



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220016

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5381, 2022

Electoral Area: L

Date of Referral: March 31, 2022

Date of Application: March 08, 2022

Property Owner's Name(s): CHRISTINE K JOHNSTON
GARY D JOHNSTON

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 5, District Lot 4050, Lillooet District, Plan 21377

Property Size(s): 4.04 ha (10 ac.)

Area of Application: 4.04 ha (10 ac.)

Location: 6145 Lone Butte-Horse Lk Rd.

Current Designation:
Rural Residential

Min. Lot Size Permitted:
4 ha (9.88 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 allow a two-lot subdivision.

No. and size of Proposed Lots: 2 Lots

Lot 1 - 2.02 ha (4.99 ac.)

Lot 2 - 2.02 ha (4.99 ac.)

Existing Buildings: Manufactured Home - 73.69 sq. m (796.1 sq. ft.)

Single Family Dwelling - 106 sq. m (1,141 sq. ft.)

Hay Barn - 30 sq. m (322.92 sq. ft.)

Barn - 124.3 sq. m (1,338 sq. ft.)

Shed - 5.75 sq. m (61.89 sq. ft.)

Shop (To Be Removed) - 111.5 sq. m (1,200 sq. ft.)

Proposed Buildings: No proposed buildings.

Road Name: Lone Butte-Horse Lake Road

Road Type: Paved

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

Services Available: Hydro, Sewage Disposal System, 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: N/A

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)	4.04 ha (10 ac.) - 7.8 ha (19.3 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.04 ha (5.04 ac.) - 4.25 ha (10.5 ac.)
	061 2 Acres Or More (Vacant)	2.03 ha (5.02 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.04 ha (5.04 ac.)
	063 2 Acres Or More (Manufactured Home)	2 ha (4.96 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.04 ha (10 ac.)

PLANNING COMMENTS

Background:

A rezoning application has been received by planning staff for the property at 6145 Lone Butte Horse Lake Road. The subject property is a 4.04 ha (10 ac.) parcel. The property is currently zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 which has a minimum lot size of 4 ha (9.88 ac.). The property is currently designated Rural Residential in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018 (OCP) which has a minimum lot size of 2 ha (4.94 ac.).

The proposed rezoning would allow a two-lot subdivision of the subject property. This would result in two 2.02 ha (4.99 ac.) parcels. The applicants request that the property be rezoned from Rural 1 (RR 1) to Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw.

Location and Surrounding:

The subject property is mostly cleared towards the road where the house, driveway, and some pastures are located. The rear of the property is mostly treed. The surrounding properties are rural, with most being zoned Rural 1 (RR 1) and some, including directly adjacent properties, being zoned Rural 2 (RR 2). Lot sizes adjacent to the subject property range from 2 ha (4.96 ac.) to 7.8 ha (19.3 ac.). A secondary dwelling was installed in 2020 on the property in accordance with Section 4.26 Secondary Suites and Detached Accessory Dwelling Units of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

Past Relevant Applications

A previous application to rezone the property adjacent to the subject property was made in 2008. South Cariboo Area OCP and Zoning Amendment application 4600-20/2723 was adopted in 2008 to amend the Rural 1 (RR 1) zone to Rural 2 (RR 2) to permit a subdivision. Similarly, South Cariboo Area OCP and Zoning Amendment application 4600-20/2805 was adopted in 2010 to rezone the property directly across Lone Butte Horse Lake Road from the subject property from RR 1 to RR 2.

CRD Regulations and Policies:

5171 South Cariboo Area Official Community Plan Bylaw, 2018

8.2 Objectives

8.2.1 Maintain the varied character of the area, by permitting a range of lot sizes.

- 8.2.2 Ensure the availability of sufficient land for residential development for a minimum of ten years.
- 8.2.3 Provide a range of lot sizes that reflect the goal of maintaining a rural character.
- 8.2.7 Direct development to areas without geotechnical or environmental hazards and, where present, ensure mitigation measures are in place to reduce such hazards to acceptable levels.

