going

through my land. This is especially concerning as this trail is not suitable for novice riders including some who may be camping at the resort. My lawyer has advised me that this is an unacceptable risk and one I am not willing to take. If the shoe was on the other foot I am sure other land owners would feel the same way and understand my frustration and concern. I have been asked by Dept of Conservation and Fisheries to close off access through my land as they want the public to use the crown land accesses to Faulkner. Department of Highways, has advised me that until proven otherwise that this is NOT a public road.

Thank you
G Armstrong
DI 1464, 1475

Genny Hilliard

From: CRD Planning
Subject: FW: Rezoning application DL 1465 FN: 3360-20/202110010

From: noreply@cariboord.ca <noreply@cariboord.ca> On Behalf Of Ken Mock
Sent: September 19, 2021 3:25 PM
To: CRD Mailbox <Mailbox@cariboord.ca>
Subject: Rezoning application DL 1465 FN: 3360-20/202110010

Thank-you for the opportunity to provide input on the proposed rezoning of DL 1465.

We are the Owners of Lot 1 Plan KAP64198 District Lot 1467 Land District 27. Civic Address 8300 Wilson Lake Road. As probably the newest members of this community I am unaware of the checkered history that appears to be associated with this particular lot.

We purchased our lot after an extensive search throughout the Cariboo and Okanagan finally deciding on our purchase for the location and the tranquility of our property.

Our primary concern with this application is that the rural nature of the area be preserved. From what we see in this application the intent to do so is there.

We would echo the comments made by some of the longer term residents. The eastern portion of Wilson Lake road is in need of attention and a commitment to addressing these concerns should be made by council if they approve this application. We would also echo the concerns over the need to ensure that proper water and Sewage disposal systems be proven for each proposed lot.

Although we appreciate the comments from Brad Potter and the owners regarding a "lack of Inventory" for sale at the present time and for an increasing demand by people much like ourselves, we would caution that it is not the responsibility of the council or the current population of the Cariboo district to create new inventory to fulfill this demand.

Regarding the comments about recreational commercial space being lost to residential development. There is simply one primary reason for this. The property owners determined they could increase their wealth more by converting the resort space into residential properties. Simple economics. Had the scale been tipped the other way they would probably not have made that decision.

We will side with the bulk of our neighbors saying that if the environmental concerns are met and the roadway improved, we would support this application.

Sincerely
Ken and Berit Mock

Origin: <https://www.cariboord.ca/en/regional-government/contact-us.aspx>

This email was sent to you by Ken Mock<kmock@shafer-haggart.com> through <https://www.cariboord.ca>.

Mr. Whitehead;

When my wife and I saw feces and toilet paper washing up on our beach we were urged to take an active role in what was happening in our community. We attended the first proposed subdivision for DL 1465 and the West Half of DL 1464 when they were one unit back in 1992 and the current applicant was also one of the agents at that time. Thirty-four people attended that meeting, thirty four people rejected the application. The phrase " don't worry, it's a done deal" was introduced at that time. It was passed. The development never came to fruition because of the financial burden and the inability to comply with all the rules and regulations.

All the public hearings I have attended have had a similar tempo. This one is no different. It should never have passed second reading. The applicant is saying in the application that this is not a good proposal but he can say that because he has been paid. He also has most of his information incorrect.

Back in the day, public hearings were actually public. People gathered at the meeting place, exchanged ideas with others and spoke at the mike if they so desired. Submissions were accepted until the count of three and the gavel fell to end the meeting.

You, sir have abolished the long standing tradition of in-person attendees converting it to a format most of us have never heard of or understand except for the business people who will be praising the development for their own personal gain. This is totally biased against us seniors and should be classified as senior abuse. My neighbor who has the adjoining property south of DI 1465 is 92 has never heard of teleconferencing. His son had to come over the other day to help him charge up his cell phone. The adjoining neighbor to the west is 93 and he doesn't understand teleconferencing either, I am 76 and neither do I. This could turn out to be a total disaster. I also take exception to the fact that the CRD meetings are to be in-person and not livestreamed or teleconferenced. Another bonus for the developer.

Speaking for myself and the others who will not be able to teleconference this is a thumbs down and an infringement on our rights.

With the wildfires increasing every year and getting more intense, having a campground at the entrance to this proposed development is a very bad idea. With only one egress to serve the entire development and the applicant himself stating that

the property is heavily wooded this should be another negative for the development. Have the fire departments been asked for their opinion?

This proposal will be voted on by a group of people, most of whom have never heard of Wilson Lake Road and most likely none have had the interest to come out and check out what they are voting for.

The applicant states that there has been volatility with neighbors in the past. If you come out and speak to anyone in this area you will find the current owners have already offended most of the community.

Have you heard of voter fatigue, please look it up in Wikipedia. Federal election Monday, Public Hearing Tuesday, another Public Hearing Wednesday. Another point for the developers.

With my presentation I am including documents relevant to this proposal. Many, like the illegal culverts, illegal walking bridge, numerous septic and lagoons not dealt with, Wilson Lake Road status, osprey nest, illegal creek crossings need to be rectified before any further.

I am requesting that my presentation become public record and available to anyone that is interested in perusing it.

Yours truly,
Mati Ounpuu

Page 3

There is no existing resort. Definition of a resort is on Google.

Page three states 8 proposed lots two tourist commercial and six rural residential lots and page four states one tourist commercial lot, seven residential lots and one remainder lot which would make nine lots. I don't believe I'm at the senility stage yet but I am confused as to how all these experts missed this or perhaps somehow I am missing something here, if not, in court this would be an immediate dismissal.

I was blocked from entering the property to make my own assessment of the cabins. Is the road status Wilson Lake Road?

Grizzly Creek is omitted.

North is a trailer.

Page 4

Land use is questionable.

Again nine lots.

High value wetland, we attempted to turn into a waterfowl sanctuary back in the nineties for the OCP.

Page 5

Dense tree coverage perfect for a wildfire, none of these properties will be able to get insurance because of the 2017 wildfires.

There only appears to be one special exception C 2-4 zone and that was specifically for Lucky Strike. 4600-20-1946

What has not been mentioned is the south side of Wilson Lake for 25 free standing housekeeping units (as independent cabins), plus ancillary buildings. This would would make the current cabins illegal. It would also triple the size of dwellings.

Page 6

Grizzly Creek again is not mentioned. Fencing has not been a success for implementation.

Page 7

I don't believe it is the Health Unit's mandate to tell us what kind of lifestyle we should be living. They say they have no existing records. I do. There are at least eight (8) septic, sewage lagoons and sani dumps from previous failed subdivision attempts that need to be dealt with. Were there permits issued for the campground and cabins? I politely asked the Health Unit and they basically told me to take a hike. The previous owners (Jacksons) brought in a wastewater expert at their last public hearing who said he saw no issues with the old septic. When I showed the pictures (including aerial photos) he changed his tune and that was the last subdivision attempt until now. A previous Health Environmental Officer, Lori Frame told me she could not do anything until the property changed hands so now is the time.

Page 8

The APC is a biased majority group of business people who benefit from any new subdivision. I will be challenging two members for a conflict of interest in the rezoning of Lot # 2 in the four lot subdivision.

SPECIFIC MAP

Page 5

According to Michelle Shilling, Operations Manager for 100 Mile MOTI, Wilson Lake Road ends at the east end of the four lot subdivision, PLAN KAP74687 where the owner has had a sign posted declaring the end of public road.

There appear to be two Donald Creeks.

Page 6

Another unnamed creek flowing down from the south.

Page 8

Since the applicant co-partnered (Kidston/Hemingway) in the first subdivision attempt he should be aware that Bonters were operating this resort seventy years ago. If many resorts in the area are closing down why would anyone want to waste money upgrading and developing a resort?

What third cabin?

Between the road and the creek? Current owners has signage stating "end of public road "which is false according to this document. The owners are currently being looked into by the DFO and several other agencies.

Again I will say this is a total boondoggle and should not see the light of day.



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210010

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021

Electoral Area: L

Date of Referral: March 04, 2021

Date of Application: February 18, 2021

Property Owner's Name(s): Lucky Strike RV Camp Limited

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): District Lot 1465, Lillooet District, Except Plan KAP74687

Property Size(s): 47.08 ha (116.34 ac.)

Area of Application: 47.08 ha (116.34 ac.)

Location: 8410 Wilson Lake Road

Current Designation:
Commercial, Rural Residential 1

Min. Lot Size Permitted:
N/A, 4 ha (9.88 ac.)

Proposed Designation:
Commercial

Min. Lot Size Permitted
N/A

Rural Residential 1

4 ha (9.88 ac.)

Rural Residential 2

2 ha (4.94 ac.)

Rural Residential 3

0.8 ha (1.98 ac.)

Current Zoning:
Special Exception C 2-4, Rural 1 (RR 1)

Min. Lot Size Permitted:
0.4 ha (0.988 ac.), 4 ha (9.88 ac.)

Proposed Zoning:
Special Exception C 2-4

Min. Lot Size Permitted:
0.4 ha (0.988 ac.)

Rural 1 (RR 1)

4 ha (9.88 ac.)

Rural 2 (RR 2)

2 ha (4.94 ac.)

Special Exception RR 3-1

1.2 ha (2.965 ac.)

Proposal: To upgrade and further develop the existing resort and also create residential opportunities by subdividing the property into two tourist commercial and six rural residential lots.

No. and size of Proposed Lots: 8 proposed lots ranging from 1.6 ha (3.95 ac.) - 4.5 ha (11.12 ac.) and 1 remainder lot of 19.7 ha (48.68 ac.) in size.

Existing Buildings: Three Cabins, One Derelict Cabin and One Barn.

Proposed Buildings: No proposed buildings.

Road Name: Wilson Lake Road

Road Type: Gravel/Dirt Road

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

Services Available: Hydro

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: Wilson Lake, Donald Creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Protection

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

Land Use:

Lot Sizes:

(a) North 070 2 Acres Or More (Outbuilding)

25.89 ha (64 ac.)

(b) South	061 2 Acres Or More (Vacant)	42.39 ha (104.75 ac.)
(c) East	150 Beef	30.76 ha (76 ac.)
(d) West	001 Vacant Residential Less Than 2 Acres	0.52 ha (1.29 ac.)
	000 Single Family Dwelling	0.63 ha (1.55 ac.)
	062 2 Acres Or More (Seasonal Dwelling)	5.14 ha (12.7 ac.)
	150 Beef	42.25 ha (104.4 ac.)
	Wilson Lake	---

PLANNING COMMENTS

Background:

It is proposed to rezone a 47.08 ha (116.34 ac.) subject property to expand the existing commercial resort and also create residential opportunities by subdividing the property into one tourist-commercial lot, seven rural residential lots and a remainder lot split zoned as tourist commercial and rural residential. Thus, resulting in a total of nine lot subdivision proposal. The subject property is currently split zoned as Special Exception C 2-4 and Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is split designated as Commercial and Rural Residential 1 respectively in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004.

The proposed residential lot sizes do not comply with the permitted lot size provisions under the current partial zoning of RR 1. Therefore, the applicant has requested to rezone a portion of the subject property from Rural 1 (RR 1) zone to Special Exception RR 3-1, Rural 2 (RR 2) and Rural 1 (RR 1) zones. It is further proposed to expand the area of the existing tourist commercial zone and subdivide it from the proposed residential lots. The proposal includes one tourist commercial lot of 3.2 ha (7.91 ac.) in size, seven residential lots ranging from 1.6 ha (3.95 ac.) to 4.5 ha (11.12 ac.) and one remainder lot of 19.7 ha (48.68 ac.) in size split into 4.4 ha (10.87 ac.) Special Exception C 2-4 zone and 15.3 ha (37.81 ac.) RR 1 zone as shown in Appendix C.

Location & Surroundings:

The subject property is located at 8410 Wilson Lake Road, around Wilson Lake with wetlands and Donald Creek that flows across the property as shown in Appendix D. The wetland on the property is within the environmentally sensitive area by being considered a high value wetland.

for moose. Currently, the property is being used as a Commercial resort with campsites and RV sites on the tourist commercial zoned area. The rest of the property is vacant with dense tree coverage.

