



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220015

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5390, 2022

Electoral Area: L

Date of Referral: May 03, 2022

Date of Application: March 01, 2022

Property Owner's Name(s): MARTIN J WETTSTEIN
DIANA L WETTSTEIN-ROLEFSON

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 1887, Lillooet District, Plan KAP48900

Property Size(s): 4.09 ha (10.11 ac.)

Area of Application: 4.09 ha (10.11 ac.)

Location: 7736 High Country Road

Current Designation:
Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
Tourist Commercial (C 2)

Min. Lot Size Permitted:
4000 sq. m (43,057 sq. ft.)

Proposed Zoning:
C 2-26

Min. Lot Size Permitted:
4000 sq. m (43,057 sq. ft.)

Proposal: To allow 3 accessory dwelling units and legalize the existing horse boarding centre, including spectator events, and a kennel as additional uses. Accessory dwelling units are in addition to existing housekeeping (guest accommodation) units.

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

Existing Buildings: Single Family Dwelling / Lodge - 192.5 sq. m (2,072 sq. ft.)

Guest Cabin - 131.2 sq. m (1,412.23 sq. ft.)

Guest Cabin - 64.6 sq. m (695.35 sq. ft.)

Guest Cabin - 28 sq. m (301.39 sq. ft.)

Riding Arena - 670 sq. m (7,211.82 sq. ft.)

Garage - 147.06 sq. m (1,582.94 sq. ft.)

Shop - 131.2 sq. m (1,412.23 sq. ft.)

Shed - 99.1 sq. m (1,066.7 sq. ft.)

Proposed Buildings: Accessory Dwelling Unit - 267.56 sq. m (2,880 sq. ft.)

Road Name: High Country Road

Road Type: Gravel/Dirt Road

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

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: Yes - Riparian and Septic

Name of Lake/Contributing River: Henley Lake

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Interlakes Area Aquatic Habitat Ecosystem Protection

Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	061 2 Acres Or More (Vacant)	62.31 ha (153.97 ac.)
(b) South	Henley Lake	
(c) East	060 2 Acres Or More (Single Famly Dwelling, Duplex)	3.51 ha (8.68 ac.)
(d) West	061 2 Acres Or More (Vacant)	259 ha (640 ac.)

Unsurveyed Crown Land

PLANNING COMMENTS

Background:

A proposal to rezone the property at 7736 High Country Road has been received by planning staff. The subject property is 4.09 ha (10.11 ac.) and consists of a resort fronting on to Henley Lake. The proposed zoning amendment would change the zone of the property from Tourist Commercial (C 2) to Special Exception C 2-26 zone in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property is designated Commercial in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004 (OCP). The proposed zone is in keeping with the OCP designation.

This proposal will allow for three accessory dwelling units and legalize the existing horse boarding centre and kennel. The applicants have indicated that the spectator events may be held in association with the horse boarding centre.

The proposed Special Exception C 2-26 zone reads as follows:

5.2.3 Special C 2 Zones

5.2.3.26 Special Exception C 2-26 Zone (3360-20/20220015)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-26, the permitted uses shall include:

(a) RESIDENTIAL USES:

- i) A maximum of 3 accessory dwelling units.

(b) NON-RESIDENTIAL USES:

- i) Horse boarding centre, including Spectator Events but excluding horse racing events as licensed by the British Columbia Racing Commission;
- ii) Kennel;

All other provisions of the C 2 zone apply.

Location and Surrounding:

The subject property fronts on to Henley Lake, just over 2 km from Little Fort Highway 24. Henley Lake is considered to have high sensitivity according to the CRD Shoreland Management Policy. The property is located adjacent to areas of both surveyed and unsurveyed crown land.

Previous Applications:

An application to rezone the property was made in 1994. This application, CRD file 4600-20/2044 amended Cariboo Regional District Zoning Bylaw No. 1000, 1980 from Rural 1 (RR 1) to Tourist Commercial (C-VI) zone. This amendment permitted the resort use on the property.

CRD Regulations and Policies:

3906 Interlakes Area Official Community Plan Bylaw, 2004

3.0 COMMERCIAL

4. Tourist Commercial activities shall be considered on a site-specific basis throughout the Plan area.
5. Consider low impact commercial uses that are complimentary to the rural and residential nature of the area but can enhance or generate area employment.

3501 South Cariboo Area Zoning Bylaw, 1999

5.2 TOURIST COMMERCIAL (C 2) ZONE

5.2.2 ZONE PROVISIONS

- (f) LODGE, RESORT, GUEST RANCH AND HEALTH SPA:
 - i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
- (g) CAMPGROUND OR RECREATIONAL VEHICLE PARK:
 - i) Lot Area (minimum) = 0.8 hectare (1.98 acres)
 - ii) Buffer area adjacent to a residential or rural zone = 7.6 metres
 - iii) Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare
 - iv) Vehicle Space per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres
 - v) Amenity Area per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres

Rationale for Recommendations:

The applicant has applied to rezone the property following a building permit request to build a second home for members of the family to live on the property and assist with the operations of the resort. The Tourist Commercial (C 2) zone permits for one accessory dwelling unit for those involved in the resort operations. By proposing a special exception zone, the applicant intends to permit construction of the accessory dwellings for family members involved in the operation. The applicant also requested to legalize the existing horse boarding centre and kennel associated with the resort. The applicant proposes the possibility of hosting spectator events.

