



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210044

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021

Electoral Area: L

Date of Referral: September 08, 2021

Date of Application: July 28, 2021

Property Owner's Name(s): EDWARD D RICHARDS
TINA M WEINERT

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 3, District Lot 3720, Lillooet District, Plan 27014

Property Size(s): 6.34 ha (15.67 ac.)

Area of Application: 6.34 ha (15.67 ac.)

Location: 7515 Gauthier Road

Current Designation:
Rural Residential 1

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

Proposed Designation:
Rural Residential 3

Min. Lot Size Permitted
0.8 ha (1.97 ac.)

Current Zoning:
Rural 1 (RR 1)

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

Proposed Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.97 ac.)

Proposal: To subdivide the property into four residential lots ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.).

No. and size of Proposed Lots: 4 residential lots ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.).

Existing Buildings: No existing buildings.

Proposed Buildings: No proposed buildings.

Road Name: Gauthier Road

Road Type: Gravel/Dirt Road

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

Services Available: No services currently: Hydro, Telephone, Sewage Disposal System, and Well are readily available.

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: Unnamed Pond, Unnamed Stream

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.99 ha (4.94 ac.)
	061 2 Acres Or More (Vacant)	2.08 ha (5.14 ac.) - 6.55 ha (16.18 ac.)
(b) South	000 Single Family Dwelling	0.23 ha (0.58 ac.) - 0.46 ha (1.16 ac.)
	001 Vacant Residential Less Than 2 Acres	0.22 ha (0.55 ac.) - 0.28 ha (0.70 ac.)
	020 Residential Outbuilding Only	0.22 ha (0.54 ac.) - 0.25 ha (0.62 ac.)
	040 Seasonal Dwelling	0.23 ha (0.58 ac.)
(c) East	000 Single Family Dwelling	0.23 ha (0.58 ac.) - 0.46 ha (1.16 ac.)
	001 Vacant Residential Less Than 2 Acres	0.23 ha (0.58 ac.)

	020 Residential Outbuilding Only	0.23 ha (0.58 ac.)
	038 Manufactured Home (Not In A Mobile Home Park)	0.23 ha (0.58 ac.)
(d) West	000 Single Family Dwelling	0.22 ha (0.56 ac.)
	063 2 Acres Or More (Manufactured Home)	4.05 ha (10.02 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a 6.34 ha (15.67 ac.) property at 7515 Gauthier Road in Deka Lake from Rural 1 (RR 1) to Rural 3 (RR 3) in order to facilitate the subdivision of the property into 4 lots. The application as proposed would amend the zoning of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The Official Community Plan for the area, the Interlakes Area Official Community Plan, No. 3906, 2004 will also require an amendment, with the designation proposed to change from Rural Residential 1 to Rural Residential 3.

The proposal aims to subdivide the property into four properties ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.). This proposal would also include a road dedication.

Location and Surrounding:

The subject property is located on Gauthier Road behind a frontage of smaller lots typical of the Deka Lake area. The lot is connected to Gauthier Road by a right of way at the north-east corner of the property, a continuation of Maki Road. The property contains an unnamed pond and wetland and as such will require shoreland management practices.

Relevant Applications:

An application for a zoning and official community plan amendment was made in the spring of 2021. This proposal located just over 500 metres south of the subject property, on Renney Road, proposes to create three 1.2 ha (2.96 ac.) lots and has recently received 1st and 2nd reading. As

these are adjacent to a lake, they are proposed to be rezoned to Special Exception RL 2-1 and designated Lakefront Residential. (3360-20/20210026)

Past Applications:

An application for a zoning and official community plan amendment was also adopted in 2006, also located approximately 500 metres south of the subject property at 6305 Renney Road. The rezoning application amended the zone from Rural 1 (RR 1) to Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw. The property was subdivided in to two in 2007 resulting in two lots sized 2.02 ha (4.99 ac.) and 2.06 ha (5.09 ac.) respectively. (4600-20-2564).

A similar application for rezoning was completed in 2008 when the Board adopted a bylaw amendment for the adjacent property to the north, at 7470 and 7488 Cariboo Chalet Road, from Rural 1 (RR 1) to Rural 2 (RR 2) allowing for the property to be split into two 2 ha lots. (4600-20-2685).

