



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20220020

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

Electoral Area: G

Date of Referral: March 31, 2022

Date of Application: March 23, 2022

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

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

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

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

Area of Application: 1.62 ha (4 ac.)

Location: 3973 Highway 97

Current Designation:
Commercial, Townsite Residential

Min. Lot Size Permitted:
N/A

Proposed Designation:
Townsite Residential

Min. Lot Size Permitted:
N/A

Current Zoning:
Rural 3 (RR 3)

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

Proposed Zoning:

Min. Lot Size Permitted:

Residential 2 (R 2)

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

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

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

Lot B - 0.26 ha (0.64 ac.)

Lot C - 0.26 ha (0.64 ac.)

Lot D - 0.68 ha (1.67 ac.)

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

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

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

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

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

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

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

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

Proposed Buildings: No Proposed Buildings

Road Name: Cariboo Highway 97 S

Road Type: Paved

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

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

Within the confines of the Agricultural Land Reserve: No

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

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

Lake Classification: High

Within Development Permit Area: No

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

Land Use:

Lot Sizes:

(a) North 000 Single Family Dwelling

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

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

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

PLANNING COMMENTS

Background:

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

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

Location and Surrounding:

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

CRD Regulations and Policies:

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

2.4 Future Housing Requirements & Land Availability

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

8.3.3 Policies

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

3501 South Cariboo Area Zoning Bylaw, 1999

5.13 RESIDENTIAL 2 (R 2) ZONE

5.13.2 ZONE PROVISIONS

(a) LOT AREA (minimum)

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

Rationale for Recommendations:

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

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

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

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

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

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

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

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

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

Recommendation:

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

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

REFERRAL COMMENTS

Health Authority: April 6, 2022

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at Healthy Built Environment.

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal. Please be advised, that this email does not confer approval at the subdivision stage.

Ministry of Transportation and Infrastructure: April 4, 2022

EDAS # 2022-01833

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

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

Advisory Planning Commission: April 25, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: April 12, 2022

No objections.

BOARD ACTION

May 19, 2022:

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

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

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

October 6, 2022:

That Lac La Hache Area Official Community Plan Amendment Bylaw No. 5382, 2022 and South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022 be read a third time, this 6th day of October 2022.

ATTACHMENTS

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



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5382

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

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

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

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

1. CITATION

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

2. AMENDMENT

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

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

READ A FIRST TIME this 19th day of May, 2022.

READ A SECOND TIME this 19th day of May, 2022.

A public hearing was held on the 29th day of September, 2022.

READ A THIRD TIME this 6th day of October, 2022.

