



## Planning Application Information Sheet

**Application Type:** Rezoning/OCP Amendment

**File Number:** 3360-20/20220001

**Bylaw(s):** Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5379, 2022 and Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw, 5380, 2022

**Electoral Area:** D

**Date of Referral:** March 15, 2022

**Date of Application:** December 16, 2021

**Property Owner's Name(s):** 08011962 HOLDINGS LTD

**Applicant's Name:** EXTON & DODGE LAND SURVEYING INC

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 12409, Cariboo District

**Property Size(s):** 5.62 ha (13.9 ac.)

**Area of Application:** 5.62 ha (13.9 ac.)

**Location:** 88 Soda Creek Road

**Current Designation:**

Rural Residential 1

Industrial

**Min. Lot Size Permitted:**

4 ha (9.88 ac.)

N/A

**Proposed Designation:**

Rural Residential 2

Industrial

**Min. Lot Size Permitted**

2 ha (4.94 ac.) average lot size

N/A

**Current Zoning:**

Heavy Industrial 1 (M 3-1)

**Min. Lot Size Permitted:**

0.4 ha (0.99 ac.)

**Proposed Zoning:**

Rural 2 (RR 2)

**Min. Lot Size Permitted:**

2 ha (4.94 ac.)



**Proposal:** Amending OCP designation and rezone to support subdivision of a parcel containing the existing single family dwelling.

**No. and size of Proposed Lots:** Lot 1: 2 ha (4.94 ac.)  
Lot 2: 3.62 ha (8.94 ac.)

**Existing Buildings:** Single Family Dwelling - 172 sq. m (1,856 sq. ft.)  
Tool Shed - 28 sq. m (301 sq. ft.)  
Office with Second Story - 111 sq. m (1,200 sq. ft.)  
Warehouse - 650 sq. m (7,000 sq. ft.)

**Proposed Buildings:** Garage - 222 sq. m (2,400 sq. ft.)  
Shop (Building Permit Issued) - 280 sq. m (3,014 sq. ft.)

**Road Name:** Soda Creek Road

**Road Type:** Paved

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

**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:** Rolling Rock Geotechnical Hazards Development Permit Area  
Commercial/Industrial Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	
(b) South	401 Industrial (Vacant)	13.23 ha (32.69 ac.)
	Surveyed Crown Land	16.1 (39.78 ac.)
(c) East	061 2 Acres Or More (Vacant)	1.06 ha (2.62 ac.)
	201 Vacant IC&I	3.02 ha (7.47 ac.)



(d) West	448 Concrete Mixing Plants	3.35 ha (8.27 ac.)
	Surveyed Crown Land	1.66 ha (4.10 ac.)

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## PLANNING COMMENTS

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### Background:

A rezoning and official community plan amendment has been proposed for 88 Soda Creek Road. The applicants wish to subdivide the property and require a zoning and official community plan amendment to allow for this proposal. The property is 5.62 ha (13.9 ac.) in size and is currently zoned Heavy Industrial (M 3-1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. The property is designated Rural Residential 1 and Industrial in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2014 (OCP).

The applicant has proposed two lots, proposed Lot 1 being 2 ha (4.94 ac.) and assigned the Rural 2 (RR 2) zone and Rural Residential 2 designation while proposed Lot 2 would be 3.62 ha (8.94 ac.) in size. Proposed Lot 2 will retain the Heavy Industrial (M 3-1) zone and Industrial designation. The property is subject to two development permit areas. The Commercial/Industrial Development Permit Area applies to any structures or improvements within the first 100 m (328.08 ft.) from Soda Creek Road. This would affect roughly two-thirds of Proposed Lot 2. Likewise, a geotechnical hazard development permit area for rolling rock hazards affects roughly two-thirds of Proposed Lot 1.

