



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210050

Bylaw(s): Central Cariboo Area Rural Land Use Amendment Bylaw No. 5343, 2021

Electoral Area: F

Date of Referral: September 08, 2021

Date of Application: August 25, 2021

Property Owner's Name(s): CHAD MICHAEL GILL
MALINDA ELAINE GILL

SECTION 1: Property Summary

Legal Description(s): Lot 4, District Lot 8126, Cariboo District, Plan 23269

Property Size(s): 4.10 ha (10.13 ac.)

Area of Application: 4.10 ha (10.13 ac.)

Location: Likely Road

Current Designation:
N/A

Min. Lot Size Permitted:

Current Zoning:
Rural 1 (RR 1)

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

Proposed Zoning:
Rural 2 (RR 2)
Rural 3 (RR 3)

Min. Lot Size Permitted:
2 ha (4.94 ac.)
0.8 ha (1.98 ac.)

Proposal: Subdivision into two rural properties.

No. and size of Proposed Lots: 2 lots; 1.19 ha (2.94 ac.) and 2.58 ha (6.37 ac.)

Existing Buildings: N/A

Proposed Buildings: None currently; dwelling on proposed Lot 1 in the applicants' long term plans.

Road Name: Likely Road, W Big Lake Road, Jones Road, Lakeview Road

Road Type: Paved

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

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

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: Big Lake

Lake Classification: Moderate

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)	2.33 ha (5.76 ac.)
	061 2 Acres Or More (Vacant)	4.06 ha (10.05 ac.) - 4.26 ha (10.54 ac.)
(b) South	061 2 Acres Or More (Vacant)	5.18 ha (12.81 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.99 ha (4.94 ac.)
	061 2 Acres Or More (Vacant)	2.92 ha (7.22 ac.) - 4.67 ha (11.54 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha (10 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a currently vacant 4.10 ha (10.13 ac.) property, Lot 4, District Lot 8126, Cariboo District, Plan 23269, from Rural 1 (RR 1) to Rural 2 (RR 2) and Rural 3 (RR 3) to facilitate

a proposed subdivision. The property is zoned Rural 1 (RR 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

The proposal would permit for the property to be subdivided along the boundaries created by Likely Road, which bisects the lot. The proposal would create two lots, the larger being 2.58 ha (6.37 ac.) and the smaller being 1.19 ha (2.94 ac.).

Location and Surrounding:

The subject property is located on both sides of Likely Road, also adjacent to Jones Road, W Big Lake Road, and Lakeview Road. No watercourses or waterbodies exist on the property. However, the property is located within 200 meters of Big Lake. This lake is designated as having moderate sensitivity which requires management practices within 200 meters.

Past Relevant Applications:

A property at 4158 Lakeview Road, directly across from the subject property, applied for a rezoning of their property in 2011 in order to subdivide. The property was formerly a split Tourist Commercial (C 2) and Rural 1 (RR 1) property. The adopted zoning of the property created an area zoned Rural 2 (RR 2) which subdivided two lots approximately 2 ha (4.94 ac.) in size. A further portion adjacent to the Big Lake Access 1 Road was rezoned Lakeshore Residential 2 (RL 2) with a proposed lot size of approximately 1 ha (2.47 ac.). However, this property, unlike the RR 2 sites, has not yet been divided off the remaining C 2 property. (4600-20-20110020).

CRD Regulations and Policies:

3503 Central Cariboo Area Rural Land Use Bylaw, 1999

8.11 RURAL 1 (RR 1) ZONE

8.11.2 ZONE PROVISIONS

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

8.12 RURAL 2 (RR 2) ZONE

8.12.2 ZONE PROVISIONS

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

8.13 RURAL 3 (RR 3) ZONE

8.13.2 ZONE PROVISIONS

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

Rationale for Recommendations:

The requested zoning amendment to the Rural 2 and Rural 3 zones would reduce the minimum lot sizes of the property from 4 ha (9.88 ac.) to 2 ha (4.94 ac.) and 0.8 ha (1.98 ac.) respectively. The proposal would allow for the proposed subdivision to be split along Likely Road. Cariboo Regional District staff understand the impractical nature of a disconnected lot and have no objections to the approval of this application.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning application. A subdivision application is currently under review. The Ministry is continuing to consider access, sewage disposal, proof of water, drainage, archaeological assessment, and First Nation consultation.