3501 South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff have no objection to the proposed rezoning application. The proposal would allow the future subdivision of the subject property into two lots, each 2.02 ha (4.96 ac.) in size.

The South Cariboo Area Official Community Plan contains objectives for residential growth including ensuring that a range of lot sizes are available and that they maintain a rural character. These should be in areas not affected by geotechnical or environmental hazards. This proposed subdivision would meet these criteria. The proposed lot size is consistent with the Official Community Plan designation.

The Interior Health Authority (IH) has reviewed the application and has not identified any health impacts associated with the proposal. As such, IH interests remain unaffected. Further analysis will take place during the subdivision stage.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning application. During subdivision stage MOTI may request further consideration of items such as access, drainage, sewage disposal, proof of water, archaeological assessment and right of way dedication.

The Electoral Area 'L' Advisory Planning Commission has reviewed the application and have no objection to the proposed rezoning.

The CRD Chief Building Official has no objections to the proposed subdivision. The subject property is located within the building inspection service area. Activities such as demolition, construction, or renovation of buildings and structures require permits from the Building Services Department. Planning staff note that demolition permits will be required for the shop which is

proposed to be removed. The demolition of the shop would be addressed at subdivision. It is not required to be demolished as a condition to adoption of this rezoning application, as alternative lot line locations may be determined during subdivision application with MOTI.

Planning Staff are supportive of the application as the proposal is consistent with the development objectives in the South Cariboo Area Official Community Plan. The property is not located near any watercourses or agricultural operations and as such staff have not recommended any required conditions associated with the rezoning.

Recommendation:

That the South Cariboo Area Zoning Amendment Bylaw No. 5381, 2022 be given first and second reading.

REFERRAL COMMENTS

Health Authority: April 1, 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 may 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: April 1, 2022

EDAS # 2022-01787

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

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

Advisory Planning Commission: May 2, 2022
See attached.

Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official: April 12, 2022
No objections.

BOARD ACTION

May 19, 2022:
That South Cariboo Area Zoning Amendment Bylaw No. 5381, 2022 be read a first and second time, this 19th day of May, 2022.

ATTACHMENTS

Appendix A: Bylaw 5381
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. 5381

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. 5381, 2022".

2. AMENDMENT

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

- i) rezoning Lot 5, District Lot 4050, Lillooet District, Plan 23269 from Rural 1 (RR 1) zone to Rural 2 (RR 2) 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 28th 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. 5381, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5381, 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