A covenant registered to the property by the CRD, KJ021344, restricts the maximum number of housekeeping units to eight, plus one additional accessory dwelling unit. The current operations run seven housekeeping units and the associated accessory dwelling unit. An amendment to this covenant will be required prior to the Board considering the proposed amendment bylaw adoption. The applicants have included an engineering report indicating the Lagoon Capacity at Wettstone Guest Ranch. This report indicates that the current lagoon has a volume of 989 cubic meters while the increased sewage disposal volume required for the increase in bedrooms on the property is 858 cubic meters. Based on the report the proposed accessory dwelling unit will not impede on the lagoon function.

Planning staff have reviewed the application and the comments provided during the referral process and have no objection to the proposal. The following comments have been received.

The Ministry of Transportation and Infrastructure (MOTI) has no objection to the proposal.

The Interior Health Authority (IH) has no objection to the proposal, but notes that any sewerage system replacement or improvement will need to meet the standards of the BC Sewerage System Regulation. IH also notes that any changes to the existing permitted water supply system will need to follow Interior Health's construction permit process.

The subject property is located within the CRD Building Inspection Service Area. The CRD Chief Building Official reports that a building permit is required for the proposed dwelling, and that the riding arena was built as a Group C occupancy ancillary building. In order to create viewing areas, a change of occupancy permit will be required to allow Group A assembly occupancy. The applicant is advised to contact the building department prior to any alterations to create viewing areas.

At the time of drafting this report, the Electoral Area 'L' Advisory Planning Commission has not responded to the referral request.

In summary, planning staff are supportive of the proposed rezoning application, with the condition that the applicant discharge registered covenant KJ021344 and replace it with a covenant reflecting the requested accessory dwellings, and enter into a shoreland management covenant. Further, any changes to the riding arena and the construction of the dwelling obtain permits from the CRD Building Services department.

Recommendation:

1. That the South Cariboo Area Zoning Amendment Bylaw No. 5390, 2021 be given first and second reading. Further that adoption be subject to the following:
 - i. The applicant offering to enter into and entering into a covenant to limit the use of the land to a seasonal resort containing a maximum of eight housekeeping

- units and three accessory dwelling units, and that the cost of preparation and registration of the covenants be borne by the applicant.
- ii. That Registered Covenant KJ021344 which limits the use of the land to a seasonal resort containing a maximum of eight housekeeping units and one accessory dwelling be discharged at the cost of the applicant.
 - iii. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a sewage disposal system and riparian protection, and that the cost of registration of the covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority: May 9, 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 onsite services (e.g. sewerage disposal) if applicable.

I've provided a link to the page on our public website that speaks to Sewerage, Subdivisions & Healthier Industries | IH (interiorhealth.ca) for the applicants reference.

A sewerage disposal system serving new buildings (if the build is provided with water under pressure for domestic use) will need to be in compliance with the BC Sewerage System Regulation.

We also understand that the applicant has been in contact with members of our Small Drinking Water Systems team and been informed that any changes to their existing permitted water supply system (including adding more connections) will need to follow Interior Health's construction permit process.

Ministry of Transportation and Infrastructure: May 6, 2022 EDAS File # 2022-02544

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed amendment to allow 3 accessory dwelling units and legalization of the existing horse boarding

centre, including spectator events, and a kennel as additional uses. Accessory dwelling units are in addition to existing housekeeping (guest accommodation) units.

Advisory Planning Commission: June 6, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

FLNRORD - Crown:

No response.

Ministry of Agriculture and Food: June 2, 2022

We have no concerns or comments with the above noted rezoning referral.

We would like to draw your attention to the [Agricultural Environmental Management Code of Practice](#) to be shared with the applicant for their information and compliance.

CRD Chief Building Official: May 25, 2022

"Riding arena" built as a Group C occupancy ancillary building. Change of occupancy permit may be required to create viewing areas and Group A assembly occupancy. Applicant to contact building department prior to any alterations to create viewing areas.

BOARD ACTION

June 10, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5390, 2022, be read a first and second time, this 10th day of June, 2022. Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a covenant to limit the use of the land to a seasonal resort containing a maximum of eight housekeeping units and three accessory dwelling units, and that the cost of preparation and registration of the covenants be borne by the applicant.
- ii. That Registered Covenant KJ021344 which limits the use of the land to a seasonal resort containing a maximum of eight housekeeping units and one accessory dwelling be discharged at the cost of the applicant.
- iii. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a

sewage disposal system and riparian protection, and that the cost of registration of the covenant be borne by the applicant.

September 1, 2022:

That South Cariboo Area Zoning Amendment Bylaw No. 5390, 2022 be read a third time, this 1st day of September 2022.

ATTACHMENTS

Appendix A: Bylaw 5390
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5390

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. 5390, 2022".

2. AMENDMENT

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

- i) Including Section 5.2.3.26 into Schedule "A" as follows:

5.2.3.26 Special Exception C 2-26 Zone (3360-20/20220015)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-26, the permitted uses shall include:

(a) RESIDENTIAL USES:

- i) A maximum of 3 accessory dwelling units.

(b) NON-RESIDENTIAL USES:

- i) Horse boarding centre, including Spectator Events but excluding horse racing events as licensed by the British Columbia Racing Commission;
- ii) Kennel;

All other provisions of the C 2 zone apply.

- ii) rezoning Lot 1, District Lot 1887, Lillooet District, Plan KAP48900 from Tourist Commercial (C 2) zone to Special Exception C 2-26 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 10th DAY OF June, 2022.

READ A SECOND TIME THIS 10th DAY OF June, 2022.

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF August, 2022.

