



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20210057

**Bylaw(s):** South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021

**Electoral Area:** G

**Date of Referral:** December 01, 2021 and March 15, 2022

**Date of Application:** October 28, 2021

**Property Owner's Name(s):** 1251625 B C LTD

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610

**Property Size(s):** 0.8 ha (1.98 ac.)

**Area of Application:** 0.8 ha (1.98 ac.)

**Location:** 5501 Park Drive

**Current Designation:**

Commercial

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

General Commercial (C 1)

**Min. Lot Size Permitted:**

4,000 square metres (43,057 square feet)

**Proposed Zoning:**

Special Exception C 4-7

**Min. Lot Size Permitted:**

4,000 square metres (43,057 square feet)

**Proposal:** Business or Professional Office; Contractor's Office, Shop or Yard; and, Mini-Storage and Self Storage Facility.

Note: Application is being re-referred to include additional Health Services Centre use, intended for a Yoga Studio within existing office building.

**No. and size of Proposed Lots:** No new lots proposed.

**Existing Buildings:** 322.54 sq. m (3,472 sq. ft.) Office Building

**Proposed Buildings:** 4 storage buildings

Unit 1 - 416.19 sq. m (4,480 sq. ft.)

Unit 2 - 390.2 sq. m (4,200 sq. ft.)

Unit 3 - 364.2 sq. m (3,920 sq. ft.)

Unit 4 - 169.07 sq. m (1,820 sq. ft.)

**Road Name:** Park Drive

**Road Type:** Paved

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

**Services Available:** Hydro, Telephone, 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:** Yes

**Development Permit Area Name:** Commercial Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	23.85 ha (58.93 ac.)
(b) South	234 Manufactured Home Park	1.59 ha (3.95 ac.) - 2.64 ha (6.54 ac.)
(c) East	000 Single Family Dwelling	0.29 ha (0.73 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.40 ha (1 ac.)
	150 Beef	30.62 ha (75.67 ac.)
	652 Churches & Bible Schools	1.18 ha (2.94 ac.)
(d) West	180 Mixed	24.8 ha (61.37 ac.)

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## PLANNING COMMENTS

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### Update (April 4, 2022)

The applicant has requested health services centre be added to the list of permitted land uses. This would permit the upper floor of the contractor's office to be used for a yoga studio. The associated Development Variance Permit application (3090-20/20210062) to decrease the number of required parking stalls has also been re-referred as the applicant has reconfigured the parking area.

Re-referral to the relevant agencies has been made. Comments returned indicate no change from initial referral responses from the Ministry of Transportation and Infrastructure and Interior Health. While the Electoral Area 'G' Advisory Planning Commission has no objection to the addition of the health services centre use, they recommend rejection of the associated variance permit for a reduction in parking stalls. See associated file (3090-20/20210062) for further discussion.

The Cariboo Regional District Chief Building Official has reviewed the application re-referral. The change in occupancy of the existing structure will require a permit from the Building Services department. Further accessibility requirements of the BC Building Code may be required depending on the configuration.

Planning staff have no objection to the proposed yoga studio and support the application with this amendment to the proposed Special Exception Zone as described in the Revised Recommendation below.

### Revised Recommendation

That Section 2 of the South Cariboo Area Zoning Amendment Bylaw No. 5358 be amended as follow:

Deleting Section 2 and replacing with:

#### **2. AMENDMENT**

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

i) Including Section 5.4.3.7 in Schedule "A" as follows:

5.4.3.7                      Special Exception C 4-7 Zone (3360-20/20210057)

**Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall be limited to:**

- (i) NON-RESIDENTIAL USES:**
  - i) business or professional office;**
  - ii) contractor's office, shop, or yard;**
  - iii) health services centre;**
  - iv) car wash, laundromat, cleaning and dry cleaning establishment;**
  - v) mini-storage or self-storage facility;**
  - vi) publishing and printing;**
  - vii) building supply stores;**
  - viii) commercial nursery and greenhouse;**
  - ix) upholstery shop;**
  - x) plumbing, heating, and electrical sales and service;**
  - xi) paint, floor or wall covering store;**
  - xii) antique and secondhand sales;**
  - xiii) commercial museum;**
  - xiv) taxidermies;**
  - xv) office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;**
  - xvi) ancillary buildings.**

**(ii) OPEN STORAGE**

**Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.**

**All other provisions of the C 4 zone apply.**

Update (January 24, 2022)

At the January 14, 2022, Board Meeting, the Board of Directors resolved to defer the application. The Electoral Area G Director expressed concerns about external storage on the property and its visibility from Cariboo Highway 97 and Park Drive. Planning staff suggest changes to the proposed special exception zone to restrict the use of the property for open storage and specify that any

open storage must be located behind the contractor's office and fenced in accordance with the requirements of 5.4.2 (e). Planning staff request the Board of Directors consider the application with these amendments to the proposed Special Exception zone as described below.

Revised Special Exception Zone:

5.4.3 Special C 4 Zones

5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall include:

(i) NON-RESIDENTIAL USES:

- i) business or professional office;
- ii) contractor's office, shop, or yard;

(ii) OPEN STORAGE

Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.

All other provisions of the C 4 zone apply.

Background:

The proposed rezoning amendment for this 0.8 ha (1.97 ac.) property at 5501 Park Drive in 103 Mile applies to rezone from General Commercial (C 1) to Special Exception C 4-7. This proposal facilitates a proposed mini-storage and self-storage use, and to legalize the contractor's office currently being used on the property. This rezoning application will amend the South Cariboo Area Zoning Bylaw No. 3501, 1999. The South Cariboo Area Official Community Plan Bylaw 5171, 2018 designates the property as commercial. Both the existing C 1 zoning and the Special Exception C 4-7 zone as proposed would be compliant with this designation.

