



Date: 14/04/2022

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_Apr29_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:

The applicant has revised their proposal to include a yoga studio. This requires an amendment to the special exception zone to include health services centre as a permitted use. Please see attached information package with updated planning comments for further discussion.

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#1: That second reading of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 given on February 25, 2022, be rescinded.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 in 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) health services centre;
 - iv) car wash, laundromat, cleaning and dry cleaning establishment;
 - v) mini-storage or self-storage facility;
 - vi) publishing and printing;
 - vii) building supply stores;
 - viii) commercial nursery and greenhouse;
 - ix) upholstering shop;

- x) plumbing, heating, and electrical sales and service;
 - xi) paint, floor or wall covering store;
 - xii) antique and secondhand sales;
 - xiii) commercial museum;
 - xiv) taxidermies;
 - xv) office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
 - xvi) 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 29th day of April, 2022.