The applicant has indicated a panhandle for driveway access has been requested by the Ministry of Transportation and Infrastructure (MOTI) and is proposed along the easternmost property line to provide road access to proposed Lot 1. The proposal calls for the existing warehouse to have a 0 m setback to this panhandle. Planning staff have requested the applicant apply for a Development Variance Permit. As such file DVP20220026 is to be associated with the requested rezoning and official community plan amendment application and will be brought forward for Board consideration, should this zoning and OCP amendment application move forward.

### Location and Surrounding:

The subject property is located on Soda Creek Road. Its southern-most property line is adjacent to the boundary of the City of Williams Lake. The property is largely treed except for the areas used for industrial uses. The property is surrounded by crown lands to the north.



CRD Regulations and Policies:

*3502 Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999*

**5.8 HEAVY INDUSTRIAL 1 (M 3-1) ZONE**

**5.8.2 ZONE PROVISIONS**

- (a) LOT AREA (minimum) = 0.4 hectares (0.99 acres)
- (c) CONDITIONS OF USE: No activity may be undertaken which causes a nuisance to surrounding areas by reason of unsightliness. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

**5.19 RURAL 2 (RR 2) ZONE**

**5.19.2 ZONE PROVISIONS**

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

*4782 Williams Lake Fringe Area Official Community Plan Bylaw, 2013*

**Wildfire**

4.3.54 For any subdivision or land use development that will create fewer than four parcels or dwelling units in a high, very high and extreme wildfire probability area, and for any subdivision or land use development in a moderate wildfire probability area (as identified by the relevant provincial agency), the property owner shall register a standard restrictive covenant on the property title encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management to reduce the wildfire hazard in their development.

**Rationale for Recommendations:**

Planning staff have received the application to rezone and amend the designation for the property at 88 Soda Creek Road. The amendments propose a two-lot subdivision which would result in the residential and industrial uses of the property separated into individual parcels.

At the time of drafting this review by the planning staff, only the Interior Health Authority has reviewed the application and provided comments. Interior Health has reported their interests are unaffected regarding the application and that a more detailed analysis will occur during subdivision stage.

The CRD Chief Building Official has no objections to the proposed rezoning. The subject property is located within the building inspection service area and as such future building projects will require building permits.



Future building projects and land development may also be subject to Development Permits, either for Commercial/Industrial Form and Character or for Rolling Rock Geotechnical Hazard, depending on the nature of the development and its location on the subject property. Development may include construction of structures, ground disturbance, or removal of vegetation. Unlike other Cariboo Regional District Official Community Plan Bylaws, the Williams Lake Fringe Area OCP does not require that geotechnical assessment be undertaken for a Development Permit prior to subdivision. While no comment has been received from MOTI, the Ministry regularly requires geotechnical hazard assessment during the subdivision process.

Planning staff note that the applicants have requested a reduction of the Interior Side Yard Setback to 0m for the existing warehouse to the panhandle of Proposed Lot 1. The amendments to the zone and designation are subject to approval of the Development Variance Permit, (DVP 3090-20/20220026).

Planning Staff are supportive of the application to amend the zoning and official community plan bylaws.

Staff note that due to database error, the subject property was routinely referred to as a split zone property between the adoption of the zoning bylaw in 1999 and the present. Planning staff have since confirmed that the property is zoned Heavy Industrial (M 3-1) in its entirety and is designated as Industrial and Rural Residential 1 in the OCP. Planning staff request that the Board of Directors consider refunding the applicants the application fee to rezone and amend the designation of the property in consideration of previous inconsistencies reported by Cariboo Regional District staff.

Recommendation:

That the Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5379, 2022 be given first and second reading.

That the Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5380, 2022 be given first and second reading, and that adoption be subject to the following.

- i. Adoption of the Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5379, 2022.
- ii. Resolution of the interior side yard encroachment of the existing warehouse building on proposed Lot 2.
- iii. That the applicant prepare and register a priority covenant encouraging land owners to use fire smart wildfire mitigation practices for building construction and land management on title of District Lot 12409, Cariboo District

That the full application fee of \$1,900.00 be refunded to the applicant for File No. 3360-20/20220001, due to extenuating circumstances in accordance with CRD Application Fees Policy PL4.2 (Policy #11-06A-13).



