



## Planning Application Information Sheet

**Application Type:** Rezoning/OCP Amendment

**File Number:** 3360-20/20220020

**Bylaw(s):** Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022 and South Cariboo Area Zoning Amendment Bylaw, 5383, 2022

**Electoral Area:** G

**Date of Referral:** March 31, 2022

**Date of Application:** March 23, 2022

**Property Owner's Name(s):** 1318126 BC LTD

**Applicant's Name:** Michael Kidston Land Surveying

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot A, District Lot 5, Lillooet District, Plan 11164

**Property Size(s):** 1.62 ha (4 ac.)

**Area of Application:** 1.62 ha (4 ac.)

**Location:** 3973 Highway 97

**Current Designation:**  
Commercial, Townsite Residential

**Min. Lot Size Permitted:**  
N/A

**Proposed Designation:**  
Townsite Residential

**Min. Lot Size Permitted:**  
N/A

**Current Zoning:**  
Rural 3 (RR 3)

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

**Proposed Zoning:**

**Min. Lot Size Permitted:**

Residential 2 (R 2)

557 sq. m (5,996 sq. ft.)

**Proposal:** To subdivide the property into 4 residential lots and remove the commercial designation from the Hwy 97 frontage portion.

**No. and size of Proposed Lots:** Lot A - 0.25 ha (0.62 ac.)

Lot B - 0.26 ha (0.64 ac.)

Lot C - 0.26 ha (0.64 ac.)

Lot D - 0.68 ha (1.67 ac.)

**Existing Buildings:** Single Family Residence - 150 sq. m (1,615 sq. ft.)

Cabin - 32 sq. m (344.45 sq. ft.)

Carport - 70 sq. m (753.5 sq. ft.)

Shed - 13.2 sq. m (140 sq. ft.)

Shed - 28 sq. m (301.4 sq. ft.)

Shed - 31 sq. m (333.7 sq. ft.)

Shed - 109.35 sq. m (1,177 sq. ft.)

Shed - 151.3 sq. m (1,628.6 sq. ft.)

**Proposed Buildings:** No Proposed Buildings

**Road Name:** Cariboo Highway 97 S

**Road Type:** Paved

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

**Services Available:** Hydro, Telephone, Community Water, Community Sewer

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** Property within 250 m of Lac La Hache; no shoreland management covenant required provided property connected to community sewer and water systems.

**Lake Classification:** High

**Within Development Permit Area:** No

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

Land Use:

Lot Sizes:

(a) North 000 Single Family Dwelling

0.10 ha (0.25 ac.) - 0.38 ha (0.95 ac.)

033 Duplex, Non-Strata Side-by-side Or 0.2 ha (0.5 ac.)

	Front/Back	
	038 Manufactured Home Not In A Manufactured Home Park	0.2 ha (0.5 ac.)
	061 2 Acres Or More (Vacant)	12.2 ha (30.21 ac.)
	650 Schools & Universities, College Or Technical Schools	2.25 ha (5.57 ac.)
(b) South	053 Multi Family (Conversion)	0.56 ha (1.38 ac.)
	232 Motel & Auto Court	0.42 ha (1.04 ac.)
(c) East	000 Single Family Dwelling	0.08 ha (0.2 ac.) - 0.16 ha (0.4 ac.)
	020 Residential Outbuilding Only	0.21 ha (0.52 ac.)
	038 Manufactured Home Not In A Manufactured Home Park	0.08 ha (0.2 ac.) - 0.10 ha (0.25 ac.)
(d) West	000 Single Family Dwelling	0.2 ha (0.5 ac.)
	061 2 Acres Or More (Vacant)	10 ha (24.7 ac.)

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## PLANNING COMMENTS

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### Background:

A proposed zoning and official community plan amendment application has been received for a property at 3973 Highway 97 in Lac La Hache. The proposal is to amend the zone of the property in the South Cariboo Area Zoning Bylaw No. 3501, 1999 from Rural 3 (RR 3) to Residential 2 (R 2) and to amend the designation of a portion of the property from Commercial to Townsite Residential in the Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018.

The proposal is for a four-lot subdivision consisting of the following: Lot A-0.25 ha (0.62 ac.), Lots B and C 0.26 ha (0.64 ac.), and Lot D-0.68 ha (1.68 ac.). Proposed Lot D contains the existing house and ancillary structures.