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 Area 'F' Advisory Planning Commission (APC) is in support of the application as the split caused by Likely Road greatly reduces the lot's usefulness and a second lot may bring more residents into the community.

Recommendation:

That the Central Cariboo Area Rural Land Use Amendment Bylaw No. 5343, 2021 be given first and second reading, further that adoption be subject to the following condition:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a 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 10, 2021

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please advise the applicant this in no way constitutes subdivision approval. A subdivision application for this property is currently being reviewed under Ministry File number 2021-04398 and items that are being considered include (but are not limited to) are access to all lots, sewage disposal, proof of water, drainage, archaeological assessment, First Nation consultation, etc.

Advisory Planning Commission: September 22, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

BOARD ACTION

October 22, 2021:

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5343, 2021 be read a first and second time this 22nd day of October, 2021. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a sewage disposal system.

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

ATTACHMENTS

Appendix A: Bylaw 5343
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. 5343

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5343, 2021".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

- i) rezoning Lot 4, District Lot 8126, Cariboo District, Plan 23269 from Rural 1 (RR 1) zone to Rural 3 (RR 3) and Rural 2 (RR 2) zones, as shown on attached Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 22nd DAY OF October, 2021.

READ A SECOND TIME THIS 22nd DAY OF October, 2021.

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

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

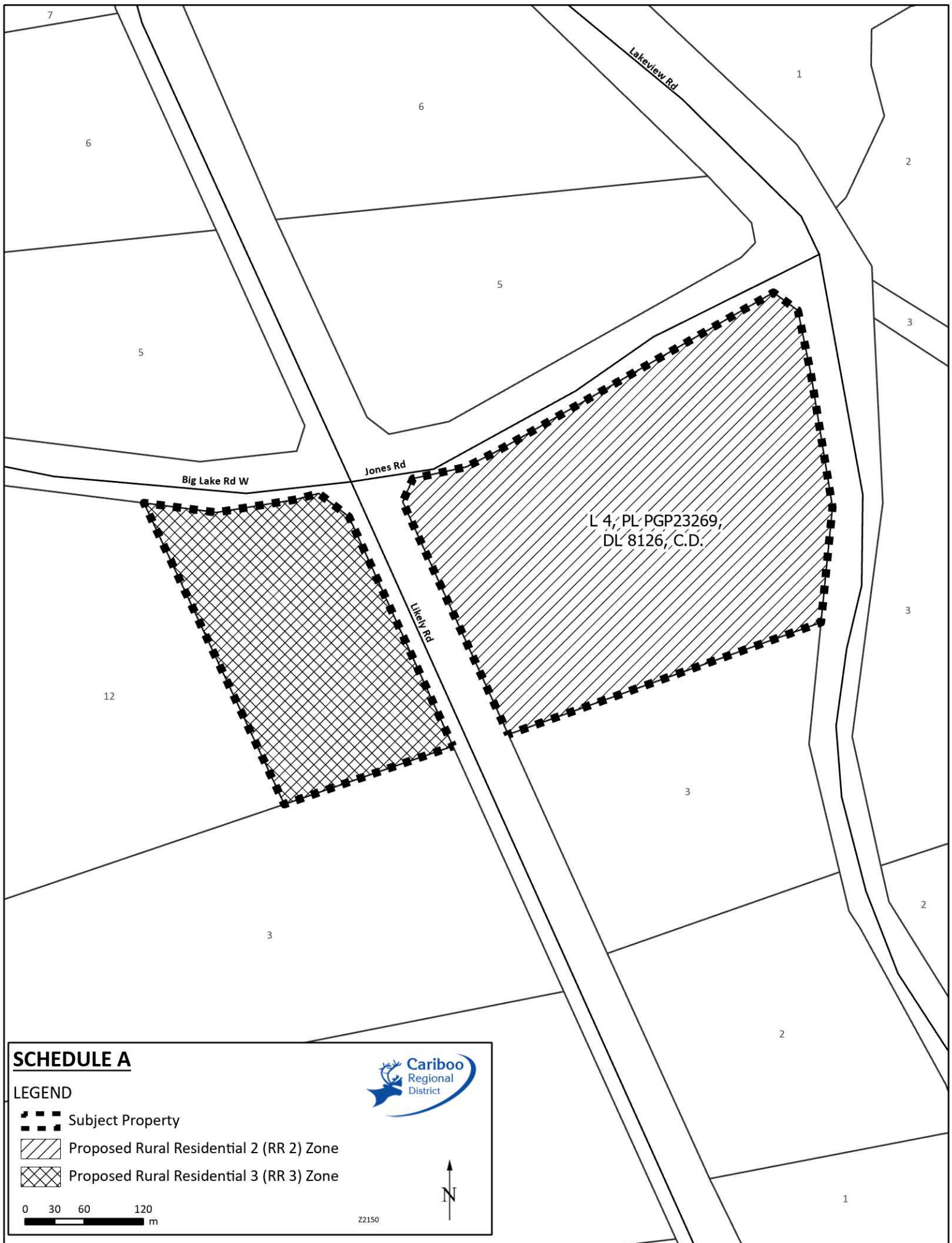
ADOPTED THIS _____ DAY OF _____, 2022 .

