



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210057

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021

Electoral Area: G

Date of Referral: December 01, 2021

Date of Application: October 28, 2021

Property Owner's Name(s): 1251625 B C LTD

Applicant's Name: 1251625 BC Ltd.

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610

Property Size(s): 0.8 ha (1.97 ac.)

Area of Application: 0.8 ha (1.97 ac.)

Location: 5501 Park Drive

Current Designation:
Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
General Commercial (C 1)

Min. Lot Size Permitted:
4,000 square metres (43,057 square feet)

Proposed Zoning:
Special Exception C 4-7

Min. Lot Size Permitted:
4,000 square metres (43,057 square feet)

Proposal: Business or Professional Office; Contractor's Office, Shop or Yard; and, Mini-Storage and Self Storage Facility

No. and size of Proposed Lots: No new lots proposed.

Existing Buildings: 322.54 sq. m (3,472 sq. ft.) Office Building

Proposed Buildings: 4 storage buildings 169.07 sq. m (1,820 sq. ft.) - 416.19 sq. m (4,480 sq. ft.)

Road Name: Park Drive

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

Services Available: Hydro, Telephone, Sewage Disposal System, Well

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Commercial Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	23.85 ha (58.93 ac.)
(b) South	234 Manufactured Home Park	1.59 ha (3.95 ac.) - 2.64 ha (6.54 ac.)
(c) East	000 Single Family Dwelling	0.29 ha (0.73 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.40 ha (1 ac.)
	150 Beef	30.62 ha (75.67 ac.)
	652 Churches & Bible Schools	1.18 ha (2.94 ac.)
(d) West	180 Mixed	24.8 ha (61.37 ac.)

PLANNING COMMENTS

Update (January 24, 2022)

At the January 14, 2022, Board Meeting, the Board of Directors resolved to defer the application. The Electoral Area G Director expressed concerns about external storage on the property and its visibility from Cariboo Highway 97 and Park Drive. Planning staff suggest changes to the proposed special exception zone to restrict the use of the property for open storage and specify that any open storage must be located behind the contractor's office and fenced in accordance with the requirements of 5.4.2 (e). Planning staff request the Board of Directors consider the application with these amendments to the proposed Special Exception zone as described below.

Revised Special Exception Zone:

5.4.3 Special C 4 Zones

5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall include:

(i) **NON-RESIDENTIAL USES:**

- i) business or professional office;
- ii) contractor's office, shop, or yard;

(ii) **OPEN STORAGE**

Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.

All other provisions of the C 4 zone apply.

Background:

The proposed rezoning amendment for this 0.8 ha (1.97 ac.) property at 5501 Park Drive in 103 Mile applies to rezone from General Commercial (C 1) to Special Exception C 4-7. This proposal facilitates a proposed mini-storage and self-storage use, and to legalize the contractor's office currently being used on the property. This rezoning application will amend the South Cariboo Area Zoning Bylaw No. 3501, 1999. The South Cariboo Area Official Community Plan Bylaw 5171, 2018 designates the property as commercial. Both the existing C 1 zoning and the Special Exception C 4-7 zone as proposed would be compliant with this designation.

Subject to the successful adoption of this zoning amendment bylaw, approval by the Board of a Development Permit for the Form and Character of the proposed mini-storage facilities, and a Development Variance Permit for the reduction of parking requirements will be required prior to construction of the proposed development. These permit applications have been made and will be presented at a future Board of Directors meeting to align with the proposed adoption of this bylaw amendment as file numbers DP20210060 and DVP20210062 respectively. The proposal consists of 4 mini-storage buildings ranging from 169.07 sq. m (1,820 sq. ft.) to 416.19 sq. m (4,480 sq. ft.). The proposed zone will permit a business or professional office, and a contractor's office, shop, or yard in addition to the existing uses permitted in the Highway Commercial (C 4) zone.

The proposed Special Exception Zone reads as follows:

5.4.3 Special C 4 Zones

5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall include:

- (i) NON-RESIDENTIAL USES:
 - i) business or professional office;
 - ii) contractor's office, shop, or yard;

All other provisions of the C 4 zone apply.