Subject to the successful adoption of this zoning amendment bylaw, approval by the Board of a Development Permit for the Form and Character of the proposed mini-storage facilities, and a Development Variance Permit for the reduction of parking requirements will be required prior to construction of the proposed development. These permit applications have been made and will be presented at a future Board of Directors meeting to align with the proposed adoption of this bylaw amendment as file numbers DP20210060 and DVP20210062 respectively. The proposal consists of 4 mini-storage buildings ranging from 169.07 sq. m (1,820 sq. ft.) to 416.19 sq. m (4,480 sq. ft.). The proposed zone will permit a business or professional office, and a contractor's

office, shop, or yard in addition to the existing uses permitted in the Highway Commercial (C 4) zone.

The proposed Special Exception Zone reads as follows:

#### 5.4.3 Special C 4 Zones

##### 5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall include:

- (i) NON-RESIDENTIAL USES:
  - i) business or professional office;
  - ii) contractor's office, shop, or yard;

All other provisions of the C 4 zone apply.

#### Location and Surrounding:

The subject property is located at the corner of Park Drive in 103 Mile and Cariboo Highway 97. The property is not connected to the 103 Mile water service area. The property is identified as part of the South Cariboo Area Official Community Plan Commercial Development Permit Area.

#### Previous Applications:

The subject property, prior to constructing the existing 322.54 sq. m (3,472 sq. ft.) office building, required a development permit for form and character. This permit was approved by the Board of Directors at the October 2<sup>nd</sup>, 2020 Board Meeting as file number DP20200019.

#### CRD Regulations and Policies:

*3501 South Cariboo Area Zoning Bylaw, 1999*

### **5.4 SERVICE COMMERCIAL (C 4) ZONE**

#### 5.4.1 USES PERMITTED

- (b) NON-RESIDENTIAL USES:
  - v) mini-storage or self-storage facility;

#### 5.4.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = UNSERVICED LOT 4,000 square metres (43,057 square feet)

Rationale for Recommendations:

The requested zoning amendment from General Commercial to Special Exception C 4-7 would allow a mini-storage facility to be constructed on the site, subject to a Development Permit for Form and Character. While office uses are permitted in the C 1 zone, the property is owned and operated by a contracting company which retains a separate office use in the Cariboo Regional District zoning bylaws. As such this rezoning will also legalize the existing uses on the property. The proposal is consistent with the current commercial designation in the South Cariboo Area Official Community Plan.

The Ministry of Transportation and Infrastructure (MOTI) has no objection to the proposed rezoning. The Ministry requires that there be no direct access to the property from Cariboo Highway 97 and a commercial access permit is required prior to final approval by MOTI.

The Interior Health Authority has no objection to the proposed zoning amendment but does have concerns regarding the long-term sustainability of the lot, specifically with regards to sewerage disposal. Land constraints such as the relatively small lot size and onsite well have been considered by the Authority. Interior Health recommends that a covenant be registered to reserve land on the site for an additional sewerage system. Planning Staff appreciate the response of Interior Health but respectfully note that the Cariboo Regional District (CRD) does not have precedent regarding such covenants as the CRD does not enforce sewerage requirements for lots not affected by the Shoreland Management Policy or similar requirements. Interior Health also requires that the onsite well be subject to the approval and permitting requirements of the *BC Drinking Water Protection Act and Regulation*.

The Electoral Area 'G' Advisory Planning Commission (APC) states no objection to this rezoning application, provided that the applicant be limited to the proposed development and that everything being stored on site is confined to storage units 1, 2, 3 and 4.

The CRD Chief Building Official advises that a building permit is required for the proposed storage units. At that time spatial separation and fire rating requirements will be assessed.

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be given first and second reading, and that adoption be subject to the following.

- i. The applicant providing proof of application for a commercial access permit to the Ministry of Transportation and Infrastructure.

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## REFERRAL COMMENTS

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Health Authority:

*December 17, 2021:*

See attached.

*March 21, 2022:*

With respect to the above noted re-referral for rezone, my initial comments supplied in my December 17th letter to you with respect to the original rezoning application are attached, and still apply to this rezoning re-referral, in particular around lot size, development on the lot and long term sustainability with respect to sewerage disposal (ensuring there is enough room for a reserve field).

Ministry of Transportation and Infrastructure:

*December 6, 2021:*

EDAS: 2021-06409

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please advise applicant they are required to submit detailed site plan showing access from Park Drive and completed H0200 prior to final approval by the Ministry.

Please note there shall be “NO DIRECT ACCESS” to Cariboo Highway # 97.

*March 17, 2022:*

EDAS # 2022-01441

The Ministry has no objection in principle to the addition of a yoga studio. All parking must be on-site and there shall be no direct access now or in the future to Cariboo Highway # 97. The access must remain in the existing location along Park Drive.

Advisory Planning Commission: December 14, 2021 and March 28, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official:

*January 4, 2022:*

Building permit required for proposed storage units. Spatial separation and fire rating requirements will be required.

*April 12, 2022:*

Building permit require for change of occupancy permit. Further accessibility requirements of the BCBC may be required depending on configuration.

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## BOARD ACTION

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### January 14, 2022:

That consideration of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be Deferred for up to three months to allow staff time to establish the size of the fence area for outside storage.

### February 4, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a first and second time, this 4th day of February 2022. Further, that adoption be subject to the following:

The applicant agreeing to remove Non Residential Uses (b) i, ii, iii, vi, ix, xi, xii, xix and xx, as listed in the Service Commercial (C 4) zone, from the proposed Special Exception C 4-7 zone. Further that the applicant provide proof of application for a commercial access permit to the Ministry of Transportation and Infrastructure.

