



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220004

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5369, 2022

Electoral Area: G

Date of Referral: February 02, 2022

Date of Application: January 19, 2022

Property Owner's Name(s): SHAWNEEN M DAY
BRIAN R DAY

Applicant's Name: Darren Braun, Blue Sky Solutions Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 8034, Lillooet District, Plan 26539

Property Size(s): 4.49 ha (11.1 ac.)

Area of Application: 4.49 ha (11.1 ac.)

Location: 5273 Evergreen Drive

Current Designation:

Rural Residential

Min. Lot Size Permitted:

2 ha (4.94 ac.)

Current Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac.)

Proposed Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac.)

Proposal: To reduce the minimum lot size for proposed 2-lot subdivision.

No. and size of Proposed Lots: Lot A - 2.26 ha (5.6 ac.)

Lot B - 2.22 ha (5.49 ac.)

Existing Buildings: Single Family Dwelling - 334.45 sq. m (3,600 sq. ft.)

Tack Barn - 44.59 sq. m (480 sq. ft.)

Chicken Coop - 5.94 sq. m (64 sq. ft.)

Proposed Buildings: No proposed buildings.

Road Name: Evergreen Drive

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

Services Available: Hydro, Telephone, Well, Sewage Disposal System (Lagoon)

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Septic Only

Name of Lake/Contributing River: Unnamed Wetland System

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.35 ha (10.75 ac.)
	061 2 Acres Or More (Vacant)	75.28 ha (186.04 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.02 ha (5.01 ac.) - 4.08 ha (10.1 ac.)
	070 2 Acres Or More (Outbuilding)	4.08 ha (10.1 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.73 ha (11.7 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.45 ha (11 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a property at 5273 Evergreen Drive in the 93 Mile area from Rural 1 (RR 1) to Rural 2 (RR 2). This would amend the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property is designated Rural Residential in the South Cariboo Area Official Community Plan (OCP) No. 5171, 2018. The OCP will not require amendment for this proposal.

By rezoning the property, the applicants intend to subdivide the parcel into two parcels: Lot A, being 2.26 hectares (5.60 acres) and Lot B, being 2.22 hectares (5.49 acres). The current RR 1 zone has a minimum lot size of 4 ha (9.88 ac.) and as such the 4.49 ha (11.1 ac.) property is unable to be subdivided.

The property contains a single-family dwelling and associated agricultural ancillary structures including a tack barn and chicken coop. Each of the existing structures is located on the eastern half of the property. The proposal would keep all of these structures on the proposed Lot B while proposed Lot A would use the western half of the site.

Location and Surrounding:

The subject property is located on Evergreen Road, near the southernmost highway intersection of 93 Mile Loop Road. This area is south of the junction of Cariboo Highway 97 and Little Fort Highway 24. The property is relatively flat without any waterbodies on the site; however, many small ponds and wetlands exist in the vicinity. There are some trees on the site and a pasture area.

Past Relevant Applications:

In 2009, a property across the road from the subject property, 5252 Evergreen Drive, applied to rezone the property from Rural 1 (RR 1) to Rural 2 (RR 2) for the purpose of subdividing. Application file 4600-20/2750 successfully rezoned the site with amending Bylaw No. 4479 which was adopted in 2010. The proposed subdivision has not yet been completed with the Ministry of Transportation and Infrastructure (MOTI).

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.1 PERMITTED USES

(b) NON-RESIDENTIAL USES:

- xiv) agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots and stockyards

5.19.2 ZONE PROVISIONS

- (a) Lot Area (minimum): = 2 hectares (4.94 acres)

Rationale for Recommendations:

The applicants have requested a zoning amendment from Rural 1 (RR 1) to Rural 2 (RR 2) zone. By rezoning the property, the applicants would be able to subdivide roughly in half. The house, tack barn, and chicken coop are currently located in the area proposed as Lot B. These ancillary structures, at 44.59 sq. m (480 sq. ft.) and 5.94 sq. m (64 sq. ft.) respectively, are well below the maximum combined gross floor area of 350 sq. m (3,767 sq. ft.) specified for the proposed lot size.

The OCP groups Upland and Rural Residential designations as a similar residential category. The Rural Residential designation specifically supports a range of lots 2 hectares in size or larger.

The Interior Health Authority reports no concerns about the rezoning application but will require further testing to ensure that sewerage servicing capability and long-term sustainability measures can be met at subdivision stage.