Location and Surrounding:

The subject property is located at the corner of Park Drive in 103 Mile and Cariboo Highway 97. The property is not connected to the 103 Mile water service area. The property is identified as part of the South Cariboo Area Official Community Plan Commercial Development Permit Area.

Previous Applications:

The subject property, prior to constructing the existing 322.54 sq. m (3,472 sq. ft.) office building, required a development permit for form and character. This permit was approved by the Board of Directors at the October 2nd, 2020 Board Meeting as file number DP20200019.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.4 SERVICE COMMERCIAL (C 4) ZONE

5.4.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- v) mini-storage or self-storage facility;

5.4.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = UNSERVICED LOT 4,000 square metres (43,057 square feet)

Rationale for Recommendations:

The requested zoning amendment from General Commercial to Special Exception C 4-7 would allow a mini-storage facility to be constructed on the site, subject to a Development Permit for Form and Character. While office uses are permitted in the C 1 zone, the property is owned and operated by a contracting company which retains a separate office use in the Cariboo Regional District zoning bylaws. As such this rezoning will also legalize the existing uses on the property. The proposal is consistent with the current commercial designation in the South Cariboo Area Official Community Plan.

The Ministry of Transportation and Infrastructure (MOTI) has no objection to the proposed rezoning. The Ministry requires that there be no direct access to the property from Cariboo Highway 97 and a commercial access permit is required prior to final approval by MOTI.

The Interior Health Authority has no objection to the proposed zoning amendment but does have concerns regarding the long-term sustainability of the lot, specifically with regards to sewerage disposal. Land constraints such as the relatively small lot size and onsite well have been considered by the Authority. Interior Health recommends that a covenant be registered to reserve land on the site for an additional sewerage system. Planning Staff appreciate the response of Interior Health but respectfully note that the Cariboo Regional District (CRD) does not have precedent regarding such covenants as the CRD does not enforce sewerage requirements for lots not affected by the Shoreland Management Policy or similar requirements. Interior Health also requires that the onsite well be subject to the approval and permitting requirements of the *BC Drinking Water Protection Act and Regulation*.

The Electoral Area 'G' Advisory Planning Commission (APC) states no objection to this rezoning application, provided that the applicant be limited to the proposed development and that everything being stored on site is confined to storage units 1, 2, 3 and 4.

The CRD Chief Building Official advises that a building permit is required for the proposed storage units. At that time spatial separation and fire rating requirements will be assessed.

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be given first and second reading, and that adoption be subject to the following.

- i. The applicant providing proof of application for a commercial access permit to the Ministry of Transportation and Infrastructure.

REFERRAL COMMENTS

Health Authority: December 17, 2021
See attached.

Ministry of Transportation and Infrastructure: December 6, 2021
EDAS: 2021-06409

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please advise applicant they are required to submit detailed site plan showing access from Park Drive and completed H0200 prior to final approval by the Ministry.

Please note there shall be “NO DIRECT ACCESS” to Cariboo Highway # 97.

Advisory Planning Commission: December 14, 2021
See attached.

Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official: January 4, 2022
Building permit required for proposed storage units. Spatial separation and fire rating requirements will be required.

BOARD ACTION

January 14, 2022:

That consideration of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be Deferred for up to three months to allow staff time to establish the size of the fence area for outside storage.

ATTACHMENTS

Appendix A: Bylaw 5358
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Interior Health Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5358

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. 5358, 2021".

2. AMENDMENT

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

- i) Including Section 5.4.3.7 into Schedule "A" as follows:

5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall include:

- (i) NON-RESIDENTIAL USES:
 - i) business or professional office;
 - ii) contractor's office, shop, or yard;
- (ii) OPEN STORAGE
Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.

All other provisions of the C 4 zone apply.

- ii) rezoning Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610 from General Commercial (C 1) zone to Special Exception C 4-7 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2022.

READ A SECOND TIME THIS _____ DAY OF _____, 2022.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2022.

READ A THIRD TIME THIS _____ DAY OF _____, 2022.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS ____ DAY OF _____, 2022.