### February 25, 2022:

That second reading of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 given on February 4, 2022, be rescinded. Further, that South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be amended as follows:

Deleting Section 2 and replacing with:

#### 2.AMENDMENT

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

i. Including Section 5.4.3.7 into Schedule "A" as follows:

#### 5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall be limited to:

- (i) NON-RESIDENTIAL USES:
  - i) business or professional office;
  - ii) contractor's office, shop, or yard;
  - iii) car wash, laundromat, cleaning and dry cleaning establishment;
  - iv) mini-storage or self-storage facility;
  - v) publishing and printing;
  - vi) building supply stores;
  - vii) commercial nursery and greenhouse;

- viii) upholstery shop;
- ix) plumbing, heating, and electrical sales and service;
- x) paint, floor or wall covering store;
- xi) antique and secondhand sales;
- xii) commercial museum;
- xiii) taxidermies;
- xiv) office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
- xv) ancillary buildings.

(ii) OPEN STORAGE

Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.

All other provisions of the C 4 zone apply.

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a second time, as amended, this 25<sup>th</sup> day of February, 2022.

April 29, 2022:

That second reading of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 given on February 25, 2022, be rescinded. Further, that South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be amended as follows:

Deleting Section 2 and replacing with:

2. AMENDMENT

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

- i. Including Section 5.4.3.7 in Schedule "A" as follows:

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- i) business or professional office;
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- iii)health services centre;
- iv)car wash, laundromat, cleaning and dry cleaning establishment;
- v)mini-storage or self-storage facility;
- vi)publishing and printing;
- vii)building supply stores;
- viii)commercial nursery and greenhouse;
- ix)upholstering shop;
- x)plumbing, heating, and electrical sales and service;
- xi)paint, floor or wall covering store;
- xii)antique and secondhand sales;
- xiii)commercial museum;
- xiv)taxidermies;
- xv)office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
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All other provisions of the C 4 zone apply.

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a second time, as amended, this 29<sup>th</sup> day of April, 2022.

July 8, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be read a third time, this 8<sup>th</sup> day of July, 2022.

September 1, 2022:

That consideration of adoption of South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021 be deferred for up to 60 days to allow the applicant to submit a complete building permit application to the building department for the new proposed occupancy.

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## ATTACHMENTS

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- Appendix A: Bylaw 5358
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicants Supporting Documentation
- Advisory Planning Commission Comments
- Interior Health Comments
- Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5358

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. 5358, 2021".

2. AMENDMENT

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

- i) Including Section 5.4.3.7 into Schedule "A" as follows:

5.4.3.7 Special Exception C 4-7 Zone (3360-20/20210057)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses shall be limited to:

- (i) NON-RESIDENTIAL USES:
- i) business or professional office;
  - ii) contractor's office, shop, or yard;
  - iii) health services centre;
  - iv) car wash, laundromat, cleaning and dry cleaning establishment;
  - v) mini-storage or self-storage facility;
  - vi) publishing and printing;
  - vii) building supply stores;
  - viii) commercial nursery and greenhouse;

- ix) upholstering shop;
- x) plumbing, heating, and electrical sales and service;
- xi) paint, floor or wall covering store;
- xii) antique and secondhand sales;
- xiii) commercial museum;
- xiv) taxidermies;
- xv) office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
- xvi) ancillary buildings.

(ii) OPEN STORAGE

Open storage on the property is limited to an area of 370 sq. m (3,983 sq. ft.) and shall occur only when screened in accordance with Section 5.4.2 (e). Open storage associated with mini-storage or self-storage facility is prohibited. Open storage must be located to the rear of the contractor's office building.

All other provisions of the C 4 zone apply.

- ii) rezoning Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610 from General Commercial (C 1) zone to Special Exception C 4-7 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 4<sup>th</sup> DAY OF February, 2022.

READ A SECOND TIME THIS 29<sup>th</sup> DAY OF April, 2022.

A PUBLIC HEARING WAS HELD ON THE 14<sup>th</sup> DAY OF June, 2022.

READ A THIRD TIME THIS 8<sup>th</sup> DAY OF July, 2022.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 11<sup>th</sup> DAY OF August, 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. 5358, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

