



Planning Application Information Sheet

Application Type: Rezoning/OCF Amendment and Land Use Contract Discharge

File Number: 3360-20/20210015

Bylaw(s): South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021, South Cariboo Area Zoning Amendment Bylaw No. 5322, 2021 and Cariboo Regional District Land Use Contract Discharge Bylaw No. 5323, 2021

Electoral Area: G

Date of Referral: March 23, 2021

Date of Application: March 04, 2021

Property Owner's Name(s): 1093532 BC LTD

Applicant's Name: Cariboo Geographic Systems

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3552, Lillooet District, Plan 33858

Property Size(s): 4.78 ha (11.804 ac.)

Area of Application: 4.78 ha (11.804 ac.)

Location: Telqua Drive

Current Designation:
Parks, Recreation and Open Space

Min. Lot Size Permitted:
N/A

Proposed Designation:
108 Mile Ranch Residential

Min. Lot Size Permitted
0.302 ha (0.746 ac.)

Parks, Recreation and Open Space

N/A

Current Zoning:
Open Space, Parkland (OSP)

Min. Lot Size Permitted:
N/A

Proposed Zoning:

Special Exception R 1-1

Min. Lot Size Permitted:

0.302 ha (0.746 ac.)

Open Space, Parkland (OSP)

N/A

Proposal: To subdivide the property into eleven residential lots.**No. and size of Proposed Lots:** 11 lots, ranging from 3,020 sq. m (0.75 ac.) to 4,051 sq. m (1 ac.) in size.**Existing Buildings:** No Buildings.**Proposed Buildings:** Residential dwellings.**Road Name:** Telqua Drive**Road Type:** Paved**Within the influence of a Controlled Access Highway:** Cariboo HWY 97 S**Services Available:** Currently Existing - Hydro

Readily Available - Telephone and Community Water System

Within the confines of the Agricultural Land Reserve: No**Required to comply with the Shoreland Management Policy:** N/A**Name of Lake/Contributing River:** 108 Mile Lake**Lake Classification:** High**Within Development Permit Area:** No**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.28 ha (0.69 ac.)
	000 Single Family Dwelling	0.25 ha (0.62 ac.)
	000 Single Family Dwelling	0.28 ha (0.69 ac.)
	001 Vacant Residential Less Than 2 Acres	0.35 ha (0.86 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	0.903 ha (2.23 ac.)

(b) South	610 Parks & Playing Fields	1.63 ha (4.032 ac.)
	612 Golf Courses (Includes Public & Private)	75.13 ha (185.655 ac.)
	201 Vacant IC&I	0.67 ha (1.66 ac.)
	000 Single Family Dwelling	0.24 ha (0.58 ac.)
(c) East	515 Airports, Heliports, Etc.	32.95 ha (81.422 ac.)
	001 Vacant Residential Less Than 2 Acres	0.21 ha (0.506 ac.)
	230 Hotel	2.75 ha (6.79 ac.)
	273 Storage & Warehousing (Closed)	0.68 ha (1.686 ac.)
(d) West	000 Single Family Dwelling	0.22 ha (0.55 ac.)
	040 Seasonal Dwelling	0.23 ha (0.57 ac.)
	000 Single Family Dwelling	0.26 ha (0.65 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.25 ha (0.62 ac.)
	001 Vacant Residential Less Than 2 Acres	0.25 ha (0.61 ac.)

PLANNING COMMENTS

Update (October 8, 2021):

The applicant has requested to amend their proposal from a 12-lot subdivision to an 11-lot subdivision because of concerns raised from Public Hearing comments and the Ministry of Transportation and Infrastructure (MOTI)'s requirements for the road layout at subdivision.

The revised proposal increases the width of the Greenbelt Trail and connecting walkways from 8 meters and 3 meters to 10 meters and 6 meters respectively. The proposal also changes the location of the road intersection from the southwest corner of the property to the southeast. This is revised because of concerns about visibility, road grade changes, and poor road conditions in inclement weather that were brought to MOTI's attention. A second public hearing is not required as the proposed amendments will not allow an increase in density of the proposal, as presented at the public hearing.

Background:

It is proposed to rezone the 4.78 ha (11.804 ac.) subject property to allow for subdivision within the 108 Mile Ranch. At present the property, Lot 1, District Lot 3552, Lillooet District, Plan 33858 is designated Parks, Recreation, and Open Space in the South Cariboo Area Official Community Plan, 5171, 2018. It is zoned Open Space, Parkland (OSP) in the South Cariboo Area Zoning Bylaw, 3501, 1999. The property is subject to the 108 Land Use Contract, H17889. A 12-lot subdivision has been preliminarily approved by MOTI, with lots averaging 0.3 hectares (0.74 acres) in size. An 8-meter-wide access trail to the 108 Greenbelt, as well as two 3-meter-wide walkways are included in the proposal. These accesses will retain the OSP zoning and Parks, Recreation, and Open Space designation.

As the 108 Land Use Contract, H17889, is registered on the property, the Land Use Contract has priority over the zoning bylaw. Across the province, land use contracts will be terminated on June 30, 2024. The purpose of this rezoning and official community plan amendment is to ensure that the proposed lots, and the 108 Greenbelt trails between them, will be zoned in a way that ensures compliance with the Zoning Bylaw and OCP, and will not result in any non-conformances after 2024.

Therefore, the applicant has requested to rezone, amend the OCP designation, and discharge the Land Use Contract of the subject property.

Location and Surrounding:

The subject property is located on Telqua Drive. The property is surrounded by residential lots characteristic of the 108 Mile area to the north and west, and the South Cariboo Regional Airport to the east. The 108 Mile golf course and other sporting amenities are located across Telqua Drive from the property. The property is within the service area of the Cariboo Regional District 108 Mile water service area.

The site is described as gently rolling with wooded vegetation cover. Currently the land is vacant.

CRD Regulations and Policies:

3501-South Cariboo Area Zoning Bylaw, 1999

5.25 OPEN SPACE, PARKLAND (OSP) ZONE

5.25.1 USES PERMITTED

- (a) i) a public use, including public utility buildings and structures;
- ii) parks, playgrounds, and outdoor recreation facilities of a non-commercial nature.

5.12 RESIDENTIAL 1 (R 1) ZONE

5.12.3 SPECIAL R 1 ZONES

5.12.3.1 Special Exception R 1-1 Zone (108 LUC)

- (a) Lot Area (minimum): = 0.302 hectare (32,508 square feet)

5171 – South Cariboo OCP Bylaw, 2018

14.0 Parks, Recreation, and Open Space

14.3 Policies

14.3.6 Support and encourage the development of walking, cycling, equestrian, snowshoe, and cross- country trails including accessible trails. Preference will be given to trails that:

- i Increase tourism and economic opportunities within the area;
- ii Provide enhanced recreational opportunities including the development of greenways;
- iii Create buffers between neighbouring land uses, where appropriate;
- iv Function as alternative transportation corridors linking communities, providing access to schools, commercial development, and community amenities;
- v Protect important natural and recreational areas; and
- vi Improve public safety.

8.0 Residential

8.3 Policies

8.3.1

Residential Land Use Designation	Location Criteria & Land Use	Development Standards
108 Mile	Single family use in lakeshore greenbelt setting	Min. lot area of 0.302 ha Min. lake setback of 45.7 m

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. The proposed subdivision was conceptually approved by CRD staff on October 29th, 2020 as it complies with the 108 Land Use Contract.

In order to ensure compliance with the Official Community Plan and Zoning Bylaw upon expiry of the Land Use Contract in 2024, the applicants have applied to amend the designation and zone of the property and discharge the Land Use Contract. The 108 Mile Ranch neighbourhood is designated 108 Mile in the South Cariboo Official Community Plan and Special Exception Residential (R 1-1) in the South Cariboo Area Zoning Bylaw. Both the zone and the designation have the unique minimum lot size of 0.302 ha (0.75 ac.), which all the proposed lots will meet or exceed.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning. Subdivision has already been applied for, under MOTI file 2020-00670. A Preliminary Layout Review letter containing 13 requirements was sent on July 28, 2020, with further revisions in October. These are required for consideration of subdivision approval.

The Electoral Area 'G' Advisory Planning Commission (APC) has no objection to the application.

The Interior Health Authority has no objection to the approval of this subdivision as onsite sewerage systems within this area should ensure that the cumulative effect would not pose a health or environmental concern to the ground or surface water. Similarly, there were no concerns from a Large Water Systems perspective. Interior Health also noted that the project has easy access to daily amenities and recreation.

The Cariboo Regional District Building Services Department has no objection to the approval of this project.

The Cariboo Regional District Environmental Services Department has no objection to the project subject to the applicant making application to verify water quantities and adequacy of the Cariboo Regional District Works, and the applicant addressing low pressure issues within the Cariboo Regional District approved engineering design. This requirement will be addressed at the subdivision stage.

The Cariboo Regional District Community Services Department requires that the proposed greenbelt trails be constructed by the applicant at their cost to the standard directed by the 108 Greenbelt Commission, following which the trails can be transferred to the Cariboo Regional District. Community Services also requires a restrictive covenant ensuring compliance with Transport Canada Obstacle Limitation Surface restrictions due to the proximity of the South Cariboo Regional Airport. These requirements are also being addressed through the subdivision process.

