



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220027

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5387, 2022

Electoral Area: G

Date of Referral: April 20, 2022

Date of Application: April 08, 2022

Property Owner's Name(s): JOANNE M DYCK
RONALD B DYCK

SECTION 1: Property Summary

Legal Description(s): Lot 79, District Lot 550, Lillooet District, Plan 19806

Property Size(s): 0.44 ha (1.09 ac.)

Area of Application: 0.44 ha (1.09 ac.)

Location: 5064 Block Drive

Current Designation:
108 Mile Ranch Residential

Min. Lot Size Permitted:
0.302 ha (0.75 ac.)

Current Zoning:
Special Exception Residential 1 (R 1-3)

Min. Lot Size Permitted:
0.302 ha (0.75 ac.)

Proposed Zoning:
Special Exception R 1-1

Min. Lot Size Permitted:
0.302 ha (0.75 ac.)

Proposal: To remove the home industry use (sausage processing) as specified in Covenant CA2075498 registered on title.

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

Existing Buildings: Single Family Dwelling - 87.1 sq. m (937.53 sq. ft)
Home Industry (Sausage Shop) - 46.4 sq. m (500 sq. ft.)

Woodshed - 11.1 sq. m (119.47 sq. ft.)
Shed - 18.6 sq. m (200 sq. ft.)
Shed - 7.4 sq. m (79.65 sq. ft.)
Shop - 18.6 sq. m (200 sq. ft.)
Greenhouse - 17.8 sq. m (191.6 sq. ft.)

Proposed Buildings: No proposed buildings.

Road Name: Block Drive

Road Type: Paved

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

Services Available: Hydro, Telephone, Community Water System, Sewage Disposal System

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: No

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

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.33 ha (0.83 ac.) - 0.43 ha (1.06 ac.)
	001 Vacant Residential Less Than 2 Acres	0.45 ha (1.1 ac.)
(b) South	000 Single Family Dwelling	0.25 ha (0.64 ac.) - 0.38 ha (0.96 ac.)
(c) East	615 Government Reserves (Includes Greenbelts (Not In Farm))	17.07 ha (42.2 ac.)
(d) West	000 Single Family Dwelling	0.34 ha (0.84 ac.) - 0.38 ha (0.94 ac.)

PLANNING COMMENTS

Background:

An application to rezone the property at 5064 Block Drive in the 108 Mile Ranch has been received by planning staff. This proposal requests that the 0.44 ha (1.09 ac.) subject property be rezoned from Special Exception R 1-3 to Special Exception R 1-1 and that registered covenant CA2075498 be removed from the title of the property. The property is currently designated 108 Mile Ranch Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018.

The proposal would remove the home industry use on the property that is permitted in the Special Exception R 1-3 zone and would return the property to the Special Exception R 1-1 zone which is characteristic of the 108 Mile Ranch area.

Previous Applications:

A previous application was made on the property in 2010, to amend the zone from Special Exception R 1-1 to Special Exception R 1-3. This application (4600-20-2827) was adopted subject to a covenant being registered on title. This covenant specifies requirements for the operation of the home industry as a sausage kitchen.

Location and Surrounding:

The subject property is located within 108 Mile Ranch, on Block Drive. The property does not contain any outstanding features; however, it is bounded to the rear by the 108 Mile Greenbelt.

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.12 RESIDENTIAL 1 (R 1) ZONE

5.13.3 SPECIAL R 1 ZONES

5.13.3.3 (b) Home industry ancillary to a permitted residential use.

Rationale for Recommendations:

Both the Interior Health Authority (IH) and the Ministry of Transportation and Infrastructure (MOTI) have responded that their respective interests are unaffected by the rezoning application and have no objection to the approval of the proposal.

The Electoral Area 'G' Advisory Planning Commission (APC) has reviewed the application and have no objections to the proposed rezoning.

Planning staff have no objection to the proposed rezoning of the property. By rezoning the site, the applicants will return the property to the Special Exception R 1-1 zone which is consistent with the 108 Mile Ranch area. The property is designated 108 Mile Ranch Residential and is consistent with the South Cariboo Area Official Community Plan.

Recommendation:

That the South Cariboo Area Zoning Amendment Bylaw No. 5387, 2022 be given first and second reading. Further that adoption be subject to the following:

That the Registered Covenant CA2057498 be discharged from the Title of Lot 79, District Lot 550, Lillooet District Plan 19806, at the cost of the applicant.

REFERRAL COMMENTS

Health Authority: April 21, 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 no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

Ministry of Transportation and Infrastructure: April 20, 2022
EDAS # 2022-02121

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed removal of the home industry use and covenant CA2075498.

Advisory Planning Commission: April 25, 2022
See attached.

Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official:
No objections

CRD Environmental Services Department: May 11, 2022
Interests unaffected by bylaw.

BOARD ACTION

May 19, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5387, 2022 be read a first and second time, this 19th day of May, 2022. Further, that adoption be subject to the following:

That the Registered Covenant CA2057498 be discharged from the title of Lot 79, District Lot 550, Lillooet District, Plan 19806, at the cost of the applicant.