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## REFERRAL COMMENTS

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### Health Authority: April 1, 2022

The IH Healthy Community Development 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 from a healthy community development standpoint, our interests are unaffected by this proposal. Please note that this response does not automatically confer Interior Health support for a future subdivision. Additional information may be required at the subdivision stage in order for Interior Health to meaningfully comment on the drinking water and sewerage servicing capability of the land and long-term sustainability.

### Ministry of Transportation and Infrastructure: April 27, 2022

The Ministry of Transportation and Infrastructure has no objections in principle to the proposed OCP/Zoning amendment to Bylaw 5379 and 5380, to allow for a 2 lot subdivision located on Soda Creek Road. Please note that approval of rezoning does not constitute subdivision approval. It should also be noted that while the subject property lies within the Cariboo Regional District, the portion of Soda Creek Road that fronts the lot (and provides access to both proposed lots) is within the municipal boundary and under the jurisdiction of the City of Williams Lake.

Thank you for resending the referral package to ensure the Ministry had the opportunity to provide comments.

### Advisory Planning Commission:

No response

### Ministry of Environment and Climate Change Strategy:

No response

### Ministry of Forests – Crown:

No response

### City of Williams Lake:

No response

### CRD Chief Building Official: April 12, 2022

No objections



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## ATTACHMENTS

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Appendix A: Bylaw 5379 and 5380  
Appendix B: General Map  
Appendix C: Specific Map  
Appendix D: Orthographic Map  
Other: Applicants Supporting Documentation





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5379

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4782, being the "Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012".

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 "Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5379, 2022".

2. AMENDMENT

Schedule "C" of Bylaw No. 4782 of the Cariboo Regional District is amended by:

Redesignating part of District Lot 12409, Cariboo District from Industrial and Rural Residential 1 designations to Rural Residential 2 designation as shown on Schedule "A".



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.

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. 5379, cited as the "Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5379, 2022", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Manager of Corporate Services



# SCHEDULE A



## LEGEND



Subject Property



Rural Residential 2 Designation



0 30 60 120  
m

ZOCP2210

2022-03-11

DL 13011

DL 12305

DL 12409  
C.D.

DL 5765

DL 11887

B

DL 12405

DL 8210

DL 4941

Soda Creek Rd





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5380

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 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 "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5380, 2022".

2. AMENDMENT

Bylaw No. 3502 of the Cariboo Regional District is amended by:

- i) rezoning part of District Lot 12409, Cariboo District from Heavy Industrial 1 (M 3-1) zone to Rural 2 (RR 2) zone, as shown on Schedule "A"; and
- ii) 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.

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. 5380, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5380, 2022", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Manager of Corporate Services