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

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

5.20 RURAL 3 (RR 3) ZONE

5.20.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

The requested zoning and official community plan amendment proposes four lots with some variation in size between 1 ha (2.47 ac.) and 1.8 ha (4.45 ac.). A 25 m road is proposed through the existing Maki Road right of way and adjacent to the rear property line of the neighbouring lots fronting Gauthier Road. As part of the requirements for amending a designation within the Interlakes Area Official Community Plan to subdivide, the applicant has supplied the CRD a housing demand assessment written by a local real estate agent. The report justifies an increase in supply in the Deka Lake area to meet the demand described in the assessment.

The Area 'L' Advisory Planning Commission (APC) members present for the meeting, while unable to make quorum, note that many of the lots surrounding the Deka Lake area are large in comparison to the smaller lots of the original plan area. The APC concludes that these four lots

provide a transition between the small and large lots, providing more diverse options for future property owners in the area.

The Interior Health Authority has commented and has no objections to the approval of this rezoning. Each of the proposed lots should provide adequate room for any future sewerage and drinking water requirements on-site.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning. At subdivision stage the Ministry will consider road dedication of the unconstructed portion of Maki Road and the internal subdivision road, proof of water, sewage disposal, access to lots, drainage, archaeological assessment and First Nations consultation, among other items that may be considered before approval can be granted.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021 be given first reading. Further that adoption be subject to the following:
 - i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect with sewage disposal system.

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

REFERRAL COMMENTS

Health Authority: September 9, 2021

The IH Healthy Communities Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at Healthy Built Environment.

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

Ministry of Transportation and Infrastructure: September 9, 2021

EDAS: 2021-04902

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

- Dedication and construction to Ministry standard of the unconstructed portion of Maki Road
- Dedication and construction to Ministry standard of all internal subdivision roads
- Proof of Water
- Sewage Disposal
- Access to lots
- Drainage
- Archaeological Assessment
- FN Consultation

Advisory Planning Commission: September 13, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

ATTACHMENTS

Appendix A: Bylaw 5344 and 5345
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5344

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. 5344, 2021".

2. AMENDMENT

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

Redesignating Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural Residential 1 designation to Rural Residential 3 designation.

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. 5344, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5345

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. 5345, 2021".

2. AMENDMENT

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

- i) rezoning Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural 1 (RR 1) zone to Rural 3 (RR 3) zone; and
- ii) amending Schedule "C" 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.

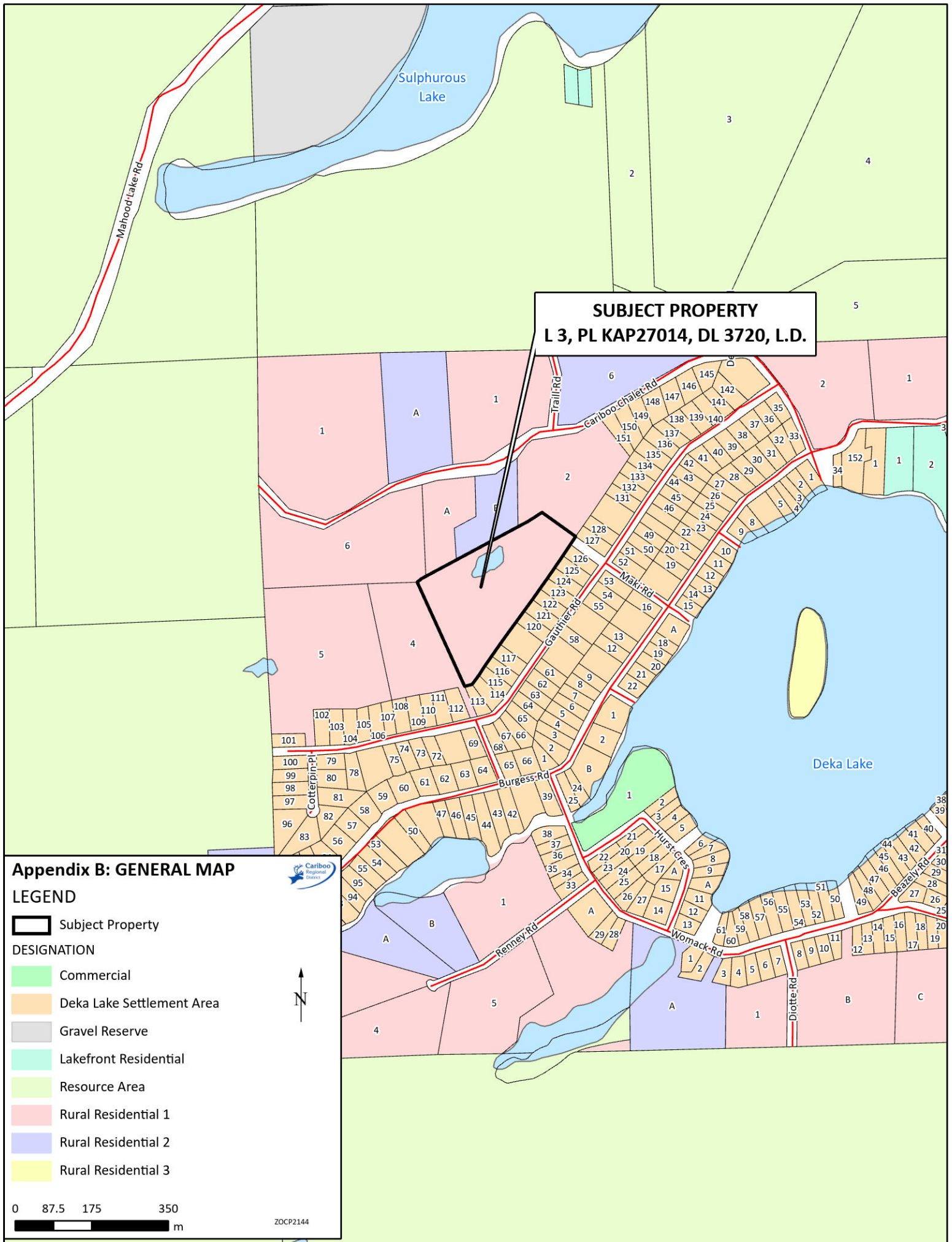
ADOPTED THIS _____ DAY OF _____, 2021.

