

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220043

Date: Tuesday, September 27, 2022

Location: Miocene Community Hall

Re: **CENTRAL CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 5399, 2022**

Persons Present:

- Director: Maureen LeBourdais
 - Owner(s): Kelly Macrae
 - Agent: Veronica Meister – Exton and Dodge Land Surveying Inc.
 - Public: See attached list
 - Staff: Nigel Whitehead, Manager of Planning Services
 - No public in attendance** (excluding owner/agent)
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Meeting called to order at 7:00 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:

Emma Thompson: Immediate residential neighbours. Objects to the proposal. Concerned about precedent setting of further subdivision. Concern about pan handle as road designation. Concern panhandle is not adequate width for a road. Concerned no proposed turnaround at end of the road. Concerned about taxation costs to maintain a road which benefits two lots only. Concern about the second unlawful dwelling is in their view. Happy with rental situation, but ownership will remove current owners’ control of property. Concerned about age of one of the dwellings. Believes intent of large lot sizes is to support rural living. Concerned smaller lots will decrease buying power of future residents. Smaller lots will drive up price per acre and decrease selling interest of existing landowners. Lots are too small and not necessarily serviceable for long term sustainability. Concerned with existing water supply. Had question regarding duplex classification on CRD fact sheet.

Nigel Whitehead: Clarified duplex and single-family dwelling class are grouped together by BC Assessment.

Emma Thompson – further summarized their submission comments.

Linda Bachman: Neighbouring property. No problem with someone benefitting from the use of the property. Inquired at the CRD office what the changes being made were. Question of difference between permitted uses of RR 2 zone compared to RR 3 zone.

Nigel Whitehead: Clarified the difference in permitted uses between RR 2 and RR 3 zone.

Linda Bachman: Concerned about increase in traffic and density and related motorized uses. Has a well and is concerned about potential impact. Concerned about water and septic provision. How is this regulated?

Veronica Meister: Outlined subdivision requirements. Confirmation of water and sewer capacity required at time of subdivision.

Linda Bachman: Is hydrological assessment required?

Veronica Meister: No. Province will require water quantity and quality assessment. May require a new well to be drilled on proposed lot.

Kelly Macrae: Does not run into water problems with the current two dwellings utilizing a single well.

Amber Nehring: Further questions about potential well impacts.

Veronica Meister: Explained water quantity and quality assessments required at subdivision stage.

Linda Bachman: Hydrological impact study would be preferred to confirm no future impact on area residents' wells.

Rose Eastman: Question regarding difference between RR 2 and RR 3 zones.

Nigel Whitehead: Provided further clarification. Provided copies of the two zones for comparison.

Emma Thompson: Question regarding Interior Health Authority (IHA) comments on the information package. If IHA states that reserve secondary septic field area is preferred, is the CRD going to require this?

Veronica Meister: Any property under 5 acres requires proof of water and septic capability. Explained that IHA recommendations are ultimately considered by MOTI at subdivision stage.

Emma Thompson: Question regarding road dedication. Why is a below standard width road dedication being proposed?

Veronica Meister: She has had a preliminary discussion with MOTI about the proposed dedication. It would be in name only and unlikely to be constructed or maintained to MOTI standards.

Emma Thompson: Concerns about future of road. It may be used or further developed in the future.

Veronica Meister: The proposal is to avoid an access easement, which is not preferred by MOTI Subdivision Approving Officer.

Merv Furlong: Well dug in 1969. Almost artesian. A new road was developed which hit a spring and his water quantity was impacted. This was in a different area, but point is that water can be impacted by development activities.

Linda Bachman: Concerned with water. Wants guarantee with water impacts.

Emma Thompson: If the second dwelling is not permitted currently, what will happen to it if the rezoning is not approved?

Karen Kelley: How can second dwelling not be permitted? It is already there.

Veronica Meister: Outlined her opinion regarding bylaw infractions are common throughout CRD.

Maureen LeBourdais: Clarify bylaw enforcement is primarily conducted on a complaint basis.

Emma Thompson: Concern about precedent of the proposal.

Kelly Macrae: CRD permitted 2nd trailer verbally many years ago.



Attendees were asked a first time for further comments and/or questions – 7:40 pm

Rose Eastman: What's the concern? The second house is already there.

Maureen LeBourdais: Explained that the proposal is to rezone the property to subdivide.

Nigel Whitehead: Explained the rezoning and subdivision process.

Emma Thompson: What is the next step if approved?

Veronica Meister: If rezoning moves forward, they will make an application to MOTI for subdivision. It typically takes 6-9 months for a Preliminary Layout Approval. Then conditions have to be met. Typically 2 – 3 years total.

Emma Thompson: Restate opposition to the proposal.

- Attendees were asked a second and third time for further comments and/or questions – 7:47 pm
- The Chair called the meeting adjourned at 7:48 pm.

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

M. LeBourdais

M. LeBourdais (Oct 4, 2022 14:27 PDT)

Signature of Chair

September 27th 2022.

My name is Rose Eastman. I live at 1182 Desautel. I am attending the meeting for a notice of public hearing.