READ A THIRD TIME THIS 1st DAY OF September, 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. 5390, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5390, 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

Designations

 Commercial

 Resource Area

 Rural Residential 1

 Rural Residential 2

 Agricultural

0 105 210 420

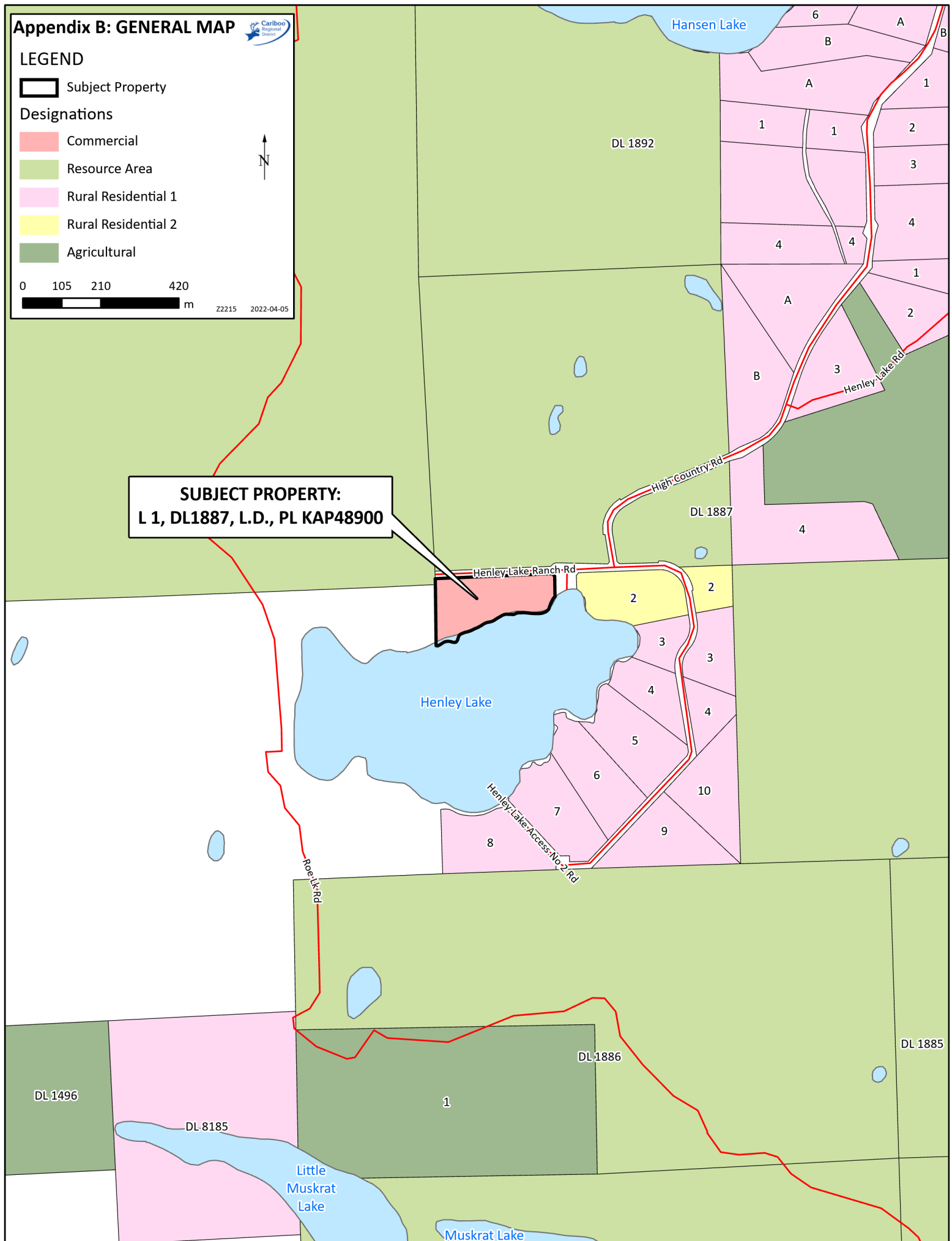
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Z2215

2022-04-05



SUBJECT PROPERTY:
L 1, DL1887, L.D., PL KAP48900



Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Special Exception (C 2-26) Zone

0 20 40 80
m

MEASUREMENTS
ARE METRIC

Z2215 2022-04-20



DL 1902

DL 1887

Henley Lake Ranch Rd

Henley Lake Access No. 1 Rd

L 1, DL1887, L.D.,
PL KAP48900

+/- 15.2

+/- 15

+/- 316.7

+/- 8.5

+/- 68.6

Garage
(+/- 147.1 sq m)

Indoor Riding
Arena
(+/- 669.8 sq m)

Shop
(+/- 131.2 sq m)

Guest Cabin
(+/- 131.2 sq m)

Guest Cabin
(+/- 28 sq m)

Driveway
3 Site Recreational
Vehicle Campground

Shed
(+/- 99.1 sq m)

Well

Well

House/ Lodge
(+/- 192.5 sq m)

Patio

Proposed
House

+/- 8.8

+/- 9.1

Guest Cabin
(+/- 64.6 sq m)

+/- 55.1

Aquatic Habitat Ecosystem Protection Development Permit Area - 15 m

Henley Lake



DL 1902

DL 1887

SUBJECT PROPERTY:
L 1, DL1887, L.D., PL KAP48900

Henley Lake Ranch Rd

Henley Lake

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

0 30 60 120
m

Z2215 2022-04-05

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: guest ranch

Describe the proposed use of the subject property and all buildings: still guest ranch

Describe the reasons in support for the application: to run a commercially viable guest ranch (as a family enterprise)