### Location and Surrounding:

The subject property is located within the Lac La Hache townsite, currently addressed off Cariboo Highway 97 S. The property contains frontage on both the highway and Clarke Avenue. The site is landscaped around the existing dwelling and ancillary structures, with semi-mature trees located on the vacant portions of the subject property. The property is located within the Lac La Hache sewer and water service area.

CRD Regulations and Policies:

5170 *Lac La Hache Official Community Plan Bylaw, 2018*

**2.4 Future Housing Requirements & Land Availability**

According to the average trends used to establish the growth projections, a minimum of 95 dwelling units and a maximum of 115 new housing units would be required by the year 2031 within the Plan Area to meet the anticipated housing demand.

**8.3.3 Policies**

Direct higher density (smaller lot) residential subdivisions to existing built-up areas or adjacent to such areas, and where road access and services already exist, such as in the Lac La Hache Townsite.

*3501 South Cariboo Area Zoning Bylaw, 1999*

**5.13 RESIDENTIAL 2 (R 2) ZONE**

5.13.2 ZONE PROVISIONS

(a) LOT AREA (minimum)

Served By Community Water and Community Sewer = 557 square metres (5,996 square feet)

Rationale for Recommendations:

Planning staff have no objection to the proposed rezoning and official community plan amendment application. The proposal was made to enable the future subdivision of the subject property into four lots. Three of the proposed lots would be roughly 0.25 ha (0.62 ac.) in size while the remainder of the property, proposed Lot D, would comprise of the remaining 0.68 ha (1.68 ac.).

The subject property is one of the larger lots in the upland area of the Lac La Hache townsite. This area is serviced by the Lac La Hache Community Water, Community Sewer, and Street Lighting Service. The Lac La Hache Official Community Plan (OCP) directs higher density towards this area.

This direction of density is reflected in both the zoning and OCP bylaws, as the minimum lot size for the Residential 2 (R 2) zone is 557 sq. m (5,996 sq. ft.) and no minimum lot size is specified in the OCP. Lots A, B, and C are roughly four times larger than the minimum lot size, and would allow for additional lots through an amendment to this application or during a future subdivision. Proposed Lot D could be further subdivided up to 12 more times, however planning staff recognize that there is an existing home and ancillary structures on the property.

The OCP has designated a portion of the townsite adjacent to Cariboo Highway 97 S as Commercial. This designation splits the subject property. The proposed Residential 2 zone best aligns with the Townsite Residential designation and as such the applicants have requested that the Commercial designation be amended accordingly.

CRD Chief Building Official has no objections to the proposed subdivision.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the application and has no objection in principle. During the subdivision approval process, MOTI may consider such items as access, drainage, archaeological assessment, and Right of Way dedication.

Interior Health Authority (IH) has also reviewed the application and has noted that no health impacts associated with the proposal have been identified. As such, IH notes their interests are unaffected by this proposal. Further evaluation will occur as part of the subdivision approval process.

The Electoral Area 'G' Advisory Planning Commission (APC) has no objection to the application. The APC did request in the referral response that access for the proposed lots be from Clarke Avenue as opposed to Cariboo Highway 97 S. Planning staff note that the Cariboo Regional District (CRD) does not have jurisdiction over the placement of driveway access; however, given that Cariboo Highway 97 is a controlled access highway, MOTI will likely require access to be provided off Clarke Avenue.

Planning staff have no objection to the proposed rezoning and official community plan amendment, having received no objection from the referral agencies and being supported by policies within the OCP. Planning staff would be supportive of amendments to the application to increase the number of lots proposed to further develop the Lac La Hache townsite.

Recommendation:

1. That Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022 be given first and second reading. Further that adoption be subject to the following:

- i. Adoption of Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022.

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## REFERRAL COMMENTS

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Health Authority: April 6, 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 be advised, that this email does not confer approval at the subdivision stage.

Ministry of Transportation and Infrastructure: April 4, 2022

EDAS # 2022-01833

The Ministry has no objection in principle to the proposed rezoning. Please note this in no way constitutes subdivision approval and items to be considered at the subdivision stage may include but are not limited to:

- o Access
- o Drainage
- o Sewage Disposal
- o Proof of Water
- o Archaeological Assessment
- o Right of way dedication

Advisory Planning Commission: April 25, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: April 12, 2022

No objections.

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## BOARD ACTION

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May 19, 2022:

That Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022 be read a first and second time, this 19<sup>th</sup> day of May, 2022.

That South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022 be read a first and second time, this 19<sup>th</sup> day of May, 2022. Further, that adoption be subject to the following:

Adoption of Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022.