ATTACHMENTS

Appendix A: Bylaw 5387
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5387

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. 5387".

2. AMENDMENT

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

- i) rezoning Lot 79, District Lot 550, Lillooet District, Plan 19806 from Special Exception Residential 1-3 zone to Special Exception Residential 1-1 zone ; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 19th DAY OF May, 2022.

READ A SECOND TIME THIS 19th DAY OF May, 2022.

A PUBLIC HEARING WAS HELD ON THE 5th DAY OF July, 2022.

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

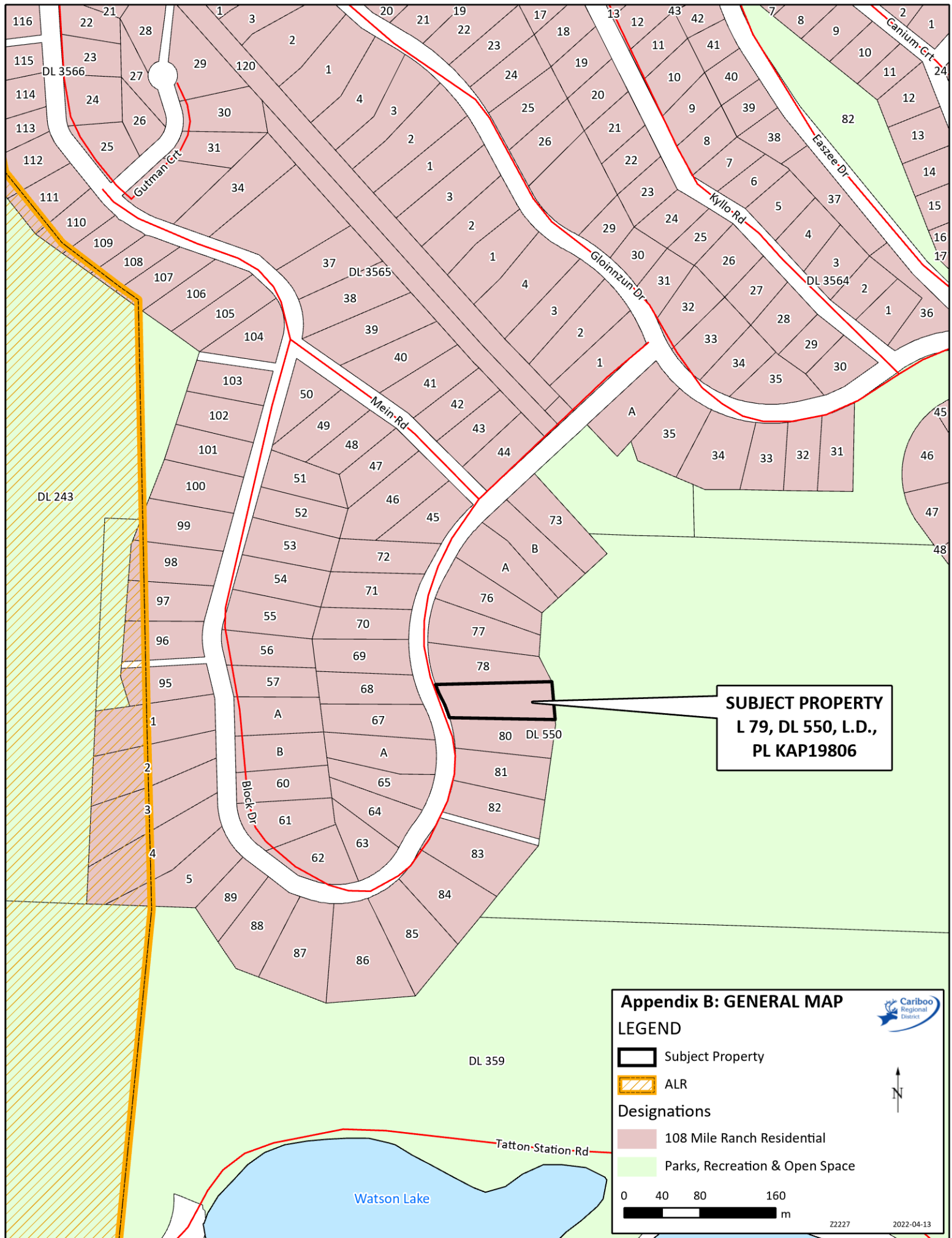
ADOPTED THIS _____ DAY OF _____, 2022.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5387, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5387, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