Chair

Manager of Corporate Services




I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5343 cited as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5343, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



SCHEDULE A

LEGEND

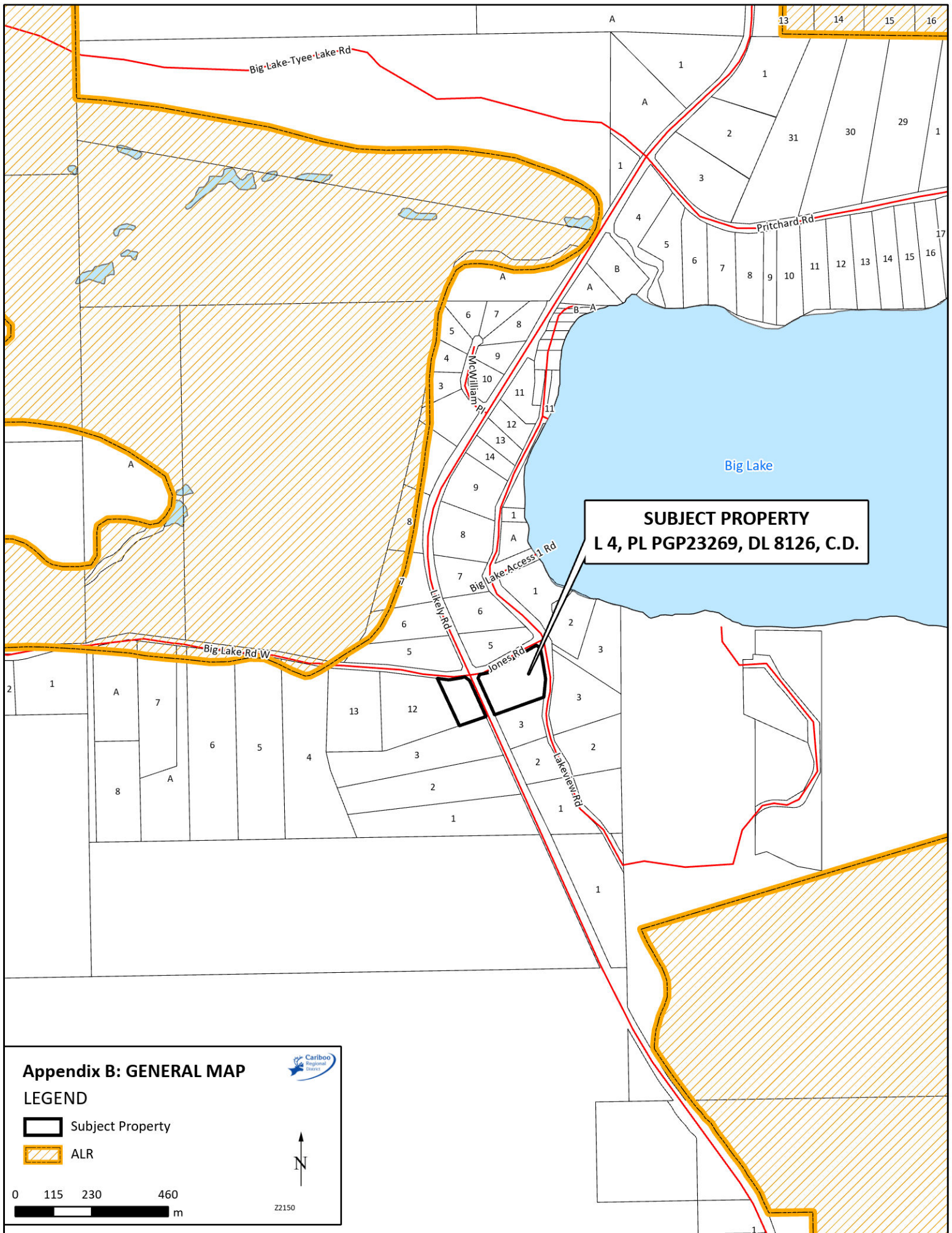
-  Subject Property
-  Proposed Rural Residential 2 (RR 2) Zone
-  Proposed Rural Residential 3 (RR 3) Zone