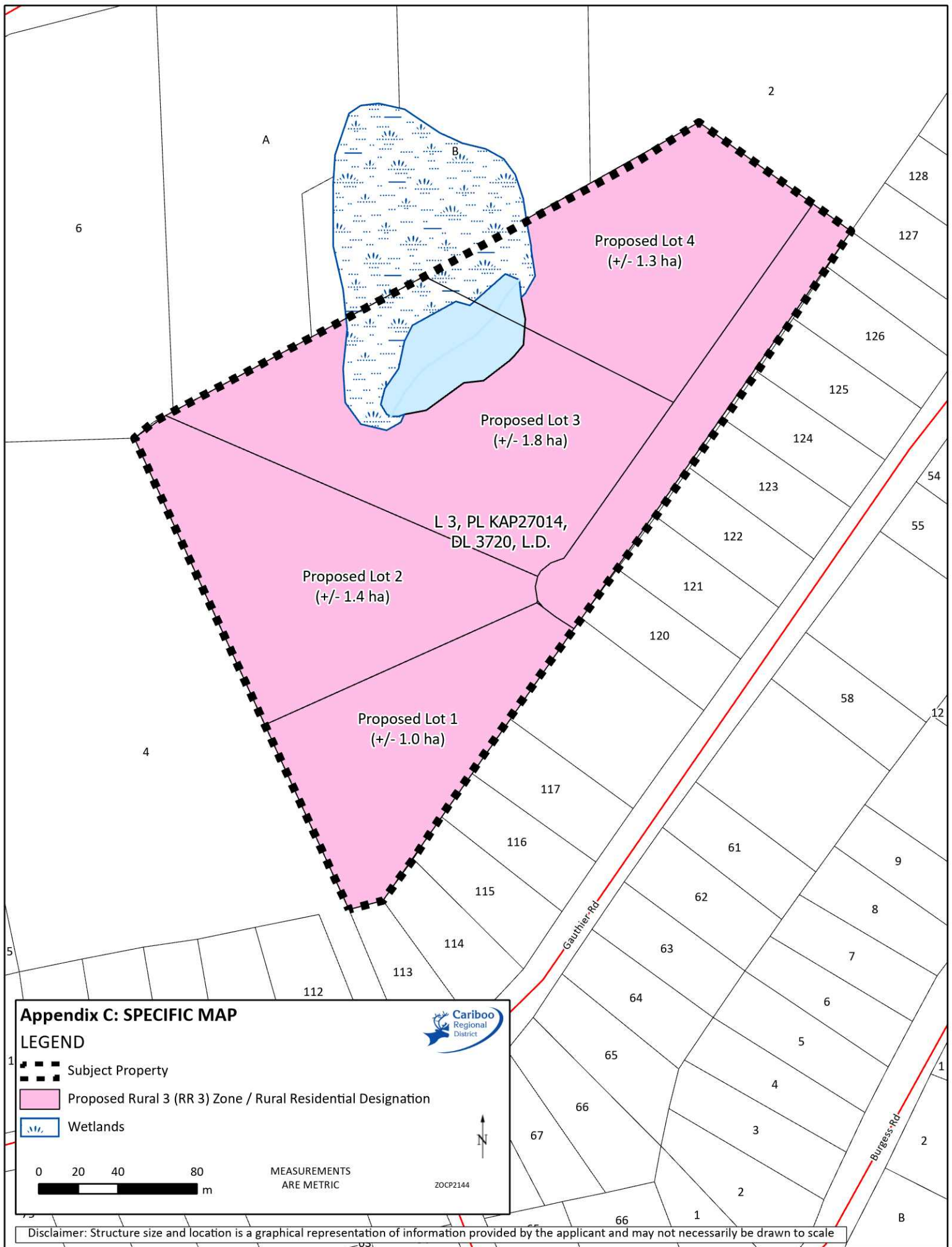
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5345, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021", as adopted by the Cariboo Regional District Board on the day of _____, 2021.