Designations

Acreage Residential

Industrial

Parks, Recreation & Open Space

Resource Area

Upland Residential

Rural Residential

Agriculture

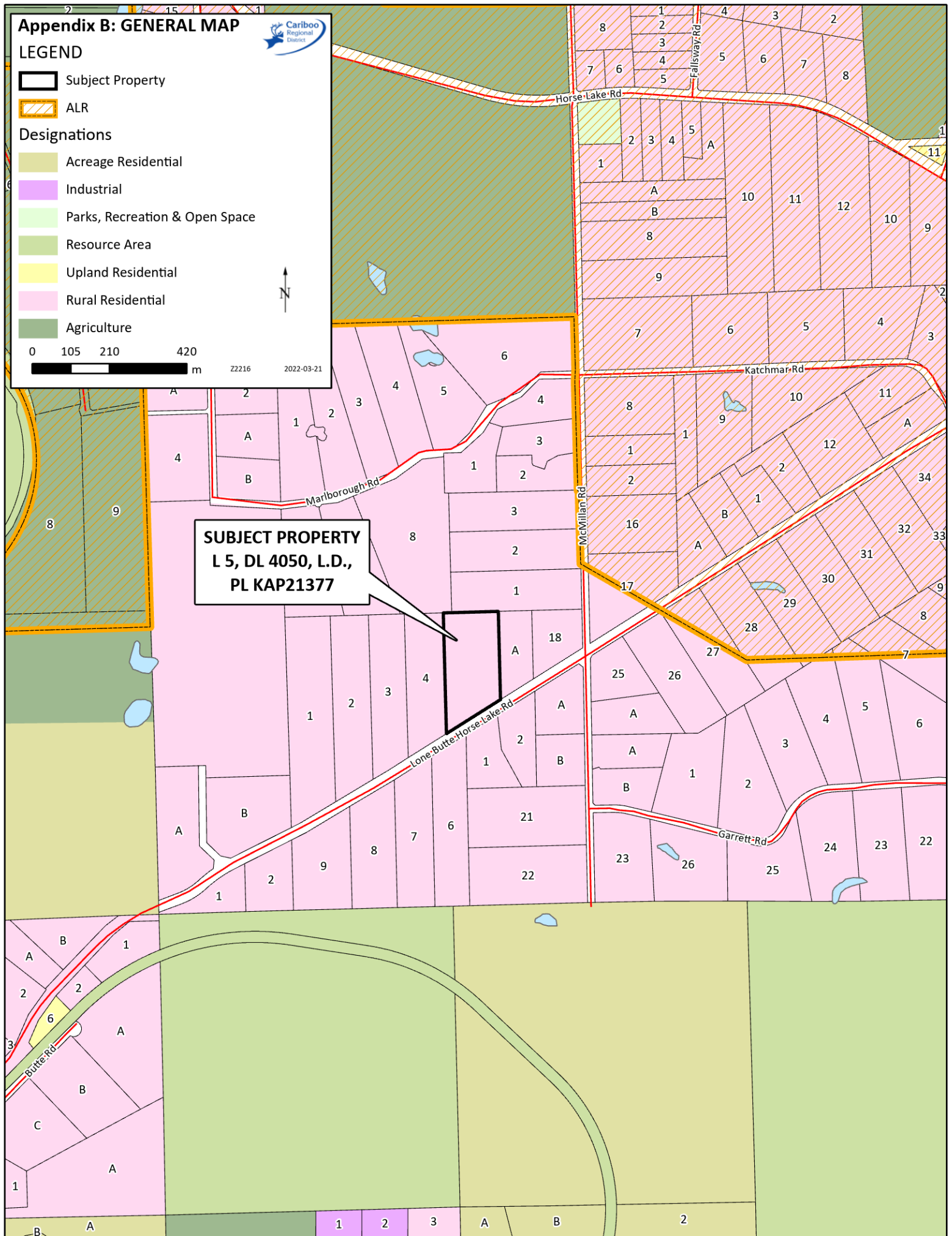