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

see Google Earth

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

see Google Earth

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	☒	☐	☐	☐
Telephone	☒	☐	☐	☐
Community Water System	☐	☐	☐	☐
Community Sewer System	☐	☐	☐	☐
Sewage Disposal System	☒	☐	☐	☐
Well	☒	☐	☐	☐
Other (please specify)	☐	☐	☐	☐

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on June 6, 2022
by in the phone, located at S. Cariboo, BC, commencing at 7:01 pm

PRESENT:

Chair Sharron Woloshyn

Members Barb Matfin
Inga Udluft
Ursula Hart

Recording Secretary Sharron Woloshyn

Owners Agent, or Martin Wettstein & Diana Wettstein-Rolfson

☐ Contacted but declined to attend

ABSENT: Steve Brown

ALSO PRESENT: Electoral Area Director Ø

Staff support (if present) Ø

Jostein Hoddevik & Alexandre Lookianov (following agenda applicants listened in).

Agenda Items

REZONING APPLICATION – 3360-20/20220015 (LOT 1, DISTRICT LOT 1887, LILLOOET DISTRICT, PLAN KAP48900)

Inga / Sharron : "THAT the application to rezone property at 7736 HIGH COUNTRY ROAD, be supported / rejected for the following reasons:

- i) Applicant says an engineering report approving the property sewage disposal systems was submitted to the planning department (none were shown on the site map.
- ii) All buildings and camping spots respect the Aquatic Habitat... buffer zone.

For: //// Against: —

CARRIED / DEFEATED

Termination

— / — : That the meeting terminate.

Applicants left the call ~ 7:15 pm

CARRIED

Time: ~ 7:45 pm

Sharron Woloshyn *
Recording Secretary

Sharron Woloshyn
Chair

The APC would like to suggest adding the applicant's name for structures as notational information on the referral sheet and site map for clarification at meetings. Not one building at this property is called "guest cabin" by the applicant. Thank you!

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220015

Date: Monday, August 15, 2022

Location: Interlakes Community Hall

Re: **SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5390, 2022**

Persons Present:

- ☒ Director: Margo Wagner – Electoral Area “H”
 - ☒ Owner(s): Martin Wettstein and Diana Wettstein-Rolefson
 - ☐ Agent: N/A
 - ☒ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services
 - ☐ **No public in attendance** (excluding owner/agent)
-

- ☒ Meeting called to order at 7:02 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.
- ☒ Martin Wettstein provided an overview of the proposal. Some activities not exactly in line with zoning requirements. Current C-2 zone only allows one caretaker. They have 3 caretaker families.
- ☒ Chair read out public comments not published on the CRD website.
- ☒ The following verbal comments and questions were received:

Eric de Vries: Supports the proposed Special Exception zone. Need to look at economic development plan for the area. Proposal fits regional economic needs. Attracts young people to area. Pensioners need young people to support volunteer services.

Gary Cleveland: He lives on Crystal Lake. Ran a guest ranch for 20 years. Nice to see locally run family guest ranch. Owners are lucky to have interested family. Density may be high, but not too much for the site. Good to allow space for separate families. Lots of people have moved from lower mainland to the area. Happy to see young family members participating in the business. High Country Road has been gravelled 3 times in his lifetime, his road, only once.

Tara Teng: Moved two years ago to the area. Family has received employment by the proponent. Not concerned with sewage impact as same number of families will be residing on the property. The Wettstein family supports local horse clubs and naturopathic training. Supports the proposal.

Lisa May Whitehead: Fully supports application. Proponent trains her dogs. Would like to discuss noise control of dogs. She had her dog boarded at the proponents’ property and was told her dog was too noisy and she needed to work on it if they would have her dog back.

Amanda Oldfield: Supports the family and the proposal for all reasons stated already.

Pam Canty: Is one of the people directly impacted by the proposal. Supporters here are not direct neighbours. She will be impacted. Spectator events – how many? Where on property will the proposed uses be located? How many people and how often would spectator events occur? Concerned there is not enough parking. Fears that parking would be on the road. Current operations produce high traffic and impact roads.

Concerned if parking on road, emergency access won't be available. Can the number of spectator events be limited? Could a covenant be utilized? Will there be a covenant on riparian area? Does not think they read CRD pamphlets she provided regarding shoreland protection. Concerned about horses on edge of lake grazing and bedding on the lake in winter. What are repercussions of contravening covenant? On website, 16 named horses. Don't know exact number. Concerned about horses on lake. Concerned about impact on water quality of lake. Manure storage? How many horses and dogs permitted in the proposed zone. Excavation and works have started on property without zoning approval. Riding arena constructed without permit?

Martin Wettstein: No events planned at this time. There is sufficient parking. Current animal numbers will stay the same.

Nigel Whitehead: Explained that holding spectator events in the existing riding arena would first require a building permit to change the occupancy class of the structure. This process would ensure compliance with BC Building Code, looking at issues such as life safety, washrooms, egress. At this point Planning Department would assess parking requirements, ensure compliance with the applicable Zoning Bylaw.

Covenants could be used to further restrict property use, such as placing maximum numbers on events or animals, however covenants can be difficult to enforce as they fall under contract law.

Agricultural practices and animal numbers are not regulated by the CRD. These issues are regulated and enforced by the Ministry of Agriculture under the Code of Practice for Agricultural Environmental Management.

Rod Dearing: Don't see proposed house affecting the road. Maybe CRD could speak to road maintenance contractor. He is a local contractor and has been supported by the proponent – they pay their bills on time.