Manager of Corporate Services

**SUBJECT PROPERTY**  
**L 1, PL KAP17558, DL 4188, L.D.,**  
**EXC PL KAP50471,**  
**& EXC PL KAP596 10**

**Appendix B: GENERAL MAP**

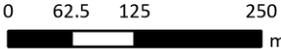


**LEGEND**

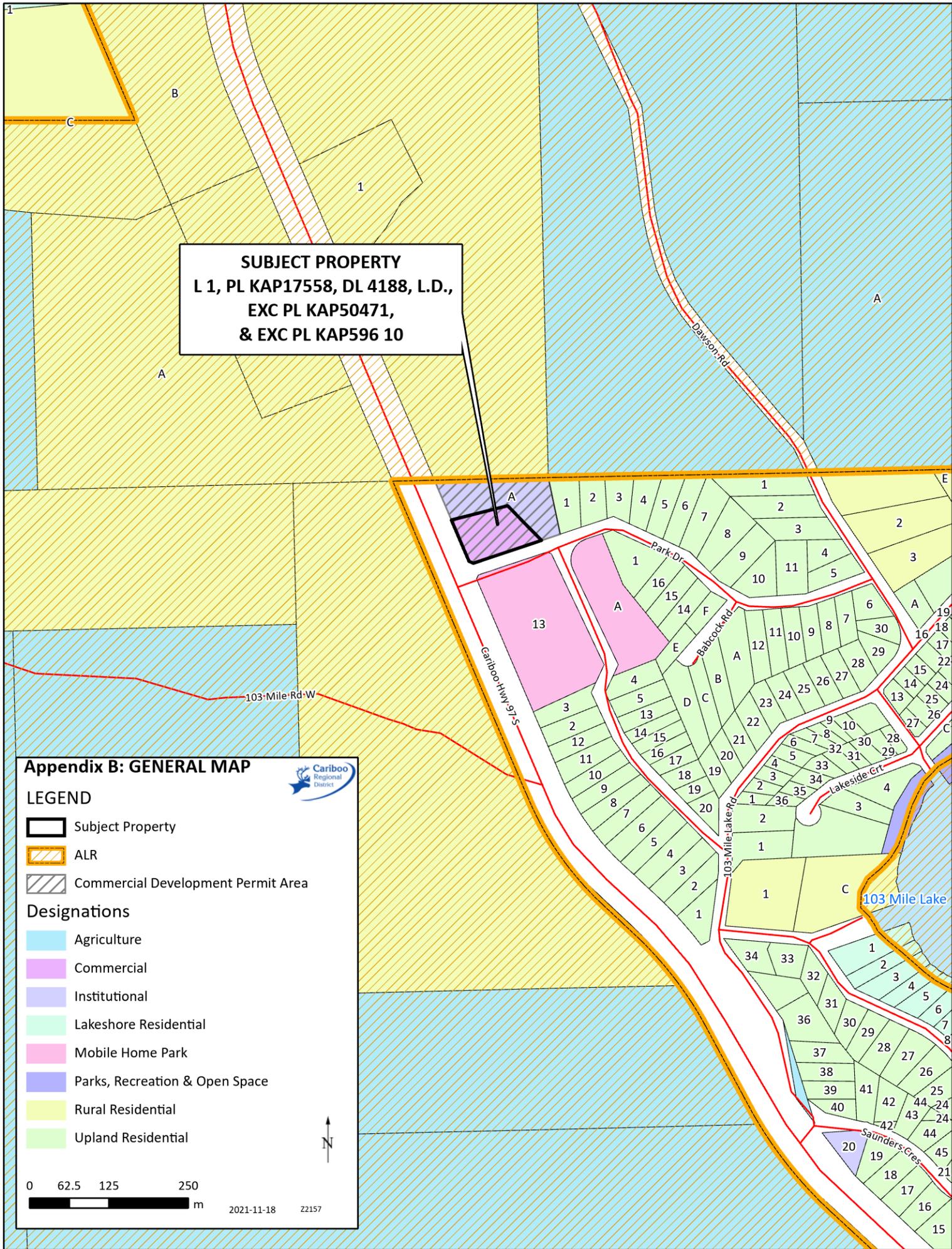
- Subject Property
- ALR
- Commercial Development Permit Area

**Designations**

- Agriculture
- Commercial
- Institutional
- Lakeshore Residential
- Mobile Home Park
- Parks, Recreation & Open Space
- Rural Residential
- Upland Residential

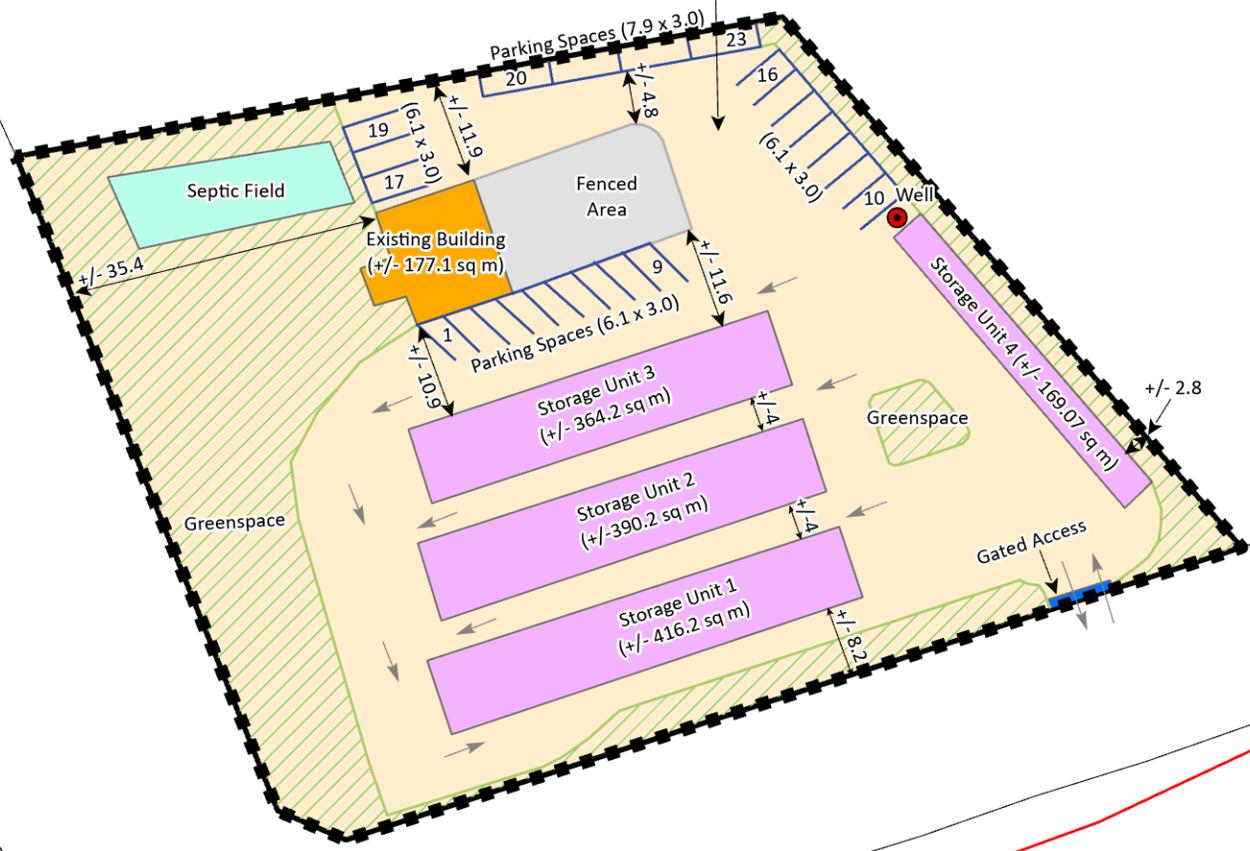


2021-11-18 22157



L 1, PL KAP17558,  
DL 4188, L.D.,  
EXC PL KAP50471,  
& EXC PL KAP596 10

A



**Appendix C: SPECIFIC MAP**

**LEGEND**

- Subject Property
- Proposed Special Exception C 4-7 Zone
- ALR

0 5 10 20  
m

MEASUREMENTS ARE METRIC

2022-03-14 Z2157

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**  
L 1, PL KAP17558, DL 4188, L.D.,  
EXC PL KAP50471,  
& EXC PL KAP596 10