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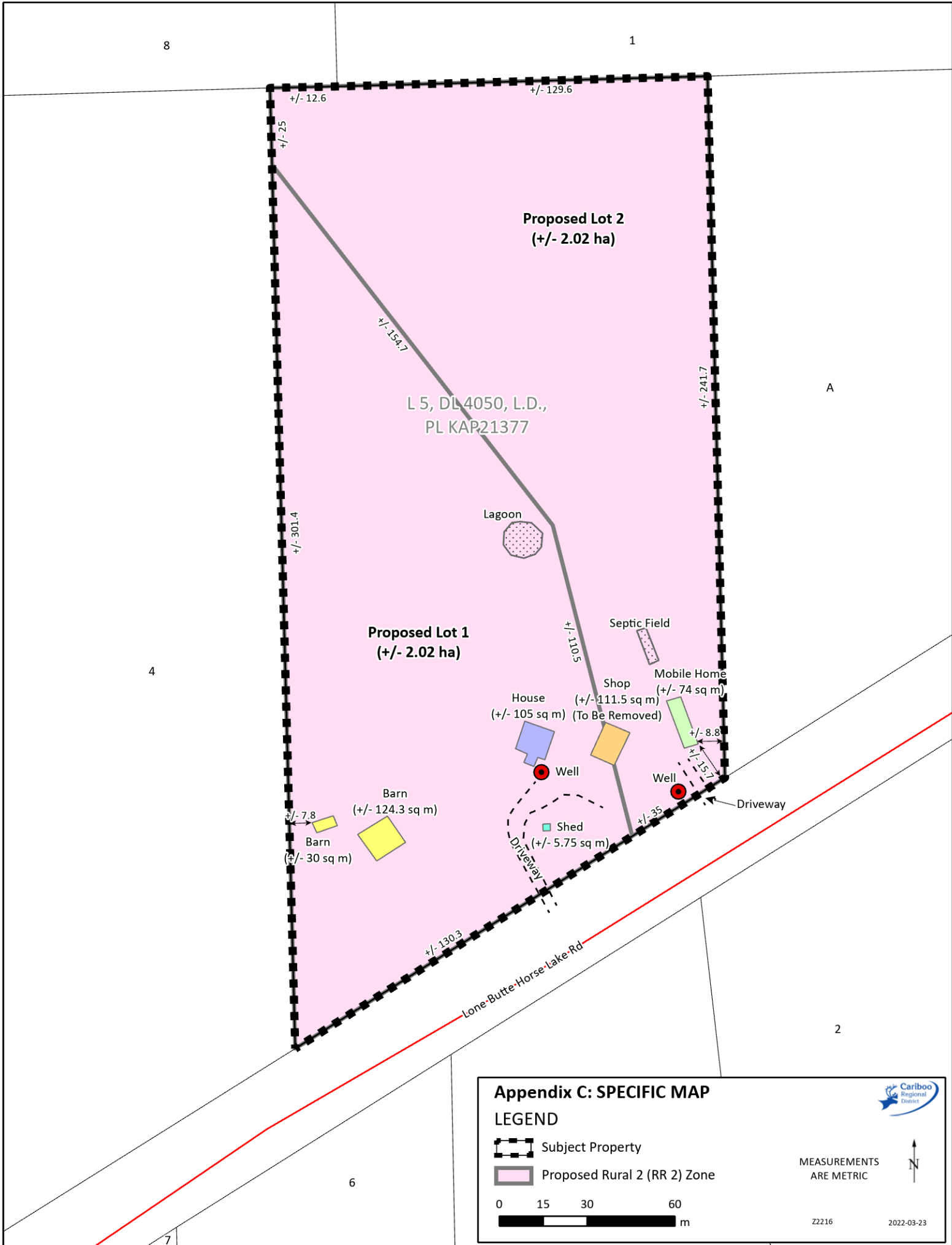
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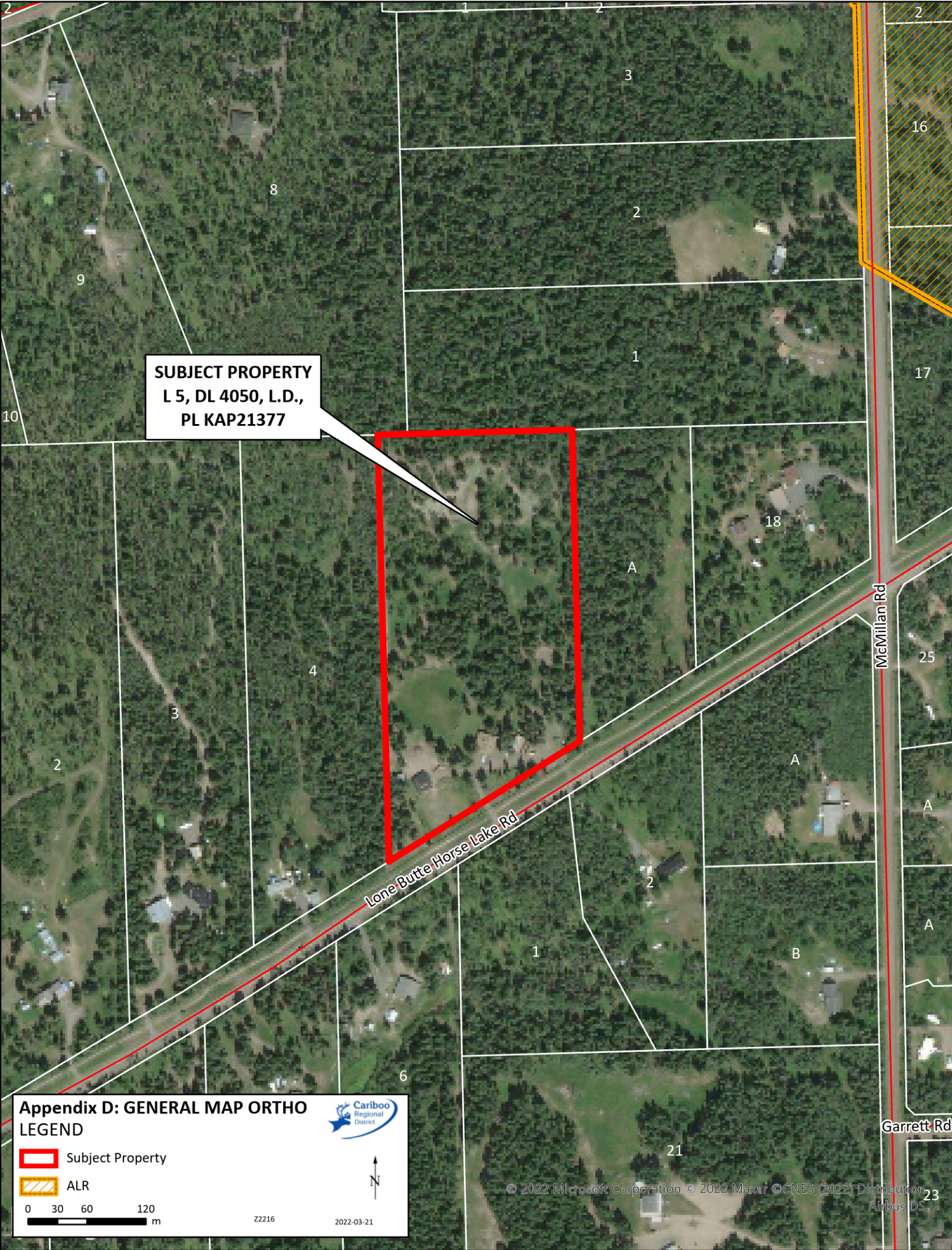
Z2216