There are three cabins, one derelict cabin and one barn existing on the property. It is mostly surrounded by large rural residential properties to the north, east and west along with a few smaller tourist commercial lots to the west and a large resource/agricultural vacant land to the south of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.2.3.4 SPECIAL EXCEPTION C 2-4 ZONE

- (a) LOT AREA (minimum) = 0.4 hectares (0.988 acres)

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

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

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

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

5.20.3.1 SPECIAL EXCEPTION RR 3-1 ZONE

- (a) LOT AREA (minimum) = 1.2 hectares (2.965 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed zoning amendment application. The proposal is in compliance with Section 5.1 (1) of the Interlakes Area Official Community Plan (OCP) Bylaw by permitting a range of lot sizes and maintaining the rural character of the area. In addition, tourist commercial activities/land uses including campsites, RV sites and resorts are considered an important commercial use within the area as per the OCP bylaw, provided that the facility recognizes and respects the adjoining land use. The proposed Special Exception C 2-4 allows for limited tourist commercial activities on the property; therefore, it is anticipated to have minimal impact on the surrounding proposed rural residential land use.

Further, the proposed scale of commercial activities is reasonable for a rural setting as recommended in the OCP bylaw.

The Ministry of Transportation and Infrastructure (MOTI) currently has no objections over the proposed rezoning. However, there are several development criteria that will be considered at the subdivision approval stage including but not limited to road construction to Ministry standard, sewage disposal, proof of water, archeological assessment, geotech/hydrology study, access to Wilson Lake and access to lands beyond. The Advisory Planning Commission (APC) has also supported the proposal.

Based on current best practice, Interior Health Authority (IHA) encourages a minimum of 1 ha (2.47 ac.) parcel size to ensure sustainable onsite water and sewer services. As all the proposed lots are larger than the suggested 1 ha (2.47 ac.), planning staff recommends approval of this rezoning application.

The applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of highly sensitive Donald Creek on the subject property and Wilson Lake in proximity. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems.

In addition, compliance with the CRD Agricultural Policy regarding fencing and buffering will be required along the eastern and southern boundary of the subject property due to the adjoining agricultural farmland and crown land zoned Resource/Agricultural. This will reduce future risk associated with livestock entering on the proposed residential and commercial properties.

Further, the subject property is within the Aquatic Habitat Development Permit Area as designated under Section 919.1 (1) (a) of the *Local Government Act* for protection of the natural environment, its ecosystems and biological diversity. This requires a Development Permit for any development or land disturbance within the 15 m (49.21 ft.) riparian setback from the natural boundary of the lake, wetland and stream. Although, having a shoreland management covenant with respect to sewage disposal and riparian protection registered on title will mostly exempt the development permit requirement, there is a possibility of road construction across Donald Creek that may impact the watercourse and, therefore, require a development permit prior to construction.

As per Interlakes OCP, applications to re-designate the property for additional residential development requires the applicant to provide housing market analysis demonstrating the need of additional residential development due to the insufficient existing residential stock. This supply-demand study should also confirm capability of the subject property to support residential development in terms of sustainable onsite water and sewer services.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021 be given first reading. Further, that second reading be subject to the following condition:

- i) The applicant must comply with the Interlakes OCP Bylaw by providing Housing Market Analysis report demonstrating the need of additional residential development to meet the five-year demand.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021 be given first reading.

REFERRAL COMMENTS

Health Authority: April 6, 2021

Interior Health appreciates the opportunity to review and comment on the proposed 9-lot subdivision, which will retain two tourist commercial parcels. Healthy Communities promotes land use, which will strengthen positive health outcomes within the population. The reliance on private vehicles can reduce a resident's ability to have an active lifestyle and opportunities to access amenities. Physical activity is among the most significant modifiable behaviour that can influence a person's likelihood of developing chronic diseases, such as diabetes, heart disease, stroke or cancer. The official community plan supports sound healthy policy initiatives and this bylaw contributes to the health and wellbeing of the community.

The Environmental Public Health Program has no existing records on the commercial development at this location. The servicing of this RV Park would require that the onsite drinking water supply system and the onsite sewerage system comply with the regulatory mandate. Interior Health recommends that the owner have any pre-existing onsite sewerage system assessed by an Authorized Person (AP) and their report document whether the sewerage system is functioning adequately and will not pose a health or safety hazard. The drinking water supply system will be required to meet the Drinking Water Protection Act and Regulation. These services should be in compliance for this facility to operate. Please contact the local Public Health Office for further details.

The remaining parcels are in close proximity to surface water that will pose concerns for the area available to service residential development. There appears to be some areas of high water table that could additionally restrict development.

Ministry of Transportation and Infrastructure: March 5, 2021

EDAS: 2021-01250

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

- Archaeological Assessment and/or study
- Road Construction to Ministry Standard

- Geotech/Hydrology Study
- Sewage Disposal
- Proof of Water
- Access to Wilson Lake
- Access to Lands Beyond
- Road Dedication

Additional conditions may be required when the Ministry is able to undertake a site inspection.

Advisory Planning Commission: April 5, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: March 16, 2021

Proposed project within Building Inspection service area. Building permit required for proposed work.

ATTACHMENTS

- Appendix A: Bylaw 5317 and 5318
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Existing Zones
- Appendix E: Orthographic Map
- Other: Applicant's Supporting Documentation
Advisory Planning Committee Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5317

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. 5317, 2021".

2. AMENDMENT

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

Redesignating District Lot 1465, Lillooet District, Except Plan KAP74687 from Commercial and Rural Residential 1 designations to Rural Residential 3, Rural Residential 2, Rural Residential 1 and Commercial, 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. 5317, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

SCHEDULE A



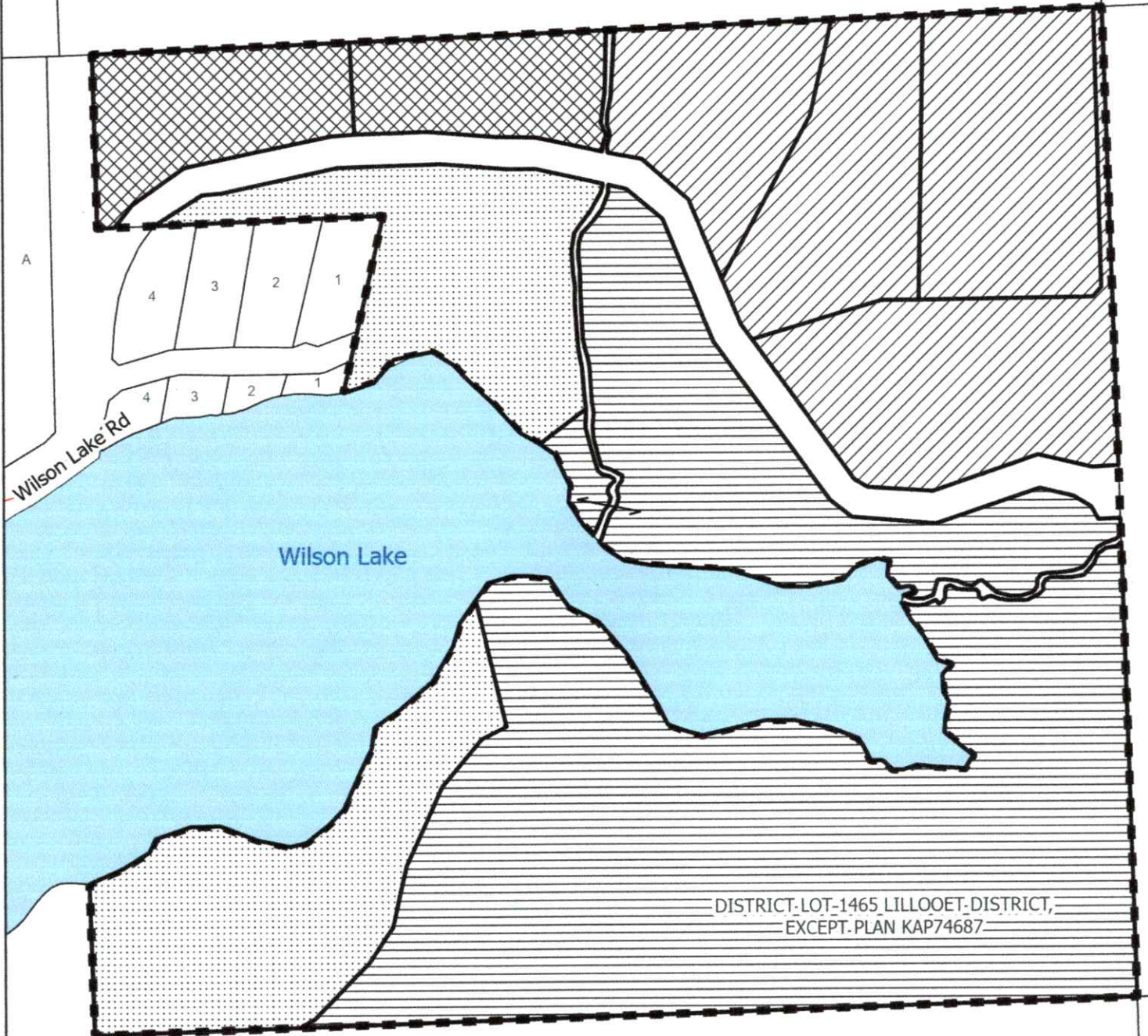
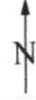
LEGEND

- Subject Property
- Proposed Rural Residential 3 Designation
- Proposed Rural Residential 2 Designation
- Proposed Rural Residential 1 Designation
- Proposed Commercial Designation

0 30 60 120
m

MEASUREMENTS ARE METRIC

Z2110



DISTRICT LOT-1465 LILLOOET-DISTRICT,
EXCEPT PLAN KAP74687



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5318

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. 5318, 2021".

2. AMENDMENT

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

- i) rezoning District Lot 1465, Lillooet District, Except Plan KAP74687 from Special Exception C 2-4 and Rural 1 (RR 1) zones to Special Exception RR 3-1, Rural 2 (RR 2), Rural 1 (RR 1) and Special Exception C 2-4 zones as shown on Schedule "A"; and
- ii) 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. 5318, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