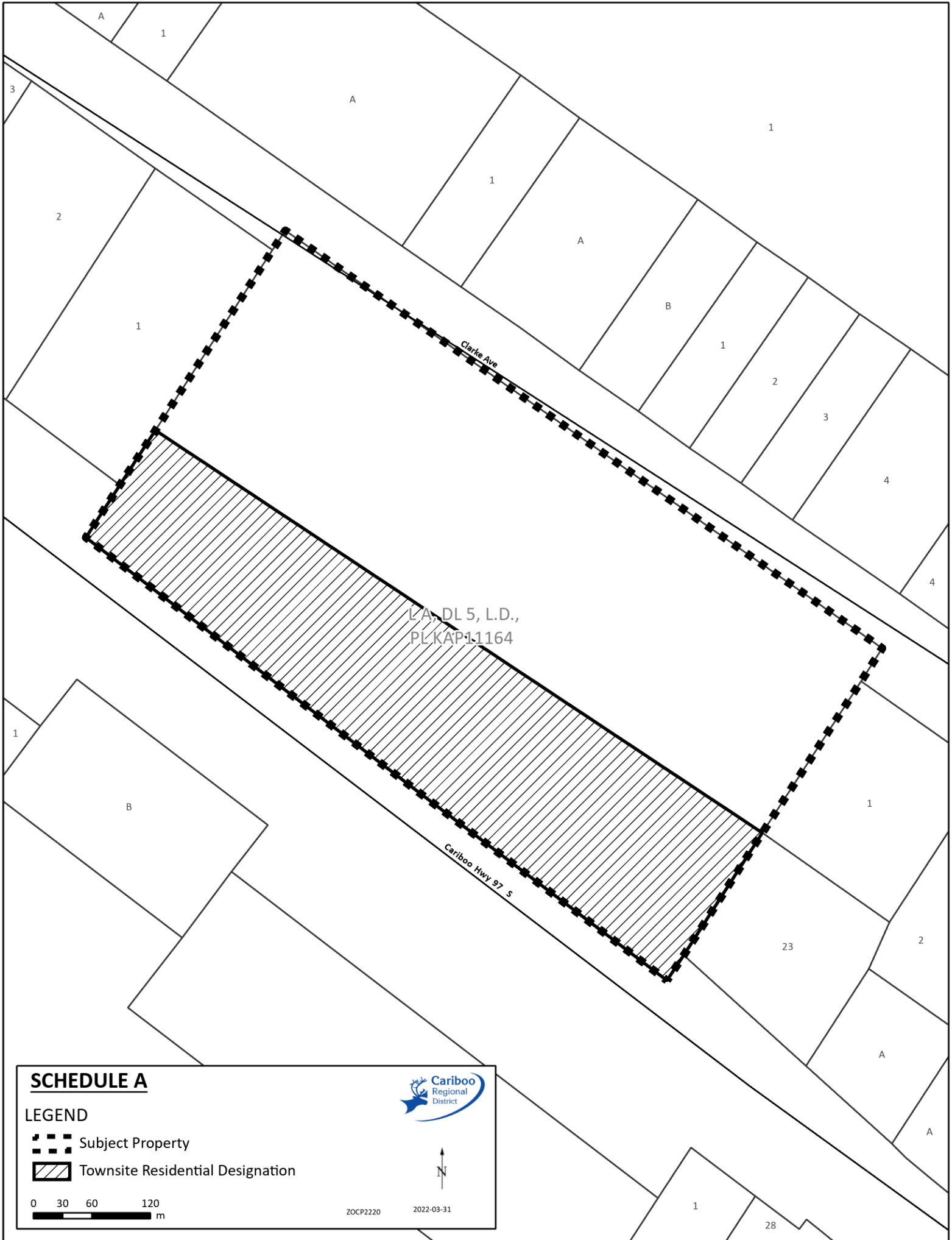
ADOPTED this _____ day of _____, 2022.

Chair

Manager of Corporate Services

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



Manager of Corporate Services

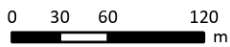


L/A, DL 5, L.D.,
PLKAP1-1164

SCHEDULE A

LEGEND

-  Subject Property
-  Townsite Residential Designation



ZOCP2220

2022-03-31



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5383

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022".

2. AMENDMENT

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

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


READ A FIRST TIME THIS 19th DAY OF May, 2022.

READ A SECOND TIME THIS 19th DAY OF May, 2022.

A PUBLIC HEARING WAS HELD ON THE 29th DAY OF September, 2022.

READ A THIRD TIME THIS 6th DAY OF October, 2022.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 3RD DAY OF November, 2022.



SENIOR DEVELOPMENT OFFICER

ADOPTED THIS ___ DAY OF _____, 2022.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5383, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022", as adopted by the Cariboo Regional District Board on the ___ day of _____, 2022.

