



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220043

Bylaw(s): Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022

Electoral Area: F

Date of Referral: June 28, 2022

Date of Application: June 08, 2022

Property Owner's Name(s): KELLY G MACRAE

Applicant's Name: Veronica Meister - Exton and Dodge Land
Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 6, District Lot 6366, Cariboo District, Plan 24782, Except Plan PGP38390

Property Size(s): 2.02 ha (5 ac.)

Area of Application: 2.02 ha (5 ac.)

Location: 1211 Desautel Road

Current Designation:
N/A

Min. Lot Size Permitted:
N/A

Current Zoning:
Rural 2 (RR 2)

Min. Lot Size Permitted:
2 ha (4.94 ac.)

Proposed Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Proposal: To subdivide the property into two rural residential lots.

No. and size of Proposed Lots: Lot 1 - 0.88 ha (2.18 ac.)
Lot 2 - 0.82 ha (2.03 ac.)

Existing Buildings: Two modular homes and a shipping container.

Proposed Buildings: No new buildings proposed.

Road Name: Desautel Rd.

Road Type: Gravel/Dirt Road

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

Services Available: Hydro, Telephone, Sewage Disposal System/Lagoon and 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: None

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	061 - 2 Acres Or More (Vacant)	4.05 ha (10 ac.)
(b) South	063 - 2 Acres Or More (Manufactured Home)	4.05 ha (10 ac.)
(c) East	060 - 2 Acres Or More (Single Family Dwelling, Duplex)	2.019 ha (4.99 ac.)
	063 - 2 Acres Or More (Manufactured Home)	4.05 ha (10 ac.)
(d) West	060 - 2 Acres Or More (Single Family Dwelling, Duplex)	4.17 ha (10.3 ac.)

PLANNING COMMENTS

Background:

The applicant has proposed to rezone a 2.02 ha (5 ac.) rural residential property from Rural 2 (RR 2) to Rural 3 (RR 3) zone to allow for a two-lot subdivision. The property is currently zoned Rural

2 (RR 2) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999. There are two mobile homes and a shipping container as an ancillary structure existing on the property.

The proposal is to rezone the property from Rural 2 (RR 2) zone to Rural 3 (RR 3) zone. The applicant has proposed two lots, proposed Lot 1 being 0.88 ha (2.18 ac.) and proposed Lot 2 would be 0.82 ha (2.03 ac.) in size as shown in Appendix C. The indicated panhandle on the site plan is a proposed road dedication to access the two new lots.

Location and Surrounding:

The subject property is located at 1211 Desautel Road, north-west of Spokin Lake as shown in Appendix B. Currently existing services include hydro, telephone, sewage lagoon and a well on the property. The property is slightly sloped and was previously covered in trees. The applicant indicates that all the trees were destroyed by wildfires and therefore the applicant excavated the property and planted grass throughout. It is mostly surrounded by single-family dwellings and a vacant lot to the north of the subject property.

CRD Regulations and Policies:

3503 Central Cariboo Area Rural Land Use Bylaw, 1999

3.3 RESIDENTIAL

- (c) to allow a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations;

8.13 RURAL 3 (RR 3) ZONE

8.13.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

Planning staff are generally supportive of the proposed zoning amendment application to rezone the subject property from RR 2 to RR 3 zone and allow for a two-lot subdivision. Staff notes that there are currently two mobile homes existing on the property which is not permitted on an RR 2 zoned property. This requested subdivision will legalize the existing mobile homes by assigning each of them on two separate proposed lots. With existing panhandle and no new buildings proposed, the proposal is anticipated to have minimal impact on the neighbouring properties.

The Interior Health Authority (IHA) has reviewed the application and provided comments. Based on current best practice, IHA encourages a minimum of 1 ha (2.47 ac.) parcel size to ensure sustainable onsite water and sewer services. The proposed new lot sizes are 0.2 ha (0.49 ac.)

smaller than recommended. But, as the density on the parcel will remain same, the IHA has no concerns with the proposed rezoning, provided the proposed new lots can demonstrate self-sufficiency for primary and back-up onsite servicing in the long-term. It is also noted that the density is relatively low in the neighbourhood and there is no surface water in proximity, as such, Interior Health has reported their interests being unaffected regarding this rezoning application and that a more detailed analysis will occur during subdivision stage.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning application. The applicant is required to apply to MOTI to subdivide. MOTI notes that approval of the rezoning application does not constitute subdivision approval.

The Electoral Area 'F' Advisory Planning Commission (APC) has returned comments stating their support of the application as the proposal will help in alleviating housing shortages for potential future homeowners. The APC believes that each proposed lot would have adequate room for wells and septic systems after required testing. Further, the subject property is sufficiently sloped that drainage of snow melt will have minimum impact on the neighbouring properties.