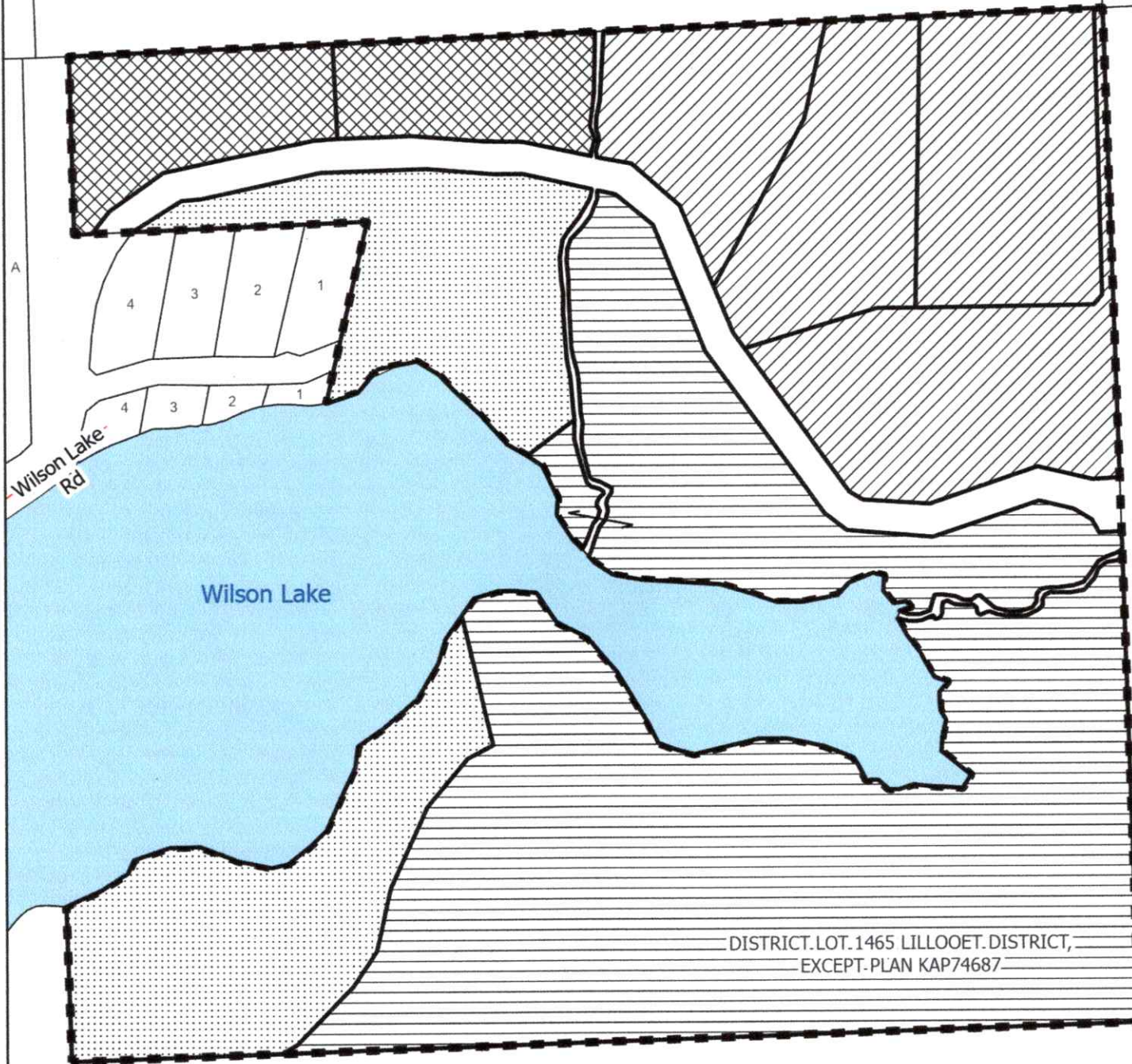
SCHEDULE A



LEGEND

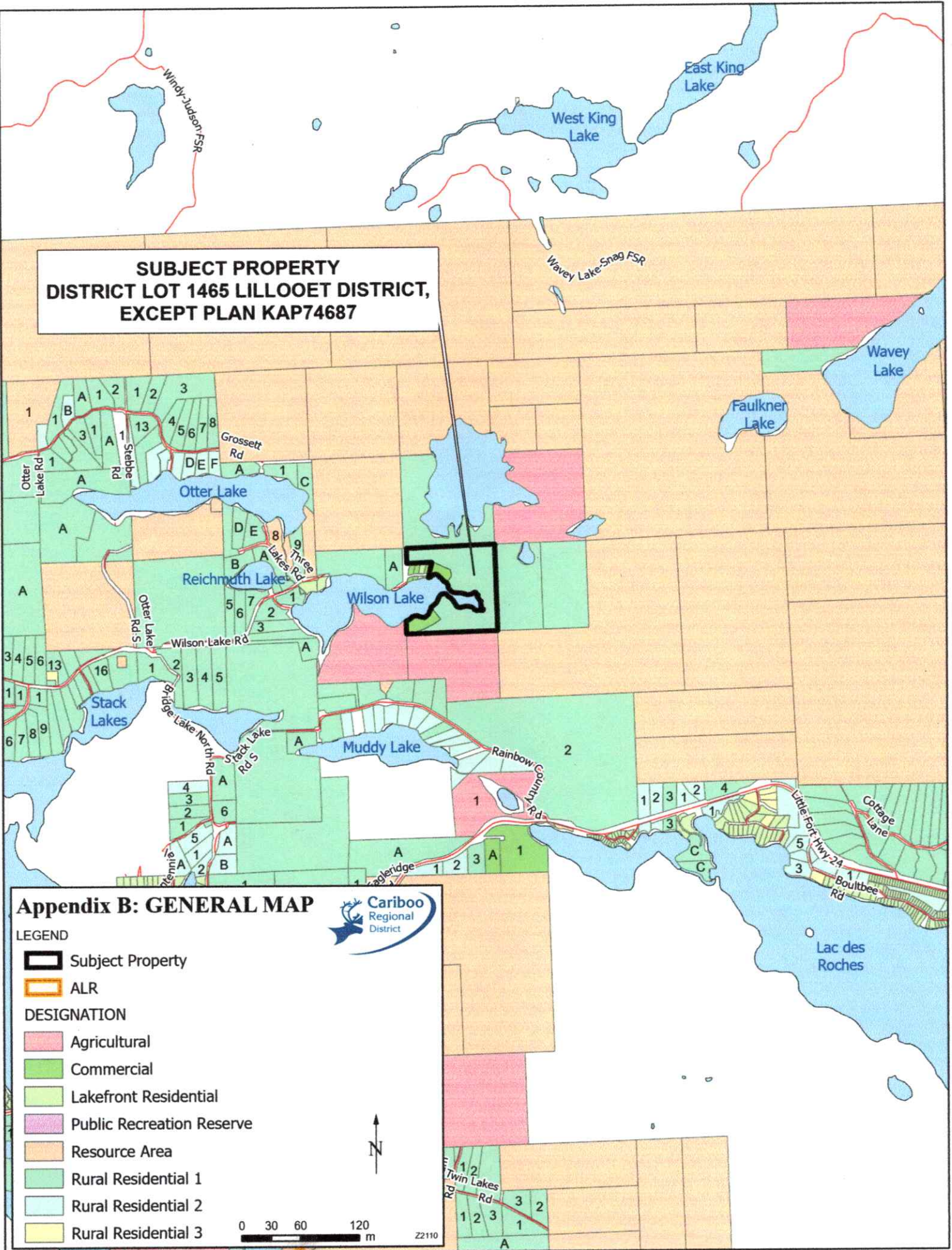
- Subject Property
- Proposed Special Exception RR 3-1 Zone
- Proposed Rural 2 (RR 2) Zone
- Proposed Rural 1 (RR 1) Zone
- Proposed Special Exception C 2-4 Zone

0 30 60 120 m MEASUREMENTS ARE METRIC Z2110



DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687

**SUBJECT PROPERTY
DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687**



Appendix B: GENERAL MAP

LEGEND

Subject Property

ALR

DESIGNATION

Agricultural

Commercial

Lakefront Residential

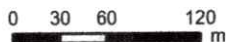
Public Recreation Reserve

Resource Area

Rural Residential 1

Rural Residential 2

Rural Residential 3



Z2110

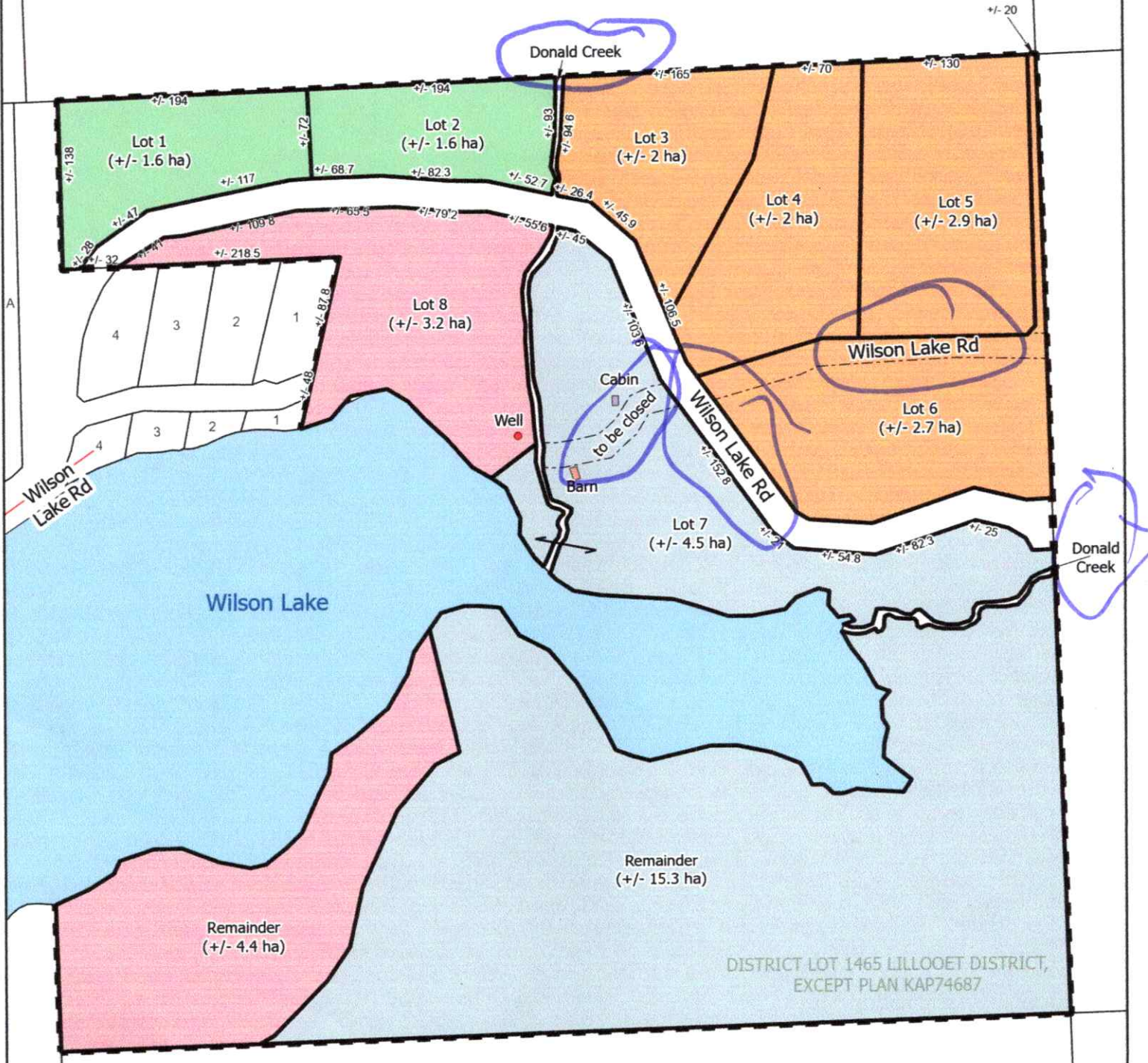
Appendix C: SPECIFIC MAP



LEGEND

- Subject Property
- Proposed Special Exception RR 3-1 Zone/ Rural Residential 3 Designation
- Proposed Rural 2 (RR 2) Zone/ Rural Residential 2 Designation
- Proposed Rural 1 (RR 1) Zone/ Rural Residential 1 Designation
- Proposed Special Exception C 2-4 Zone/ Commercial Designation