Manager of Corporate Services

Appendix B: GENERAL MAP

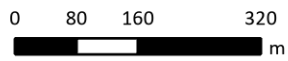


LEGEND

- Subject Property
- ALR
- Wetlands

Designation

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



ZOCP2220 2022-03-30



Appendix C: SPECIFIC MAP

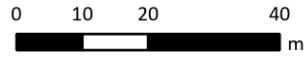


LEGEND

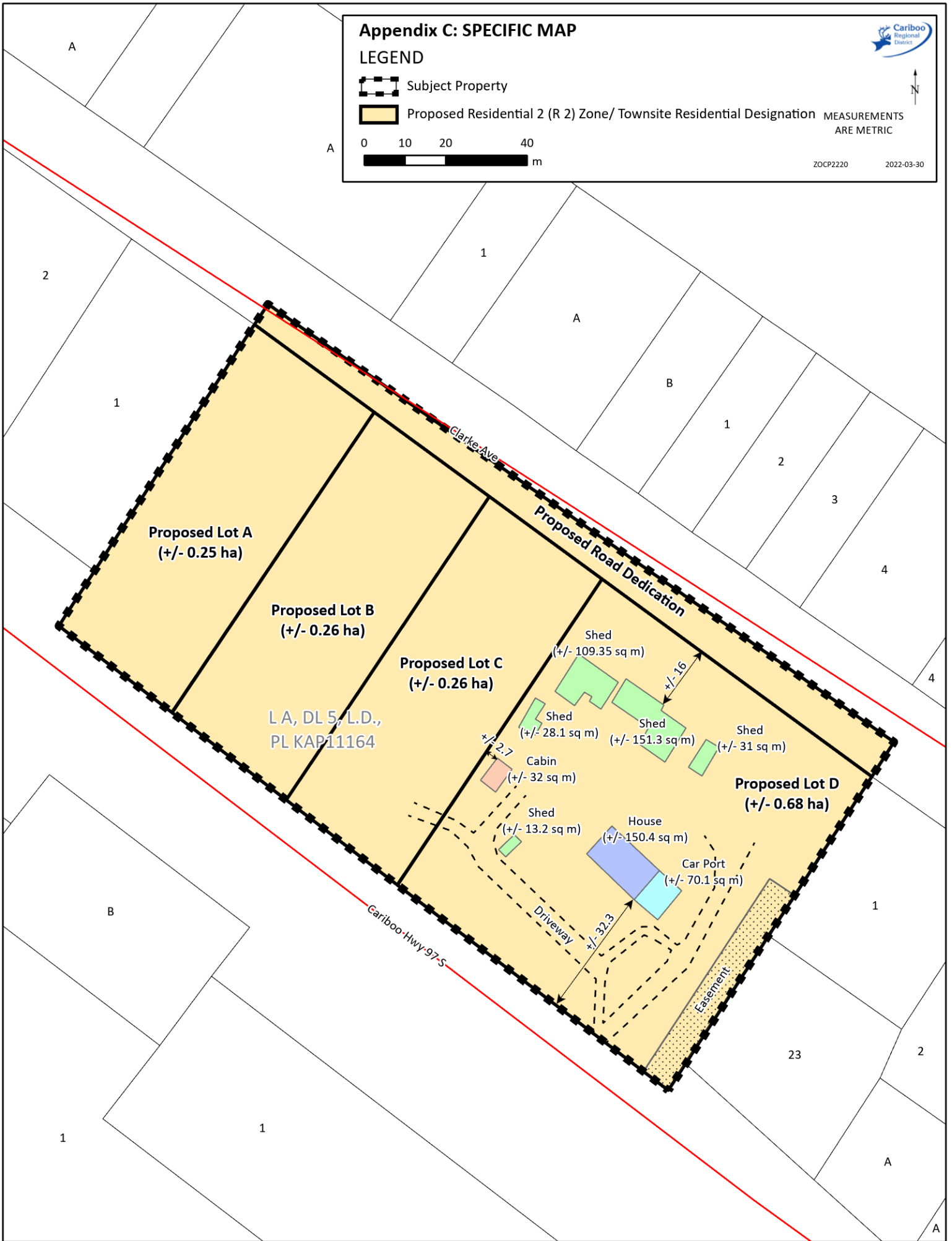
Subject Property

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

MEASUREMENTS ARE METRIC



ZOCP2220 2022-03-30




L A, DL 5, L.D.,
PL KAP11164



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

Appendix D: GENERAL MAP ORTHO
LEGEND



 Subject Property

 ALR



0 30 60 120
m

ZOCP2220

2022-03-30

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

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

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

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): No outstanding physical features.

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: April 25/ 2022

Applicant/Agent: Michael Kidston Land Surveying - Absent

Area G director - Al Richmond

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

Absent: Marilyn Niemiec, Nicola Maughn

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

Agenda Item: Rezoning/OCP Amendment

Moved by: Graham Leslie / Marvin Monical

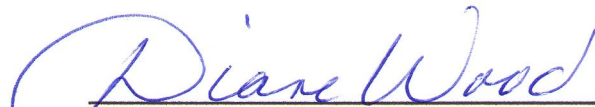
Area G APC has no objection to this application providing that the lots created access from Clark Ave.

CARRIED UNANIMOUSLY

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

Marvin Monical

Chair


Secretary

RESPONSE SUMMARY BY THE CRD

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

Approval Recommended Subject to Conditions listed Below:

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

Signed By:



Title:

Manager of Environmental Services

Print Name:

Charles Boulet

Dept.:

Environmental Services Dept.