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



- Subject Property
- ALR



2021-11-17 22157

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

Describe the existing use of the subject property and all buildings: ~~Commercial~~ office building  
for Mr. T Contracting / Free mantle Enterprises Ltd

Describe the proposed use of the subject property and all buildings: ~~multi family residential~~  
STORAGE UNITS

Describe the reasons in support for the application: ~~shortage of apartment units~~  
SHORTAGE ON STORAGE UNITS IN TOWN  
CENTRAL PROPERTY BETWEEN 100 NILE & 108 NILE

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Grassland

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" 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"/>





December 17<sup>th</sup>, 2021

Jonathan Reitsma, BURPI  
Planning Officer  
Cariboo Regional District  
Suite D, 180 North 3rd Avenue  
Williams Lake, BC V2G 2A4

Mail to: [planning@cariboord.ca](mailto:planning@cariboord.ca)

Dear Jonathan,

**RE: File Number: 3360-20/20210057, Lot 1, District Lot 4188, Lillooet District, Plan 17558, Except Plans KAP50471 and KAP59610, 5501 Park Drive**

Thank you for the opportunity to provide comments regarding the above noted application. It is our understanding that the proposal is to rezone the 0.8ha property from General Commercial (C 1) to Special Exception (C 4-7) to allow for an office building and mini/self storage, which includes four storage buildings/storage yard. It is our understanding that the lot will be serviced by onsite sewerage and an onsite well.

A file review has been conducted, and while we have no objections to the proposed rezone, we do have some concerns around the long term sustainability of the lot with regards to sewerage disposal. Some land constraints noted in the supplied parcel development plans include: smaller lot size (0.8ha), onsite well and limited available land due proposed storage yard, storage buildings, parking and access lanes. The main concerns with these constraints pertains to whether or not there is enough appropriate land for a back up area for affordable wastewater servicing/onsite sewerage system into the future. All sewerage systems have a limited lifespan, so in order to be viably self sufficient for onsite sewerage in the long term, we recommend that as a condition of approval a back up area of land for the existing sewerage system be identified by an Authorized Person (as per the *BC Sewerage System Regulation [326/2004]*).

Further, as noted in the referral, water for the parcel is to be supplied by an onsite well. As such, the water supply system that services the parcel and proposed business may be subject to the approval and permitting requirements of the BC Drinking Water Protection Act and Regulation if it provides domestic water to employees. See [Drinking Water Providers and Operators - Interior Health](#) for more information.

Interior Health is committed to working collaboratively with the Cariboo Regional District to support healthy, sustainable land use planning and policy creation. Please feel free to contact me directly if you have any further questions or comments.

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



I can be reached at 250-851-7347 or [misty.palm@interiorhealth.ca](mailto:misty.palm@interiorhealth.ca)

Sincerely,

A handwritten signature in blue ink, appearing to read "Misty Palm".

Misty Palm, B.Tech. CPHI(C)  
Environmental Health Officer  
Healthy Communities

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20210057

Date: Tuesday, June 14<sup>th</sup>, 2022

Location: 108 Community Hall

Re: **SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5358, 2021**

### Persons Present:

- Director: Al Richmond
  - Owner(s): 1251625 BC Ltd. (Dietmar Fiestmantl)
  - Agent:
  - Public: See attached list
  - Staff:
  - No public in attendance** (excluding owner/agent)
- 

Meeting called to order at 7:01 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:

**A person identifying himself as representing the applicant explained the proposed subdivision and offered to answer any questions those in attendance might have. A number of people spoke in support of the application pointing out the need for a yoga studio. There were no negative comments received. One additional letter of support was received.**

Comments of concern/opposition:

**There were no negative comments received.**

Attendees were asked three times for further comments and/or questions.

The Chair called the meeting adjourned at 7:40 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

## Genny Hilliard

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**From:** mdillabough64 <mdillabough64@gmail.com>  
**Sent:** May 5, 2022 11:33 AM  
**To:** CRD Planning  
**Subject:** The Union MVMNT permit

You don't often get email from mdillabough64@gmail.com. [Learn why this is important](#)

Good morning. I'm a one of over 120 health care worker in Long Term Care and we have been dealing with this pandemic for OVER 2 years now! Health care workers are struggling with their own mental health but are extremely committed to our family in LTC! Exercise is one of the requirements that counsellors have recommended to support our mental health. This new business NEEDS to be up and running as it offers a lot of classes that would benefit us immensely.

Is there any way this permit could be placed at the top of your priority approvals please?

Thank you for listening to our plea. From all health care workers in Long Term Care!

Maxine

Sent from my Galaxy

## Genny Hilliard

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**From:** Jill Cosman <cosmotave@outlook.com>  
**Sent:** May 5, 2022 12:01 PM  
**To:** CRD Planning  
**Subject:** The union movement opening

You don't often get email from cosmotave@outlook.com. [Learn why this is important](#)

Good afternoon

I'm writing this to let you know how important this studio will be for our little community and especially the 103. This studio will be a safe positive space for kids and family's let's get the doors open . I live in the 103 and I know how many people this will benefit .