0 30 60 120 m MEASUREMENTS ARE METRIC Z2110



DISTRICT LOT 1465 LILLOOET DISTRICT, EXCEPT PLAN KAP74687

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

Appendix D: EXISTING ZONES MAP



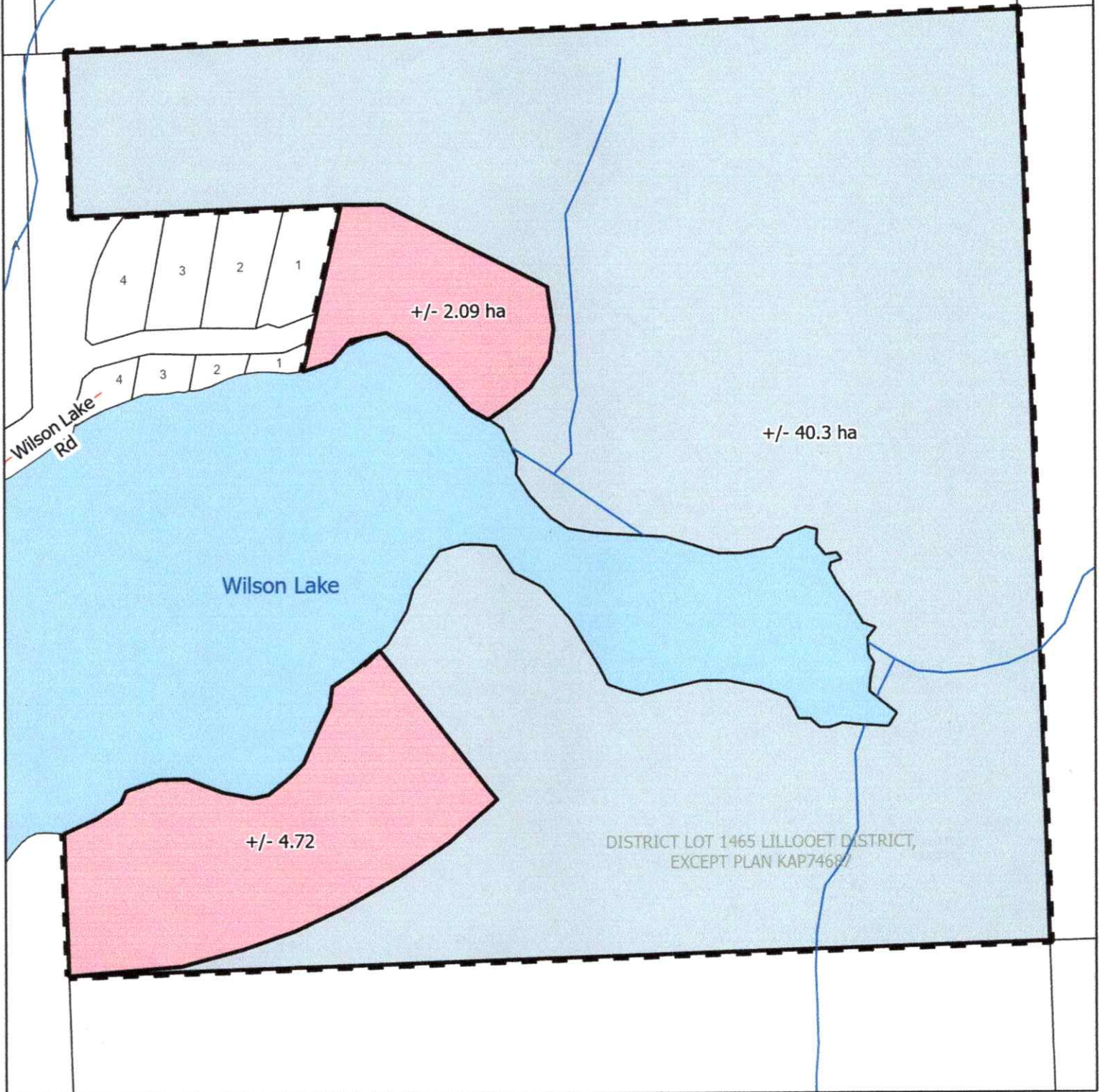
LEGEND

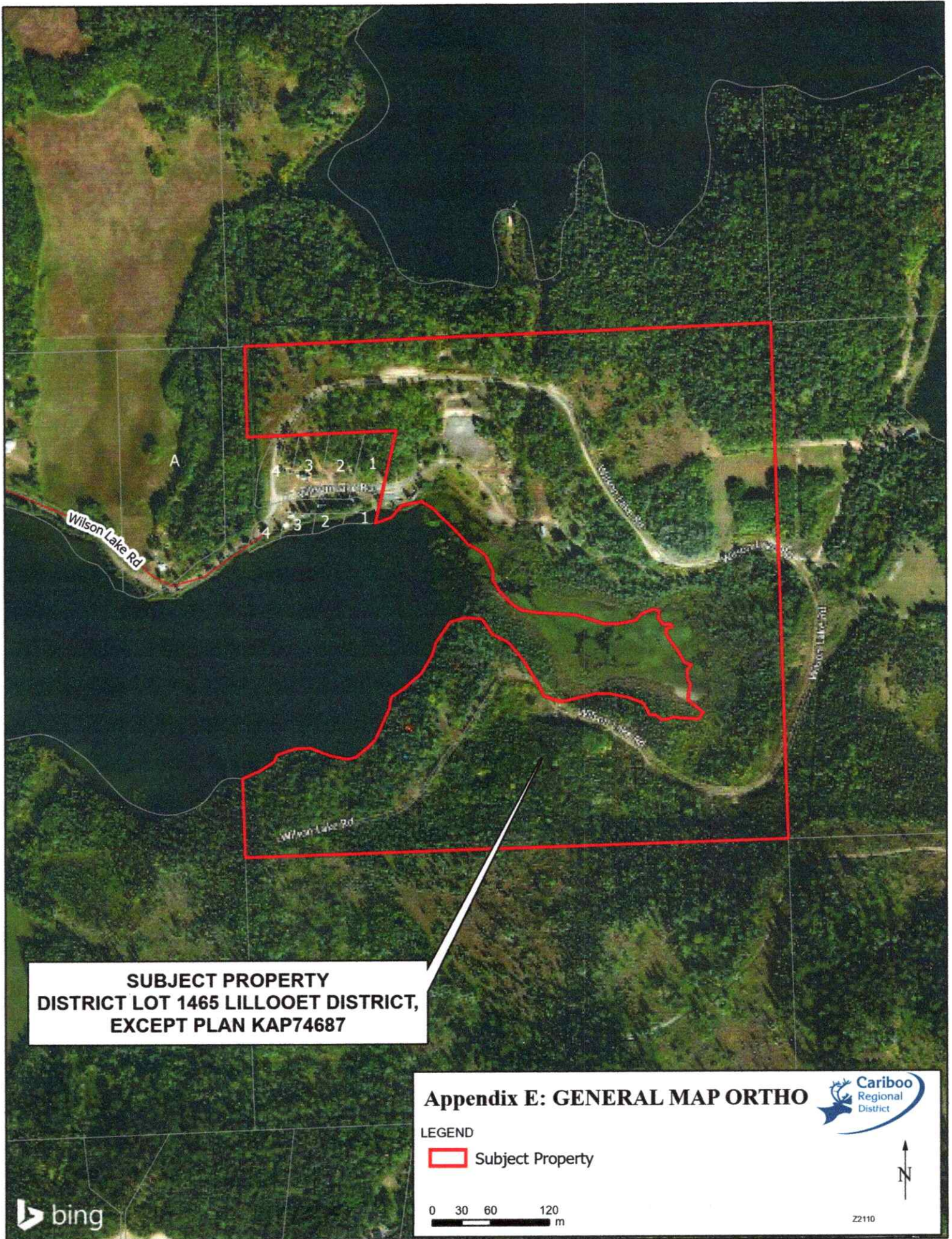
- Subject Property
- Existing Special Exception C 2-4 Zone/Commercial Designation
- Existing Rural 1 (RR 1) Zone/Rural Residential 1 Designation

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m

MEASUREMENTS ARE METRIC

Z2110





**SUBJECT PROPERTY
DISTRICT LOT 1465 LILLOOET DISTRICT,
EXCEPT PLAN KAP74687**

Appendix E: GENERAL MAP ORTHO



LEGEND

 Subject Property



Z2110



Describe the existing use of the subject property and all buildings: Lucky Strike Resort has been in existence for 45 years or more. Nly commercial area is developed as campsites and RV sites; 3 cabins on Sly portion are being renovated.

Describe the proposed use of the subject property and all buildings: New owners want to upgrade and develop the resort and also create some acreage residential lots.

Describe the reasons in support for the application: Many resorts in the Cariboo are being lost to residential development. This resort needs upgrading to meet a growing demand for tourist commercial waterfront facilities.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Nly commercial area is mostly open with landscaping for camping and RVs. Remainder of property is quite heavily treed.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Large amount of frontage on Wilson Lake; two creeks bisect property.

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

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

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

Proposed subdivision of N. 1/2 of DL 1465. Reasons in support of rezoning application

This property has a checkered past dating to the mid-1970's and perhaps earlier. At that time the owner started a subdivision which was never surveyed or approved, but he managed to sell several "lots" that did not exist before he left the country.

Subsequent owners have run the resort to varying levels of activity, and have also managed to alienate several adjoining land owners at the same time. During this time the four lot subdivision on Plan KAP85641 was completed in 2007. The two storey lodge burned about 15 years ago. Several cabins that were on the northerly portion of the resort have fallen into disrepair and have been removed.

The new owners started to renew the resort since purchasing it in June 2020. There has been a cleaning up of the campsites and RV sites on the northerly commercial area. Of the three cabins on the south side of DL 1465 one has been restored to like-new condition and has seen guests coming in winter to enjoy peace, quiet, and snow. The second cabin is well on its way to similar refurbishing, and the third cabin awaits the same treatment. Gradually building up the resort infrastructure will occur as the owners build up the client base.

The historical location of Wilson Lake Road, as claimed under Section 4 of the Highways Act (since superseded by the Transportation Act) runs through the resort area close to the lake, and then swings up a steep hill and continues in to DLs 1464 and 1475 where it terminates as a public road. A new road was built about 10-12 years ago, and moves traffic away from the lake and campsites. Our proposal would dedicate the new road, close a portion of the old road, and connect to the easterly portion of the old road that continues to serve access to adjoining properties. The crossing of the creek from Grizzly Lake has already been properly constructed with two 900mm culverts.

The proposed subdivision is designed to utilize the existing constructed road and part of the historic Wilson Lake Road, and results in the following rationale:

- Lots 1 and 2 between the road and the creek. RR3-1 zoning (1.2 ha minimum) will allow for two lots but not three, and will allow flexibility for any final road dedication increase. These lots are high, dry, and well shaped.
- Lots 3 to 6 under RR-2 zone will allow 4 lots as shown with flexibility to contain old Wilson Lake Road and the new road. Area will not permit a fifth lot.
- The area south of the new road is proposed to be added to the existing C2-4 zone. This will allow the resort to utilize this upper portion for future sewage disposal under permitted health regulation as any future development occurs. Note that the current zoning schedule puts part of the C2-4 zone over the creek, which was never intended.
- The C2-4 zoning boundary on the south side is proposed to reconfigure to follow the existing driveway and to contain the third cabin. The area of land zoned C2-4 remains the same or less than at present.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on April 5, 2021
in the at 2:00 pm, located at _____, BC, commencing at _____

PRESENT:

- Chair Alan Boyd
- Members Scott Brown Justin Guimond
Art Guimond Sharon Wolsky
- Recording Secretary Inga Volkeff
- Owners/Agent, or Michael V. Khan
 Contacted but declined to attend

ABSENT: Wanda Hart

ALSO PRESENT: Electoral Area Director William Mc Donald
Staff support (if present)

Agenda items

REZONING/OCP APPLICATION - 3360-20/20210010 (DISTRICT LOT 1465, LILLOOET DISTRICT, EXCEPT PLAN KAP74687)

1 : "THAT the application to rezone/redesignate property at 8410 WILSON LAKE ROAD, be supported/rejected for the following reasons:

- i) well thought out intended use of the property
- ii)

For: 6 Against: 1

CARRIED/DEFEATED

Termination

1 19th pm : That the meeting terminate.

CARRIED

Time:

Inga Volkeff
Recording Secretary

Chair

5.2.3.4 Special Exception C 2-4 Zone (4600-20-1946)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-4, the permitted non-residential uses shall be limited to:

- i) a lodge, seasonal resort, or guest ranch; and
- ii) a campground or recreational vehicle park.

Notwithstanding the above:

1. Development on the north side of Wilson Lake shall be limited to:
 - a) a main lodge containing a maximum of ten housekeeping units internal to the lodge, plus ten free-standing housekeeping units (as independent cabins);
 - b) a campground or recreational vehicle park containing a maximum of thirty combined campsites or recreational vehicle sites; and
 - c) ancillary buildings.
2. Development on the south side of Wilson Lake shall be limited to:
 - a) a maximum of twenty-five free standing housekeeping units (as independent cabins), plus ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.5 Special Exception C 2-5 Zone (4600-20-2053)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-5, the permitted non-residential uses shall be limited to:

- i) a seasonal resort or guest ranch with a maximum of eight (8) sleeping units, and one (1) housekeeping unit;
- ii) a curio shop; and
- iii) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.6 Special Exception C 2-6 Zone (4035-20-L 056)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-6, the permitted non-residential uses shall be limited to:

- i) a lodge or seasonal resort with a maximum of fourteen (14) housekeeping units;
- ii) a campground or recreational vehicle park with a maximum of twenty-three (23) campsites or serviced recreational vehicle sites;
- iii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- iv) fuel and propane service for marine purpose, as ancillary uses; and
- v) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.7 Special Exception C 2-7 Zone (4600-20-2156)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-7, permitted uses shall be limited to:

- i) a lodge with a maximum of seven (7) sleeping units;

077 107 2000 00.00 0001000
MAY 11 1983
Mx. Pinkney;

Re: Bylaw #4361 and Bylaw #4362.

It took the citizens of the Interlakes Area considerable time and effort to map out a plan for the future of their area of habitation. They finally agreed on a workable solution. It is the Official Community Plan. This plan was to be able to accommodate the concerns of the population for the next twenty years.

We are four years into the plan and it has already been totally gutted to satisfy the whims of the developers. However the developers cannot succeed without the CRD's approval which leads to the question, why do we have a planning committee. They certainly do not appear to accede to the wishes of the public at large

The Health Unit has serious concerns about this proposal and well it should. They have tried their best to stop the rampant waste problems on this property for the past sixteen years and they are still unable to find all the difficulties.

We would have no objections to this subdivision if it were to be done correctly following the OCP guidelines. However, they are not and we strongly object to the intense pressure being put onto this highly sensitive lake.

Wilson Lake is classified as highly sensitive. We wonder about;

- A) the effect on the fish spawning stream which enters the east end of Wilson Lake
 - B) a large waterfowl nesting area also on the east end of the lake
- Both of the above are in the area where development is to occur.

We note here that there has been no input from Fisheries or the Wildlife Department. We feel that the CRD together with the Fish and Wildlife people should take a very close look at what the implications may be if development takes place.

We feel the maps provided in the application package are incomplete and inaccurate, the site plan attached to this application is not detailed and not to scale. Neither does it have any accurate measurements in regards to property boundaries and watercourses.

