



Date: 16/02/2022

To: Chair and Directors, Cariboo Regional District Board

And To: John MacLean, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Feb25_2022

File: 3360-20/20210055

Short Summary:

Area D – BL 5357

1561 Kitsul Road

Lot 1, District Lot 9167, Cariboo District, Plan 15561 & Lot 2, District Lot 9167, Cariboo District, Plan 15561

From Settlement Area 1 (RS 1) zone to Special Exception RS 1-4 zone

(3360-20/20210055 – McLeese Lake Estates Ltd.)

Director Forseth

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

This item was deferred at the February 4, 2022 Board Meeting to enable time for the area APC to meet. See planning comments on attached information package. **APC comments will be attached on the late agenda.**

Attachments:

Information package

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- ☐ **Communication:** Facilitate communication strategies throughout the entire Cariboo Regional District that meet the needs of residents, community stakeholders, and other levels of government.

- ☒ **Planning:** Intentionally plan services and activities of the CRD to prepare for future needs of residents and community stakeholders.
- ☐ **Economic Sustainability:** Foster an environment to ensure the economic sustainability of CRD communities and the region.
- ☐ **Governance:** Ensure that CRD governance policy and practices are intentional, transparent, and respectful.

[Click here to enter text.](#)

CAO Comments:

[Click here to enter text.](#)

Options:

1. Endorse recommendation;
2. Deny;
3. Defer.

Recommendation:

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5357, 2021 be read a first and second time, this 25th day of February, 2022. Further that adoption be subject to the following:

1. The applicant providing the Interior Health Authority, through an Authorized Person (AP), a Performance Inspection and report on the existing sewerage dispersal system. Further, that the AP conduct a Compliance Inspection and report demonstrating that the existing system can handle proposed increased flow. Further, that the report from the AP must confirm there is adequate space and site conditions to support Type 1 disposal and identifying a reserve area for when the original system fails.
2. The applicant providing confirmation from the Interior Health Authority Small Water Team of application for the expanded water system.
3. 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 and riparian protection.
4. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing, buffering and cattleguards, and further restricting the use of ALR land to agricultural uses only.

Further, that the cost of preparation and registration of the covenants be borne by the applicant.