

Date: 24/02/2022

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: 3360-20/20210057

Short Summary:

Area G – BL 5358

5501 Park Drive

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

(3360-20/20210057 – 1251625 BC Ltd.)

Director Richmond

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

At the February 4, 2022 Board Meeting, the following was resolved:

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a first and second time, this 4th day of February 2022. Further, that adoption be subject to the following:

The applicant agreeing to remove Non Residential Uses (b) i, ii, iii, vi, ix, xi, xii, xix and xx, as listed in the Service Commercial (C 4) zone, from the proposed Special Exception C 4-7 zone. Further that the applicant provide proof of application for a commercial access permit to the Ministry of Transportation and Infrastructure.

The public hearing cannot be held until the proposed zoning amendment bylaw is revised accordingly.

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.

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CAO Comments:

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Options:

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

Recommendation:

#1: That second reading of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 given on February 4, 2022, be rescinded. Further, that South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be amended as follows:

Deleting Section 2 and replacing with:

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 be limited to:

- (i) NON-RESIDENTIAL USES:
 - i) business or professional office;

- ii) contractor's office, shop, or yard;
- iii) car wash, laundromat, cleaning and dry cleaning establishment;
- iv) mini-storage or self-storage facility;
- v) publishing and printing;
- vi) building supply stores;
- vii) commercial nursery and greenhouse;
- viii) upholstering shop;
- ix) plumbing, heating, and electrical sales and service;
- x) paint, floor or wall covering store;
- xi) antique and secondhand sales;
- xii) commercial museum;
- xiii) taxidermies;
- xiv) office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
- xv) ancillary buildings.

(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.

#2: That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a second time, as amended, this 25th day of February, 2022.