MOTI similarly has no objection in principle to the proposal, noting that at subdivision their agency may require more detailed studies that may include but are not limited to proof of water, sewage disposal, First Nations Consultations, archaeology assessment, access, drainage, right-of-way dedication, and access to lands beyond if necessary.

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

Staff note that the project is located within a Building Inspection Service Area. The CRD Chief Building Official reports no concerns with the proposal. While no improvements are proposed alongside the application, any applicable future structures will require valid building permits.

Recommendation:

1. That the South Cariboo Area Zoning Amendment Bylaw No. 5369, 2022 be given first and second reading. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system.

Further, that the cost of registration of the covenant be borne by the applicants.

REFERRAL COMMENTS

Health Authority: February 3, 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. Please note that this response does not automatically confer Interior Health support for a future subdivision. Additional information will be required at the subdivision stage in order for Interior Health to meaningfully comment on the sewerage servicing capability of the land and long-term sustainability.

Ministry of Transportation and Infrastructure: February 3, 2022

EDAS: 2022-00583

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please be advised this in no way constitutes subdivision approval. Items to be considered at time of subdivision may include but are not limited to the following:

- o Proof of water
- o Sewage disposal
- o First Nations Consultation possibly arch assessment or study
- o Access to each proposed lot
- o Drainage
- o Right-of-way dedication
- o Access to Lands Beyond

Advisory Planning Commission: February 23, 2022

See attached

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: March 3, 2022

No comments.

BOARD ACTION

March 18, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5369, 2022 be read a first and second time this 18th day of March, 2022. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system.

Further, that the cost of registration of the covenant be borne by the applicants.

ATTACHMENTS

Appendix A: Bylaw 5369
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5369

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. 5369, 2022".

2. AMENDMENT

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

- i) rezoning Lot 2, District Lot 8034, Lillooet District, Plan KAP26539, from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 18th DAY OF March, 2022.

READ A SECOND TIME THIS 18th DAY OF March, 2022.

A PUBLIC HEARING WAS HELD ON THE 20th DAY OF June, 2022.

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

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2022

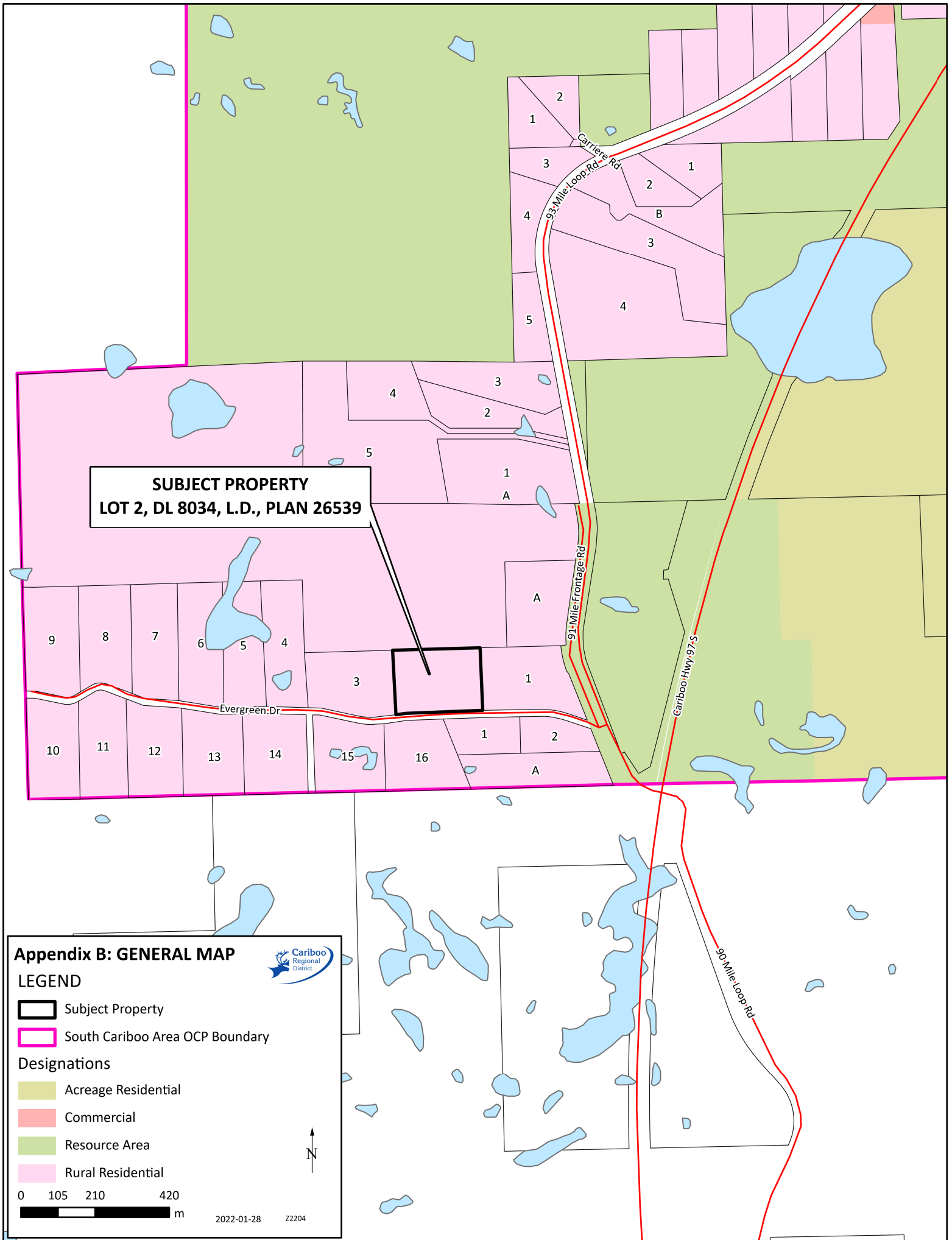
ADOPTED THIS _ DAY OF _____, 2022.