Staff caution that although rezoning applications are considered on a case-by-case basis that approval of this proposal may set a precedent for further subdivision in the area. Lots in Spokin Lake area are primarily 5-10 acres in size.

Recommendation:

That the Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022 be given first and second reading.

REFERRAL COMMENTS

Health Authority: July 5, 2022

Thank you for the opportunity to comment on this proposed re-zoning to allow minimum parcel size of 0.8 ha rather than 2 ha. It is my understanding there are two dwellings already on the subject parcel, and that the parcel is serviced by onsite drinking water (well) and sewerage systems.

Typically, we use a minimum parcel size of 1 hectare for lots serviced by onsite sewerage and drinking water as a best practice guideline for rural neighbourhood planning. However, from the Google Maps satellite image it appears the density is quite low in the neighbourhood and there is no surface water close-by. Also, the density on the parcel will remain the same; essentially it is the tenure that is being proposed to be changed – rental to ownership. As such, I have no concerns with the proposed zoning change as long as the proposed new parcels can demonstrate

they are self-sufficient for onsite servicing in the long-term; meaning each parcel has its own well and a minimum of enough land area suitable for primary and back-up sewerage systems.

My comments related to this re-zoning application do not confer support for any subdivision applications. The proposed onsite servicing would be reviewed in detail at the time of subdivision application.

Ministry of Transportation and Infrastructure: July 26, 2022

EDAS: 2022-04028

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed bylaw referral 5399, to allow for the future subdivision of two rural residential lots located on Desautel Rd.

Please note that the landowner will be required to apply for subdivision through the Ministry of Transportation and Infrastructure upon successful rezoning application and that approval of rezoning does not constitute subdivision approval.

Advisory Planning Commission: July 13, 2022

See attached

Ministry of Environment:

No comments received.

BOARD ACTION

August 12, 2022:

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022 be read a first and second time, this 12th day of August, 2022.

ATTACHMENTS

Appendix A: Bylaw 5399
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. 5399

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

- i) rezoning Lot 6, District Lot 6366, Cariboo District, Plan 24782, Except Plan PGP38390 from Rural 2 (RR 2) zone to Rural 3 (RR 3) zone; and
- ii) amending Schedules "C" accordingly.

READ A FIRST TIME THIS 12th DAY OF August, 2022.

READ A SECOND TIME THIS 12th DAY OF August, 2022.

A PUBLIC HEARING WAS HELD ON THE 27th DAY OF September, 2022.

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

ADOPTED THIS _____ DAY OF _____, 2022.