Recommendation:

1. That the South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021 to redesignate part of Lot 1, District Lot 3552, Lillooet District, Plan 33858 from Parks, Recreation and Open Space to 108 Mile Ranch Residential be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5322, 2021 to rezone part of Lot 1, District Lot 3552, Lillooet District, Plan 33858 from Open Space, Parkland (OSP) zone to Special Exception R 1-1 zone be approved, subject to the following condition:
 - i. Adoption of the South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021.

REFERRAL COMMENTS

Health Authority: April 22, 2021

See attached.

Ministry of Transportation and Infrastructure: April 6, 2021

eDAS file # 2021-01731

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. It should be noted that this is an active subdivision file (MoTI File Number 2020-00670). The Ministry has issued a Preliminary Layout Review (PLR) letter on July 28, 2020 with revisions to conditions 1 and 12 on October 30, 2020. The information and requirements summarized in the PLR are still applicable and are required for consideration of approval of the subdivision. PLR does not constitute an approval and upon further considerations, or review of additional information, changes or additions may occur.

Advisory Planning Commission: April 12, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: May 5, 2021

No objections/comments.

CRD Community Services Department: July 28, 2021

1. Proposed greenbelt trails are to be constructed by the applicant at their cost to the standards directed by the 108 Greenbelt Commission. Transfer to the Regional District will be accepted upon completion of the works.

2. The CRD requires a restrictive covenant ensuring compliance with Transport Canada Obstacle Limitation Surface restrictions on proposed parcels, which limits height of surrounding structures and trees to 960 m. ASL. Any structure or tree heights above 960 m. must be approved in writing by CRD staff. The covenant shall also provide notice that airport noise and operations may be expected at any time. Covenant to be drafted and registered at the applicant's expense.

CRD Environmental Services Department: July 26, 2021

Subdivision approval subject to applicant making application to the Cariboo Regional District to verify water quantities and adequacy of Cariboo Regional District Works, and Applicant addressing low pressure issues within the Cariboo Regional District approved engineering design.

BOARD ACTION

August 20, 2021:

That South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021 be read a first and second time this 20th day of August, 2021.

That South Cariboo Area Zoning Amendment Bylaw No. 5322, 2021 be read a first and second time this 20th day of August, 2021. Further, that adoption be subject to the following:

Adoption of the South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021.

That Cariboo Regional District Land Use Contract Discharge Bylaw No. 5323, 2021 be read a first and second time this 20th day of August, 2021.

ATTACHMENTS

Appendix A: Bylaw 5321, 5322 and 5323
Appendix B: General Map
Appendix C: Specific Map (Original and Updated)
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Interior Health Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5321

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 5171, being the "South Cariboo Area Official Community Plan Bylaw No. 5171, 2018".

WHEREAS the Regional Board may, amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

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

1. CITATION:

This bylaw may be cited as the "South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021".

2. AMENDMENT

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

Redesignating part of Lot 1, District Lot 3552, Lillooet District, Plan 33858 from Parks, Recreation and Open Space designation to 108 Mile Ranch Residential designation, as shown on Schedule "A".

READ A FIRST TIME this 20th day of August, 2021.

READ A SECOND TIME this 20th day of August, 2021.

A PUBLIC HEARING WAS HELD ON THE 21st 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. 5321, cited as the "South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

SCHEDULE A

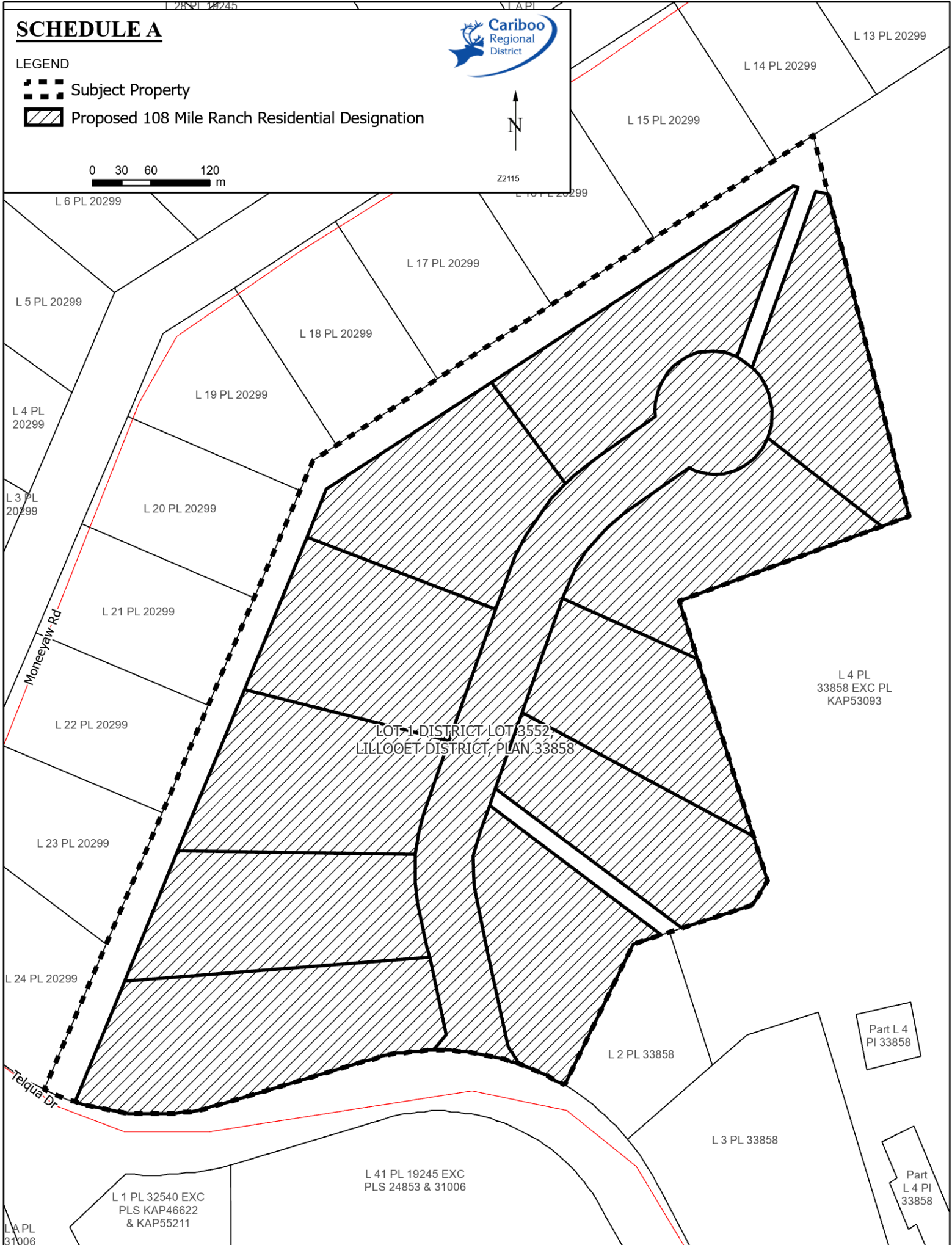
LEGEND

-  Subject Property
-  Proposed 108 Mile Ranch Residential Designation

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Z2115





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5322

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. 5322, 2021".

2. AMENDMENT

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

- i) rezoning part of Lot 1, District Lot 3552, Lillooet District, Plan 33858 be rezoned from Open Space, Parkland (OSP) zone to Special Exception R 1-1 zone, as shown on Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 20th DAY OF August, 2021.

READ A SECOND TIME THIS 20th DAY OF August, 2021.

A PUBLIC HEARING WAS HELD ON THE 21st DAY OF September, 2021.

READ A THIRD TIME THIS _____ DAY OF _____, 2021.

APPROVED UNDER THE "TRANSPORTATION ACT" 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. 5322, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5322, 2021", as adopted by the Cariboo Regional District Board on the day of _____, 2021.