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## ATTACHMENTS

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- Appendix A: Bylaw 5382 and 5383
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicants Supporting Documentation  
Advisory Planning Commission Comments  
CRD Environmental Services Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5382

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 5170, being the "Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018".

WHEREAS the Regional Board may amend by bylaw an official community plan;

AND WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Cariboo Regional District in open meeting assembled enacts as follows:

1. CITATION

This bylaw may be cited as the "Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022".

2. AMENDMENT

Schedule "C" of Bylaw No. 5170 of the Cariboo Regional District is amended by:

Redesignating part of Lot A, District Lot 5, Lillooet District, Plan 11164, from Commercial designation to Townsite Residential designation as shown on Schedule 'A'.



READ A FIRST TIME this 19<sup>th</sup> day of May, 2022.

READ A SECOND TIME this 19<sup>th</sup> day of May, 2022.

A public hearing was held on the 29<sup>th</sup> day of September, 2022.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Chair

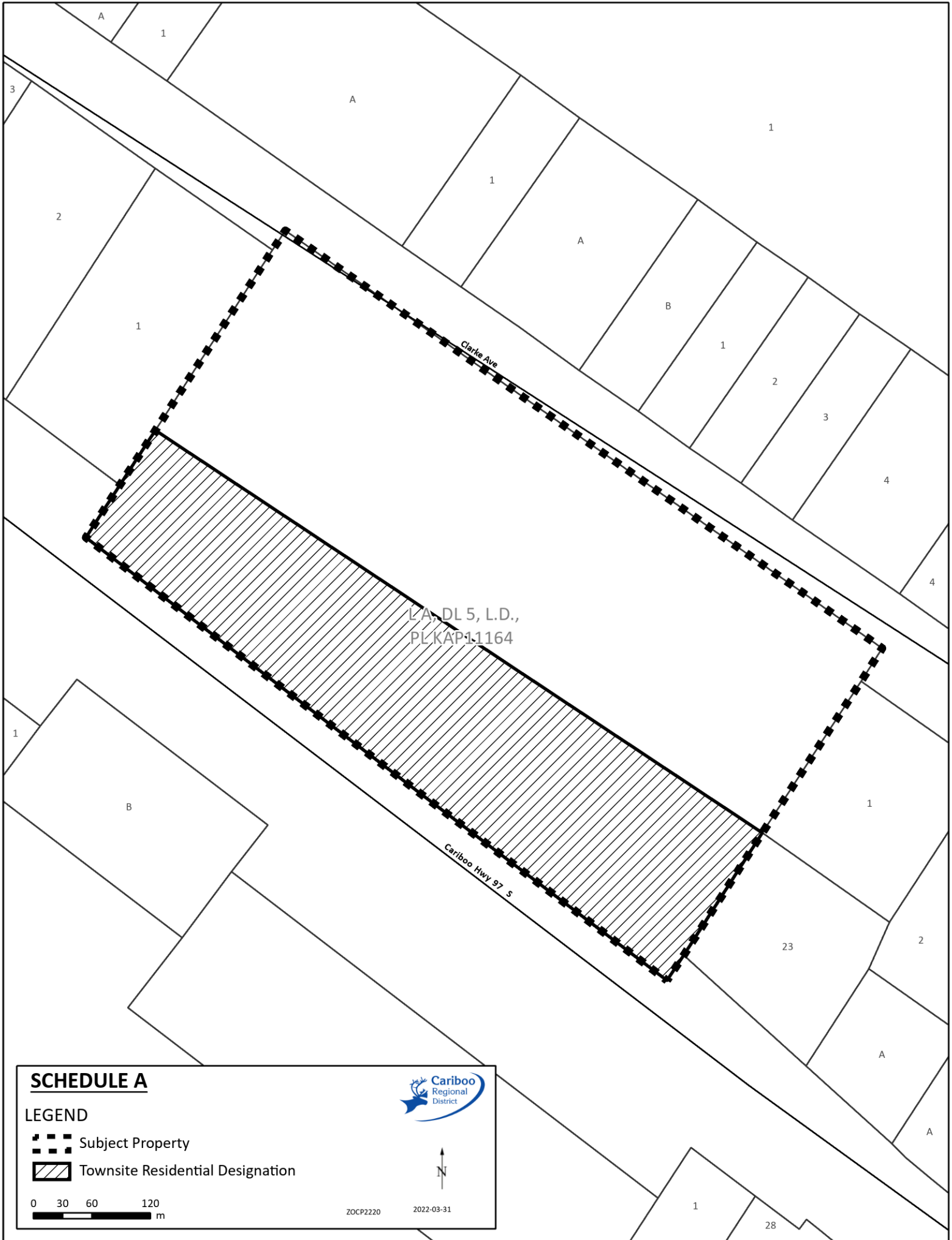
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Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5382, cited as the "Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.