Appendix C: SPECIFIC MAP



LEGEND

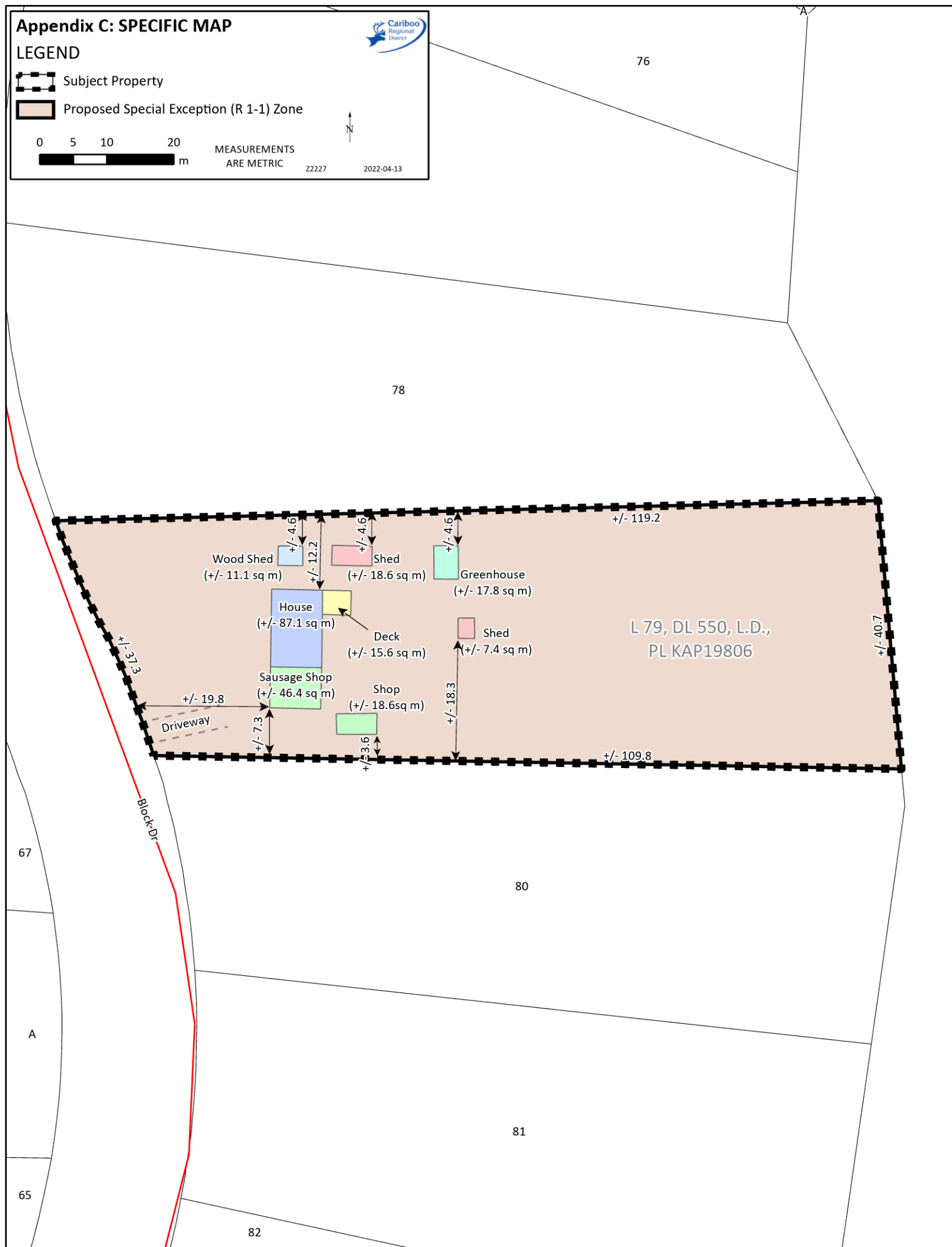
- Subject Property
- Proposed Special Exception (R 1-1) Zone

0 5 10 20
m

MEASUREMENTS
ARE METRIC

Z2227

2022-04-13





Main Rd

46

45

73

B

A

72

76

71

77

70

69

78

68

Block Dr

67

80

A

81

65

82


64

33

SUBJECT PROPERTY
L 79, DL 550, L.D.,
PL KAP19806

Appendix D: GENERAL MAP ORTHO
LEGEND



 Subject Property



0 30 60 120
m

22227

2022-04-13

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Describe the existing use of the subject property and all buildings: Home and a home based business - sausage kitchen.

Describe the proposed use of the subject property and all buildings: Revert the zoning from R1-3 to R1-1 (the original zoning) back to residential as the business is shut down

Describe the reasons in support for the application: Registration # CA2075498
Documents Attached

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Landscaped with lawn, 2 apple trees, some birch trees and Fir trees

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): No outstanding features

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: April 25, 2022

Applicant/Agent: Joanne and Ronald Dyck

Area G director - Al Richmond

**Members: Marvin Monical Diane Wood Graham Leslie Nicola Maughn
Marilyn Niemiec Robin Edwards**

Absent: Nicola Maughn and Marilyn Neimiec

Location of Application: 5064 Block Drive, 108 Mile

Agenda Item: Rezoning

Moved by: Robin Edwards / Graham Leslie

Area G APC has no objection to this rezoning application.

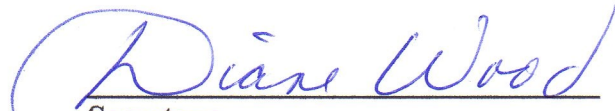
CARRIED UNANIMOUSLY

Moved by Diane Wood

that the meeting terminate. 7:13 PM

Marvin Monical

Chair


Secretary