Manager of Corporate Services

SCHEDULE A



LEGEND



Subject Property

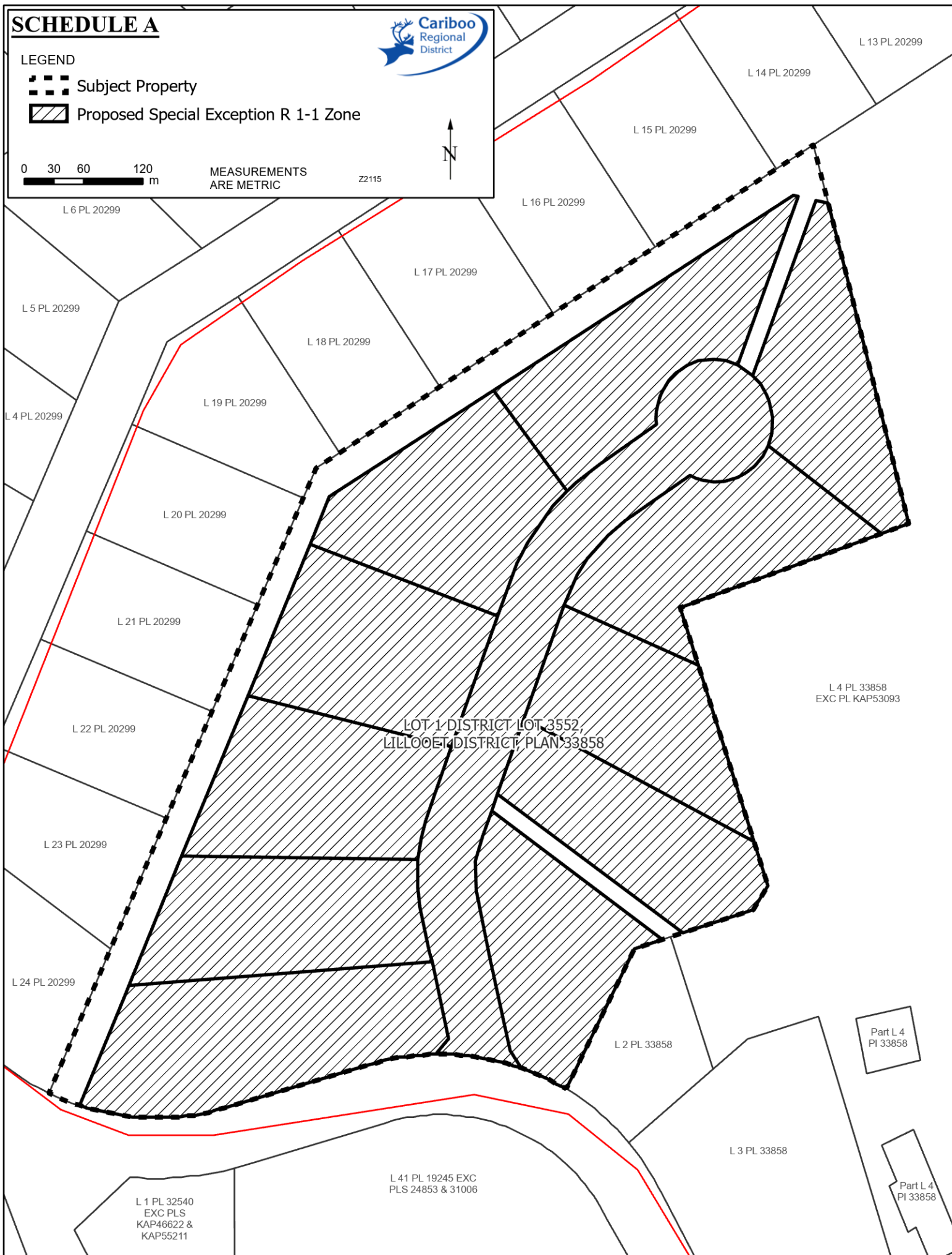


Proposed Special Exception R 1-1 Zone

0 30 60 120
m

MEASUREMENTS
ARE METRIC

Z2115





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5323

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to authorize discharge of a land use contract.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a land use contract upon the affirmative vote of the directors in accordance with Section 546 of the *Local Government Act*.

AND WHEREAS the parties to the land use contract with 105 Mile Ranch Ltd., in relation to the following property:

- Lot 1, District Lot 3552, Lillooet District, Plan 33858;

have agreed to release and discharge the lands described in the land use contract from the contract;

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 Land Use Contract Discharge Bylaw No. 5323, 2021".

2. AMENDMENT

- A) That the land use contract between the Cariboo Regional District and 105 Mile Ranch Ltd., dated September, 1972, and registered in the Land Title Office at Kamloops, BC, under Number H17889 and all amendments thereto, be discharged from the following property:
- Lot 1, District Lot 3552, Lillooet District, Plan 33858; and
- B) Further, that the Corporate Officer is hereby authorized to execute a Form of Discharge for said properties, and to cause the same to be registered in the Land Titles Office in Kamloops, BC.

READ A FIRST TIME THIS 20th DAY OF August, 2021.

READ A SECOND TIME THIS 20th DAY OF August, 2021.

A PUBLIC HEARING WAS HELD THIS 21st DAY OF September, 2021.

READ A THIRD TIME THIS _____ DAY OF _____, 2021.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2021.

ADOPTED THIS _____ DAY OF _____, 2021.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5323, cited as the "Cariboo Regional District Land Use Contract Discharge Bylaw No. 5323, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Corporate Officer

Appendix B: GENERAL MAP



LEGEND

- Subject Property
- ALR

Designations

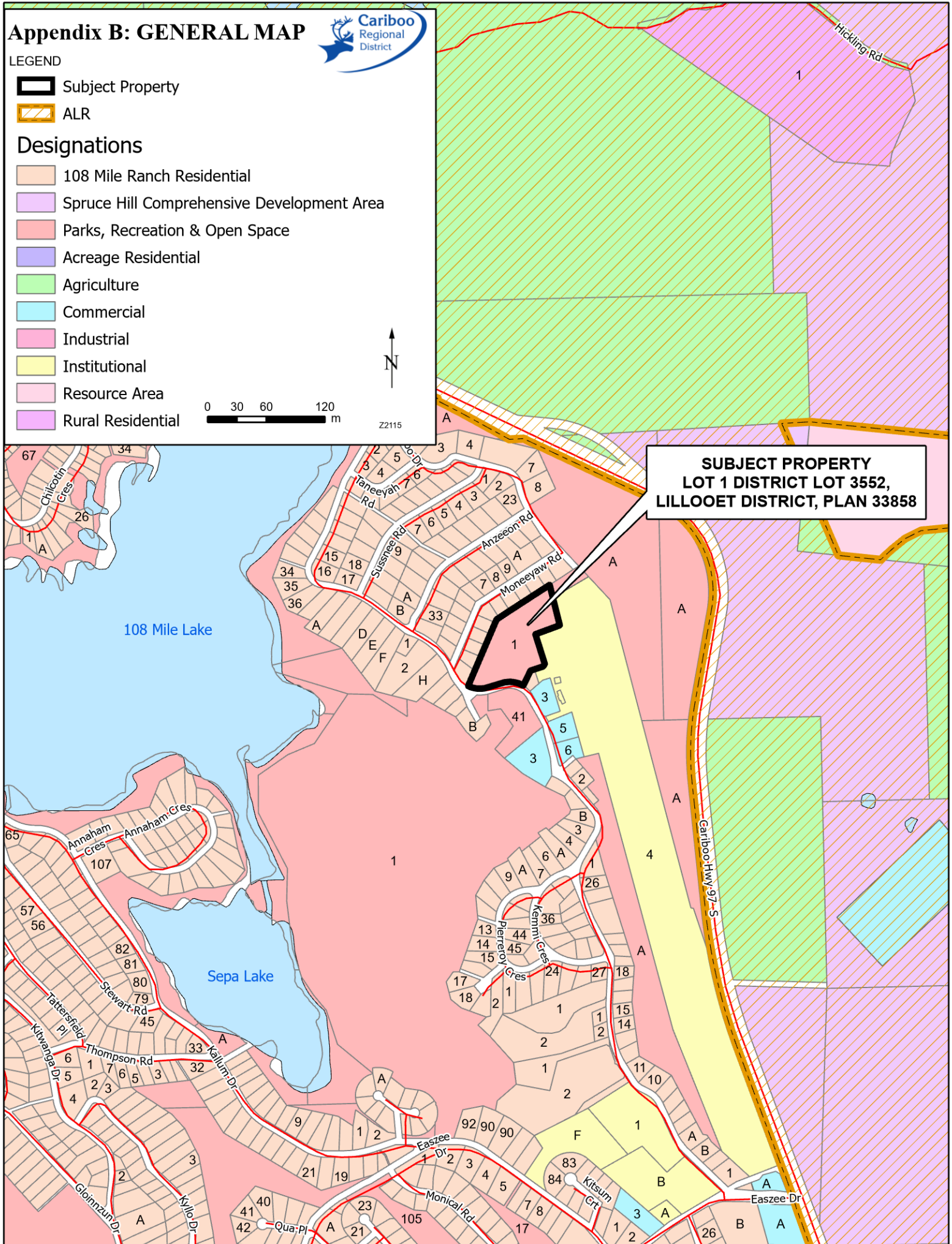
- 108 Mile Ranch Residential
- Spruce Hill Comprehensive Development Area
- Parks, Recreation & Open Space
- Acreage Residential
- Agriculture
- Commercial
- Industrial
- Institutional
- Resource Area
- Rural Residential