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Manager of Corporate Services



## SCHEDULE A

### LEGEND

-  Subject Property
-  Townsite Residential Designation



0 30 60 120  
m

ZOCP2220

2022-03-31



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5383

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. 5383, 2022".

2. AMENDMENT

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

- i) rezoning Lot A, District Lot 5, Lillooet District, Plan 11164 from Rural 3 (RR 3) zone to Residential 2 (R 2) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 19<sup>th</sup> DAY OF May, 2022.

READ A SECOND TIME THIS 19<sup>th</sup> DAY OF May, 2022.

A PUBLIC HEARING WAS HELD ON THE 29<sup>th</sup> DAY OF September, 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. 5383, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Manager of Corporate Services

# Appendix B: GENERAL MAP

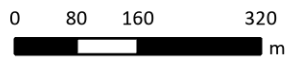


## LEGEND

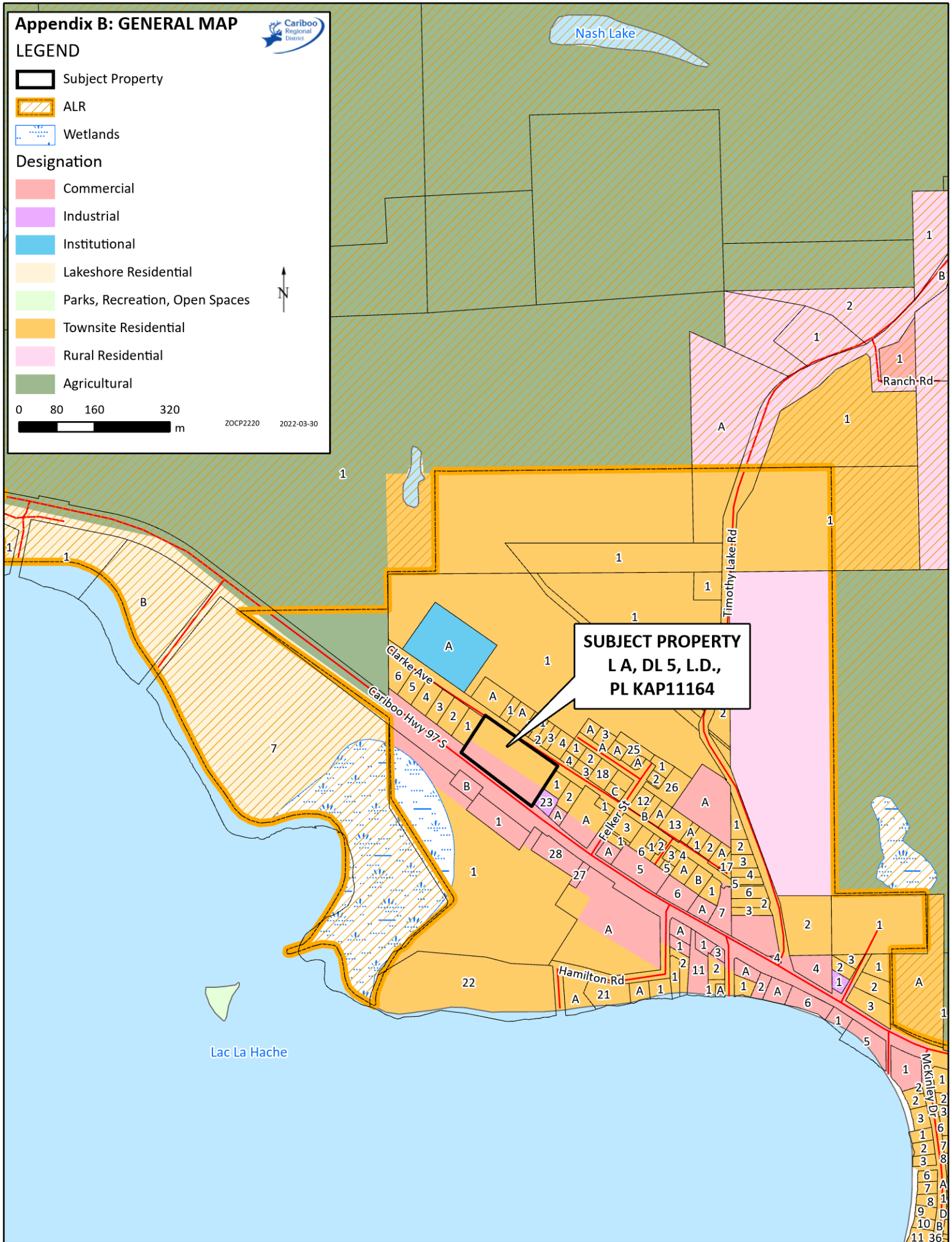
- Subject Property
- ALR
- Wetlands

## Designation

- Commercial
- Industrial
- Institutional
- Lakeshore Residential
- Parks, Recreation, Open Spaces
- Townsite Residential
- Rural Residential
- Agricultural