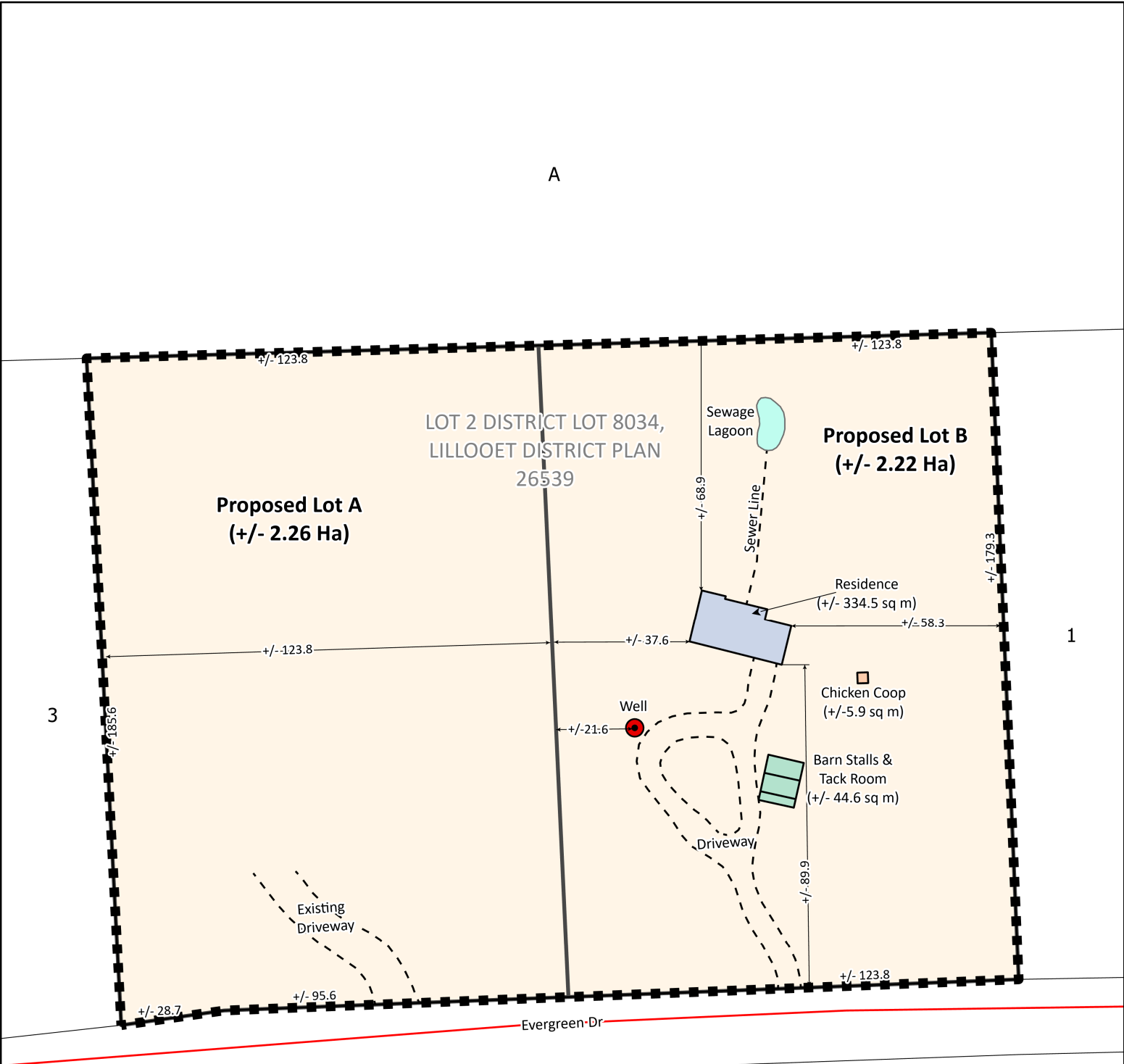
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5369, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5369, 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
- Rural 2 (RR 2) zone