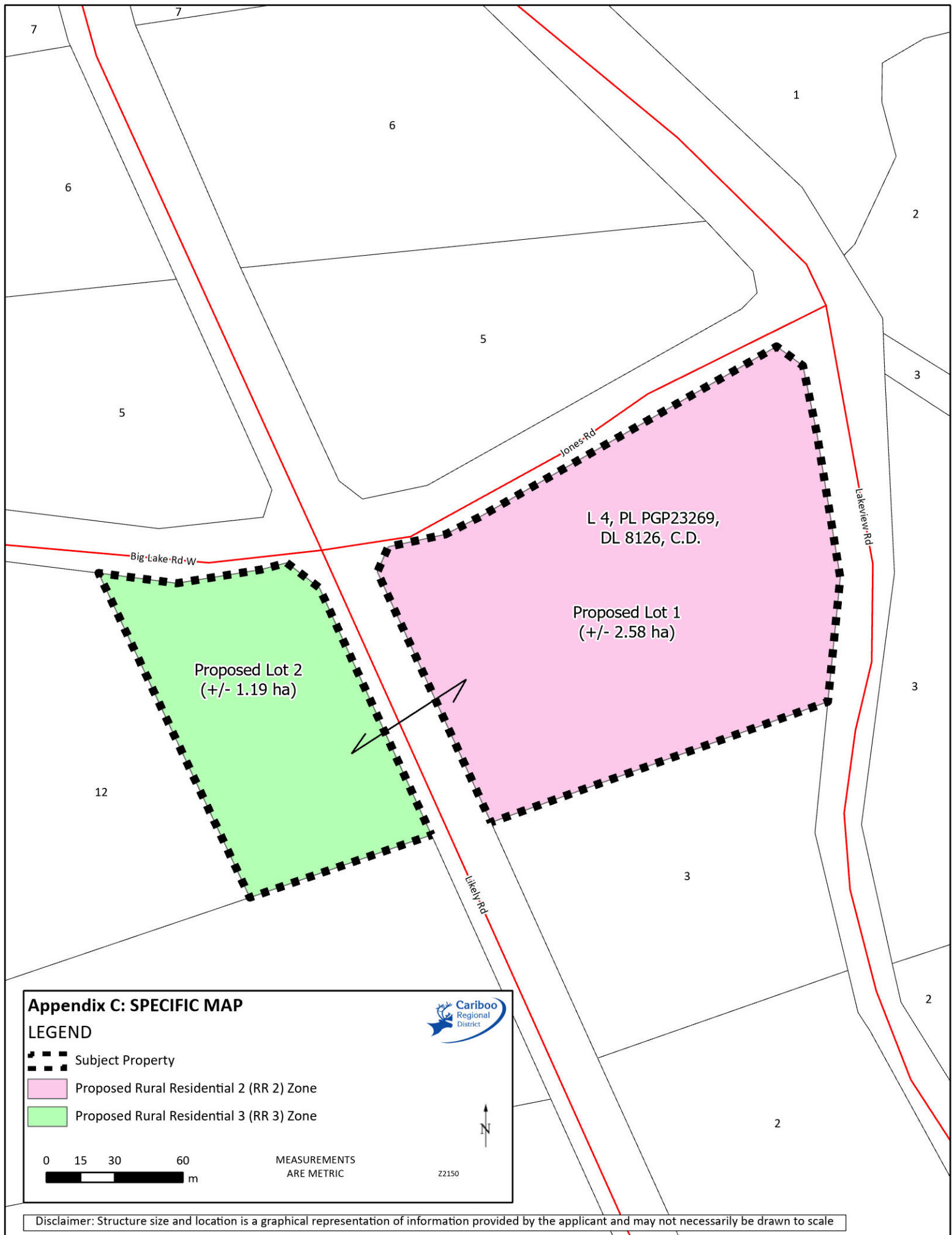


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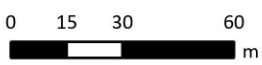




Appendix C: SPECIFIC MAP