Marsha Jerred: Getting the sense people are concerned with the health of the lake. What is the current status on lake health?

Nigel Whitehead: Explained CRD Shoreland Management Policy. Lake health assessed in 1980's, and the report states the lake is mesotrophic, and has high sensitivity due to small size. The Shoreland Management Covenant regulates residential development and sewerage design. It restricts vegetative clearing, but it does not regulate or limit agricultural use. The CRD does not have authority to regulate agricultural uses.

Gary Cleveland: Why concerned about 16 horses? He has 200 head cattle adjacent to the lake.

Piri de Vries: Owners are concerned about the welfare of their animals. Supports the proposal and proponent.

Denise Waldner: In support of proposal. Five people living in one house vs. five people living in two houses does not change the impact on environment.

Kevin Kaine: Lives on High Country Road and is not concerned with the proposal. In favour of applicant. Road recently graded. Usually cars moving fast that damage road, not horse trailers.

Judy Buck: Enjoyed meeting the Wettsteins when they moved in. Supports a home for the family. Her concern is the remainder of the proposal – does not support the proposed additional uses. Concerns with increased traffic. Concerns with impact on lake. Does not believe property can support the proposed uses.

Director Wagner: Reminder that the CRD is a service-based organization. The CRD does not manage road maintenance, environmental regulation.

Willy Hollett: Is a new, small business owner. Can appreciate that businesses evolve and change over time. If business changes cannot be approved.

Paul Bray: In support of the proposal. Seen a lot of “not in my backyard” attitude that pushes young folks out of the area. Echo that CRD is not responsible for agricultural concerns. Animals go in creeks in the Cariboo, wild animals, cattle, etc.

Judy Buck: Lake cannot sustain the horses going in the lake and on the ice on the lake. Concern about manure and dog waste on the small sensitive lake.

Rick McKinney: Know the proponents and they have helped him and his family.

Bill Oosterhof: Lives on the lake. He is negatively affected by their current practices. Concerned with owner running water pumps from the lake 8 hours a day. They are loud and impact his ability to enjoy the outdoors.

Nigel Whitehead: Provincial Water Management Branch regulates commercial uses of surface water and ground water. Concerns with water use should be directed there.

Bill Oosterhof: Concerned about environmental impact on lake. Sound travels across lake. Will there be PA systems during the events? Concerns about activities and impacting his quality of life and family is scared of what may happen.

Tara Teng: Please confirm what zoning is proposed.

Nigel Whitehead: Confirmed the proposed Special Exception zone would permit: 3 accessory dwelling units for caretakers/staff; dog kennel; horse boarding, including spectator events, but excluding horse racing. These uses in addition to existing permitted uses in the C 2 zone.

Norma Switzer: Happy with documents on CRD website. Impressed with high bar that businesses are held to as part of the process.

Dan Martin: Lives on High Country Road, one mile from property. Traffic has increased but does not believe all the traffic increases are due to Wettstone Ranch. Not aware of some of the proposals. Concerned about impacts and health of lake.

Terri Brown: Wants to touch base with some issues. She lives on a small lake and has ten horses. Her lake has gone down with no pumping. Could be other impacts. Seen increase in road traffic throughout the South Cariboo. Does not think anyone here is incorrect in what they have witnessed with environmental change, but it may not be the proponents causing it.

Tera Teng: Sees lots of impacts on her lake too, animals moving on and around her lake too.

Bodhi McKinney: One of the “young” new people that everyone wants to come to the region. Need to support small business and community members and supports growing family. Owners will continue their operations regardless of this approval.

Pam Canty: Are decisions being made regarding event numbers? Tonight? Will there be further public input?

Nigel Whitehead: No. The public hearing is intended to hear from the public about the proposal. The CRD Board will consider whether or not to move forward with the application at a future Board meeting.

Pam Canty: Why are there small corners of structures in riparian areas shown on the application map?

Nigel Whitehead: Explained mapping variation occurs due to differences in data sources between lake shoreline data and property line data. Only a BC Land Surveyor could confirm the exact location of the structures in relation to natural boundary of the lake.

Judy Buck: People here in support of the proposal do not live on the lake. People opposed to the proposal live on the lake. Does not believe the proposal will work on this small lake. Concerned about proposed uses, not personally against the owners.

Barbara Pearce: Fully supports the proposal. She lives on Magnussen Road and suffers from same issues on roads. Part of life in the Cariboo. Her lake is also spring fed and sees impacts on the lake. It is not unique to one lake in the area.

Judy Buck: Sheridan Lake is not a comparison. Concerned about impact on High Country Road. Concerned about road condition, regardless.

Director Wagner: Keep phoning road maintenance contractor.

Dean Goddard: Lives on Sheridan Lake East Road. Has a lot of truck traffic due to gravel pit and that road is no different condition than High Country Road.

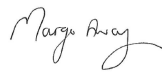
Delores Casellato: Appreciate fact of holding the meeting. Participated in many meetings like this in the Lower Mainland. Does not believe environmental concerns related to this proposal are accurate.

Judy Buck: Concerned about the environmental impact on the lake.

Daniela Wettstein: She is one of the owners of the Wettstone Ranch. Appreciates the public hearing. The Wettstein family chose to move to the area because they love it. Lake is in their business interest to keep healthy. Not looking to impact on the natural environment. Welcome input from other agencies if improvements are warranted.

- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 8:15 pm.