MEASUREMENTS
ARE METRIC

Z2204

2022-01-28

1

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale



SUBJECT PROPERTY
LOT 2, DL 8034, L.D., PLAN 26539

Evergreen Dr

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



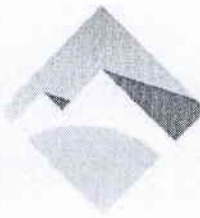
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2022-01-31

Z2204



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



BLUE SKY
s o l u t i o n s

January 12, 2022

Planning and Development
Cariboo Regional District
Suite D, 180 North Third Avenue,
Williams Lake, BC V2G 2A4

Attention: Jonathan Reitsma, Planning Officer I

RE: Letter of Intent for Property located at 5273 Evergreen Drive

This letter outlines my clients proposed Development Application for the subject site, and their proposal to rezone the subject property from RR1 to RR2 in order to facilitate a future two lot subdivision.

The property is currently used as their family residence, along with the keeping of livestock (horses), and other animal (chickens). The existing home and outbuildings related to the storage of animals and associated supplies/equipment are all located on the eastern half of the property, and no changes are proposed in regards to those building or other new buildings associated with this rezoning.

The property is relatively flat and does not contain any watercourses on the property, and is partially treed with some open areas/pastures for the horses.

The proposed rezoning to RR2 is both consistent with the rural residential land use designation of the South Cariboo Official Community Plan, and a similar zoning to many of the other existing properties located within the Evergreen Drive neighbourhood.

We thank you for your review/consideration of the proposal and look forward to collaborating with the Cariboo Regional District.

Regards,
Darren Braun, BBC, MURP, MCIP
President, Blue Sky Solutions Inc.

Date: February 23, 2022

Applicant/Agent: Darren Braun – Blue Sky Solutions Inc.

Area G director - Al Richmond

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

Location of Application: 5273 Evergreen Drive

Agenda Item: Rezoning from RR1 to RR2 to reduce the minimum lot size for a proposed two lot subdivision.

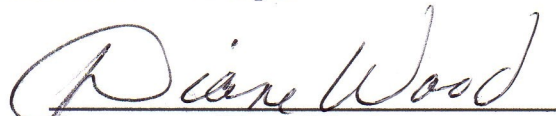
Moved by: Nicola Maughn / Graham Leslie

Area G APC has no objection to this rezoning application as presented.

Motion Carried Unanimously

Moved by Diane that the meeting terminate. 7:20 pm

Chair: Marvin Monical


Secretary: Diane Wood

RESULTS OF PUBLIC HEARING

File No: 3360-20/202200004

Date: Tuesday, June 20, 2022

Location: South Cariboo Recreation Centre – Meeting Room

Re: **SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5369, 2022**

Persons Present:

- ☒ Director: Al Richmond
 - ☒ Owner(s): Shawneen and Brian Day
 - ☒ Agent: Darren Braun – Blue Sky Solutions Inc.
 - ☐ Public: See attached list
 - ☐ Staff:
 - ☒ **No public in attendance** (excluding owner/agent)
-

- ☒ Meeting called to order at 7:02 PM.
- ☒ Welcome, introduction and the “Purpose of a Public Hearing”, including the rules for the meeting and the specifics of the application were read out.
- ☒ The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

All persons present supported the application

Comments of concern/opposition:
No concerns or opposition to the application
- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 7:12 PM. (**Waited at least 10 mins from time of Calling to Order**)

I certify this is a fair and accurate report on the results of the public hearing.



Signature of Chair

"South Cariboo Area Zoning Amendment Bylaw No. 5369, 2022"

Application: 5273 Evergreen Drive (3360-20-20220004)

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