ZOCP2220 2022-03-30



**SUBJECT PROPERTY**  
**L A, DL 5, L.D.,**  
**PL KAP11164**

# Appendix C: SPECIFIC MAP

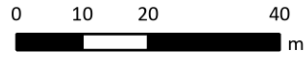


## LEGEND

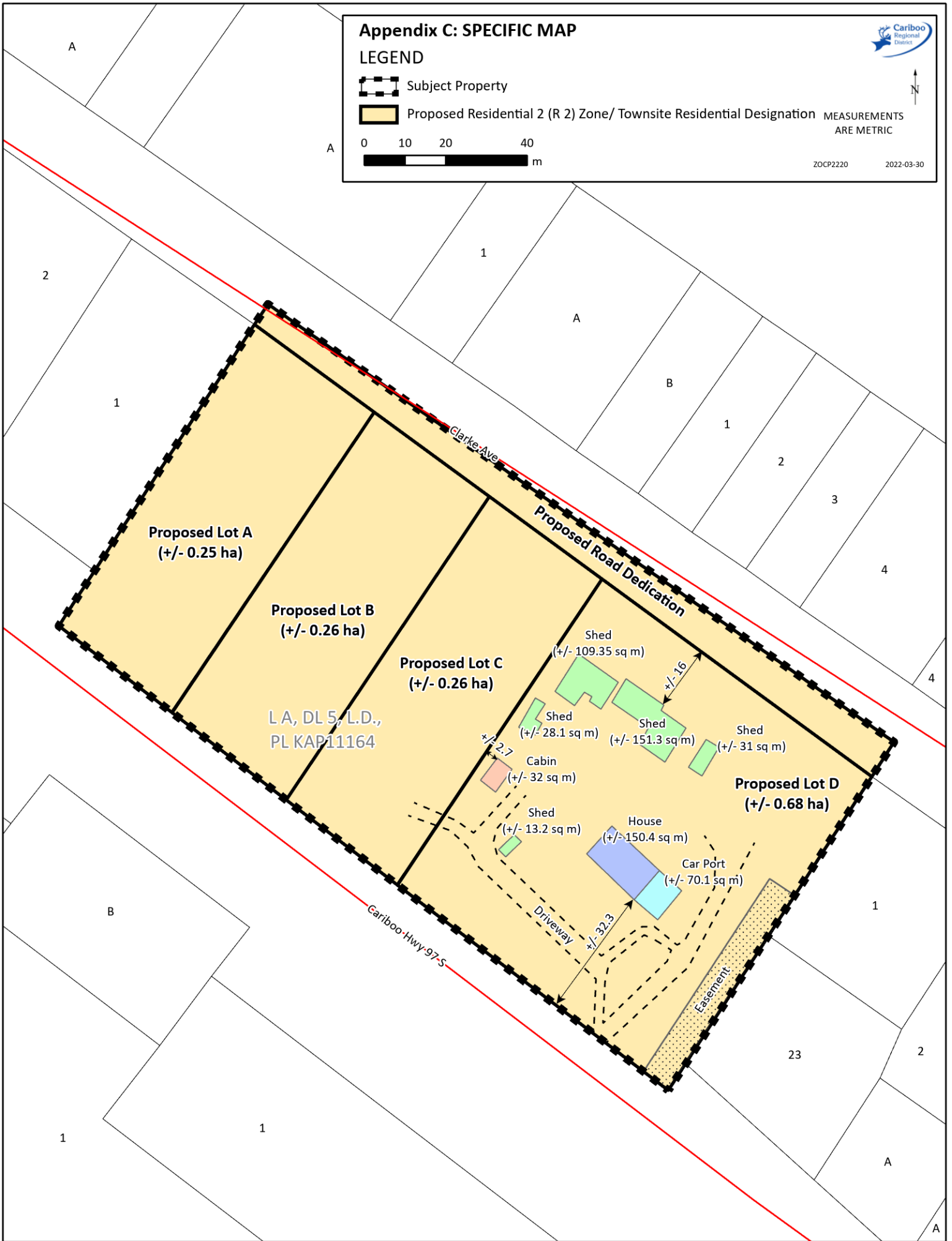
Subject Property

Proposed Residential 2 (R 2) Zone/ Townsite Residential Designation

MEASUREMENTS ARE METRIC



ZOCP2220 2022-03-30






**SUBJECT PROPERTY**  
**L A, DL 5, L.D.,**  
**PL KAP11164**

**Appendix D: GENERAL MAP ORTHO**  
**LEGEND**



 Subject Property

 ALR



0 30 60 120  
m

ZOCP2220

2022-03-30

Describe the existing use of the subject property and all buildings: Existing house used as residence when owners are in Lac la Hache.

Describe the proposed use of the subject property and all buildings: Create serviced residential lots.

Describe the reasons in support for the application: Demand is high; property is vacant on Proposed Lots A, B, and C.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Landscaped around existing house; treed with mostly semi-mature trees on remainder.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): No outstanding physical 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input 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"/>



**Date: April 25/ 2022**

**Applicant/Agent: Michael Kidston Land Surveying - Absent**

**Area G director - Al Richmond**

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

**Absent: Marilyn Niemiec, Nicola Maughn**

**Location of Application: 3973 Highway 97, Lac la Hache BC**

**Agenda Item: Rezoning/OCP Amendment**

**Moved by: Graham Leslie / Marvin Monical**

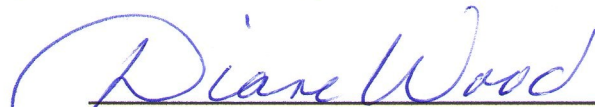
**Area G APC has no objection to this application providing that the lots created access from Clark Ave.**

**CARRIED UNANIMOUSLY**

**Moved by Diane Wood that the meeting terminate. 7:13 pm**

**Marvin Monical**

**Chair**

  
**Secretary**

RESPONSE SUMMARY BY THE CRD

RE: Lot A, Plan KAP11164, District Lot 5, Lillooet Land District; 3973 CARIBOO HWY 97 S

Approval Recommended Subject to Conditions listed Below:

1. General Comments:
  - a. The Proposal is to subdivide the property into 4 residential lots and remove the commercial designation from the Hwy 97 frontage portion.
  - b. Upon lot development, all Water and Sewer Connections to the newly subdivided lots will be made along Clarke Ave, where the Lac La Hache water and sewer mains run parallel.
2. General Conditions:
  - a. That the completed works be conducive with the Lac La Hache Water and Sewer and in accordance to all pertinent codes and standards.
  - b. Backwater valves shall be part of the sewer design, to prevent backups to the future homes being built.
  - c. Extraneous flows are not permitted to enter the sewer system, such as groundwater, rainwater, or any other extraneous source.
3. Upon lot development, application to the CRD to connect to the existing Lac La Hache Water and Sewer Mains must be completed.
  - a. Our By-Law requires that a plumbed building be connected to our water and/or sewer service and typically have one connection of each service type per lot.
  - b. Approval is subject to applicant applying for a service connection at each lot prior to issuance of a building permit.
  - c. Notice of connection to our Main lines must be given 2 weeks prior to the work being conducted in the field. This notice will include specifications and drawings on how the connection is to be made.
4. The CRD shall have the right to inspect any / all works pertaining to the sewer system during construction and we reserve the right to stop construction of the sewer system if it is not in accordance with the CRD Environmental Services Dept. standards.
  - a. The CRD shall be provided with all necessary documents, plans and drawings needed to complete our review of the sewer system prior to and during construction.
  - b. The CRD shall be provided with Record drawings and photos taken of the sewer system at the end of construction.

Signed By:



Title:

Manager of Environmental Services

Print Name:

Charles Boulet

Dept.:

Environmental Services Dept.

Date:

May 10, 2022

Org.:

CRD – Cariboo Regional District