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



Signature of Chair

June 27, 2022

From: Judy and Dennis Buck
7680 High Country Road
Lone Butte, B.C.
V0K 1X2

Phone: 250 593-2385 Please do not phone as my husband is ill.
Email: justjudeden@gmail.com

Re: Rezoning as per photograph of sign posted at 7736 High Country Road



Thank you kindly for your email correspondence so that we may respond accordingly.

With regard to the sign posted, it does not explain clearly what the residents' plans are therefore, I will list to my knowledge the existing buildings that are presently on the 10 acre property. I trust that someone from the Planning Department has visited the property.

- A 5,000 sq. ft. (approximately) log home where the owner and his wife are living.
- A two level house of approximately 2500 plus sq. ft. The 2 daughters and their partners and one child, to the best of my knowledge, are living in this building.
- A riding area built by the owners.
- An older 2 story log garage/work area.
- A four bay garage.
- A duplex which is a vacation rental accommodation.
- A small cabin as season rental accommodation.
- Camping/RV sites (number unknown)

Our question is in regard to the rezoning application mentioning 8 housekeeping dwellings. To which dwellings does this refer – existing or additional buildings and how many and type of buildings?

At this time, we understand that the Wettstone Ranch commercial business is for the following:

- Rental accommodation
- Camping/RV accommodation
- Trail riding
- Horse training
- Dog training
- Dog kenneling

According to the sign for application to rezone, it appears there is also an application for dog and horse boarding which has always been part their business already. Is it necessary to have permits?

As residents on Henley Lake, which is spring fed and small, we are quite concerned about any development at the Wettstone Ranch which will, and perhaps already has, affect the lake. Situations that have happened over the years are as follows and some have also been reported to RAPP.

- Drawing water from the lake, (spring fed) every spring and summer by using pumping with a generator and a fire hose sometimes for 10 to 12 hours. Estimate usage 45,000 litres per hour.
- Horses in the lake and grazing along the shoreline of their property.
- Horses on the lake when frozen. One horse was lost and showed up in the spring I assumed drowned. Approximately 20 horses on the lake is a lot of manure in the lake. I do not know if this happened during the last winter.

Also, the condition of High Country Rd. from Highway 24 to the Wettstone Ranch has been pot hole ridden and dangerous with the horse trailers and vehicle traffic. The holes become so numerous that residents and visitors drive on the wrong side of the road to avoid them. There are bends in the road which increases the risk of a head-on collision.

In the past, the Ministry of Transportation in Victoria has been advised on several occasions of the condition of the road. At the T junction on High Country Road, the ranch is to the right, if you travel to the left to the end of the road there are no pot holes whatsoever. Perhaps CRD can ask for copies of records from the Highways Department as well as an inspection of the road.

I trust the planning department will look closely into the rezoning request and it's affect on our environment. Unfortunately, what is written in our laws for environmental management has not be fully adhered to in the past. It is by no means that our intentions are to stop improvement to the ranch. Our concern is with any future damage that could be done to our lake, roads and forests.

Thank you kindly.

We would appreciate knowing the date of the Public Meeting as soon as it is set.

Judy and Dennis Buck

Genny Hilliard

From: Bill Oosterhof <oosterhof.bill@gmail.com>
Sent: June 27, 2022 8:50 PM
To: CRD Planning
Subject: Re: Wettstone rezoning

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

Attn of Johnathon Rietsma

We could be wasting our time sending this as the Wettstone Ranch (less than 10 acres) has already started digging for foundation and today it looks like septic tanks (possibly) were delivered. We're not surprised by this as this is how we have seen them operate these last couple years. Very little regard for regulations. Examples are: grazing leases for their horses. They have 2 grazing lease for six horses— they often run double the amount of horses as well as beyond the time frames granted in the year. Total disregard for the rules or the effects caused by over grazing. Secondly the Wettstone Ranch has been pumping water out of the lake in the summer months far exceeding any irrigation requirements for a parcel of land under 10 acres. The pump that's being used pumps 45000 litres (10000) gallons per hour. It sometimes is run 8 hours a day making it impossible for the neighbors to enjoy their decks during the day. We have spoken to them about it but they show zero concern. The level of the lake dropped so far that some of the docks in the lake were actually sitting on the ground. Pretty sure that's illegal but again zero concern how they affect their neighbors. The horses are granted access to the lake and defecate in the water. We've also had a dead horse from the ranch in the lake.

Keep in mind this is a very small recreational lake used by families for swimming and kayaking. Please keep in mind all the people affected in the neighborhood are retired folks who have all had property here well before the Wettstone Ranch purchased.

They have been operating a dog kennel already (probably without license) and some mornings they have dogs barking nonstop for hours. With their property also on the lake the noise travels right across the small lake.

We are quite concerned about the rezoning of the property mentioned above as it has potential further disturbing effects for our neighborhood. We're all for people being able to earn a living but it shouldn't come at the expense the folks who purchased property to quietly retire on, well before the Wettstone Ranch was created. They need a different property

Like I said, probably wasting our time as they are already proceeding like the rezoning process is of no concern.

Appreciate your time

Please notify us of any hearings for this rezoning as we are not in favour of it

Bill Oosterhof

Sent from my iPad

Genny Hilliard

From: Pam Canty <pam.canty@yahoo.com>
Sent: August 8, 2022 11:17 AM
To: CRD Planning
Subject: Zoning Amendment Bylaw No. 5390, 2022

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

To the Cariboo Planning Department.

Please include the comments below into the Public Record for the hearing of August 15, 2022.

My comments are in relation to the rezoning application File Number: 3360-20/20220015

My name is Pamela Canty and I live on Henley Lake, directly across from the Wettstone Guest Ranch.