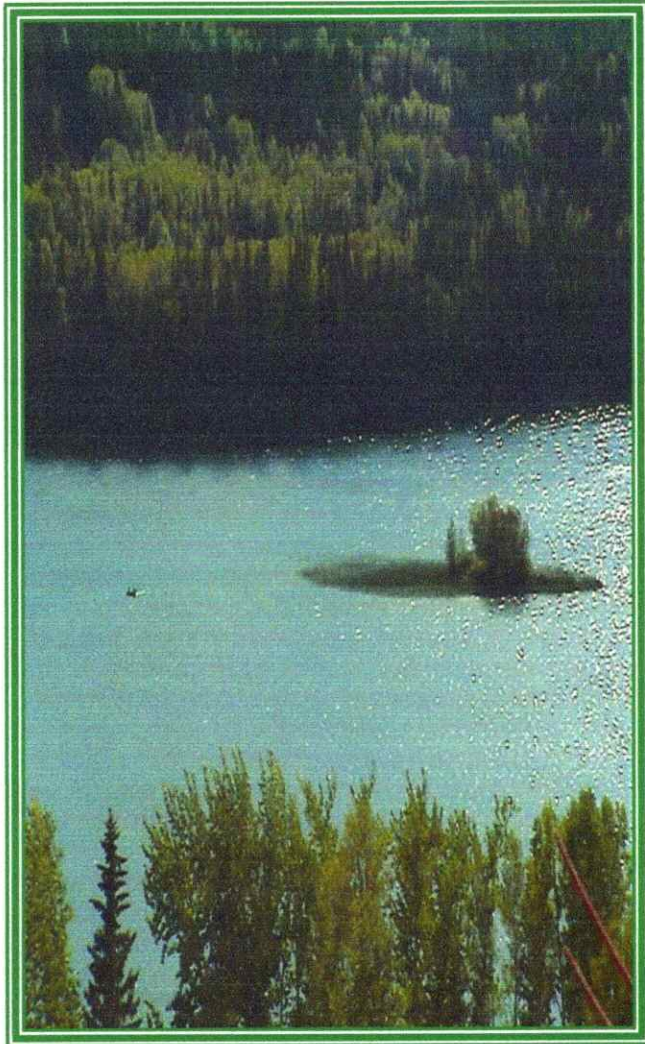
The effect on Wilson Lake could be devastating. As we have stated, this is a small, highly sensitive lake and in our opinion unable to sustain such a proposed high density development.

As such we strongly oppose this application.

This letter is submitted by Mat and Pat Ounpuu

the Regional Board to buffer residential areas from agricultural areas by requiring a minimum lot area of 4 ha for the residential properties.

9. To protect aquatic habitat and seek to improve water quality, the Regional Board encourages efforts of agricultural stewardship groups to provide guidelines for agricultural uses near waterbodies. It is suggested that agricultural uses near waterbodies be subject to the following:



A zoning bylaw proposes:

- a) to define setbacks of agricultural buildings and storage areas from the natural boundary of a watercourse or lake;
- b) to define a setback from areas designed to confine livestock, or to be utilized for manure storage structures to the natural boundary of a watercourse or lake;
- c) to define a setback from storage sites for fuel/oil, pesticides, and other chemicals to the natural boundary of any watercourse or lake;
- d) The establishment of landscaping, tree planting or other features to provide shade and to provide drinking water for purposes of drawing livestock away from aquatic areas is strongly encouraged; and,
- e) Application of manure or pesticides near a stream or waterbody is discouraged.

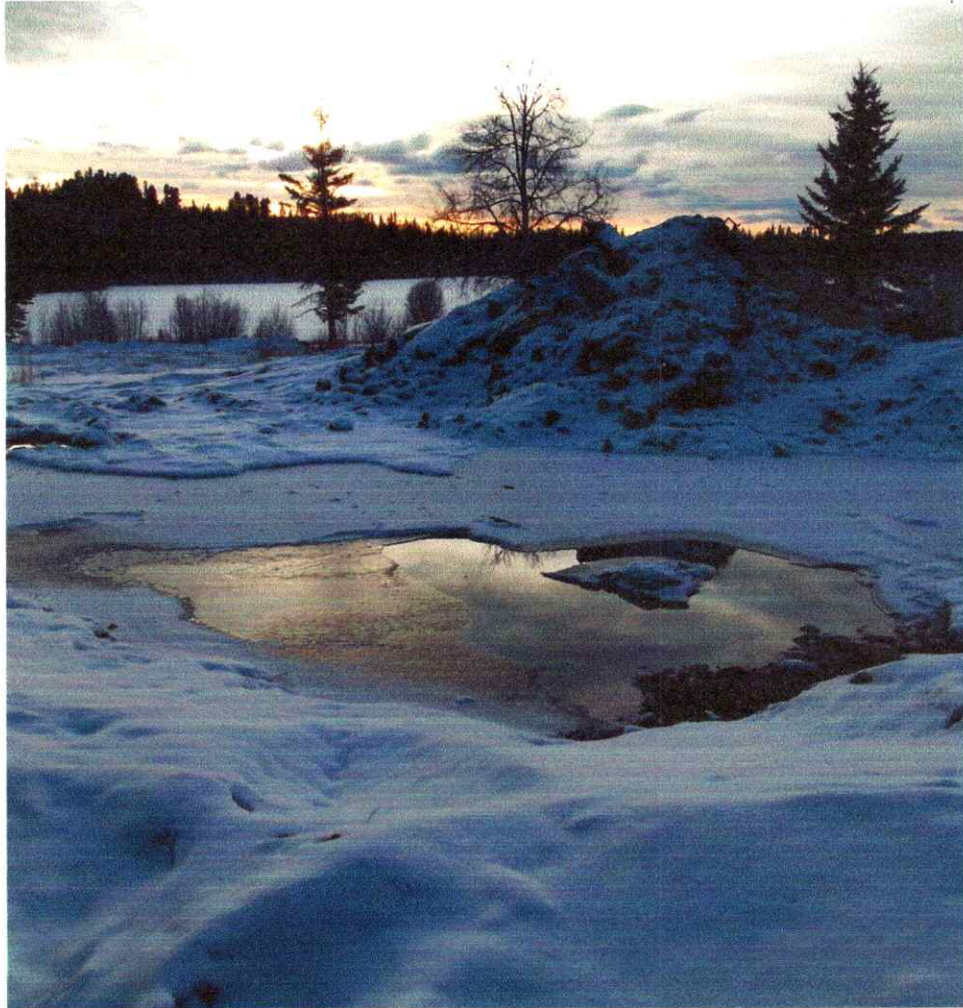
10. Consider fire hazard risk when designing subdivisions, including, but not limited to:

- 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.

JAN.
2012



DEC
2011



RESORT FOUNDATION
FULL OF FECEES AND
TOILET PAPER



Tuesday, June 9, 2009 4:46 PM

RE: walking bridge

From: "Sutherland, Monica A ILMB:EX" <Monica.Sutherland@gov.bc.ca>
To: "mick appletree" <matsappletree@yahoo.com>

Hi there,

I will be looking into this matter immediately. I have already tried to get into contact with the client, and will be following up with a letter. Are you able to provide me with any further details about the conditions of the walking bridge? I understand it is a safety concern? Do you happen to have any photos? If you can provide me with further any information I would appreciate it.
Thank you.
Monica

Monica Sutherland
Land Officer, Crown Land Adjudication Division
Integrated Land Management Bureau
Williams Lake B.C. 250-398-4281
monica.sutherland@gov.bc.ca
 Please consider the environment before printing this email

-----Original Message-----

From: mick appletree [mailto:matsappletree@yahoo.com]
Sent: Tuesday, June 9, 2009 4:43 PM
To: Sutherland, Monica A ILMB:EX
Subject: walking bridge

Ms. Sutherland;

Mr. Weir has passed File 3407292 into your hands. Can you please tell us what actions you have planned to correct this situation?

Thank you for your time.

Cheers.....Mat Ounpuu

Make your browsing faster, safer, and easier with the new Internet Explorer® 8. Optimized for Yahoo! Get it Now for Free! at <http://downloads.yahoo.com/ca/internetexplorer/>

Francesca Sanna

From: Packham, Roger M ENV:EX [Roger.Packham@gov.bc.ca]
Sent: Tuesday, July 15, 2008 8:48 AM
To: Francesca Sanna
Cc: Pleasance, Diane ENV:EX; Schilling, Michelle J TRAN:EX; Katchmar, Cindy TRAN:EX
Subject: FW: ACTION: WILSON LAKE

Importance: High

Attachments: Wilson Lk rezone ap.pdf



Wilson Lk rezone
ap.pdf (940 K...

MOE has reviewed the above noted referral and has the following comments/recommendations:

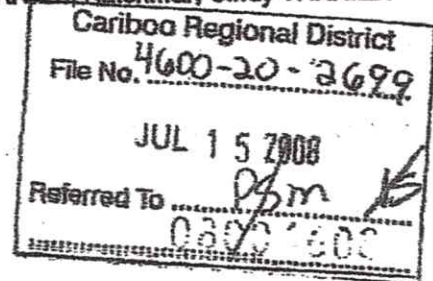
The CRD Onsite Effluent Disposal Guidelines and Riparian Buffer Zone Guidelines should be closely reviewed and consideration should be given to registering restrictive covenants to reduce potential impacts to Wilson Lake as a result of this subdivision. A 15 m Fisheries Sensitive Zone designation should be considered for all lots on Wilson Lake and on either side of Grizzly Creek on lots J and K to protect fisheries values.

I understand there may be an osprey nest on this parcel which should also be protected from disturbance as per the BC Wildlife Act.

The map for this subdivision indicates a "proposed road" but in fact this road already exists. This road, I am told, was built without authority from the Ministry of Highways and the stream crossing built without authority of the Water Act. This road is contributing sediment to Grizzly Creek and to Wilson Lake contrary to the Fisheries Act and the Water Act. The Grizzly Creek crossing of this "proposed road" is a barrier to fish migration. Prior to considering this subdivision the above environmental concerns associated with the "proposed road" should be addressed by the proponent.

Roger Packham
Senior Ecosystem Biologist

>
> From: Pleasance, Diane ENV:EX
> Sent: Tuesday, June 24, 2008 2:23 PM
> To: Packham, Roger M ENV:EX
> Subject: ACTION: WILSON LAKE
> Importance: High
>
>
> Good afternoon, Roger, guess who ?????
>
> Application (25 pages) by Nigel Hemingway - Cariboo Geographic Systems
> for property owner, 686184 BC ltd.
>
> "To facilitate an associated rezoning application in order to create
> six lakefront residential and seven rural residential parcels along
> the north shore of Wilson Lake."
>
> <<Wilson Lk rezone ap.pdf>>
> This is not logged into the system yet as I require a little
> assistance from Stephanie to "show me the way"!! Will have a log #
> generated by end of this week
>
>



File: 34020-20/0m/Wilson 24



Province of
British Columbia

MINISTRY OF
ENVIRONMENT,
LANDS AND FORESTS

BC
Environment
Cariboo Region

MEMORANDUM

Site 400 - 640 Barclay St. Williams Lake, BC V2G 4T1
Fax 398-4214

TO: Ken Soneff
Head, Water Allocation
Cariboo Region

DATE: August 30, 1995

FILE: A 5-3618

RE: Lucky Strike Resort (██████████), Culvert installation.

As discussed yesterday, the ongoing completion of these culvert installations is to be stopped immediately and only work to prevent further siltation to the streams is to be done. Completion of the installations cannot be recommenced until next summer at which time the work window will be July 15th- Aug. 15th. The presence of spawning Kokanee in the stream was previously unknown to us and thus dictates a shorter time frame than the current approval permitted. Kokanee were introduced to Bridge Lake several years ago and are obviously exploring the whole system in search for suitable spawning areas.

Prior to the completion of the installations next summer a new set of guidelines will be provided by Fisheries Branch for inclusion in the approval as it is apparent that little effort was made by the approval holder to protect the streams to date.

The culverts as measured by us yesterday were observed to be shorter than the engineers' plan called for. The potential for serious ongoing siltation of the streams is aggravated greatly by this deviation. Although extensions can still be added to the culverts, this is not the time to do it as it will require too much instream activity, further silting the creek. I suggest we defer this extension of culverts until next year. Similarly, the construction of the inlet and outlet pool inverts and pool linings must be deferred. It is unfortunate that the order of work on the sites seems to be backwards. Instead of completing the work progressively, they have built to the top without completing the foundation or the wall supports.