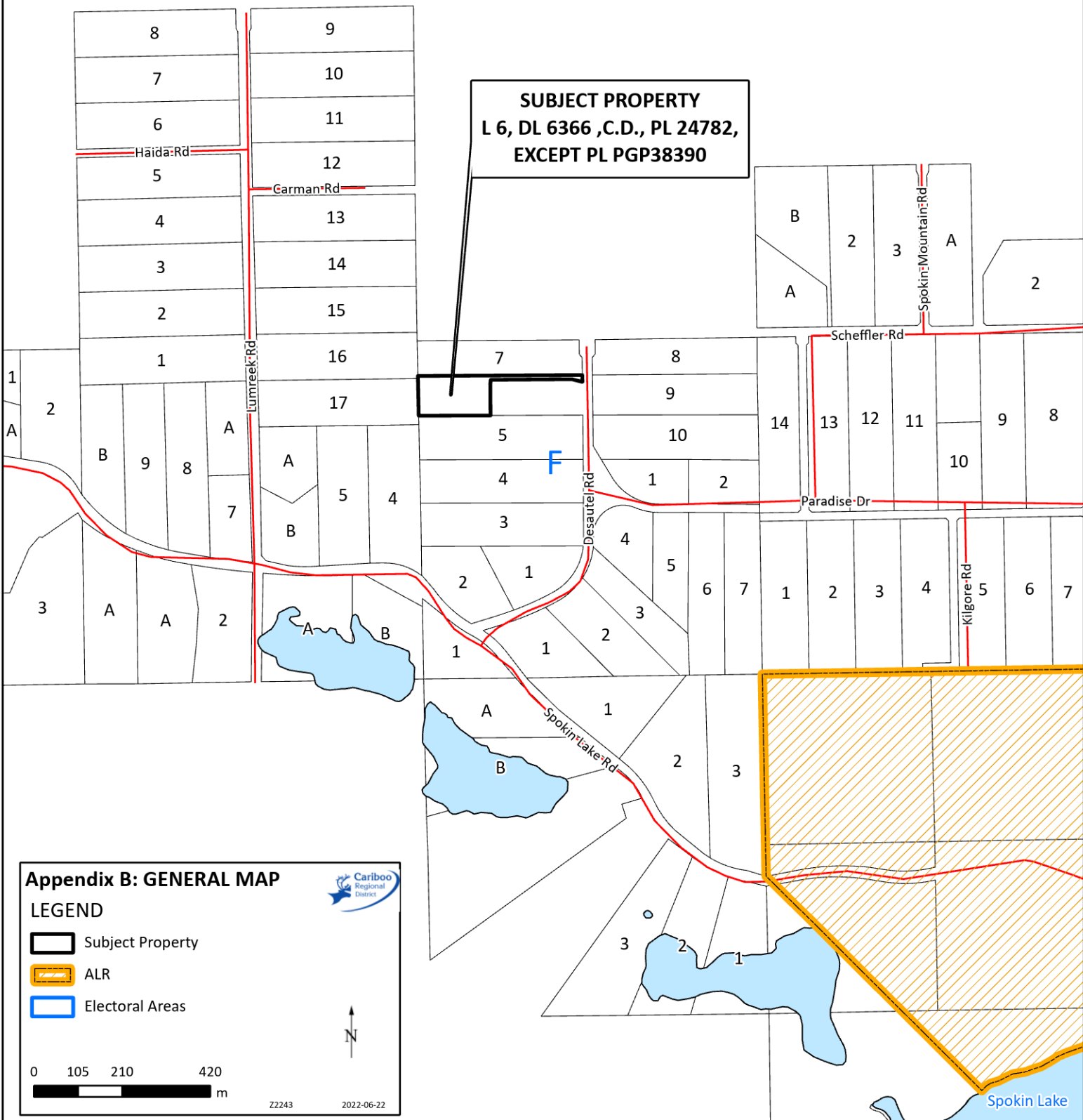
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5399 cited as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services