Let's make this happen get this studio open

Sincerely Jill Cosman

## Genny Hilliard

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**From:** Kayla Thorn <kayla-thorn9@hotmail.com>  
**Sent:** May 5, 2022 12:22 PM  
**To:** CRD Planning  
**Subject:** The Union MVMT

[You don't often get email from kayla-thorn9@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Hello,

I am writing in regards to The Union MVMT and it's upcoming opening. I would love to see this business open as soon as possible. As you are well aware, the ongoing pandemic has caused many people to struggle with their health and well-being. Myself specifically I have felt my anxiety and mental health become more difficult to manage as time has gone on. A yoga studio is a great opportunity and environment to begin to work through these issues and with the other studio closed in 100 Mile this is a needed amenity for many community members including myself. The sooner it opens the sooner community members can begin to push forward in their personal healing and growth. I hope that you will take these things into consideration as you push forward with allowing this business to open.

Kind regards,

Kayla Thorn

## Genny Hilliard

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**From:** Kristen Baker <misskristenlynn91@gmail.com>  
**Sent:** May 5, 2022 12:32 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

[You don't often get email from misskristenlynn91@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Hello,

I am emailing in regards to The Union MVMNT and it's opening.

I think it is important to our community that this business open ASAP.

Our community needs this business after the stressful two years we've had from the pandemic. The Union MVMNT will provide a space to improve our physical and mental well-being. Every community needs that.

Thank you for your time.

Kristen

## Genny Hilliard

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**From:** Jil Freeman <info@freelinesigns.com>  
**Sent:** May 5, 2022 1:11 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from info@freelinesigns.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing in regards to the opening of the Union MVMNT studio here in 100 Mile House. It has been brought to my attention that the business is undergoing a re-zoning to the location of the studio in order for it to open. I would like to express my interest in this matter in hopes that the re-zoning does take place so that The Union MVMNT can in fact open.

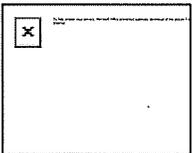
I see this business as an essential asset to our community and the services it will be providing are very much needed and desired. Since the recent loss of a yoga and fitness studio this spring in 100 Mile House, our community does not have a business to offer such services. These services focus on the physical and mental health of our community members - something that a strong community needs.

As a standing community member for over the past 8 years, I have come to know many of our community members and have heard from many of them how important this new business is to them and their families. Not only is there anticipation of a new business opening in town, but a business that offers a safe and welcoming place for them to come and practice healthy physical activities. The delay of this business opening is disappointing to say the least, and it is the hope of many of these community members - myself included - that we have access to these services sooner than later.

Thank you for your time and considerations.

Many thanks,

Jil Freeman | Visual Communication Designer  
250-593-4244 | [www.freelinesigns.com](http://www.freelinesigns.com)



## Genny Hilliard

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**From:** Ashley Neis <ashley.neis@live.com>  
**Sent:** May 5, 2022 2:17 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

[You don't often get email from ashley.neis@live.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification.>]

To whom it may concern;

I would like to express just how much myself, and so many others in the community, need an outlet such as The Union MVMNT to be added to our local businesses. There is absolutely nothing else like it available to us here, and so many of us have desperately been looking forward to attending these classes to benefit our health and wellness (both physical and mental) after the lengthy pandemic we have just been through. I cannot stress how EXTREMELY disappointing it would be for our community if this zoning issue is not sorted out as soon as possible.

Thank you for listening, and I hope to be celebrating the opening of this studio very soon.

Sincerely,

Ashley

Sent from my iPhone

## Genny Hilliard

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**From:** leah.mcneil8@gmail.com  
**Sent:** May 5, 2022 2:30 PM  
**To:** CRD Planning  
**Subject:** The Union Mvmnt

[You don't often get email from leah.mcneil8@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification.>]

Hi,

Writing in regards to the rezoning in order for The Union Mvmnt studio to open. This community needs a place to come together and enjoy fitness classes together. The pandemic has couped people up and caused disconnect, especially amongst small communities. We need a place to build where people can connect and build healthy habits!

Please consider pushing this to ahead as quickly as possible. I am under the impression that this business is ready to open and serve the community. It would be a mistake for 100 Mile to miss an opportunity like this with such a talented team of fitness instructors.

Thank you,

Leah McNeil

Sent from my iPhone

## Genny Hilliard

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**From:** Kathryn Barrick <katbeaton@shaw.ca>  
**Sent:** May 5, 2022 8:52 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

[You don't often get email from katbeaton@shaw.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Hi CRD,

I am writing to you to express how important it is to me that the Union MVMNT studio is allowed to open as soon as possible. I am a Registered Dental Hygienist who has been working in 100 Mile House, caring for the mouths and overall health of our community for the past 18 years.

Working during the Covid 19 pandemic for the last two years have been some of the most stressful years of my career. Yoga and exercise is how I have been able to relieve stress and care for myself during these incredibly difficult times. I urge you to expedite the re-zoning application to allow The Union MVMNT yoga and fitness studio to open on schedule so that Kate Todd and her team of instructors can support health care workers like myself.

Thank you so much for your time and consideration, Kathryn Barrick

Sent from my iPhone

## Genny Hilliard

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**From:** Elizabeth Campbell <2019.campbelle@gmail.com>  
**Sent:** May 6, 2022 7:08 AM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from 2019.campbelle@gmail.com. [Learn why this is important](#)

To whom it may concern,

It has come to my attention that The Union MVMNT is awaiting zoning changes so that they can open the doors to our community. I know this can be a lengthy process but as a concerned citizen I hope the CRD will do everything in their power to make it short and sweet.

This business is a must for our community. They will be offering fitness classes that are not available anywhere in the CRD currently, let alone the 100 Mile House area. Most of the classes are simply yoga which is available here but the remaining chunk are aerial fitness classes using silks! These classes are a massive draw for me as I am disabled!