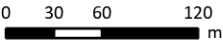


**SCHEDULE A**



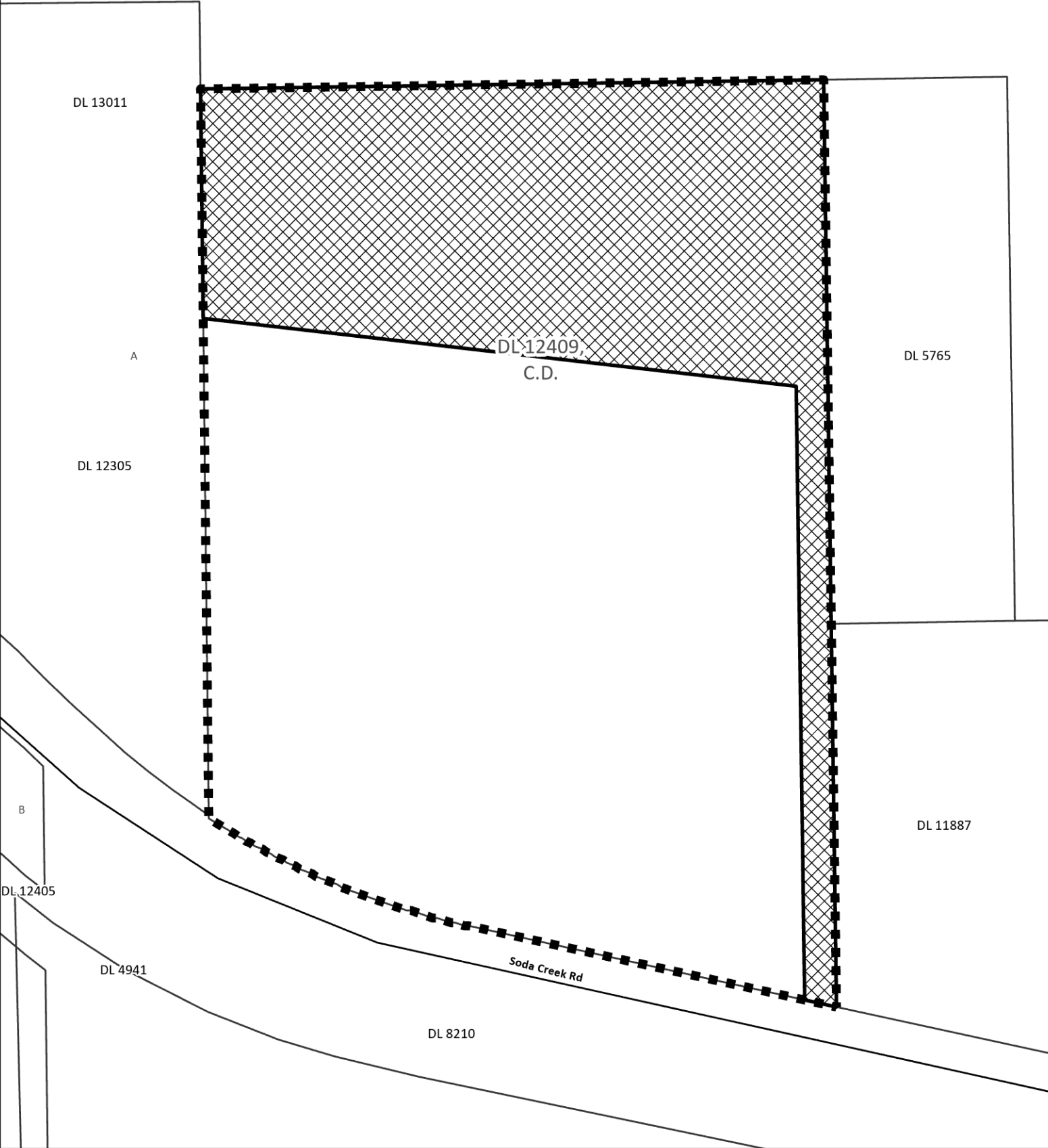
**LEGEND**

- Subject Property
- Rural 2 (RR 2) Zone



ZOCP2210

2022-03-14





# Appendix B: GENERAL MAP



## LEGEND

- Subject Property
- ALR
- Williams Lake Boundary
- OCP Williams Lake Fringe Area Boundary

## Designations

- Commercial
- Gravel Reserve
- Industrial
- Manufactured Home Park
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Agricultural