2022-03-21

SUBJECT PROPERTY
L 5, DL 4050, L.D.,
PL KAP21377








SUBJECT PROPERTY
L 5, DL 4050, L.D.,
PL KAP21377

Appendix D: GENERAL MAP ORTHO
LEGEND



 Subject Property

 ALR

0 30 60 120
m



Z2216

2022-03-21

Describe the existing use of the subject property and all buildings: Residential.
Mobile home was installed - separate well, septic, driveway - for ageing
step-mother; now vacant.

Describe the proposed use of the subject property and all buildings: Residential.
Barns for 2 horses owned by principal residents.

Describe the reasons in support for the application: 4 ha is under utilized. Separate
residence is completely self-contained and has large investment.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
Front half of property mostly cleared for infrastructure and pasture;
back half mostly treed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input 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 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 'L' advisory planning commission held on
in the phone, located at Lone Butte, BC, commencing at

May 2, 2022
7:45 pm.

PRESENT:

Chair

Sharon Woloshyn

Members

Ursula Hart
Barb Mathin

Recording Secretary

Barb Mathin for Inga Udloft

Owners/Agent, or

☒ Contacted but declined to attend ☒

ABSENT:

Steve Brown

ALSO PRESENT: Electoral Area Director

Staff support (if present) ☒

Agenda Items

REZONING APPLICATION - 3360-20/20220016 (LOT 5, DISTRICT LOT 4050, LILLOOET DISTRICT, PLAN 21377)

Ursula / Sharon: THAT the application to rezone property at 6145 LONE BUTTE HORSE LK RD., be supported/rejected for the following reasons:

- i) All the required setbacks particularly for the
- ii) logcans seem to be in compliance
- ACP allows for RR2

For: 111

Against:

CARRIED/DEFEATED

Termination

/: That the meeting terminate.

CARRIED

Time:

Barb Mathin
Recording Secretary

For Inga Udloft

Sharon Woloshyn
Chair