-2-

What is left for this year is to prevent additional siltation arising from erosion of the fill material over the culverts, road approaches and ditches, and removal of materials that are likely to slump into the streams. These activities must be carried out with extreme care and adequate preventive measures to prevent siltation from occurring during the process. It is apparent that there will be kokanee eggs in the gravel in at least one of the streams and these eggs must not be jeopardised by a casual attitude or sloppy workmanship. All work should be supervised to prevent this from occurring and to ensure the remedies and methods applied are adequate.

Fisheries Branch personnel are not necessarily expert on specific techniques for remedial work and it is strongly suggested that the approval holder consult with and seek direction from persons who are expert in this field and follow their advice and direction. We will not be responsible for, or forgiving of, stream damage caused by the applicant as a result of carelessness, neglect or bad planning. Our faith in the approval holder to carry out this work satisfactorily is not very strong as a result of the work that has created this situation. If there is some way (i.e. : a forfeitable performance bond), that would permit hiring of a dependable contractor to carry out the remedial work, that might be worth considering.

Fisheries Branch concerns for the two culvert installation sites are described separately below.:

- 1 The unnamed creek from Grizzly lake to Wilson Lake,
 - a Erodeable dirt fill over the culverts on both the upstream and downstream sides and on the adjoining banks is encroaching on the stream. This fill must be isolated from the flowing stream by hand installation of an effective temporary barrier to silt. The barrier must not block the passage of fish through the main part of the stream and through the culverts. Once this barrier is satisfactorily installed dirt at the foot of the fill could be removed and a bed established for placement of a suitable retaining wall to prevent slumped or eroded earth from reaching the creek. No silt can be permitted to enter the creek during this preparation. The area of fill between the two culvert must also be made stable so that earth fill cannot enter the creek at this location.The banks of the fill must be stabilised to prevent erosion. Woody debris that has been piled on the banks or pushed to top sides of the approaches must be removed to a safe location for burning. Unstable earth at the tops of the fill and approaches must be pulled back and the areas stabilised. The road approaches and ditches must be armoured to prevent erosion. The areas adjacent to the crossing that were used as borrow areas must be stabilised. All materials used in armouring must be clean, non-toxic and of suitable size and angularity. Placement of the armouring material must be done either by hand or by direct machine placement such as can be done by use of a backhoe with "thumb" attachment. No dumping by bucket or truck should be permitted at any location where such method would cause siltation. In short the whole area of deposited or disturbed soil must be secured without any further harm to the creek and the creek itself must not be the

-3-

recipient of eroding materials. All approaches should be reseeded to with an appropriate seed mix to help stabilise the soils.

2 The culvert installation at Donald Creek.

This crossing was not referred to us initially and it presents many of the same problems as the first site. Culvert length is not presently adequate and culvert alignment is not ideal. As you pointed out, the low level culvert is improperly set and is leaking water the length of its underside. Fortunately, the fill height is a fraction of the previous site. Our concerns here are that all unstable soils over and around the culverts and along the road approaches be prevented from eroding and entering the stream. Particular care must be taken when stabilising the upstream and downstream sides of the fill to prevent dislodging of earth directly into the stream. The approval holder should hand install some form of barrier to silt along both sides of the fill prior to armouring the fill. Suitable large, angular, non-toxic, clean, rip-rap should be placed by hand or by machine with thumb attachment. No dumping by truck or bucket. On the upstream side the northerly bank is highly subject to erosion due to the angle of the creek relative to the culverts. Due to the possibility of this particular portion of the creek being eroded at spring freshet we suggest that large, clean, non-toxic, angular rip-rap be placed in such manner as to prevent this at this time. Rip-rap should be placed by backhoe with thumb attachment and by hand only. Removal of the stumps and roots at that location at this time is not acceptable.

3 The unauthorised diversion of the tributary to Donald Creek.

At this time I recommend that the first work to be done at this location is the armouring of the diversion ditch itself to prevent erosion over the next several months (until next authorised work window). The road preparation has exposed a great deal of soil in the area where this creek formerly ran and the creek cannot be returned to this channel until the culverts are installed and the creek bed is re-established and suitably protected from erosion. Additionally about 100 yards of the old channel has been in-filled or partially in-filled by tractor clearing. This material must be pulled back out of the channel and used to create a berm that prevents soil eroded from the slope starting at the road and running down to the channel from entering the stream channel. The pull-back of material should be done with a backhoe and bucket only, not by bull-dozer. Willow or other tree cuttings native to the immediate site should be planted on the berm to re-establish the shade that previously existed along this portion of the channel. As the stream channel is basically dry as a result of the diversion this may be a good time to entertain the installation of culverts and restoration of the original stream channel under a new approval. This creek is apparently intermittent but it was obvious that some rearing of fish does occur in its lower extremities and it should be re-established for that purpose. All disturbed soils that are not part of the road surface itself should be reseeded with a suitable grass mix to help stabilise the area.

There may be other suggestions come to mind in the next while as regards remedial action at these sites I will submit any such to you as they arise.

Dennis Wilders
Fisheries Zone Supervisor.

cc. J. W. Leggett.
M Lrette

February 23, 2017

Without Prejudice:

Karen Moores;

Manager of Development Services;

For what it's worth, my opinion of this proposal is totally negative. When is the theory of I should be able to do whatever I want going to stop? When are people going to have respect for our OCP's and covenants? We do have an OCP in place which defines our boundaries and information is available at the land title office for prospective buyers that spells out what is allowed and what is restricted. If a potential property owner doesn't agree with the zoning, easements, rights of way then they should go look somewhere where their demands would be met. The other alternative is to draft a new OCP and put it to a referendum. Until then the existing one should be binding with no exceptions.

I also have an issue with the way these public hearings are being held. You appear to have everything working in the applicant's favour. There is a two week notice period and the e-mail from Alice Johnson tells me the information from the FOI is at least thirty days. I am currently waiting for information from MOTI as to the legality of the public road serving this lot and the other three lots. This info will come too late.

The property itself is under two feet of snow covering all the corner pins and hiding the topography of the lot so the general public does not have an opportunity to assess the locations of the septic, back-up septic, buildings, etc.

Input from two Health Unit members from separate applications appear to reject this proposal. There also appears to be a problem with the required sight distance required for residential driveways. As was mentioned in a Zoning Variance just further down the road the APC wanted to reject it because it "had the potential to be precedent setting in the neighbourhood". This was overturned by the planning staff. The same could be said for this proposal. Would an approval for this application give the green light for the other three lots in this subdivision? There is also a potential for three more small lots East of this project. Is this compatible to the neighborhood? I think not. Are seven more septic systems compatible to a highly sensitive lake and yes it is classified as a highly sensitive lake. If you peruse all the other applications for the last twenty years for DL 1465 and DL1464 they all classify Wilson Lake as a highly sensitive lake. Just for your information what goes into this lake ends up in the Bridge

Creek Watershed system which includes Bridge Lake. I have included documentation with my letter backing my statements.

I reiterate, this is not a sensible proposal and should be rejected.

Regards;

Mat Ounpuu, close resident.

WALKING BRIDGE



what is a resort

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Feedback

<https://en.wikipedia.org> › wiki › Resort

Resort - Wikipedia

A resort (North American English) is a self-contained commercial establishment that tries to provide most of a vacationer's wants, such as food, drink, ...

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Mar. 11, 2021 — A resort has everything a hotel does and then some. It can be considered a destination in itself as at most resorts, you can literally find ...

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Resort vs. Hotel: Getting the Most Out of Your Vacation| Blog

The main difference between a hotel and a resort is that hotels are usually just a place for



Interior Health

*THIS IS THE LAST PROPOSAL
WHICH IS ALMOST IDENTICAL*

May 4, 2010

Ryan Evanoff
Ministry of Transportation
301 - 640 Borland Street
Williams Lake, BC,
V2G 4T1

Dear Mr. Evanoff:

**RE: Revised Proposal to Subdivide
4 Strata Lots, 3 Fee Simple Lots, and 1 Remainder
District Lot 1465, LLD, Except Plan KAP 74687
8410 Wilson Lake Road
File #2009-04856
Drawing 155SUB2/010**

I have reviewed the revised proposal which we received March 5, 2010, in light of my recommendations of October 15, 2009 and can provide the following comments.

Proposed Strata Lots A-D

- The 5.05ha common property for this strata should be large enough for a common sewage disposal system for 3 single family dwellings and one commercial lodge. This sewage disposal system should be designed by an Engineer with appropriate background and be installed before any of the lots can be sold. Easements will be needed if any sewer lines or other improvements cross between strata lots. The strata bylaws must include following the maintenance plan for the sewerage system.
- The existing sewage lagoon must be decommissioned.
- Strata Lots A-C must each have their own source of drinking water.
- Strata Lot A must have the plumbing removed from the waterfront cabin (or the cabin removed)
- Strata Lot A must have the shallow well decommissioned.
- Strata Lot D must have the existing sewage system located and decommissioned and connection made to the new strata sewerage system.
- Strata Lot D must have the flowing artesian well controlled by a professional well driller.

Proposed Fee Simple Lots 1-3

- Area for onsite sewerage disposal has been proven for each of these lots.
- Each lot must have its own source of drinking water.
- Lot 1 could either have the cabin removed or have a covenant advising new owners that an approved sewage system is needed before water is provided to the cabin.

Proposed Remainder

- I was unable to inspect the area south of the creek. If this proposal is given PLA, then I would like to visit the south side to determine if any health hazards exist which should be addressed before completion of the subdivision.

Please feel free to contact me if you have any questions or concerns at 250-395-7676 or by e-mail Lori.Frame@interiorhealth.ca.

Sincerely,

Lori Frame, CPHI (C)
Environmental Health Officer

LF/keb

cc: Cariboo Geographic Systems
CRD Planning Attn: Rowena Bastion



AGENDA ITEM SUMMARY

TO: Chair and Directors, Cariboo Regional District Board

AND TO: Janis Bell, Chief Administrative Officer

FROM: Rick Brundrige, Manager of Planning Services DATE: June 18, 2010

DATE OF MEETING: July 9, 2010

SHORT SUMMARY: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 4361, 2008
Part of District Lot 1465, Lillooet District, Except Plan KAP74687
From Commercial (C) and Rural Residential 1 (RR-1) designations to Lakefront Residential (RL) and Rural Residential 2 (RR-2) designations
(5106-20/025 – 686184 BC Ltd.) (Agent: Nigel Hemingway)
Area L – Director Rattray

VOTING: Stakeholder Vote – All Electoral Areas

MEMORANDUM: This application received first and second readings on March 7, 2008 and was deferred at the July 18, 2008, October 21, 2008, May 1, 2009 and October 30, 2009 meetings. Preliminary Layout Approval for subdivision has recently been received from the Ministry of Transportation and Infrastructure. Their agent advises that the owners are assessing costs associated with completion of subdivision.

ATTACHMENT: Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 4361, 2008, information sheet, factsheet, maps, results of the July 15, 2008 public hearing.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

OPTIONS: 1) Endorse the recommendation;
2) Deny the application;
3) Defer.

RECOMMENDATION: That Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 4361, 2008 be deferred for up to three months at the request of the agent.

Reviewed by the Treasurer:

Respectfully submitted,

Manager of Planning Services



AGENDA ITEM SUMMARY

TO: Chair and Directors, Cariboo Regional District Board

AND TO: Janis Bell, Chief Administrative Officer

FROM: Rick Brundrige, Manager of Planning Services DATE: October 21, 2010

DATE OF MEETING: October 29, 2010

SHORT SUMMARY: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4362, 2008
Part of District Lot 1465, Lillooet District, Except Plan KAP74687
From Rural 1 (RR 1) and Special Exception C 2-4 zones to Lakefront Residential 2 (RL 2) and Rural 2 (RR 2) zones
(4600-20-2699-686184 BC Ltd.) (Agent: Nigel Hemingway)
Area L – Director Rattray

VOTING: Stakeholder Vote – All Electoral Areas

MEMORANDUM: This application received first and second readings on March 7, 2008 and was deferred at the October 31, 2008, May 1, 2009, October 30, 2009 and July 9, 2010 meetings. The landowner has requested a further extension of two months.

ATTACHMENT: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4362, 2008, information sheet, factsheet, maps, results of the July 15, 2008 public hearing.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

OPTIONS: 1) Endorse the recommendation;
2) Deny the application;
3) Defer.

RECOMMENDATION: That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4362, 2008 be deferred to the December 10, 2010 at the request of the landowner.

Reviewed by the Treasurer:

Respectfully submitted,

Manager of Planning Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4362

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

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors in accordance with Section 791(1) of the *Local Government Act*; and

WHEREAS an application has been received to rezone property; and

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

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

1. CITATION

- a) This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4362, 2008".