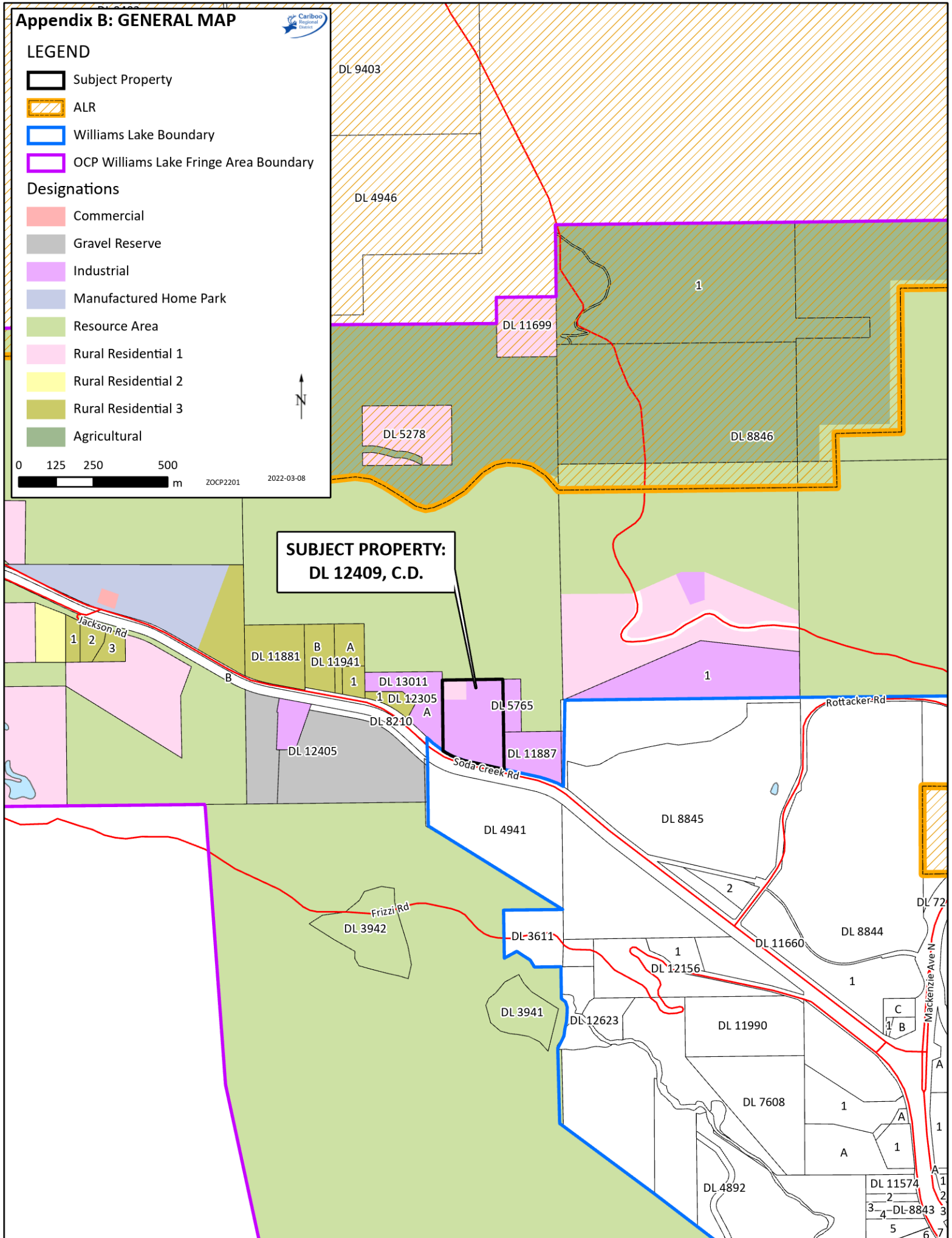
0 125 250 500  
m

ZOCP2201

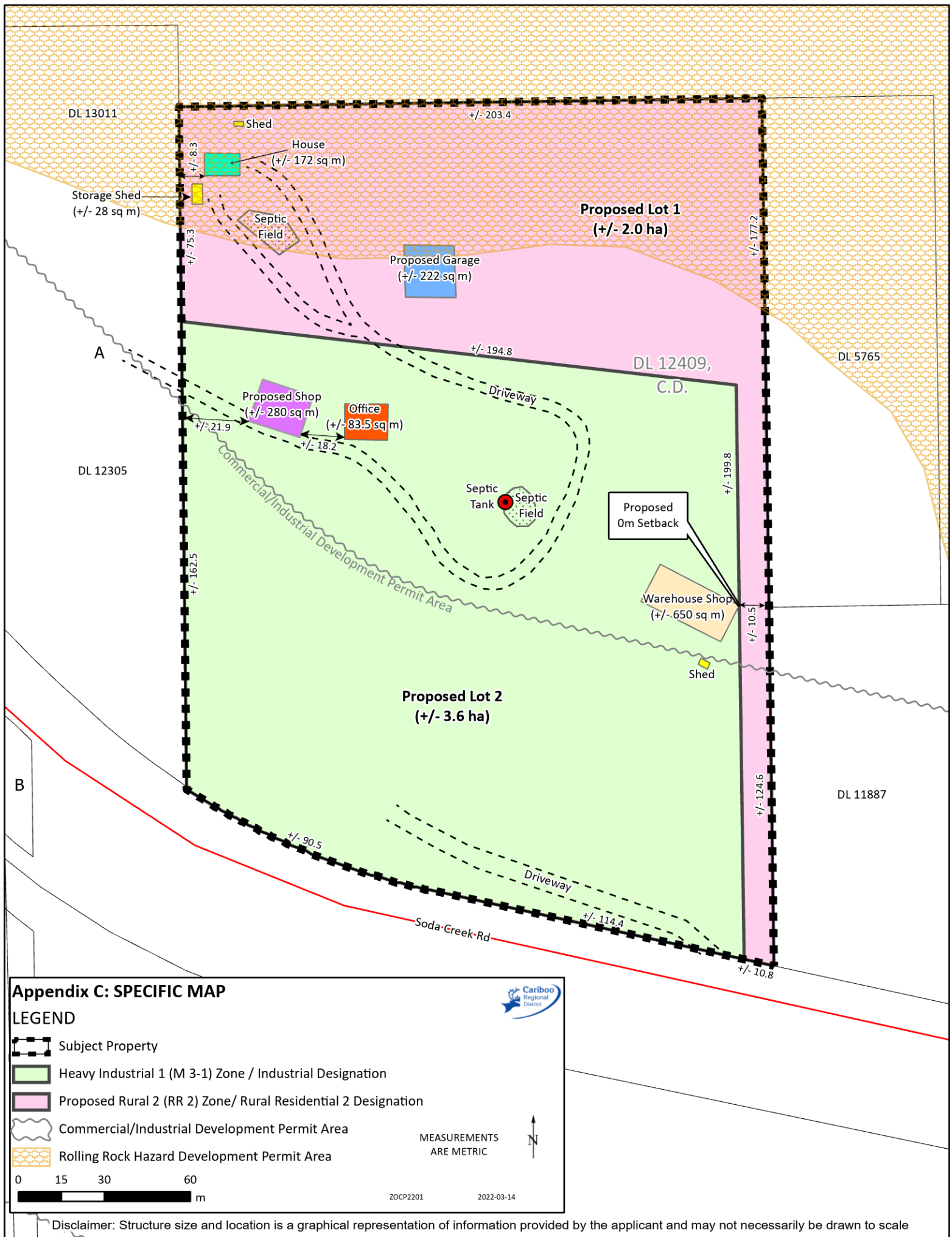
2022-03-08



**SUBJECT PROPERTY:  
DL 12409, C.D.**











**SUBJECT PROPERTY:**  
**DL 12409, C.D.**

**Appendix D: GENERAL MAP ORTHO**

**LEGEND**

 Subject Property



0 30 60 120  
m

ZOCP2208

2022-03-11

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Airbus DS



Describe the existing use of the subject property and all buildings: RESIDENTIAL, STORAGE  
OF EQUIPMENT, TRUCKS AND RAW MATERIALS, &  
single family dwelling, shops and storage sheds (temporary)

Describe the proposed use of the subject property and all buildings: SAME AS ABOVE

Describe the reasons in support for the application: TO SUPPORT SUBDIVISION OF  
RESIDENTIAL AND INDUSTRIAL ZONING. CURRENTLY MULTIPLE  
ZONES.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water from spring</u>				