Date:

May 10, 2022

Org.:

CRD – Cariboo Regional District

RESULTS OF PUBLIC HEARING

File No: 3360-20/20200020

Date: Thursday, September 29, 2022

Location: Lac La Hache Community Hall

Re: **LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5382, 2022 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5383, 2022**

Persons Present:

- Director: Al Richmond
 - Owner(s): 1318126 BC Ltd.
 - Agent: Michael Kidston Land Surveying Ltd.
 - Public: See attached list
 - Staff:
 - 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.
- The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:
 - How many houses will be built? Answer 3
 - Is there sufficient water for these additional houses? Answer: there has been no concern expressed by the CRD Utilities Manager
 - Comments of concern/opposition:
 - One letter was read into the record. There were no negative comments received at the meeting.
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:28 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

I have a lot of concerns about this subdivision going in. Not just for land matter reasons.

When I first bought my house literally right in this section of development. I asked several times if there would be any future building in the front area or the back area. I was told no. Under those assumptions I bought the house! A year and half later they started digging in the back right behind my house! Which as it returned caused damage to my property. My basement is now pulling in moisture from somewhere and due to this it has now cracked my foundation! Fun right? No! The ground/hill is already unstable and is sliding! Now you want to come in, cut down whatever sound barrier there is, remove what little lake view I have and create more housing?? This will in fact reflect greatly on the current homes like mine directly above it! Not to mention our values! The privacy was one of the selling points. You plan to build this on the worse area of town as well, which will again result in more negative feedback from New comers due to the activity that has been going on on Clarke. The whole street has tried in meetings to get help with it and is ignored yet this comes about? Awesome! With this all being said. You also disrupt daily lives of us that do work here. Sleeping schedules as many of us work

in a rotating schedule environment it's already hard enough to sleep with the constant drug traffic! I get change but not like this. This completely affects home owners up on clarke. You build and our houses slide who's paying for that? Oh right, us not you! Do you take into consideration the amount of noises construction and most reason on why we bought here? Not every open land needs to be filled! Do we receive any compensation for any of this? Or the loss of sleep aswell as sanity? Or how it will effect the animals?..... I for one will not be quiet about it at all. If my property ends up being effected anymore than it is now, I will be filling major complaints over and over again as you'll have proven to have ignored these concerns. You're trying to build on a sliding freaking hill!! You can tell me it's not but do you live here? On this street or in this very section?! You'll dust out our homes aswell causing more medical issues and distress our beloved pets. I work a rotating shifts which also included graveyard shifts. Am I supposed to move and sell my house ? You'll lower our values aswell due to all this! The highway is already loud enough. Then you planning on also putting in a new street to come up to clarke from your new development?? Once again taking away the very reasons many of us bought here? You want to add value then clean up

the community. This is not exciting for any of us
nore will the extra traffic noise and building.. its
also a really crappy zone to be trying to build in. Not
very inviting for new comers if that's what you're
after..... I have a very good understanding of
ground stability from my years working wildfires. I
am also a current volunteer fire fighter for the
community. Your noise and building not only will
affect property but my ability to have adequate
sleep to properly and safely do my job. Not to
mention stress the ever living heck out of my dogs
that will be home for all of it! Do you plan to
compensate for the stress being caused aswell? You
guys recently had trees dropped in this very spot
this summer and my front yard was used by these
people! My property is PRIVATE PROPERTY!! Then in
which they caused more fire hazard. Didn't clean up
after themselves and tossed the cut blocks back
down into the waiting fire fuel!! Most of us can't
even have a faller come in to secure our trees in our
yards due to the dropped power lines...I see this as
major neglect and ywt we still pay our ever raising
taxes for what?.....

Public Hearing Attendance

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

and

"South Cariboo Area Zoning Amendment Bylaw No. 5383, 2022"

Date of Public Hearing: September 29, 2022

Application: 3973 Highway 97 (3360-20-202200020)

Name	Address
Georgina Lisouay	S. S. Leroy
Ran Sratmuni	4872 Hamilton road
Gene Sratmuni	Clark Ave
Matrijah	6522. Highway ²⁵⁰ RD. ⁶⁴⁴⁹⁶²⁴