Years ago I lived in Northern BC where I attended Aerial Fitness classes (as did almost 50 other women each class!) and they were a godsend for me. I could maneuver and be supported by the silks, I could do the moves without straining my joints, I could get my heart rate up without fainting as I was supported and I didn't suffer from my usual work out come downs as you're able to slowly relax at the end of each class and breath it out.

Since living in Northern BC I haven't been able to find these services until now! And I have also adopted a child in that time. We can't wait for The Union MVMNT to open so we can do aerial fitness classes together! These classes, all of them, are going to serve a large and varied population in our area and our communities are going to benefit immensely - from a sense of community through each class, to having support at every ability for healthy journeying, to giving these incredible instructors roots for their talents to thrive and beyond!

I do hope the rezoning can be expedited so this community asset can start flourishing sooner rather than later! We are all waiting and excited!

Thank you for your time!  
Elizabeth (and Ariel) Campbell

## Genny Hilliard

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**From:** Victoria Feistmantl <victoria-feistmantl@hotmail.com>  
**Sent:** May 6, 2022 8:15 AM  
**To:** CRD Planning  
**Subject:** The union Mvmnt

[You don't often get email from victoria-feistmantl@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification.>]

Hello,

I'm writing today regarding The Union mvmnt studio which will be located on Park drive at the 103 mile. (File number Z20210057) We absolutely need this in our community, a space where people can come together and work on their physical and mental health. I'm a new mom to a 6 month old so I would use the studio to get back into shape but also have it as my social time which is so important as a new mom. This studio will be such a great addition to our growing community. I hope this studio can open its doors asap.

Thank you for your time.

Victoria Feistmantl

Sent from my iPhone

## Genny Hilliard

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**From:** Felicia Corvaglia <feliciacorvaglia@gmail.com>  
**Sent:** May 6, 2022 8:16 AM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from feliciacorvaglia@gmail.com. [Learn why this is important](#)

Hi there,

I'm am reaching out in hopes to express thoughts on The Union MVMNT studio opening for business.

Firstly, I fully understand this is a rezoning issue and that typically requires a lot of red tape and time, I acknowledge that.

My thoughts are that people physical and mental health would benefit tremendously from this new movement studio opening soon. The people of 100 Mile are craving community and a space to move and feel safe together. I do believe that is what Kate is trying to create with The Union MVMNT.

Please consider speeding up the rezoning of the Mr. T building in the 103 so that our community can benefit from this beautiful new studio.

Thank you kindly for reading this,

## Genny Hilliard

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**From:** Majesty Wellness <madelyncgunnfitness@gmail.com>  
**Sent:** May 6, 2022 1:55 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from madelyncgunnfitness@gmail.com. [Learn why this is important](#)

Good afternoon,

I'm writing this in hopes that you will help The Union MVMNT.

Kate has been working hard to open a beautiful, brand new studio for the community. Due to the location we are in the middle of a lengthy process for re-zoning. It's been a long 2 years of pandemic madness and disconnect, and The Union MVMNT team is ready to serve the community.

We are wanting our doors to open sooner rather than later, this sacred space is already, and will become essential to so many individuals in the community. The Union MVMNT will help promote health & fitness as well as overall wellness & connection to our growing community.

Application Number: Z20210057

Civic Address: 5501 Park Drive, 100 Mile House

Thank you in advance. Respectfully,

--

**madelyncgunnfitness**

NASM/AFAA Certified PT & NC

Committed to empowering individuals through health and fitness.

instagram: @madelyncgunn

+1(250)-945-9616

*"If you take responsibility for yourself you will develop a hunger to accomplish your dreams" -Les Brown*

## Genny Hilliard

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**From:** joanne.shadbolt@gmail.com  
**Sent:** May 6, 2022 2:45 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT - Application Number: Z20210057

[You don't often get email from joanne.shadbolt@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Hello,

I'm writing to support the application for this business to open at civic address 5501 Park Drive, 100 Mile House.

The community and surrounding area would greatly benefit from a business providing healthy lifestyle programs.

I was excited to learn of the studio opening and hope that there application can be expedited.

Sincerely,  
Joanne Shadbolt  
Lac La Hache resident

## Genny Hilliard

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**From:** Felicia Corvaglia <feliciacorvaglia@gmail.com>  
**Sent:** May 6, 2022 9:21 PM  
**To:** CRD Planning  
**Subject:** Re: The Union MVMNT

You don't often get email from feliciacorvaglia@gmail.com. [Learn why this is important](#)

Application Number: Z20210057  
Civic Address: 5501 Park Drive, 100 Mile House

Incase you need this information..

On Fri., May 6, 2022, 8:15 a.m. Felicia Corvaglia, <[feliciacorvaglia@gmail.com](mailto:feliciacorvaglia@gmail.com)> wrote:

Hi there,

I'm am reaching out in hopes to express thoughts on The Union MVMNT studio opening for business.

Firstly, I fully understand this is a rezoning issue and that typically requires a lot of red tape and time, I acknowledge that.

My thoughts are that people physical and mental health would benefit tremendously from this new movement studio opening soon. The people of 100 Mile are craving community and a space to move and feel safe together. I do believe that is what Kate is trying to create with The Union MVMNT.

Please consider speeding up the rezoning of the Mr. T building in the 103 so that our community can benefit from this beautiful new studio.

Thank you kindly for reading this,

## Genny Hilliard

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**From:** Linda Musch <magicalnookpreschool@gmail.com>  
**Sent:** May 9, 2022 10:08 AM  
**To:** CRD Planning  
**Subject:** Union MVMNT

You don't often get email from magicalnookpreschool@gmail.com. [Learn why this is important](#)

To whom it may concern

I am writing to express why Union MVMNT, will be such a positive and necessary part of our community. We need more programs like that in our community to get people out and socializing and get active. For a healthier person..