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. 5358, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021", as adopted by the Cariboo Regional District Board on the day of _____, 2022.

Manager of Corporate Services









SUBJECT PROPERTY
L 1, PL KAP17558, DL 4188, L.D.,
EXC PL KAP50471,
& EXC PL KAP596 10

Appendix B: GENERAL MAP

LEGEND

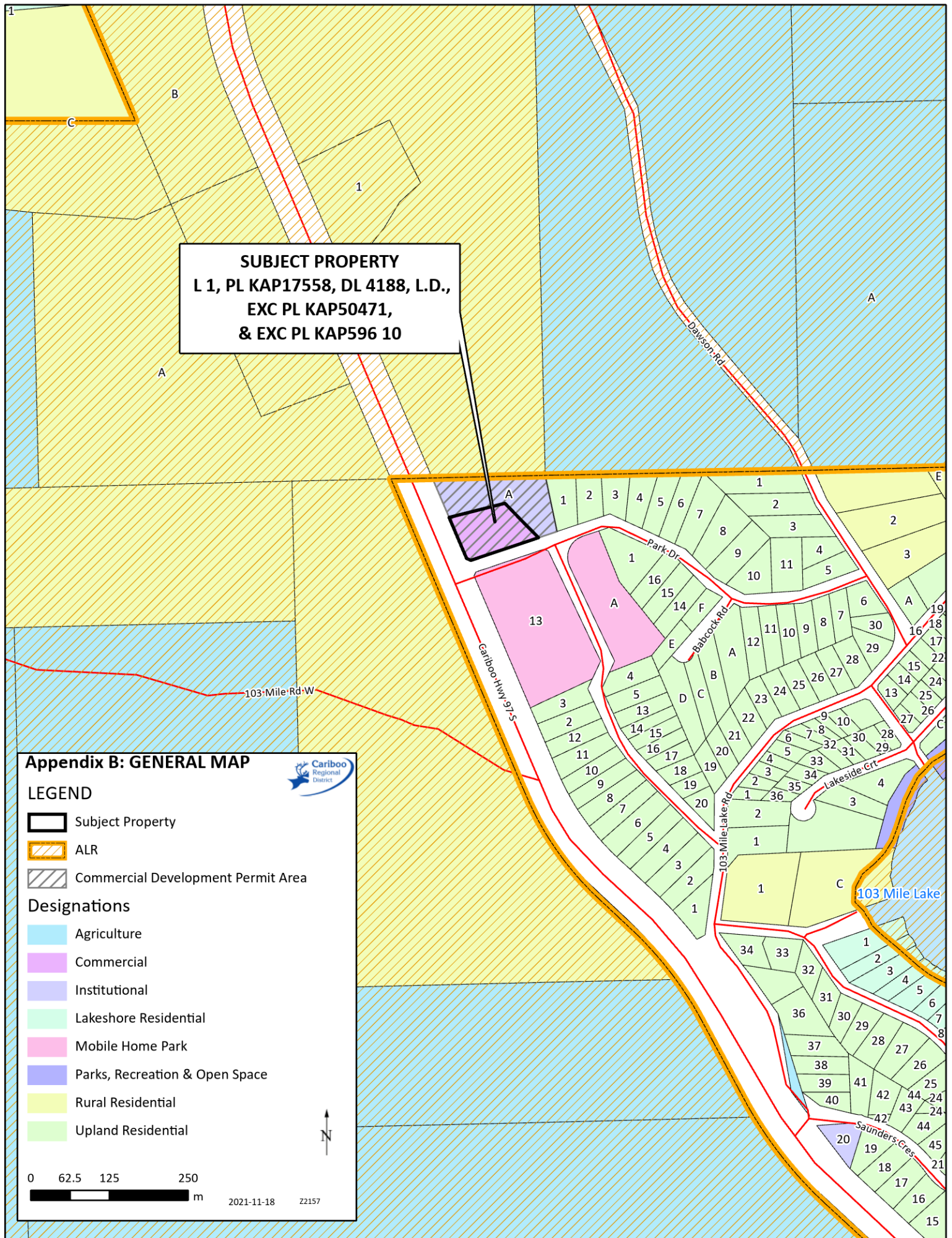
-  Subject Property
-  ALR
-  Commercial Development Permit Area