2. AMENDMENT

- a) Bylaw No. 3501 of the Cariboo Regional District is amended by:
 - i) rezoning Part of District Lot 1465, Lillooet District, Except Plan KAP74687 from Rural 1 (RR 1) zone and Special Exception C 2-4 zone to Lakefront Residential 2 (RL 2) zone and Rural 2 (RR 2) zone as shown on Schedule "A"; and
 - ii) amending Schedule "C" and "D" accordingly.

READ A FIRST TIME THIS 7th DAY OF March, 2008.

READ A SECOND TIME THIS 7th DAY OF March, 2008.

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF July, 2008.

READ A THIRD TIME THIS _____ DAY OF _____, 2009.

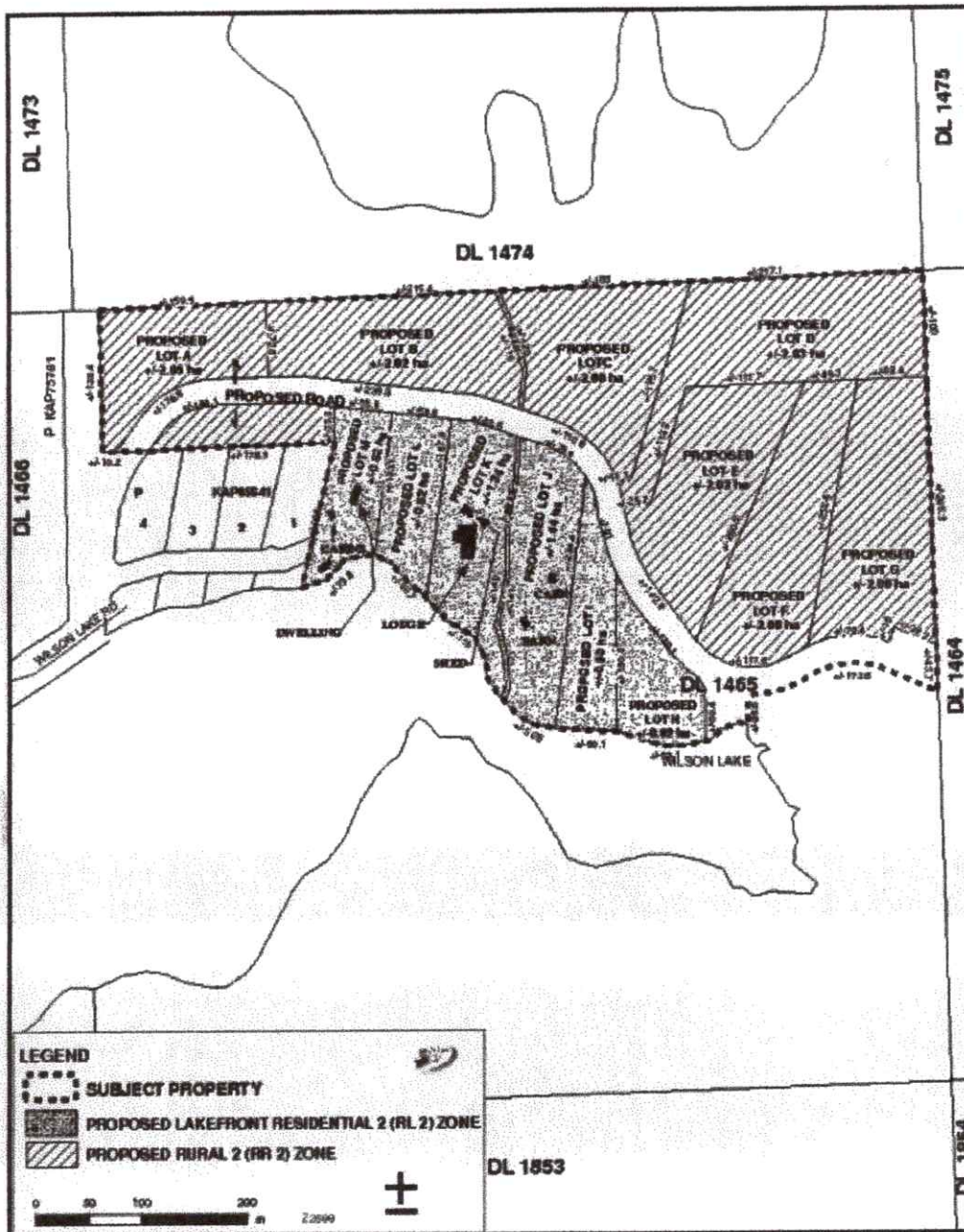
ADOPTED THIS _____ DAY OF _____, 2009.

Chair

Corporate Officer

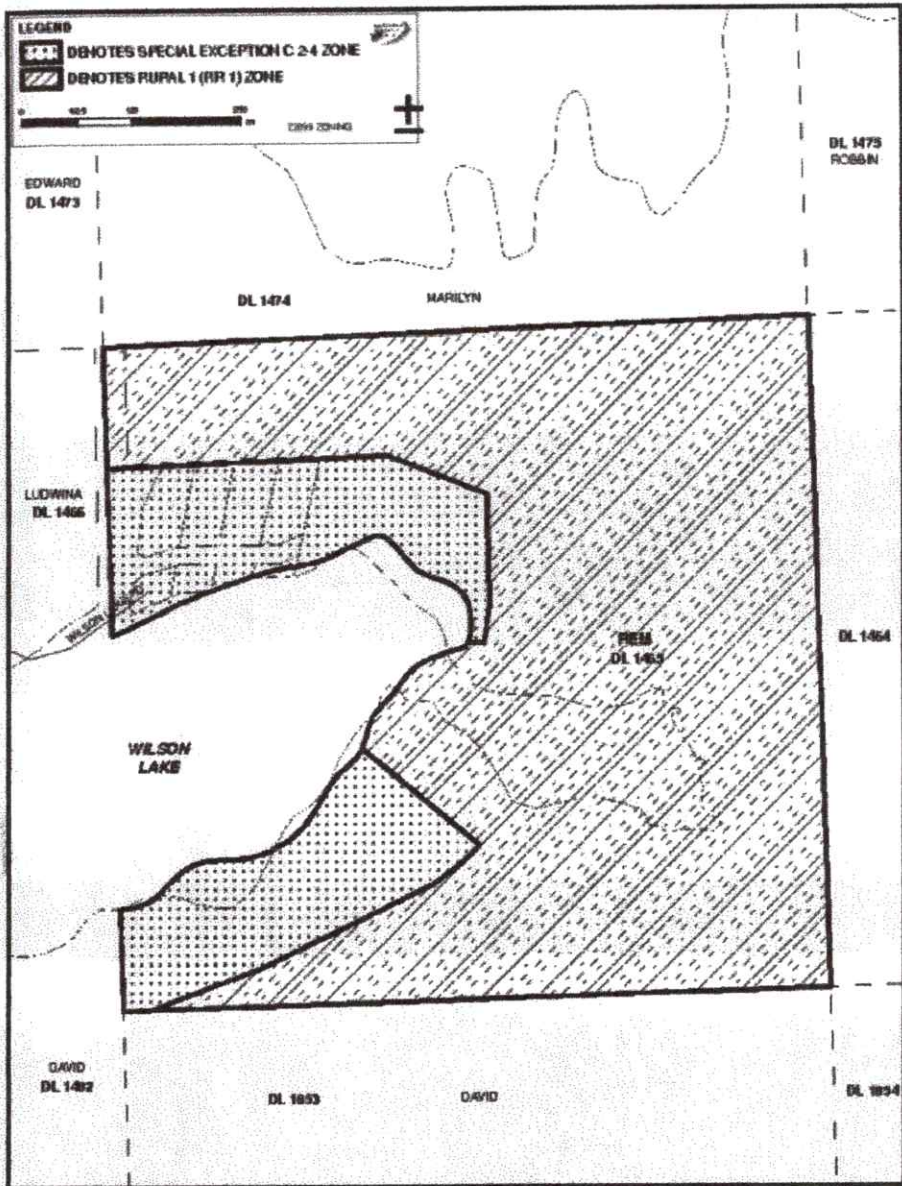
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4362, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4362, 2008", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2009.

Corporate Officer



The applicant wishes to downsize the resort zone. Staff note that a 9-lot rural subdivision can already be accommodated on the subject property under the Rural 1 (RR 1) zoning. A four-lot subdivision (Lots 1-4, Plan KAP85641), located in the tourist commercial zone, was registered in 2007 as indicated in the graphic.

The applicant is proposing to discharge existing restrictive covenants and replace them with the CRD shoreland management on-site septic and riparian buffer covenants in order to meet current standards. As such, the existing lagoon will be decommissioned, which will aid the water quality of Wilson Lake. Wilson Lake is designated a High Sensitivity lake. Further, the South boundary of the parent property is currently fenced.



This application is a companion to an Official Community Plan application for redesignation of the subject property.

The proposed Lakefront Residential 2 (RL 2) zone requires a 0.8 ha (1.98 ac) and the proposed Rural 2 (RR 2) zone requires a 2 ha (4.94 ac) minimum lot area. In comparison, Rural 1 (RR 1) zone has a minimum lot size of 4 hectares (9.88 ac) and the Special Exception C 2-4 zone has a minimum lot size requirement of 0.4 ha (0.99 ac). The proposal is indicated below:

The CRD Onsite Effluent Disposal Guidelines and Riparian Buffer Zone guidelines should be closely reviewed and consideration should be given to registering restrictive covenants to reduce potential impacts to Wilson Lake as a result of this subdivision. A 15 m Fisheries Sensitive Zone designation should be considered for all lots on Wilson Lake and on either side of Grizzly Creek on lots J and K to protect fisheries values.

I understand there may be an osprey nest on this parcel which should also be protected from disturbance as per the BC Wildlife Act.

The map for this subdivision indicates a "proposed road" but in fact this road already exists. This road, I am told, was built without authority from the Ministry of Highways and the stream crossing built without authority of the Water Act. This road is contributing sediment to Grizzly Creek and to Wilson Lake contrary to the Fisheries Act and the Water Act. The Grizzly Creek crossing of this "proposed road" is a barrier to fish migration. Prior to considering this subdivision the above environment concerns associated with the "proposed road" should be addressed by the proponent.

Planning Department

Date Received: February 28, 2008

Planning staff recommend that this rezoning application be considered for approval.

The application seeks to rezone 26.6 ha (65.72 ac) of a 47.10 ha (116.34 ac) property from Special Exception C 2-4 zone and Rural 1 (RR 1) zones to Lakefront Residential 2 (RL 2) zone and Rural 2 (RR 2) zone in order to facilitate a 13-lot subdivision on land located on Wilson Lake Road adjacent to Wilson Lake and Donald Creek. The subject property encompasses the Wilson Lake Resort. The graphic below shows the current zonings.

DIRECTOR Maureen Pinkney
ELECTORAL AREA "L"

APPLICATION FOR REZONING - INFORMATION SHEET

File No: 4600-20-2699 Date Referred: February 18, 2008

Name: 686184 BC Ltd.

Legal Description: Part of District Lot 1465, Lillooet District, Except Plan KAP74687

Zone

Classification: Rural 1 (RR 1) and Special Exception C 2-4

Medical Health Officer

Date Received: February 27, 2008

See attached letter

Ministry of Transportation

Date Received: March 19, 2008

The Ministry of Transportation has no objection in principle to the proposed rezoning. This in no way constitutes subdivision approval and items to be considered as part of the subdivision review may include but are not limited to: Drainage, Access, Right-of-Way Dedication, Road Construction, Off-site improvements.