LEGEND

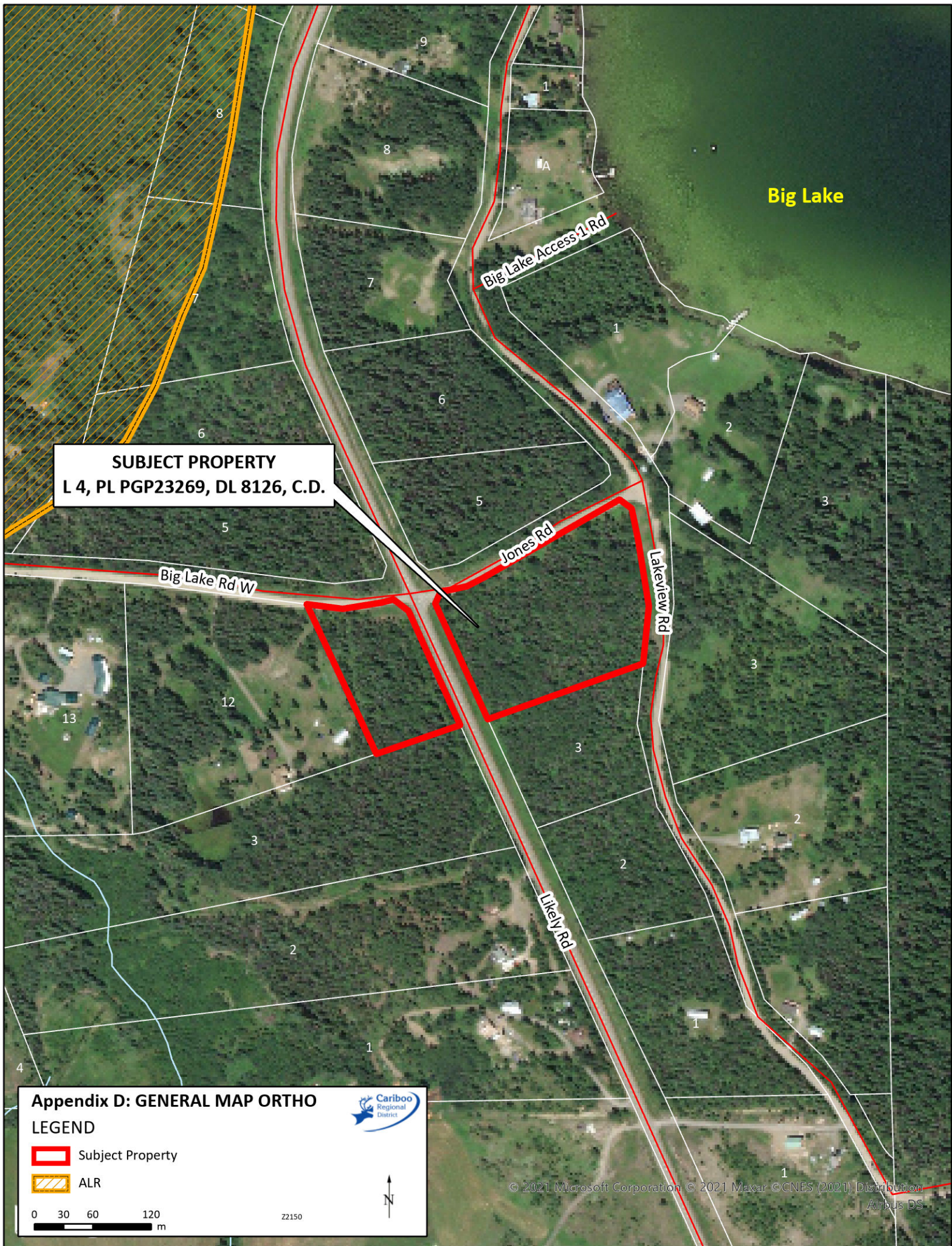
-  Subject Property
-  Proposed Rural Residential 2 (RR 2) Zone
-  Proposed Rural Residential 3 (RR 3) Zone