0 30 60 120 m






Z2115

SUBJECT PROPERTY
LOT 1 DISTRICT LOT 3552,
LILLOOET DISTRICT, PLAN 33858



Appendix C: SPECIFIC MAP

LEGEND

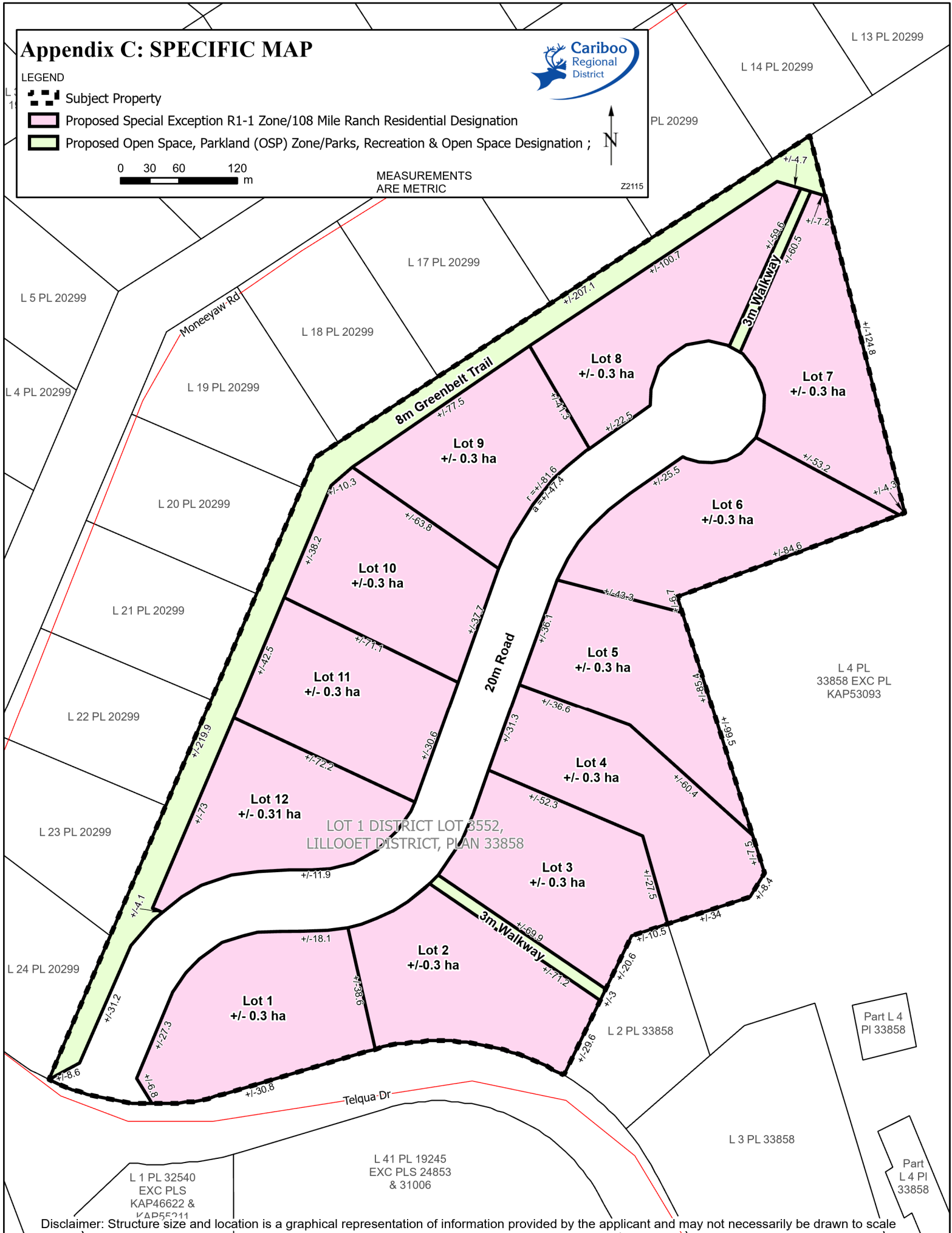
-  Subject Property
-  Proposed Special Exception R1-1 Zone/108 Mile Ranch Residential Designation
-  Proposed Open Space, Parkland (OSP) Zone/Parks, Recreation & Open Space Designation ;

0 30 60 120 m

MEASUREMENTS
ARE METRIC



Z2115



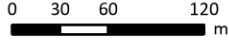
Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

Appendix C: SPECIFIC MAP -Revised October 8, 2021



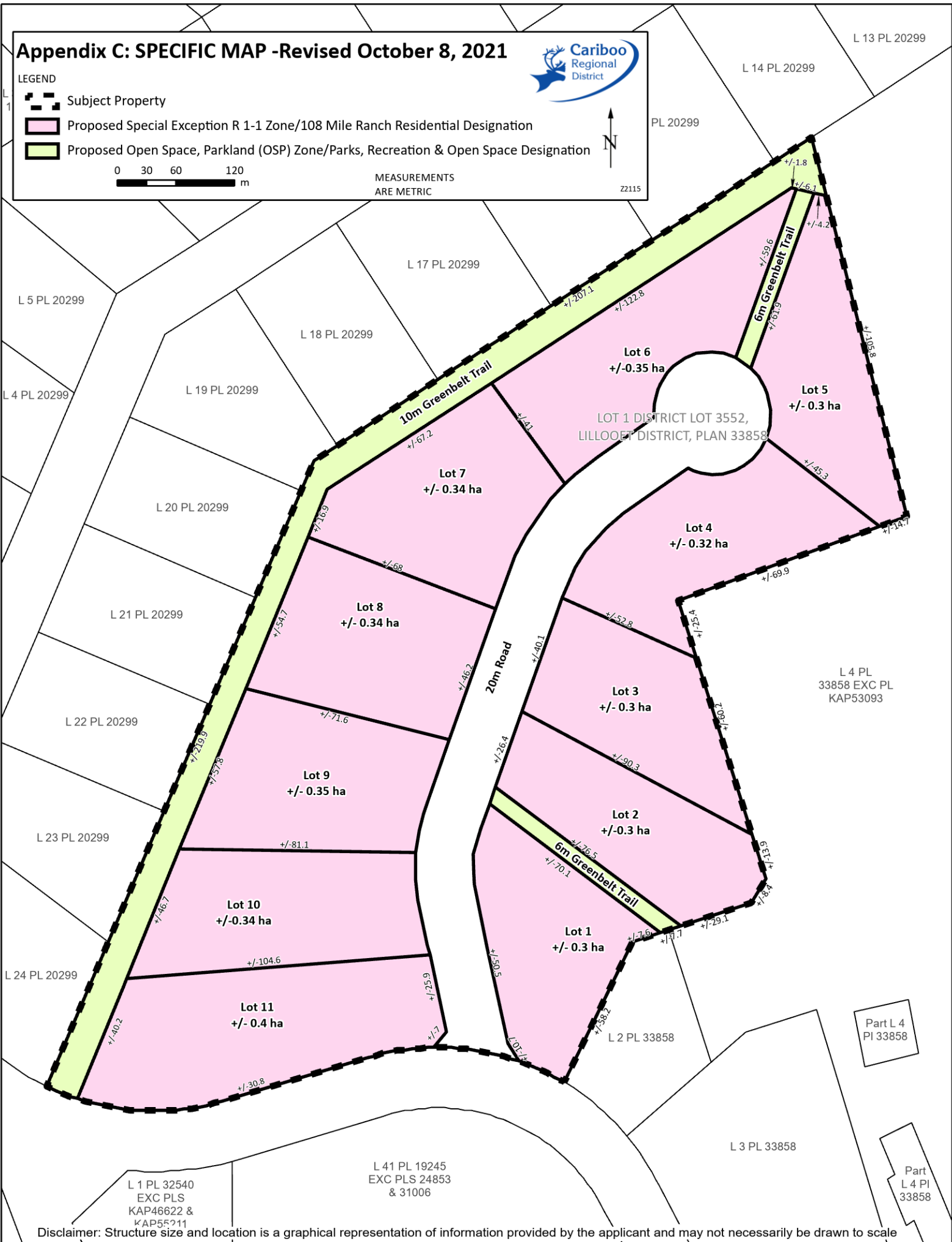
LEGEND

- Subject Property
- Proposed Special Exception R 1-1 Zone/108 Mile Ranch Residential Designation
- Proposed Open Space, Parkland (OSP) Zone/Parks, Recreation & Open Space Designation



MEASUREMENTS
ARE METRIC

Z2115



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



Reason of Support

The application is requesting that Lot 1, District Lot 3552, Lillooet District, Plan 33858 be rezoned and redesignated to allow for a 12 lot residential subdivision. The property is 4.777 hectares in size and is located in the 108 Mile Ranch adjacent to the airport and across the road from the resort and golf course. The property is covered by the 108 Land Use Contract which will allow the development proposed.

We are proposing that the twelve lots receive the Special Exception Residential I-1 Zone. This zone is specific to the 108 Ranch. The areas shown as Greenbelt Trail are proposed to retain the Open Space Parkland Zone. These trails will be given to the 108 Greenbelt Commission to protect public use of them for the future.

This residential development will be serviced by a paved road and the 108-water system will be extended to supply potable water to the properties. This work will all be done under the supervision of a professional engineer following the standards set by government. In ground septic systems will be utilized on each property and every lot has been tested and shown to support a primary and reserve sewage disposal system.

The location is ideal for the proposed residential development. It infills a vacant piece of land in the 108 Ranch Community. The land is on one of the main roads in the ranch, is close to the community mailboxes, the resort, golf course and airport. It is hoped that future owners will utilize the airport and lease areas for storing their planes on the airport lands. By offering the Greenbelt Lands within the proposal it provides a legal connection to the Greenbelt Trail systems for use by all 108 residents.

Permission to subdivide this land has been received because the Land Use Contract allows it. The owner decided that the zone customized for the 108 Ranch was a better mechanism to protect the character of the community because of the smaller lot size allowed by the Land Use Contract. For this reason, they decided to make this Zoning Application after receiving the subdivision permission.

The proposed residential development of this land meets many of the residential objectives of the Community Plan. It infills the largest residential neighbourhood of the South Cariboo. There are no environmental concerns for the property because there are no water courses on it. The location and proposed Greenbelt Trails provide non-vehicular access to this ranch amenities on the existing Greenbelt Trails.