I have heard Kelly McKay say how he has moved a trailer on his property at the end of Desautel rd. under a RRI. But this is not so. After the 2017 wild fire I have sat there and had Kelly say with his own words how he was going to move a trailer up top of his property to rent. My best friend who lives across from Kelly had her home burnt down & Kelly offered her to rent ~~to~~ his trailer until he sold his log home.

So I feel he is not being honest about the zoning.

Thankyou.

Rose Eastman.

Rose Eastman.

250-296-0110

Emma & Albin Thompson
1200 Desautel Road.

Objections to proposal

- Precedent setting for reducing lot sizes - per attachment Appendix B – surrounding lots show minimal subdivided under 10 acres
- This original 10 acre lot would be 3 separate parcels which is significantly the only one in the area.
- Road issue “Back ground – the indicated panhandle on the site plan is a proposed road dedication to access the 2 new lots”. With approval from MOTI, if this driveway became a road, based on minimum size requirements this could potentially impact our property as currently this is not standard road width, based on the current building layout of our property this would create a significant disturbance. This should be attached to on property with right of use by the other in the event that this gets approved – which I reiterate – we are not in favour of.
- If designated a road then tax payers burden is increased with road maintenance and this is to benefit 2 residents – this in my view is entirely unacceptable.
- As noted in the application the 2017 fires eradicated any trees from the property creating a vast open area. As the property existed when we purchased in 2018, this was not an issue as the property elevation and distance were not intrusive between the 2 legal dwellings. The added illegal 2nd dwelling was not there.
- When the 2nd trailer was installed on the lot approx. 2.5years ago it was an eyesore, directly in view from our home. Mr Macrae did some renovations to slightly improve this. With the current situation there is some control over the management of this lot, with regard to noise, outbuilding construction, goods storage etc and we have experienced no issues with the rental situation. Once subdivided and sold this will impact our enjoyment of our property as there are no natural barriers and new construction / collection of personal items may not be maintained or managed appropriately.
- Although application says “no new buildings proposed” the proposal is to sell the property and surely this has strong potential to change with new ownership. The second “illegal dwelling” is an older model trailer that was obtained at minimal cost and is likely in need of repairs – which may be deemed not worthwhile to a new owner. Additionally I would contend that it is sited too close to a “proposed road”.
- Smaller lots increase the demand on the land, creating erosion, more dust (additional traffic) noise and significantly disrupt land use for wildlife.
- Intent of rural living is to provide access to residents to enjoy activities that are not as available in a suburban area, ie. Hobby farming, livestock, vegetable growing etc. hence the lot sizes as noted in IHA comments – “smaller than recommended”. Although noting that density will remain the same, that is based on the acceptance of the 2nd dwelling which should be noted is not legal.
- With increase in property costs this may seem a good opportunity for “alleviating housing shortages for potential future homeowners” as noted by APC. However this has the potential to decrease the buying power of future home owners. In 2021 a 10 acre lot was for sale on Spokin lake road for \$130k, Mr Macrae is intending to sell this property at 1/5th that size for potentially \$300k with little more than bare land, it has no current lagoon, well and dwelling is minimally adequate. I would contend that is not value for money and will drive up prices. Other property

owners may carve off pieces of their properties to sell off, and original lots will be driven up in price thereby reducing opportunities for new home ownership.

- Small lots could be easier option for renters and potentially both could be rented out in the future creating its own issues.
- There is a note "as long as the proposed new parcels can demonstrate they are self-sufficient for onsite servicing in the long term" I would like to know how this is determined when this will be addressed. The portion of the property we live, required a second well after the first one "failed" and the drilling of that was advised at over 250 feet. The tenants have mentioned that there has been interruption in the water supply to their dwelling during their rental period. There is also an old lagoon on our lot that became disused after potentially no longer being suitable, this was during the time the property was owned by Mr. Macrae. My belief is that the lagoon on the lot proposal is currently not functioning which begs the question of where 2 new systems would be constructed.
- This proposal is to benefit only Mr Macrae, who is currently contravening bylaws and one might assume that this will continue regardless of this proposal going forward.

In the filing there is reference to Single family dwelling, Duplex - I am not sure what the reason for Duplex in the descriptor as this would imply "(of a house) consisting of two apartments" which ours is not. If this is a standard description then I have no issue, however if it is to create a view that other properties are allowing multiple family living, then I object to its use as it is misleading.

Public Hearing Attendance

"Central Cariboo Area Rural Land Use Amendment Bylaw No. 5399, 2022"

Date of Public Hearing: September 27, 2022

Application: 1211 Desautel Road (3360-20-202220043)

Name	Address
Amber Nehring	2791 Bunting Lk Road Miocene
Emma Thompson	1209 Desautel RD
Allan Thompson	1209 Desautel Rd.
Rose Eastman	1182 Desautel
Jim Eastman	
JOE PURSUE	1179 "
MERV - SURLOTT	
Marian Jalni	11271 S Raffler RD
KAREN KELLY	1191 DESAUTEL RD
Veronica Meister (AGENT)	3036 Ferguson Road.
Kelly Mc	1211 Desautel
DARKO OGNENOV	886 RIDGEVIEW CRESCENT
Darko Ognjenov	886 Ridgeview Crescent