MEASUREMENTS
ARE METRIC

22150

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



Describe the existing use of the subject property and all buildings: currently raw land with no existing buildings

Describe the proposed use of the subject property and all buildings: subdivide the parcel divided by the Likely Hwy. Build a small home on the bigger parcel

Describe the reasons in support for the application: property is already split by the Likely Hwy. sell the small parcel to family.

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): gentle sloped - both parcels

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 type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on Sept 22, 2021 in the Teleconference Call, located at Cariboo Regional District Area F, BC, commencing at 7 PM.

PRESENT:

Chair	Doug Watt
Members	John Hoyrup, Jack Darney, Bee Hooker, Doug Watt, Dianna MacQueen, Carla Krogan
Recording Secretary	Doug Watt
Owners/Agent, or <input type="checkbox"/> Contacted but declined to attend	Chad & Malinda Gill

ABSENT: Ross McCoubrey,

ALSO PRESENT: Electoral Area Director Maureen LaBourdais
Staff support (if present) Absent – prior commitment
N/A

Agenda Items

REZONING APPLICATION – 3360-20/20210050 (LOT 4, DISTRICT LOT 8126, CARIBOO DISTRICT, PLAN 23269) Jack Darney / Bee Hooker: "THAT the application to rezone property at LIKELY ROAD, be **supported/rejected** for the following reasons:

- i) THE PROPERTY IS SPLIT BY THE LIKELY ROAD GREATLY REDUCING ITS USEFULLNESS. IT IS PROBABLE THAT THE LOT WAS PLANNED WHEN LAKEVIEW ROAD WAS THE ORIGINAL ROAD TOWARDS LIKELY PRIOR TO THE LIKELY ROAD DEVELOPMENT.
- ii) THIS WILL ALSO ALLOW FOR THE NEW 2ND LOT TO BE DEVELOPED TO BRING MORE RESIDENTS INTO THE COMMUNITY.

For: 6 Against: 0

CARRIED/DEFEATED

Termination

Dianna MacQueen / Carla Krogan: That the meeting terminate.

CARRIED

Time: 7:09 PM



Recording Secretary

Chair