AREA G APC RESPONSE FORM

FILE NO: 3360-20/20210015

Date: April 12, 2021 Conference Call 7 PM

Applicant/Agent: Agent - Nigel Hemmingway. Also participating Pat Corbett

Area G director - Al Richmond

Members: Marvin Monical Diane Wood Graham Leslie
 Marilyn Niemiec Robin Edwards

Location of Application: Telqua Drive, 108 Mile House BC

Agenda Item: Rezoning / OCP Amendment- Lot 1, DL 3552 LLD Plan 33858 be rezoned and redesignated to allow for a 12 lot subdivision.

Moved by: Diane Wood / Robbin Edwards

Area G APC has no objection to this Rezoning/ OCP amendment for a residential subdivision providing that all lots meet the minimum size requirement of 0.302 ha (0.746 ac).

Carried Unanimously

Moved by Diane that the meeting terminate.

7:45 PM

Chair

Marvin Monical


Secretary

Diane Wood

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Approval Not Recommended Due to Reasons Outlined Below

Interior Health thank you for the opportunity to bring a health perspective to the proposal to change the zoning of Open Space, Parkland to Special exception R1-1 Zone to permit twelve residential lots.

Healthy Communities would recommend that the land remain under the existing zoning designation. The links between our [health and housing](#) are clear. Housing that is good quality, accessible and affordable can support the health and well-being of individuals and communities, contribute to an increased sense of safety, decreased crime, greater social well-being and improved quality of life. We recognize the work that the CRD is doing to balance housing needs and diversify housing opportunities in the region, while maintaining high quality and safe housing for everyone.

We support growth within communities with easy access to daily amenities, recreation in addition, sustainable infrastructure. Additional development with onsite sewerage systems within this area should ensure that the cumulative effect would not pose a health or environmental concern to the ground or surface water.

Diana Tesic Nagalingam, Environmental Health Officer reviewed the proposal and had no objection from the Large Water Systems perspective. The Utilities department overseeing 108 Mile House was advised and Interior Health strongly encourages the involvement of the CRD Utilities department in the decision making and consulting for future community expansion in an effort to provide a safe and sustainable drinking water source for all the residents connected to the 108 Mile water system. Please contact Diana if you require additional information on the drinking water supply system.

If you have any questions, please contact HBE@interiorhealth.ca.

Signed By:  Title: Environmental Health Officer

Date: April 21, 2021 Agency: Interior Health Authority

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210015

Date: September 21, 2021

Location: Via Teleconference

Re: **SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5321, 2021, SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5322, 2021 AND CARIBOO REGIONAL DISTRICT LAND USE CONTRACT DISCHARGE BYLAW NO. 5323, 2021**

Persons Present:

- ☒ Director: Al Richmond
 - ☐ Owner(s): 1093532 BC Ltd.
 - ☒ Agent: Nigel Hemingway – Cariboo Geographic Systems
 - ☒ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services and Shivani Sajwan, Planning Officer II
 - ☐ **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 7:02 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 8:05 pm.

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



Signature of Chair

Public Hearing Notes – 3360-20/20210015

Date of Public Hearing: September 21, 2021 – Via Teleconference

CRD Representatives:

Al Richmond, Electoral Area “G” Director
Nigel Whitehead, Manager of Planning Services
Shivani Sajwan, Planning Officer II

Applicant Representative:

Nigel Hemingway, Cariboo Geographic Systems

Public in Attendance*:

Karen Sinclair	4780 Telqua Drive
Jeffery Crawford	4775 Moneeyaw
Steven Peszel	4783 Moneeyaw
Pauline Weigelt	4776 Telqua Drive
Kevin Kulyk	4744 Cariboo Drive
Shelan Tessaro	4766 Moneeyaw
Lynn Robinson	4767 Moneeyaw
Patrick Corbett	4865 Hwy 97
Jason Flett	4765 Moneeyaw
Marial Ross	4765 Moneeyaw
Leonard Hanson	5334 Anaham Cres.
Angie Wahnschaff	4778 Telqua Drive

*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 7:02 pm

N. Hemingway: The subject property and development is governed by the 108 Land Use Contract (LUC). Owner has received preliminary approval through Ministry of Transportation and Infrastructure (MOTI) subdivision process. Owner desires to align zoning and OCP with the LUC when it expires in 2024.

S. Tessaro: Concern with the hill on Telqua drive and the proposed intersection location. Concerned with winter conditions affecting the hill. Second concern with water pressure. Hopes if proposal goes through that water pressure is improved. Current low water pressures require noisy pump to relieve the issue. Would like to know why previous proposals on the site did not occur. Was this due to the water issue? Why is a new proposal being made, when the previous ones failed?

Director Richmond: Owner and applicant at the time decided not to proceed with completing the previous proposal.

J. Flett: Concerned with intersection location. Concerned with low water pressure. Concerned subdivision will result in connection to Cariboo Dr, thereby increasing traffic substantially.

S. Peszel: Would like to know what will happen with existing ski trails. Preservation of existing trail from Moneeyaw to mailboxes would be preferred. How can these right of ways for existing trails be removed?

N. Hemingway: Original intersection design was chosen due to MOTI's aversion to offset intersections. Wanted the intersection to align with entrance to the 108 Resort. MoTI has since asked for a redesign of the intersection. Applicant is committed to bring intersection closer to top of hill. MoTI requires full engineering of roadway and water system connection. Connection to Cariboo Rd. cannot happen due to private property in-between, being the 108 airport property. Ski trail is not protected by any right of way. Applicant met with the Greenbelt Commission. Will construct a new trail to the Greenbelt Commission's standards and connect to existing greenbelt trail. Resulting trail parcel will be transferred to the Greenbelt Commission/CRD upon completion of the work. Two proposed smaller trails to provide additional connections to properties and mailboxes.

J. Crawford: Concerned with higher water flows over property during spring melt. Concern about potential for funneling water if trees are gone. Would like it looked at.

S. Tessaro: Concern with houses on bottom of Telqua, previously affected by development on properties located above.

Director Richmond: There have been high waterflows all over the 108 this year.

S. Tessaro: Not concerned about just this year. This overland flooding was a result of new development many years ago.

J. Crawford: Concerned with increased snowpack due to removal of trees on the subject property.

Director Richmond: Read out agency referral comments (Interior Health, MoTI, Area G APC Comments, CRD Community Services Dept., CRD Environmental Services Dept and Board Actions.)

J. Flett: Concern regarding property behind. Having overland flooding for numerous years. Concern removed trees will increase waterflow. Neighbour has pump running all the time. Concern with noise of airport by removing trees. Concern with limited water pressure. More properties will further affect water pressures. Concern with intersection impacting/changing overland water flows and water table. No response received from MOTI regarding his concerns.

N. Hemingway: Reviewed MoTI's subdivision requirements prior to final approval of subdivision: All designs must be completed by the developer's engineers, then reviewed by MoTI engineers, usually in Kamloops office. Full overland drainage engineered, road ditching and drainage engineered, Geotechnical engineering study, climate change impacts engineering. Offering to have Geotechnical engineer to look at property with the current drainage issue, to see if subdivision drainage design can help reduce current impacts on the property.

K. Kulyk: Concerned with property size and adequate water supply. Not a large enough pipe existing today to supply new development.

N. Whitehead: Explained that the water system must be engineered by the developer to ensure today's quantity and pressure standards are met, without negatively impacting existing users. Discussed with CRD Manager of Environmental Services, and he confirmed the developer's engineer must design an appropriate system, and that it should be achievable.

Director Richmond: Looked at moving water reservoir across highway to help increase water pressures. Could not feasibly do it. Have discussed and aware of water pressure issue with many residents. Current improvements connecting Sepa Lake wells directly to the reservoir/tower has helped alleviate some issues but not all.

S. Peszel: Clarify why no right of way exists on the property for the existing trails.

Director Richmond: Ski trails were built on private land; there is no registered right of way on private land.

J. Flett: Concern with water pressure. Have not built improvements over past 15-20 years, but CRD has been aware of the issue.

P. Corbett: Was involved as project manager of original 108 development. Had map and LUC on his wall which guided all decisions at the time. Spent time and money on strata development in the subject property area. Conducted design plans. Wish to provide for interest. When 108 Resort was recently purchased, proponent was able to move forward with development as proposed and provided assistance during the 2017 wildfire fighting efforts. Owner ought to be commended for setting the zoning in place as it was not a requirement as per the 108 LUC. Confident that professional engineering will be sufficient for the proposal and will provide benefit to the community as a whole. Personally built some of the ski trails on property. Working with the Green Belt Commission to ensure trails constructed properly.

L. Robinson: Concern about water at bottom of property and wants to ensure it does not get worse.

K. Sinclair : Road by mailboxes is bad. Will still have accidents in her yard. It will still not be safe, regardless of intersection location. Would like it looked at.

J. Crawford: Note that properties are flooding. Flooding impending for more properties due to the development. Any more water use will impact the system.

J. Flett: Concern about loss of existing tree buffer with airport and the resulting noise impacts, particularly during wildfire season.

Director Richmond: Property is private land but able to secure additional buffer and setbacks = 8 m, with 3 m setbacks on each property side = 14 m buffer. Clarified RD does land use approvals (zoning); does not do subdivision approvals and the related reports are required by MOTI and not CRD.