SUBJECT PROPERTY
L 6, DL 6366 ,C.D., PL 24782,
EXCEPT PL PGP38390

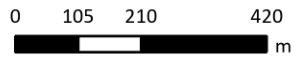


Appendix B: GENERAL MAP



LEGEND

-  Subject Property
-  ALR
-  Electoral Areas



Appendix C: SPECIFIC MAP



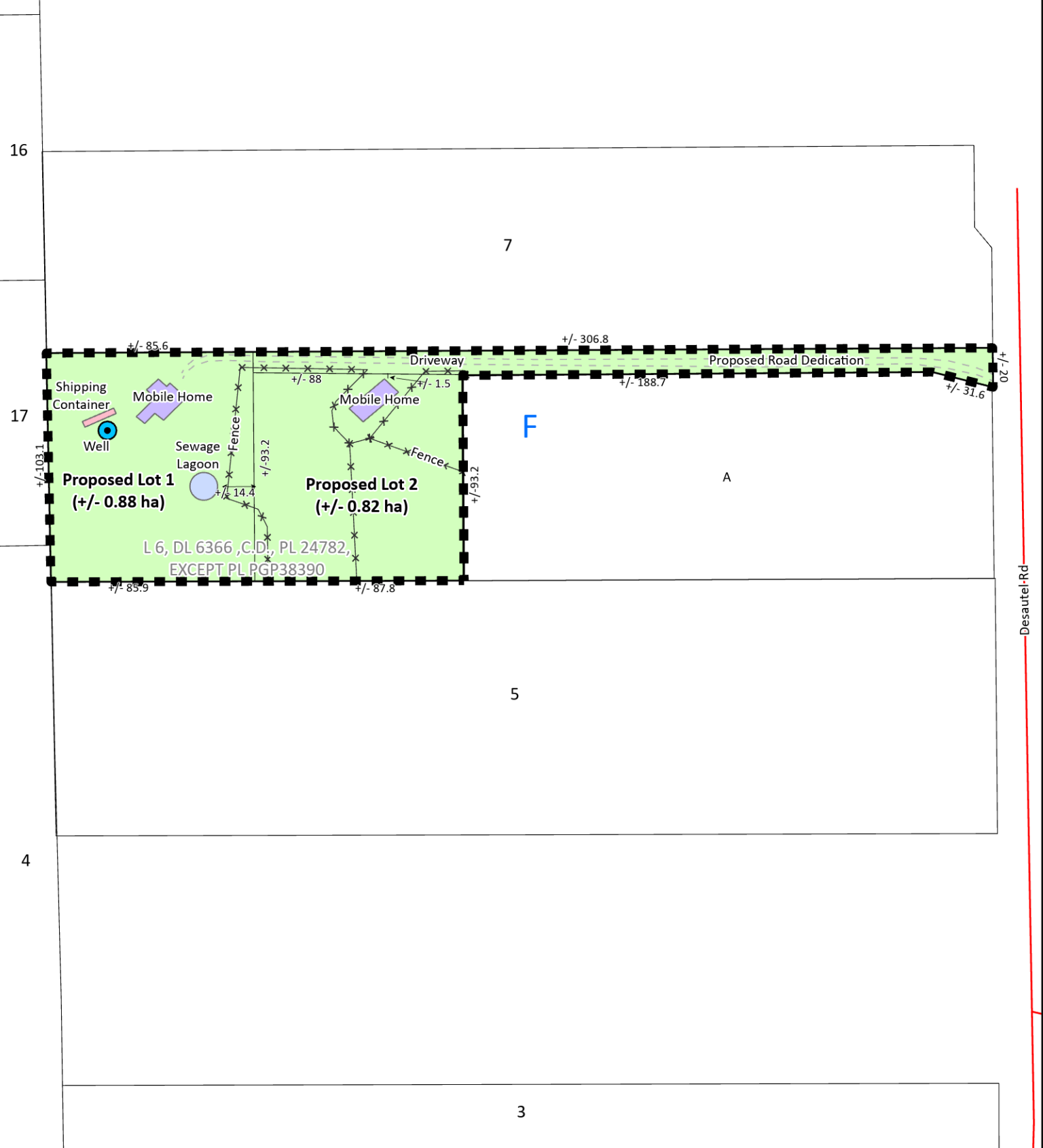
LEGEND

- Subject Property
- Proposed Rural 3 (RR 3) Zone
- Electoral Areas



0 20 40 80 MEASUREMENTS
m ARE METRIC

Z2243 2022-06-22



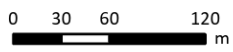


SUBJECT PROPERTY
L 6, DL 6366 ,C.D., PL 24782,
EXCEPT PL PGP38390

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



Z2243

2022-06-22

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Desautel Rd

Describe the existing use of the subject property and all buildings: I HAVE 2 modular
Homes ONE I RENT ONE I LIVE IN

Describe the proposed use of the subject property and all buildings: 1 Rental And 1
I LIVE IN

Describe the reasons in support for the application: would like to sell the
RENTAL modular on own piece of property.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Forest Fires
CAME through and took all trees so I EXCAVATED
Land and planted grass on all.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
There are no LAKES and no Streams.
Land IS Slopping.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on July 13, 2022 in the TELECONFERENCE, located at CRD Area F, BC, commencing at 7 PM:

PRESENT:

Chair	Doug Watt
Members	Ross, McCoubrey, John Hoyrup, Jack Darney, Bee Hooker
Recording Secretary	Doug Watt
Owners/Agent, or <input type="checkbox"/> Contacted but declined to attend	Kelly MaCrae/Veronica Meister

ABSENT: Dianna MacQueen, Carla Krogan

ALSO PRESENT: Electoral Area Director No
 Staff support (if present) N/A

Agenda Items

REZONING APPLICATION – 3360-20/20220043 (LOT 6, DISTRICT LOT 6366, CARIBOO DISTRICT, PLAN 24782, EXCEPT PLAN PGP38390)

Move Jack Darney/John Hoyrup Second: "THAT the application to rezone property at 1211 DESAUTEL ROAD, be **supported/rejected** for the following reasons:

- i) FOLLOWING DISCUSSION REGARDING DRIVEWAY ACCESS AND PROPOSED DEDICATION TO ROAD VIA MINISTRY OF TRANSPORTATION, THE APPLICATION IS SUPPORTED AS IT WILL HELP TO ALLEVIATE SHORTAGES OF HOUSING FOR POTENTIAL FUTURE HOME OWNERS.
- ii) FURTHER DISCUSSION PROVIDED ASSURANCE THAT EACH PROPOSED LOT WOULD HAVE ADEQUATE ROOM FOR WELLS AND SEPTIC SYSTEMS (AFTER REQUIRED TESTING). IN ADDITION, THE LAND IS SUFFICIENTLY SLOPED THAT DRAINAGE OF SNOW MELT WILL NOT IMPACT OTHER LOTS IN THE AREA.

For: 5 Against: 0

CARRIED/DEFEATED

Termination

Move Jack Darney/John Hoyrup Second: That the meeting terminate.

CARRIED

Time: 7:32 PM



Recording Secretary

Chair