I have the following concerns re the rezoning of Tourist Commercial (C2) to (C2-26).

Horse boarding centre:

- How many horses can be boarded, in addition to the horses owned by the Wettsteins?
- How is the manure created by all the horses being treated/stored?
- How can we (lake shore property owners) be assured that manure is not leaching into Henley Lake?
- Henley Lake is a small, shallow, spring fed lake, as such it does not flush, anything going into the lake stays there.
- What are the water sources for the horses, is water being taken directly from Henley Lake? If so it should not be happening. I feel strongly that a dedicated well should be drilled for the horses.

Spectator Events

- As someone who lives full time on Henley Lake, I am concerned about the concept of spectator events. What does this actually mean? Is there a limit to the frequency of such events? Can they be held weekly, biweekly, monthly?
- We all know that sound is amplified across water. I believe I speak for all us living around the lake when I say that we all bought our properties because of the quiet, tranquil nature of the lake.
- In all fairness to the peace and enjoyment of our properties, limits must be placed on the number and duration of these events. There will definitely be noise, there will be microphones announcing events, and cheering of spectators etc.
- Parking will also be an issue. Where are the trucks pulling horse trailers and the spectators to park? There are no shoulders on the road. High Country Rd is a gravel road, that was not built to the specifications necessary to accommodate heavy vehicle traffic.

-The road already suffers from the amount of vehicle traffic generated by the guest ranch. People frequently bring their horse trailers there now, in order to use the riding ring. At various times of the year High Country road is a sea of potholes.

-Dog Kennel

- Is there a limit as to how many dogs can be boarded on the property? On occasion dogs bark for lengthy periods, again the sound is carried across the lake.

I recognize that the Wettstone Guest Ranch is a commercial operation, their objective is to make a living from their property.

There needs to be recognition by the owners of the guest ranch, that the residents around the lake also have the right to the enjoyment of their property.

Sincerely,
Pamela Canty

Sent from my iPad

FROM: Judy and Dennis Buck
DATE: August 11, 2022
TO: Planning@cariboord.ca
SUBJECT: Zoning Amendment ByLaw No. 5390, 2022

This letter must be given to the Cariboo Planning Department and must include our comments below to be put into the Public Record for the hearing on August 15, 2022 that are in relation to the rezoning application File Number 3360-20/20220015

Our names are Judy and Dennis Buck. We live on Henley to the west of the Wettstein's property. Our concerns are with rezoning of this property and its affects our natural environment.

.....

FACTS:

Wettstone Guest Ranch property, previous known as the MacKenzie Guest Ramch was built as a small resort with 3 accommodations, which are a duplex and a small rustic cabin. The business offered trail riding and usually had 20 horses or thereabouts. The owner lived in the 5,000 sq.ft log home where he entertained his guests. There is also a raised double wide with accommodation up and down. Previous owners use for friends or renters but we understand that it is now being used for the present owner's family members,

It was never run as a boarding kennel for dogs or horses.

It was never run as a restaurant.

It has always been run as a B&B/Accommodation with horse trail riding within this surrounding area.

The owners have posted a Notice of Development which I have included. My letter is in regard to this notice.

The Notice of Development Application for Rezoning

FROM: Lot 1, District Lot 1887,
TO: Special exception C2 -26 zone
PURPOSE: To allow a horse boarding centre, kennel, and
maximum 3 accessory swellings, in addition to
permitted tourist commercials uses

PROPOSED DEVELOPMENT:

If the proposed development is approved as requested:

- horse boarding
- dog boarding with kennels
- We understand that dog and horse training is already being done.

With the proposed additions;

- Where will the stables and kennels be built?
- Noise quality with barking dogs?
- Feed being delivered as there are no hay fields on the property? More traffic.
- MANURE!!! Where will this go and will it leach into the lake? The horses already stroll along the edge of the lake . Horses have also been in the lake. It is my understanding that is not legally permitted.
- Will the horses and dogs be allowed to walk on the lake when it is frozen? And now there will be 20 plus the horses that are boarded? Previously, one horse was lost in the winter, perhaps drowned.

By no means do we wish the Wettsteins to give up their dreams. In reality though, this property and the surrounding area cannot sustain the dream. The property is only on 10 acres with a 5,000 sq.ft. log home, a duplex, a large house with 2 kitchens, bathrooms and approximately 6 bedrooms, a 4 bay garage, large covered riding arena, small cabin and another log building the size of a large garage.

We have seen a clearing near the lake and there is a proposal for a 2800 sq. ft. Accessory Dwelling. Accessory Dwelling is quite vague. What is it? Has planning permission been approved? What are the other 2 accessory buildings are being proposed?

WATER & SEWAGE

Henley Lake is a small spring fed lake which lowers in the summer months. The present owners have pumped huge volumes of water from the lake. We understand they have no permit for this. With evaporation and the pumping from the lake, a neighbour's dock was sitting on the lake bottom.

Where is the water going to come from to provide for the additional animals, guests and spectators. Where is all the sewage going to go with additional animals and spectators.

SPECIAL EVENTS:

Quoted "In addition to permitted tourist commercial".....

What are the existing permitted commercial uses.

What additional commercial uses are being proposed? This is very vague.

Proposed zoning is from Tourist Commercial (C2) to Special Exception (2-26).

Special Exception – why? Special Exceptions? What are these special exceptions?

The only thing stated is no horse racing. Special events will translate to more traffic, more horse trailers, more damage to the road, noise level increase and more. This is a small residential area surrounding a small lake which carries sounds clearly. Arena events are not meant for this particular property. There is a local stadium for this type of usage which is owned by our local government. It has the facilities for parking, food sales, toilets, etc.