J. Flett: Proposed properties are beside airport. How is this good land use, given the proximity to noisy airport?

K. Sinclair: How will development affect property values being so close to airport?

Director Richmond: Cannot anticipate how BC Assessment will value properties in the future.

K. Sinclair: What about the road? Who can we contact?

N. Whitehead: MoTI roads. Everyone is welcome to call MoTI. They are aware of concerns and have asked developer to change intersection location.

N. Hemingway: Repeated that everything is subject to full engineered design.

K. Sinclair: If subdivision redesigned, does it go through public approval again?

N. Hemingway: No, a redesign is subject to MoTI approval. No further public input after the public hearing.

Director Richmond: Called a first time for further comments.

K. Sinclair: Concerned about greenbelt buffer trail narrowing near the proposed intersection with Telqua Dr.

N. Hemingway: Width was limited by road design at that location due to the curve and intersection location. Hope to receive MOTI approval to use a portion of the road right of way for the trail.

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

Meeting adjourned: 8:05 pm

To whom it may concern,

Regarding the rezoning application and proposed subdivision development, File No. 3360-20/20210015, along Telqua Drive at 108 Mile Ranch, B.C.

My wife and I sending this letter to the Cariboo Regional District (CRD) to express concerns we have regarding the proposed rezoning and development in the hopes those involved will take these issues into consideration when making a decision regarding the development's approval.

Our concerns are outlined below:

1) Vehicular safety given the proposed road leading to and from the development.

According to the development proposal, the road leading to these lots will come off Telqua Drive half way through a steep, sharp s-corner just west of the 108 Airport. As access to the development will be on the inside lower corner of this s-curve, visibility is severely limited for anyone exiting the subdivision for vehicles both coming down the hill from the of airport as well as vehicles travelling up the hill towards the airport. Access to the 108 Golf Course is directly across the street, however, it should be noted that there are two roads to that facility, one for vehicles travelling up the hill and another for vehicles travelling down. As these roads are on the outside of the corner, much greater visibility is afforded drivers to traffic travelling in either direction along Telqua Drive. My wife and I frequent the trail which currently exists near where the proposed road to the subdivision would be and crossing the street to our property requires extreme vigilance due to the limited visibility for oncoming traffic along Telqua from both directions. We've attached several photos to this email for you to get an idea of what drivers might be dealing with exiting this development. The first two are looking both up and down the hill takes from the approximate position a driver would be in exiting the development (according to the CRD's maps of the proposed rezoning). We realize trees would be removed to increase visibility, however, it is still extremely limited. The second two are taken from the same location albeit standing on the edge of Telqua Drive. Please note, these pictures were taken with a cell phone camera and, as such, exaggerate the distance and field of view a driver might see due to the phone having a wide angle lens. We encourage, if possible, that someone

involved with making the decision have a look at the site in person to get an idea of the potential danger of placing a road at that location.

This hill and s-corner prove to be much more problematic during the winter months as road maintenance at this well-known problem area is poor at the best of times. Living just at the bottom of the hill we have witnessed numerous incidents including at least one head-on collision and numerous vehicles sliding across the road into the ditch, one of which struck the power pole alongside our driveway. Drivers heading up the hill are well known to increase speed in order to obtain enough momentum to make it up the hill which would decrease reaction time should a vehicle coming from the proposed development pull out in front of them on the blind corner. Reduced reaction time would also be a factor for those coming down the hill should a driver exit the subdivision. Should this happen, especially during the winter months, the driver on Telqua Drive would have virtually zero chance of stopping or controlling their vehicle if they began sliding.

2) Loss of recreation/parkland

As previously mentioned, my wife and I frequent the trails in the area of this proposed development. These trails are used by many year round, most notably walkers, hikers and bicyclists during the spring, summer and fall, and snowmobilers during the winter. At one time these trails were maintained jointly by the 108 Resort and The Hills as ski trails, however, that has not been the case for several years. The proposed development does appear to include trails but we question whether access to these trails will still be available to all those who currently use them as they do. As well, the development would destroy the park-like setting so many in the area currently enjoy as a trail sandwiched between lots is simply not the same as exists currently.

3) The need for additional lots at the 108

We question the need for additional lots for development at the 108 when so many available lots are vacant. In just the area of Telqua Drive, Anzeon Road and Moneeyaw Road, we counted between 6-8 vacant lots. Admittedly I have no idea how many undeveloped lots are available around the 108 but after a short drive around the area it clearly showed there are a significant number of lots currently without homes. As such there seems to

be little need for additional development at this time.

4) Property value

Given the close proximity of the proposed lots to the 108 Airport, we wonder what effect this might have of the value of those properties and additionally if this could have a detrimental affect on the developed lots that currently exist. While I'm sure nobody would mind lower taxes, the resale value of house in the area could be negatively impacted.

5) Development could disturb underground water

There are well-known issues with underground water in the area. At lease one property owner along Moneeyaw Road has problems with water running through his property and into his basement. Several other property owners have complained about water running through their property. Any new development in the area could disturb underground water causing problems for current property owners or those in the new development.

We hope the CRD will take these concerns into consideration and have encouraged other homeowners in the area, whom also have concerns, to reach out to the CRD expressing their thoughts. Thank you for your attention.

Sincerely,

John & Karen Sinclair
Telqua Drive
108 Mile Ranch, BC





Reasons for Opposition

September 10, 2021

To: Cariboo Regional District

Re: **Public Hearing for proposed Bylaws 5321, 5322, & 5323**

To Whom it May Concern,

My wife and I currently reside and own property at 4776 Moneeyaw Rd. and are quite concerned with the proposed development between the residential area of Moneeyaw Rd. and the 108 Mile Ranch Airport. Our hopes are that our concerns will be considered during the rezoning applications for the development. We are opposed to any rezoning and/or development of the properties mentioned in the public hearing documents.

Below are our concerns:

1) Removal of important wildlife habitat in the area would be the result of this development.

One of the ingredients for the lifestyle in the 108 Mile Ranch community is the co-habitations of wildlife and the residents. If this area is developed the wildlife in the area will either move elsewhere and/or become a nuisance to the property owners if they have no area to retreat to. To my knowledge the following wildlife has been observed; Black Bears, Deer – adults and fawns, Coyotes, Foxes, Rabbits, and numerous birds (most of the wildlife would probably disappear)

2) Removal of the buffer between the residential area and the airport.

Noise from aircraft activity at the airport can be a real problem, especially during the fire season when helicopter noise is somewhat disruptive. Our fear is that if the buffer of vegetation, trees and shrubs, etc., is removed the noise could increase making it almost unbearable. This could be a serious problem if this development proceeded since the new houses would be even closer to the airport.

3) Increased demand on an under-designed and aging water system in the area.

Since the water system in the area was designed and installed in the 1970s (est.) additional concentration from the proposed development's additional water usage may be a problem. Many residents in the area have installed "booster pumps" in order to alleviate low pressure problems. It is believed that there are pockets of low water pressure in the area water system due to the design and installation issues. Will these problems increase if there is a concentration of additional users? Would there also be a problem with the fire protection system in the area?

4) This past year or so, we have experienced a high-water table in the area which had affected our septic field and system.

If the ground vegetation is removed there may be increased issues with the water-table and that is a big concern for septic systems and basements flooding. Would the proposed development make this problem worse?

5) Proposed road access of the development and the existing Telqua Drive.

In both summer and winter Telqua Dr. hill from the Airport to the 90° corner at the bottom of the hill can be quite scary and if there are any pedestrians, wildlife, and/or snow and ice on the roadway it's an "accident waiting to happen." The proposal calls for an intersection on an inside corner on the steepest part of the hill, in my view and experience this is a terrible design and would cause serious problems in regard to vehicle, pedestrian and wildlife accidents.

6) Property values may decrease because of this development

Apart from what has been mentioned beforehand above which may affect our property values we have another concern, and that is with the 108 Resort itself. Since this is their proposed development and their management and priorities may have an affect to the current property values. Our concerns are that the same management priorities and delays may occur with this proposed development.

Below are our concerns with the 108 Resort:

- a) In the 6 years we have resided in 108, the resort's sign on the roadway outside of their facility has had burnt out lights and recently no lights at all. Poor upkeep maintenance and we ask the question, "is this how the new develop will be managed?"
- b) Deterioration of the Hanger Restaurant building, roadway sign and parking area is very noticeable, and it appears that no maintenance is occurring, especially when the restaurant's roadway sign recently fell over.
- c) Deterioration of the tennis courts, show a lack of maintenance, and eventually usage will stop.
- d) Lack of coordination and completion of construction projects, i.e., restaurant and mailbox Kiosk parking lot, new RV site.
- e) Golf Coarse Parking Lot is in terrible shape and requires upgrading, currently it is an eyesore with no upkeep to the landscaping, decaying infrastructure (electrical lights, wood barricades, etc.)
- f) Old trailers, falling-down temporary fencing around the old burnt restaurant site.
- g) Several years ago, the construction of a new Clubhouse and Restaurant was announced with much public fanfare, but this planned development has not taken place nor has there been any updates as to its status.