Designations

-  Agriculture
-  Commercial
-  Institutional
-  Lakeshore Residential
-  Mobile Home Park
-  Parks, Recreation & Open Space
-  Rural Residential
-  Upland Residential

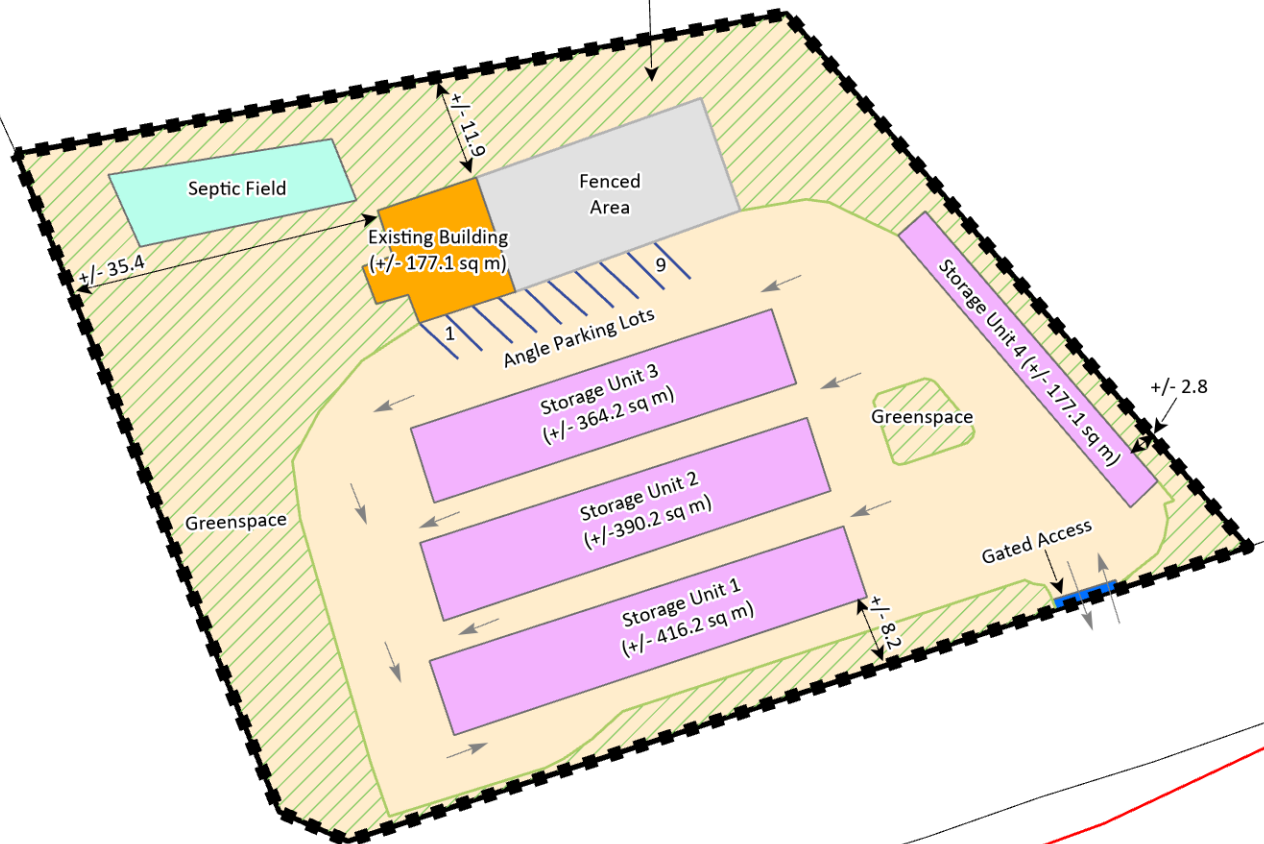
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2021-11-18 Z2157