ROAD MAINTENANCE:

Dawson Road Maintenance maintains High Country Road. Considering the traffic at this time, Dawson are unable to maintain the road to a safe driving condition . There are thousands of pot holes within a month after grading. This also causes people to drive on the wrong side of the road to avoid the large holes, even if they are a bend. This problem is due to the high volume of vehicles including horse trailers that travel High Country Road to the Ranch. There has never been a pot hole problem once you have driven to the T junction for the ranch.

I trust in the authorities that a investigation visually as well as the notes given by the residents in this area are thoroughly investigated. The plan is terrific but unfortunately, the property, the lake, the surrounding area cannot sustain these changes.

Thank you.

August 11, 2022

TO: Planning@cariboord.ca

FROM: Cinde O'Neil

RE: Rezoning Application, File No. 3360-20/20220015

South Cariboo Area Zoning Amendment Bylaw No. 5390, 2022

I live on High Country Road and wish to express concerns with respect to the above noted proposed rezoning application.

The subject property is noted as being 10.11 acres and already has eight existing buildings on it according to the Planning Application Information Sheet.

My concerns are road conditions and environmental issues:

Road Conditions

High Country Road is a dead end gravel road. The road, like many in the Cariboo, is in horrible condition. With increased traffic, on an already busy road, what steps will be taken for road improvements should this application be approved?

Horse Boarding and Spectator Events

The ranch currently has 15 horses listed on their website, which is about half the number of horses they own. How many additional horses will be permitted for boarding at one time on the 10 acre parcel? If this application proceeds, what will be in place to deal with disposal of manure for the ranch horses, those being boarded at the ranch, and those attending for events? It seems to be a lot of manure to contain on 10 acres of waterfront property.

Regarding the spectator events, should the application be approved will there be restrictions on the number of attendees (which would in turn limit the amount of traffic) or restrictions on hours of operation, noise level? Will there be toilet facilities and parking available at the ranch or can we expect High Country Road will be used for both?

Dog Kennel

There is no indication on the site map of the kennel location. How big is the building for the dog kennel and where is it be located on the property? Is there a plan in place to minimize noise? How many dogs will be permitted at one time? What will be done with dog waste?

None of the above seems to have been addressed in the Planning Application Information Sheet.

Sewage:

The minutes from the May 31, 2022 meeting indicate a sewage lagoon is utilized and the increase in bedrooms on the property will not impede on the lagoon function. There is no indication on the site map as to the location of the lagoon. With the number of buildings already existing on the property and the treed areas, it is hard to tell where the lagoon is located. Does this current lagoon serve all existing cabins and dwellings? What will happen to the wastewater when the next accessory dwellings are built? Is there sufficient space on the property to allow for another lagoon given the space that the horses will and do need and the number of buildings on the property?

Thank you.

Cinde O'Neil

Public Hearing Attendance

"South Cariboo Area Zoning Amendment Bylaw No. 5390, 2022"

Date of Public Hearing: August 15, 2022

Application: 7736 High Country Road (3360-20-20220015)

Name	Address
Larry Cleveland	Box 100 Bridgeport BC
Eric de Vries	7394 COTTAGE LANE, B.L.
Pini de Vries	
Sharon Woloshyn	Box 75 B.L.
Pam Canty	7742 High Country Rd.
Josy Buck	7680 HIGH COUNTRY RD.
Barb Pearce	7538 Magnussen Rd Sheridan Lake
Amanda Oldfield	8483 Gerald Cres. Bridge Lake
Willy & Amy Hollett	7669 Bowle Trd B.L.
DAN MARTIN	7560 HIGH COUNTRY RD
Diana Wettstein	7736 High Country Rd.
Denise Waldner	7556 Mickelson Rd.
Bill Osterhof	7722 High Country Rd
Dan & Cindy Jones	7428 High Country RD
ROGER & DOLORE CASUATO	8107 HWY 24.
MARIA OOSTERHOF	7722 HIGH COUNTRY
Alex MacLesage	High Country

Name	Address
Rob Seavins	Bridge Lake
Valaurie Wettstein	7736 High Country Rd, Lone Butte
Jason Richard	" "
Pam & Kevin Kaine	7565 High Country Rd, Lone Butte
Nathan West	7811 Lookout Rd, Lone Butte
Megan Singer	7556 High Country Rd
Daniela Wettstein	7736 Highcountry Rd., Bridge Lk
Andreas Kundig	7736 High Country Rd, Bridge Lake
Cole BGM	7356 Hwy 24
JERRI BROWN	7356 Hwy 24.
PAUL BRAY	7611 LEE RD
Andria Friday	7817 Big Bear Rd. Bridge Lake
Val Dennison	7578 Pettyjohn Rd Sulphurous
DORI DENNISON	" "
NORMA SWITZER	8484 Gerald Cres Bridge Lake
LISA MAY WHITEHEAD	7118 Boulevard Rd SHERIDAN LK
Brooke Teng	7742 Bridge lake N rd.
Tia Teng	7742 Bridge lake N rd
Tera Teng	7742 Bridge Lake N Rd.
Glenn Rankin	7742 Bridge Lake N. Rd.

BARB + DENN GOSDARD

DAVID CARLYLE

GREG ATHERTON

D. Atherton

Rick & Bodhi McKinney

7656 SHERIDAN LK RD 15

7490 BRIDGE LK PK RD

8498 HWY 24

8498 HWY 24

6843 Stokes Rd

m. Jured

7780 Dec Hd.