Manager of Corporate Services







SUBJECT PROPERTY
L 3, PL KAP27014, DL 3720, L.D.

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

0 30 60 120
m

ZOCP2144



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Airbus DS

Describe the existing use of the subject property and all buildings: Property is vacant, treed,
has roughed-in driveway through panhandle.

Describe the proposed use of the subject property and all buildings: As shown on proposed
subdivision plan - build road into property and create four
residential lots of 1 ha. or larger.

Describe the reasons in support for the application: See attached sheet.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Mostly treed,
some of back of Lot 3 (northerly) is swampy.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Property
is gently undulating. Swampy area is low-lying depression
with no apparent channel in or out.

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

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

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

Re: Proposed subdivision of Lot 3, Plan 27014, DL 3720, Lillooet District

Reasons in support of rezoning application

Plan 27014 was created in 1975 by the owners of Deka Lake Development from the remainder of the 1969 to 1971 subdivision of about 1026 small lots. The subsequent subdivision of the remainder parcels was done under the blanket zoning of 4 ha (10 acre) minimum, and then Deka Lake Developments (1969) Ltd. disappeared.

A number of the larger parcels have since been subdivided into more usable parcel sizes of 0.4, 0.8, 2.0 and 4.0 ha lots. Lot 3 of Plan 27014 has remained vacant and undeveloped since 1975. It is unsuitable for large acreage use (agriculture of any kind). There is a large demand now for rural lots, but not necessarily for larger areas (2 to 4 ha). Typical development of acreage lots for residential use often results in about 0.2 to 0.5 ha of actual improvement, and large remainders of unused property.

The cost of building subdivision standard road and providing services such as hydro and telephone must be spread over the number of lots created. Our proposal would allow a maximum of four lots, quite possibly three. The road development alone would generate about \$150,000 expenditure in the local economy. Other development costs would employ various local businesses. Development standards today would ensure that protection of the water resources and health concerns are satisfied before any approval is forthcoming.

In short, left undeveloped this property is wasted vacant land. With controlled development as proposed we can create 3 or 4 rural residential parcels to meet the demand that is apparent at this time.

ADVISORY PLANNING COMMISSION RESPONSE FORM

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

PRESENT:

Chair Sharon Woloshyn

Members Ursula Hart
Barb Mathin

Recording Secretary Inga Udelsht

Owners/Agent, or Edward Richards

☐ Contacted but declined to attend

ABSENT: Alan Boyd, Steve Brown, Peter Bouter, Art Guimard, Justin Guimard

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Willow Mc Donald, Michele Lenthwaite

Nigel Whitehead

Agenda Items

motion: Ursula v Sharon v
Secnd: Inga v Barb v

REZONING/OCAP APPLICATION – 3360-20/20210044 (LOT 3, DISTRICT LOT 3720, LILLOOET DISTRICT, PLAN 27014)

Ursula / Inga : "THAT the application to rezone/redesignate property at 7515 GAUTHIER ROAD, be supported/rejected for the following reasons:

- i) This application provides a smart transition from Dekalake Subdivision
- ii) lots to larger lots in area.

For:

4

Against:

/

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

Inga Udelsht

Recording Secretary

Sharon Woloshyn

Chair