In simple terms, if the Resort can't operate their current facility with acceptable standards of maintenance and upgrading it's probably safe to say the development will follow the same poor standards and should not proceed because of the concerns outlined above. Those doing the planning and development for these types of projects need to take into consideration real concerns from real people who experience the issues listed in this document, for those reasons of concern we are **opposed** to this development.

Thank you for your time,

Eivind Hestdalen & Trish Ingram
4776 Moneeyaw Rd., 108 Mile Ranch, BC

Jonathan Reitsma

From: CRD Planning
Sent: September 13, 2021 8:55 AM
To: Jonathan Reitsma
Subject: FW: Public Hearing of sep 21

Subject: Public Hearing of sep 21

Subject property:
South Cariboo Area Official Community Plan Amendment Bylaws No. 5321 and 5322, 2021 -- Telqua Drive Lot 1, District Lot 3552, Lillooet District, Plan 33858 (Area G) were read a first and second time..

Concern:

My property is adjacent to the subject property and is at a lower elevation. Removal of the trees on the subject property will increase the ground snow pack and the volume of spring runoff water. Presently snow pack in this forested parkland is always small and there has never been a water drainage problem. This increased water flow could potentially flood my property if not planned for and should be professionally investigated before development proceeds.

Jeff Crawford
4775 Moneeyaw Rd. Lot 20
108 Mile Ranch

Genny Hilliard

From: thewhites1@shaw.ca
Sent: September 16, 2021 3:36 PM
To: CRD Planning
Subject: Public Hearing, By Laws 5321, 5322, 5323, Telqua Dr. 108 Mile Ranch.

In regards to this planned development, It is of our opinion that this property need not be developed as there are still many building lots available in the 108 Mile Ranch area. We have very strong concerns that if development starts with the clearing of trees and shrubs there will be an increase of snow pack in winter, thus creating potential flooding with spring runoff to the lower lying residences with septic fields adjacent to this property. Also, with the clearing of the land there will be a loss of wild life habitat and a significant increase in highway and airport traffic noise in the area. Is there any planned engineered drainage proposal for this development? The planned entrance and exit road is a potential traffic hazard due to the blind spots of the hill and winding road conditions at this location on Telqua Drive. We are not against development in the 108 Mile Ranch area but we are against this development proposal due to the above mentioned concerns. The land area in question should be kept at what it was originally designated, parks, recreation and open space.

Respectfully, Brian and Jan White.

4780

Moneeyaw Road
Sent from my iPad

108 Mile Ranch.

September 17, 2021

To the Board of Directors. Cariboo Regional District

RE: NOTICE OF PUBLIC HEARING

Tuesday, September 21, 2021

Proposed Bylaws 5321, 5322, 5323

108 Mile Ranch and the proposed 12 lot subdivision

I have a few concerns regarding the proposed 12 residential lots that would be going in directly behind my property.

1. Will the 8 m wide Greenbelt trail be "cleared of all the trees" between the houses on Moneeyaw Road and the proposed new lots, or will they be selective and keep with the natural look of our trail.
2. With the proposed paved road going into the subdivision, to what extent will the trees and natural bush be taken out? My concern here is that with the trees gone, so will the noise buffer zone that we have between the airport and the surrounding homes. The South Cariboo Regional Airport is extremely busy all summer with the helicopters flying in to refuel from morning to night as they are fighting the wildfires.
3. Another major concern is the location of the entrance/exit onto Telqua Drive from the subdivision. The left hand turn from Moneeyaw Road onto Telqua is hazardous because of the curve of the road and the sightline is poor. This proposed location is a short distance up the road and also on a curve. This location should not be considered at all.

Thank you,
Sue Ingram
4779 Moneeyaw Rd.
108 Mile Ranch BC

Genny Hilliard

From: Stephen Peszel <speszel@gmail.com>
Sent: September 18, 2021 7:38 PM
To: CRD Planning
Subject: Letter to CRD re 108 Mile proposed development for CRD public meeting 21 September.
Attachments: 20210909_181325_Original.jpg; 20210909_181242_Original.jpg; 20210910_082258_Original.jpg; 20210909_181335_Original.jpg; IMG_2177.jpg; IMG_2178.jpg; IMG_2176.jpg

This letter is concerning proposed development at Lot One, district lot 3552, Lillooet district plan 33858.

I am a home owner at lot 22 in the existing development adjacent and north of the proposed development, 4783 Moneeyaw Rd, 108 Mile Ranch, BC V0K 2Z0, I can be contacted by cell on 7789990171.

I have a number of concerns I would like to see addressed, they are tabulated below.

1. The first that most of us owners knew about this was a heads up about an upcoming third reading of the proposal at an upcoming CRD meeting. We had not been advised of the proposal or first and second reading. Whether this was the fault of the CRD or the Home Owners' Association is moot but concerning as it did not leave much time for discussion among the affected owners or to advise all so affected.

2. The proposed development sign appeared on site around 8 September but is so poorly sited, tucked in on the side of the road that is is not possible to read the sign as it is parallel to the road, one would have to walk back up or down the roadside, to read the sign, on what is already a hazardous road for pedestrians. Please see the attached photographs.

3. I have concerns about the existing 108 Mile Ski Trail that starts at two places; one at the 108 Airport Carpark and the other immediately across

Telqua Drive from the golf course. The trail is an easement on all the properties and can be considered to be a Prescriptive Right of Way as it has been in use for a considerable time, since the 70s I believe. The proposal will

interfere with that right of way. The development map shows a proposed greenway bordering on the existing and proposed developments. There is an existing trail on that site, it is not new; the second part of the trail running north, downhill, from the airport is not shown in the development drawing. Please see attached map.

Many of the homeowners use this trail to access the mailboxes at the airport. If the developer is allowed to remove this Prescriptive Right of Way we would be forced to either drive to the mailboxes or make a considerable detour and walk up the hill. As stated this is a hazardous road with no verge, traffic speeds up the hill to try and maintain speed, and typically speeds up going downhill; there are two tight curves, and two access roads to the golf course, generally vehicles heading downhill turn left into the golf course and those heading uphill turn right.

If one of the aims of the CRD's **Parks, Recreation and Open Space Policy** is to promote fitness and exercise this will remove that option from most people and many of us are older.

The map does show two 3 meter walkways which, I assume, are meant to compensate for removing the ski trail? It also increases the walking distance significantly and moves most of it to a residential road and effectively removes that part of the ski trail which is currently accessed from the airport car park leaving access to the already mentioned trail opposite the golf course entrance. See amended site drawing showing the "missing" ski trail.

Q: Can the developer unilaterally remove the Prescriptive Right of Way?

4. The proposed cul-de-sac roadway into the development would start at the same point on Telqua Drive as the existing 108 Mile Ski Trail, this point is roughly equidistant between two curves in the road which is a hill. One

presumes that construction traffic would need to use this road during site preparation then construction. Traffic on Telqua would need to be controlled in both directions as traffic going into or out of the site would present a hazard. See photos showing road. During winter several cars run off the road on the downslope and where Moneeyaw joins Telqua.

5. Can the developer provide guarantees that the proposed development will not increase run-off from rain and snow melt into our properties which are down slope from the development and provide mitigation?

6. Should the proposal be approved in existing or amended form can the current affected owners be assured of a privacy screen of trees etc where the proposed development abuts the proposed Greenbelt trail? We value the privacy that we enjoy up to this point.

The siting of the road is of course the jurisdiction of the Ministry of Transport and I note there is no objection lodged by MOT to the proposed development. I have asked MOT to visit the site.

I look forward to the CRD giving serious weight to our concerns before approving development on this site and to improved communication with the affected property owners. Have all affected owners been consulted or just those whose properties abut the proposed development?

Sincerely, Stephen Peszel.

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Regards,

Steve Peszel







NOTICE OF DEVELOPMENT

APPLICATION FOR REZONING/OCP

SITE DESCRIPTION: Lot 1, District Lot 3552, Lillooet District
Plan 33858

FROM: Open Space, Parkland (OSP) zone

TO: Special Exception R 1-1

PURPOSE: To subdivide the property into 12 lots

FOR FURTHER INFORMATION, PLEASE CONTACT:

THE PLANNING SERVICES DEPARTMENT
CARIBOO REGIONAL DISTRICT

SUITE D, 180 NORTH THIRD AVENUE,
WILLIAMS LAKE, BC V2G 2A4

TEL: (250) 392-3351 OR 1-800-665-1636

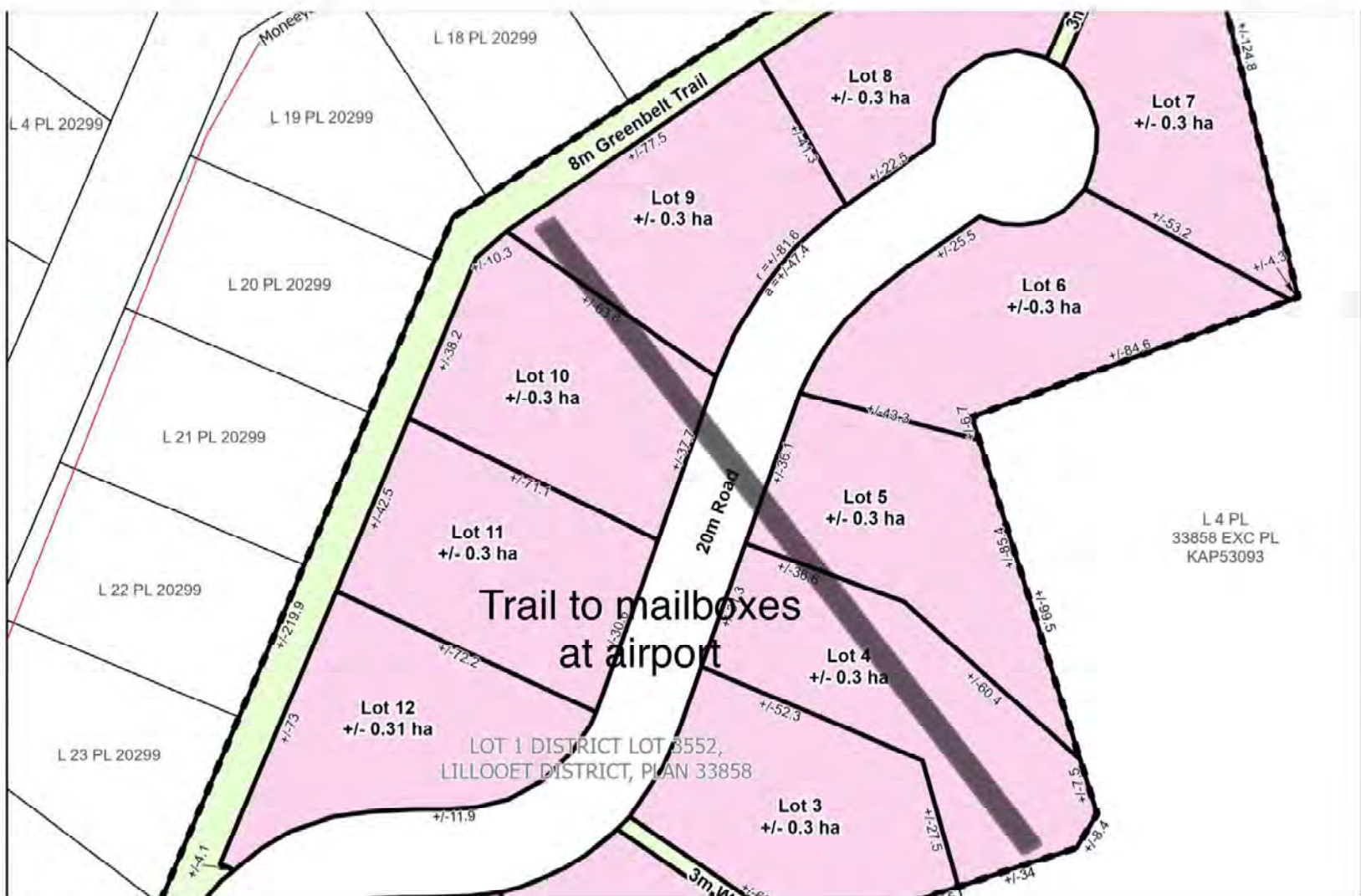
FAX: (250) 392-2812

www.cariboord.ca



18 of 22







Genny Hilliard

From: Lorraine Kulyk <lkulyk@telus.net>
Sent: September 19, 2021 9:58 AM
To: CRD Planning
Subject: proposed bylaws 5321, 5322, 5323

I stand in opposition of the proposed bylaws 5321, 5322, 5323. Reasons being the access to the property from Telqua Dr would be on the hill in a blind spot around a corner and would surely be dangerous for the people driving on Telqua and also for the people on the new development trying to get onto Telqua. The winter time would only compound the exit/entrance. Telqua Drive is a school bus route but the road to the new development would not be and there are times when it takes 3 to 5 days for snow removal to take place at these intersections creating very dangerous conditions.

Reason 2 would be the extra strain on our water system. Who would pay for the necessary upgrades to the size of the water lines that would be needed to service this development. I am at the end of the line and our water volume and pressure is at the minimum to sustain our household.

I have phoned in my concerns to the CRD but I thought it best to submit my opposition in writing as well.

Reason 3. I have concerns that the powers that be might decide to connect this new development to Cariboo Drive. Which would have a major increase to traffic flow in front of my property.

Jim & Lorraine Kulyk
4744 Cariboo Drive
108 Mile Ranch

Genny Hilliard

From: Shelan Tessaro <TessaroMom11@hotmail.ca>
Sent: September 19, 2021 9:49 PM
To: CRD Planning
Subject: Proposed Bylaws 5321, 5322, 5323 108 Mile Ranch Proposed Residential Development eDAS File #2021-01731

To Whom it May Concern,

I am writing with my concerns about proposed bylaws 5321, 5322, and 5323. This proposal is for further residential development near the Golf Course in 108 Mile Ranch. I live at 4766 Moneeyaw road, the street beside the location of the proposed development. My concerns are as follows:

1. The part of Telqua that the proposed street will branch off is very treacherous in the winter. It has a steep downhill grade, and I am concerned that when residents try to brake to turn onto the street, that they will lose control. I urge everyone involved in this project to come and view the hill in person. I've read the names of the people that are listed on the proposal, and while I acknowledge that they all(except for Diane Wood, I'm not familiar with her name) live in or near the 108, they do not frequent this hill in the wintertime. I drive it several times each day and have ended up in the ditch myself once! There have been several accidents between the top of the hill and my street over the last couple of years. Putting a street entrance in this location would, in my opinion, be very dangerous.
2. Water supply issues: We have VERY POOR water pressure(13lbs of pressure at one point) on our street. The CRD has flushed out our lines, which helped some, for a little while. We have to have a pressure pump in our basement, which is extremely noisy. Horrible for overnight guests sleeping in the downstairs bedroom. Several of my neighbors have the same issue. At least one house on Anzeeon has a pump as well. Maureen Pinkney, who lives beside the Golf Course, spent a pretty penny and was able to get better pressure. Not everyone can afford that, unfortunately. Nor should we have to pay for that, in my opinion. I have talked to two different CRD employees and was told "buyer beware" by one of them and felt dismissed by the other who had a comment about the "7 cents a day we have to pay for our water". Apparently, the issue lies with the height of our road in relation to the water tower? All I know is that I pay the same as everybody else in the 108, but we get wayyyyyyy less water pressure. Is this problem going to be rectified? Or is the subdivision just going to be using up more of the available water, making the pressure problem even worse? I see the requirement for this to be looked at, but I firmly believe the CRD should be required to supply a minimum amount(the usual is between 30-80 PSI), and this should be written into the legal jargon, should this project go ahead.
3. Water run-off: Several years ago, when new houses were built, some of the houses at the bottom of Telqua began flooding. A comment from a friend that used to live at the bottom of Telqua-"When I was living on Telqua and a new home was built near the top of Cariboo Drive, the water table beneath the ground was altered and our driveway washed out by the long stable. We were required to put a culvert in the yard and every spring our front lawn flooded. Something for those living downhill from the proposed development. Also, another house on Cariboo Rd. had a flooded basement for the first time ever." There is water in the ditch near the end of Moneeyaw Rd. nearly all summer. I wonder how the new development will impact all the houses on the hillside below the proposed development. I see in the proposal that the Ministry of Environment and Climate Change Strategy has not responded to the proposal. I would hope that they will be having a good look at this before it goes ahead.
4. The noise! Anybody involved in this proposal live by the airport?? Not so peaceful come fire season! There was also a lot of undergrowth removed between us and the highway this year for fire mitigation purposes. It's

unbelievable how much more road noise we hear now. No leaving windows open in the summer! If I didn't already own here, I'm not sure I would buy again. One of the remaining great things about our location is the green space nearby. Unfortunately, because of lack of enforcement of the "no motorized vehicles" rule for greenbelt lands, quads, side-by-sides, cars, and motorcycles are ruining the walking/ski trails, there was even a pickup truck full of gents the other day. The one in the box of the pickup truck had a compound bow in his hand! Now this proposal will remove another large chunk of greenspace. If this goes ahead, it will be a sad day for the people in our immediate area.

I am not against development; but this is not the ideal location for it.
Thank you for reading and considering my points.

Sincerely,

Shelan Tessaro,
108 Mile Ranch Homeowner
4766 Moneeyaw Rd.
250-706-8885

Public Hearing Attendance

“South Cariboo Area Official Community Plan Amendment Bylaw No. 5321, 2021”

And

“South Cariboo Area Zoning Amendment Bylaw No. 5322, 2021”

And

“Cariboo Regional District Land Use Contract Discharge Bylaw No. 5323, 2021

Date of Public Hearing: September 21, 2021

Application: Telqua Drive (3360-20-20210015)

Name	Address
Karen Sinclair	4780 Telqua Dr.
Jeffery Crawford	4775 Moneeyaw Rd.
Steven Peszel	4783 Moneeyaw Rd.
Pauline Weigelt	4776 Telqua Dr.
Kevin Kulyk	4744 Cariboo Dr.
Shelan Tessaro	4766 Moneeyaw Rd.
Lynn Robinson	4767 Moneeyaw Rd.
Patrick Corbett	4865 Cariboo Highway 97
Jason Flett	4765 Moreeyaw Rd.
Marial Ross	4754 Moneeyaw Rd.
Leonard Hansen	5334 Anaham Cres.
Angelina Wahnschaff	4778 Telqua Dr.