L 1, PL KAP17558,
DL 4188, L.D.,
EXC PL KAP50471,
& EXC PL KAP596 10

A



Appendix C: SPECIFIC MAP

LEGEND

- Subject Property
- Proposed Special Exception C 4-7 Zone
- ALR

0 5 10 20
m

2021-12-01

Z2157

MEASUREMENTS
ARE METRIC





Describe the existing use of the subject property and all buildings: ~~Commercial~~ office building
for Mr. T Contracting / Free mantle Enterprises Ltd

Describe the proposed use of the subject property and all buildings: ~~multi family apartments~~
STORAGE UNITS

Describe the reasons in support for the application: ~~Shortage of apartment units~~
SHORTAGE ON STORAGE UNITS IN TOWN
CENTRAL PROPERTY BETWEEN 100 NILE & 108 NILE

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

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

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

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

AREA G APC RESPONSE FORM

FILE NO: 3360-20/20210057

Date: December 14, 2021

7 PM

Conference call meeting

Applicant/Agent: Dietmar Feistmantl

Area G director - Al Richmond

**Members: Marvin Monical
Marilyn Niemiec**

**Diane Wood
Robin Edwards**

Graham Leslie

Nicola Maughn

Absent: Marilyn Neimec

Location of Application: 5501 Park Drive

Agenda Item: Rezoning from general Commercial (C1) to Special Exception (C 4-7) to allow Business or Professional Office, Contractors Office, Shop or yard; and Mini Storage and Self Storage Facility.

Moved by: Graham/Nicola

Area G APC has no objection to this rezoning application providing that the applicant be limited to the proposed development and that everything being stored on site is confined to storage units 1, 2, 3 and 4.

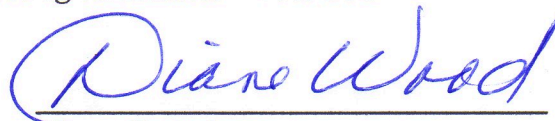
Motion Carried Unanimously

Moved by Diane Wood

that the meeting terminate. 7:45 PM

Marvin Monical

Chair


Secretary

December 17th, 2021

Jonathan Reitsma, BURPI
Planning Officer
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

Mail to: planning@cariboord.ca

Dear Jonathan,

RE: File Number: 3360-20/20210057, Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610, 5501 Park Drive

Thank you for the opportunity to provide comments regarding the above noted application. It is our understanding that the proposal is to rezone the 0.8ha property from General Commercial (C 1) to Special Exception (C 4-7) to allow for an office building and mini/self storage, which includes four storage buildings/storage yard. It is our understanding that the lot will be serviced by onsite sewerage and an onsite well.

A file review has been conducted, and while we have no objections to the proposed rezone, we do have some concerns around the long term sustainability of the lot with regards to sewerage disposal. Some land constraints noted in the supplied parcel development plans include: smaller lot size (0.8ha), onsite well and limited available land due proposed storage yard, storage buildings, parking and access lanes. The main concerns with these constraints pertains to whether or not there is enough appropriate land for a back up area for affordable wastewater servicing/onsite sewerage system into the future. All sewerage systems have a limited lifespan, so in order to be viably self sufficient for onsite sewerage in the long term, we recommend that as a condition of approval a back up area of land for the existing sewerage system be identified by an Authorized Person (as per the *BC Sewerage System Regulation* [326/2004]).

Further, as noted in the referral, water for the parcel is to be supplied by an onsite well. As such, the water supply system that services the parcel and proposed business may be subject to the approval and permitting requirements of the BC Drinking Water Protection Act and Regulation if it provides domestic water to employees. See [Drinking Water Providers and Operators - Interior Health](#) for more information.

Interior Health is committed to working collaboratively with the Cariboo Regional District to support healthy, sustainable land use planning and policy creation. Please feel free to contact me directly if you have any further questions or comments.

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



I can be reached at 250-851-7347 or misty.palm@interiorhealth.ca

Sincerely,

A handwritten signature in blue ink, appearing to read "Misty Palm".

Misty Palm, B.Tech. CPHI(C)
Environmental Health Officer
Healthy Communities

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