Advisory Planning Commission

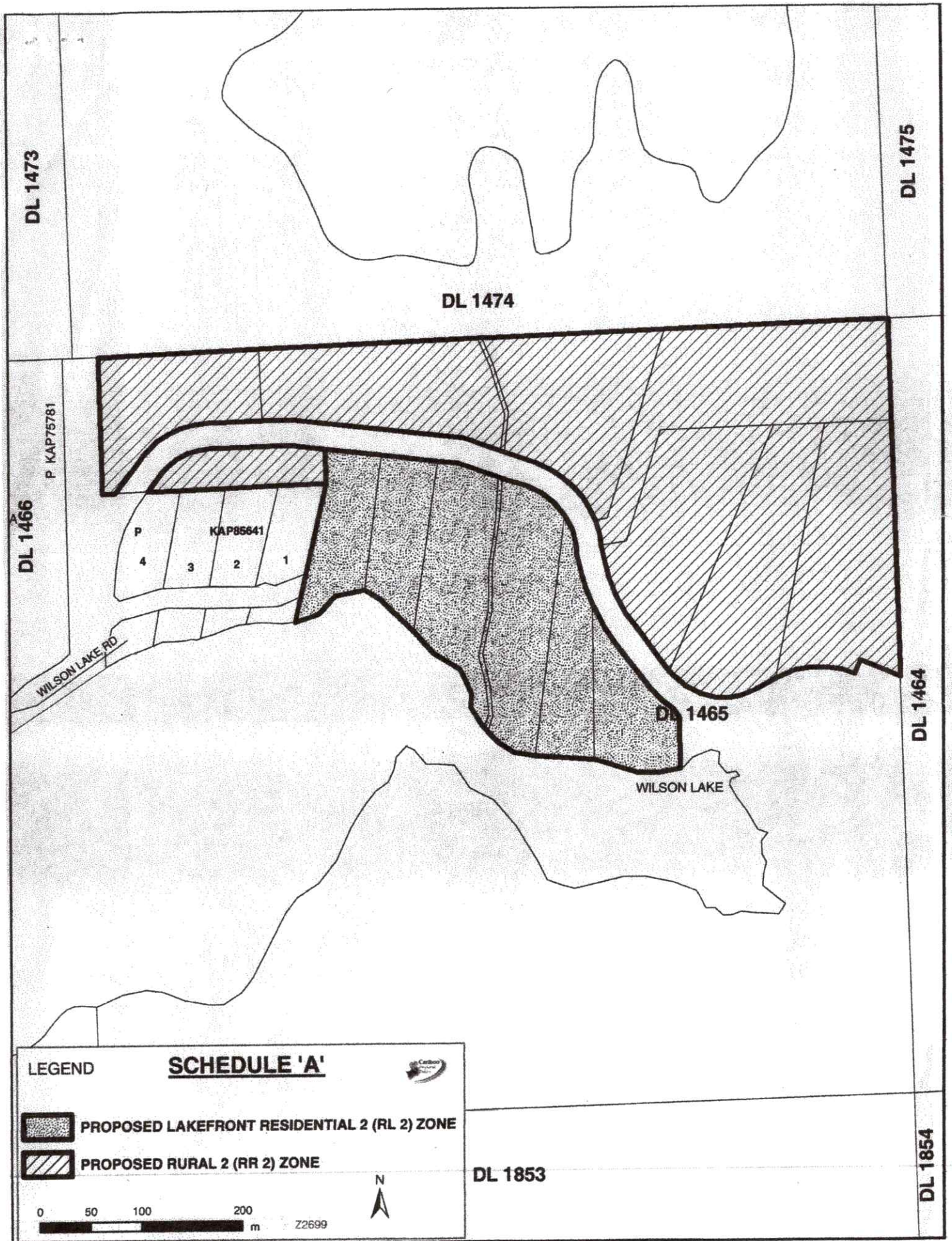
Date Received: March 6, 2008

Approval recommended subject to conditions outlined below:

1. APC has concerns re: the density on the lake shore lots – would rather 4-5 than 6
 2. 15 meters on each side of the creek – total min 30 m be designated 'OSP zone' – Parkland & Lakeshore management covenant applied to those lots.
 3. That all lots comply with health, water & septic prior to approval.
 4. That the riparian area setback be increased to 20 m and the building setback also be increased as well.
 5. A covenant be placed on the remaining parcel (some 50.64 ac) that no future subdivision is allowed.
-
-

Ministry of Environment

Date Received: July 15, 2008



DL 1473

DL 1475

DL 1474

DL 1466
P KAP75781

P
KAP85641
4 3 2 1

WILSON LAKE RD

DL 1465

DL 1464

WILSON LAKE

LEGEND

SCHEDULE 'A'



 PROPOSED LAKEFRONT RESIDENTIAL 2 (RL 2) ZONE

 PROPOSED RURAL 2 (RR 2) ZONE



DL 1853

DL 1854

Z2699

MAY
2008

SEWAGE LAGOON



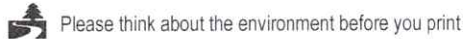
Genny Hilliard

From: Shivani Sajwan
Sent: September 17, 2021 11:30 AM
To: Nigel Whitehead; Genny Hilliard
Cc: Jonathan Reitsma
Subject: FW: Input to Public Hearing 2021Aug30 bylaws 5317 and 5318 from DL1474
Attachments: Letter Lucky Strike subdivision 2021Aug24.pdf

Shivani Sajwan, MCP, B.Arch.
Planning Officer II
ssajwan@cariboord.ca



Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4
Phone: 250-392-3351 Ext 264
Fax: 250-392-2812



From: Bob Walters <bobwalters9169@gmail.com>
Sent: September 17, 2021 11:23 AM
To: Shivani Sajwan <ssajwan@cariboord.ca>
Subject: Fwd: Input to Public Hearing 2021Aug30 bylaws 5317 and 5318 from DL1474

Subject: Input to Public Hearing 2021Sep22 bylaws 5317 and 5318 from DL1474

Hello Shivani,

I submitted the attached letter as input to the Public Hearing previously scheduled for 2021 Aug 30. Please confirm that this letter will be included as input to the rescheduled Teleconference public hearing scheduled for Sept 22.

I would like to add that if the proposed rezoning and subdivision of DL1465 is approved, the section of Wilson Lake Road immediately West of DL 1465 should be improved.

This last portion of Wilson Lake Road is in very poor condition now and would not stand up to the increased traffic that additional residential lots and resort expansion would bring.

Thank You,

Bob Walters
604-291-9169

Cariboo Regional District Council

September 16, 2021

Ladies and Gentlemen

First of all, I appreciate your time and consideration in this effort to grow our community in a positive direction.

I would like to point out a concern which I believe can easily be resolved for any future activity. None of the residents of our community, other than ones adjacent to the property in question, were advised by mail of the proposed subdivision. Since all of us are on a single road, every resident is subject to the increased noise and traffic as has been seen over the past year. Even with the relatively small number of changes that have been done so far, there has been a concerning increase in the amount of activity back and forth, most of it loud, with trailers and dump trucks, almost all exceeding the 50km speed limit which is a provincial law on any unmarked public road in British Columbia.

Wilson Lake Road is a Section 42 road, which is plowed in the winter, but receives minimal improvement during summer. Every year the road maintenance crew diligently grades the road, however gravel is seldom added, and it simply serves to dig up the rocks and leaves the potholes, which results in two hazards to avoid. Given the road surface's poor condition, and the fact it is a very narrow and curving road with limited visibility, it is likely that the increased traffic and speeds involved will, at some point, result in a catastrophe. This road is used by bike riders, horse riders, and as a thoroughfare for animals domestic and wild, heading to the lake. As well, pedestrian foot traffic includes people walking the road to enjoy the quiet, or foraging for mushrooms and berries. While in violation of Provincial law, the road is also used by ATVs and dirtbikes. With its limited visibility, poor condition, and increasing use, Wilson Lake Road requires immediate safety intervention to accommodate even the existing traffic, but most certainly will require attention should the proposed development be approved.

It is also worth mentioning that the majority of the north side of Wilson Lake Road runs through DL1466, which does not have a road dedication other than the original right of way. To the west, Plan 9962, and to the east Plan 75781, both had dedications made when subdivided from DL 1466, but this was never done for the remainder of DL 1466. The fenceline running adjacent to Wilson Lake Road on DL 1466 does *not* indicate the property line, and no portion of DL 1466 has been dedicated to widening of the road. Any alterations to the existing road that would result in infringement on DL1466 would require the added cost of expropriation.

In one section of the proposal there is a paragraph quoting the *Healthy Community* in regards to private vehicles. This proposal will most certainly not *decrease* the number of people using private vehicles, but with more lots, and given its remote location, will *increase* the number of vehicles, and in this case, over a road that requires upgrade to support the volume of traffic and ensure the safety of anyone who uses it.

There was much documentation included with the Lucky Strike Subdivision proposal, so I would like to address all of the sections that I found to be in question.

Reviewing the proposal plan, there is mention of a road over a creek – there are several creeks and unapproved roads have been built recently and in the past, so it is important to ensure what creek(s) is/are included. There is a road not shown on the proposal map (schedule A or Appendix C), but has already been built, portions of which are adjacent to the existing road that runs through DL 1464, shown clearly in the Appendix E General Map Ortho. Also for clarification, there is a check box for the access to hydro – it is checked, even though hydro is only available to the end of Wilson Lake road, essentially within the existing campground portion of the resort, not to any lots or even to the cabins on the south side of the lake.

There is also mention of “historic Wilson Lake Road”. As a person who has researched historical documentation of the area very thoroughly, there is little written about this road. A road is not of historical significance simply by virtue of it’s being ‘old’ nor because it is fondly remembered by some.

In the letter from Messrs. Abrahamson and Grant, they feel they are ‘good stewards’ of the property. I have to disagree. In the short time they have been here, noise and traffic has increased, there has been a police incident involving property damage, a police chase and injuries, development encroached upon an adjacent property, locks were cut on owners' fences and trespass was committed, one owner’s fence was damaged and in that case a cow was caught in the tangle of barb wire for days resulting in the animal being euthenized due to injury. As well, a riparian area protected by a covenant is suffering from ongoing damage. A generator was running for hours every day – it could be heard across the lake and within residences, even with windows closed.

They mention the ‘checkered past’ of the resort. It was not the resort that had the checkered past, but the owners – this property seems to be a magnet for people who have a ‘get rich quick’ mentality, who simply wish to exploit the property without regard to the effect they have, and who would rather ask for forgiveness after, than permission before carrying out their plans. The resort’s heyday was in the 50’s, originally built as a hunting lodge to cater to Americans. Now it is a row of picnic tables and firepits on a patch of gravel with a few renovated cabins – the company name *Lucky Strike RV Camp Limited* seems to indicate it’s future. There are several resorts in the area that have disappeared, and even with the lower number of resorts, the rest are struggling to survive. It would be interesting to ask *their* opinion of how another resort will affect those that have been here for years.

Also included with the proposal was a letter from a local real estate agent, confusingly mentioning within a few paragraphs, both the lack of, and the surplus of ‘inventory’ in the area. He made a comment that it was a ridiculous amount of bureaucracy required to divide a 10 acre property into two 5 acre lots. It is disturbing to see that a person who has been selling real estate in the area for three decades does not appreciate the ‘bureaucracy’ is not intended to impair his ability to get two commissions instead of one, but to protect the wildlife, the environment, and the people who are already residents of the area.

In that letter, his comparison of city lots to rural Cariboo property is completely inappropriate. Cities by their nature have a higher population density, controlled by physical area, permitted use, infrastructure, and cost. The proposal suggests a benefit to people wanting to escape the city even if they purchase lots considered very small by rural standards, but it does not appear to consider the amount of stress that a higher number of smaller lots will cause the local environment, community, and infrastructure. In my opinion, the community priorities centre on a peaceful blend of natural habitat and the lifestyle – and I suggest the current residents do not express a desire to have the character of the community

altered to have it feel more 'urban'.

The real estate market in all of British Columbia is controlled by the lower mainland. While properties may be in high demand currently, the Vancouver and area 'bubble' will inevitably burst and demand will return to normal.

I cannot speak for the other residents in the area, but I would be interested in reviewing the plans for any proposed or existing roads, the plans for sewage disposal, proof of water for the entire subdivision, the archeological assessment, plans for the expansion of hydro lines within the area, and the results of the geotech and hydrology study, as well as the entire subdivision's potential effect on what has been identified as a sensitive fish and moose habitat. It would be interesting to see what provisions have been made to accommodate the easements registered by adjacent properties, and it should be encouraged that a geological assessment of the subdivision be performed, particularly since there is an earthquake fault that runs along the east end of Wilson Lake. I would also like to insist that a development permit is required, since I am not satisfied that, while a covenant regarding shoreline management was signed, those restrictions have been followed.

I am not adverse to progress, nor am I adverse to the change that inevitably accompanies it. Progress should mean exactly that – a forward, positive movement, not simply an exploitation of our planet in general, and our community specifically for the monetary benefit of a few.

A gentleman named Upton Sinclair wrote in 1934 "*It is difficult to get a man to understand something when his salary depends upon his not understanding it.*" Sadly that is still true, almost a 100 years later.

I hope this Council will make a serious investigation, consider all implications, and inspect current onsite undertakings in the review of this proposal. I thank you for your official direction in this matter.

Carole Powell
8321 Wilson Lake Road

Public Hearing Attendance

“Interlakes Area Official Community Plan Amendment Bylaw No. 5317, 2021”

And

“South Cariboo Area Zoning Amendment Bylaw No. 5318, 2021”

Date of Public Hearing: September 22, 2021

Application: 8410 Wilson Lake Road (3360-20-20210010)

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