Thank you for your time  
Linda Musch  
778-233-0875

## Genny Hilliard

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**From:** Sandi Logan <sangal38@outlook.com>  
**Sent:** May 9, 2022 5:47 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from sangal38@outlook.com. [Learn why this is important](#)

To whom this may concern

I'm writing this email to convey to you how important it is that the new business "THE Union MVMNT" opens as soon as possible. After the restrictions and struggles all of us in this community have been through, we need a place where we can go to release, and sweat, and engage in healthy activities.

I am the Produce manager at FRESHCO. We have all been working tirelessly to keep up to all the demands the last couple years has brought to the food business. We need new businesses that are set up, so we can get back into the best phisycal and mental health possible.

Please consider this a undeniable plea to get this buisness up, running, and providing a much need outlet.

Business address. 5501Park drive 100 mile house

Thank you  
Sandi Logan  
4991 easzee drive  
108 mile ranch  
V0k 2z0

## Genny Hilliard

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**From:** Haley-Rae Jennings <haleyraejennings@gmail.com>  
**Sent:** May 10, 2022 10:00 AM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from haleyraejennings@gmail.com. [Learn why this is important](#)

Hello, I'm writing in concern of this new business opening. I have been waiting in excitement for the Union MVMNT to open so that I can have an amazing place to go to but with these re-zoning problems it's getting frustrating that it is taking so long to get things finalized and I know myself and others are excited and getting impatient for them to be able to open up. Hoping things can get moving along so I can start enjoying it.

Thanks Haley-Rae J

## Genny Hilliard

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**From:** Taylor and Shay Simpson <Stay@rainbowresort.ca>  
**Sent:** May 5, 2022 10:51 PM  
**To:** CRD Planning  
**Subject:** The Union MVMNT

You don't often get email from stay@rainbowresort.ca. [Learn why this is important](#)

Hello,

I am writing on behalf of our local small business, and our entire family personally, in regards to the future opening of the beautiful new studio space called The Union MVMNT. It has come to our attention that rezoning is an issue holding back on the opening of this space, and I urge anyone it concerns to push forward with that process in order to enable the owners and staff to open up as soon as possible.

Our immediate community has shown immense interest and support towards this studio, and the many positive opportunities it presents. We believe the need for such a place to engage in healthy practises is desperately needed. To have a fresh space like this open up is extremely exciting for our small town and I know many people who are looking forward to making this new studio a regular routine for themselves. We also have plenty of tourism guests who come to visit our area who enquire about local activities, and we would love to suggest dropping in for a class at this space, as a place we can proudly recommend. As parents, and individuals, we are aware of the considerable lack of platforms in this area to have all age groups come together, in a comfortable space that is safe, encouraging of wellness on all levels, and offers such a diverse range of activities.

This studio is also creating flexible jobs in an area that could use a range of employment opportunities. It will be a place for anyone to go who wants to interact with others, better themselves, and learn healthy habits. We have all been through a lot the past several years, and needless to say, the opportunity to reconnect with others and feel support on mental, physical, and emotional levels will be a great benefit to our town. This space has a unique offering, in that it is both providing popular practises (yoga and fitness) and introducing new ones (aerial silks, we do not currently have that otherwise in the area, nor the space to safely do so in any other establishment here). Also noting that the Blissed Out Yoga and Fitness studio is shutting down, it is reasonable to add that the introduction of another studio is crucial to fill the hole left in many lives here. For so many people, physical movement is a critical aspect in their well-being, and to take that away, along with the relationships that come about through practising with other people, may have a serious negative impact on our community members. Please consider the importance of this space and recognize the support behind it's opening, as you move along with the plans to rezone and approve it. Thank you so much, we look forward to visiting The Union MVMNT in the near future!

Taylor and Shay,  
Gord and Deb  
RAINBOW RESORT  
P.O. Box 17, Canim Lake, B.C.  
V0K 1J0  
(250) 397-2422  
[stay@rainbowresort.ca](mailto:stay@rainbowresort.ca)

RAINBOW RESORT.....  
"Where Family Fun is a Rainbow Tradition"



Box 2312,  
100 Mile House, B.C. V0K 2E0  
(250) 395-6124  
manager@southcariboochamber.org  
[www.southcariboochamber.org](http://www.southcariboochamber.org)

*Providing a united voice for business and working to enhance the economic prosperity of the South Cariboo Community.*

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Tuesday, May 17, 2022

Re:

The Union MVMNT - Yoga & Fitness Studio

Zoning Application Number: Z20210057

Applicant: Dietmar Tiger Feistmantl - Freemantle Enterprises Ltd

Civic Address: 5501 Park Drive, 100 Mile House

LOT 1 District Lot 4188 Lilloet District Plan 17558

To whom it may concern,

Please accept this letter in support of the aforementioned zoning application.

Sincerely,

Donna Barnett

President

South Cariboo Chamber of Commerce

Public Hearing Attendance

"South Cariboo Area Zoning Amendment Bylaw No. 5358, 2021"

Date of Public Hearing: June 14, 2022

Application: 5501 Park Drive (3360-20-20210057)

Name	Address
Erin Calnerhurst	5268 Kallum Dr
Rob Chril	6175 Horse Lake Rd
Victoria Feistmantl	5268 Kallum Dr
Jolynn Collier + Noah	5252 Kallum Dr.
Madelyn Eunn	5705 Horse LK Rd.
Felicia Coraglia	6494 Gray Cres.
Crystal Martelle	6175 Horse Lake Rd.
Kate Todd	6051 Easzee Drive
Jill Cosman	#5-5837 - Park Drive
Alicia Wan	6263 Mulligan Dr.
Casey Lang.	6051 Easzee Drives.
Chelsea Geddert	4958 Monical Rd
Cassie Donovan	4331 Hwy 97
Ben Donovan	4331 Hwy 97
Angela Hansen	4933 Glomazun Dr.
Jamie Larson	4935 Gebinnzus Dr.
Jil Freeman	182 Evergreen Cr.

