



## Planning Application Information Sheet

**Application Type:** Rezoning/OCP Amendment

**File Number:** 3360-20/20230008

**Bylaw(s):** Interlakes Area Official Community Plan Amendment Bylaw No. 5423, 2023 and South Cariboo Area Zoning Amendment Bylaw No. 5424, 2023

**Electoral Area:** L

**Date of Referral:** February 06, 2023

**Date of Application:** January 25, 2023

**Property Owner's Name(s):** RICCARDO B DOTTO

**Applicant's Name:** Cariboo Geographic Systems – Nigel Hemingway

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot B, District Lot 4453, Lillooet District, Plan KAP82762, Except Plan EPP12454

**Property Size(s):** 22.02 ha (54.411 ac.)

**Area of Application:** 22.02 ha (54.411 ac.)

**Location:** 7345 Kingfisher Road

**Current Designation:**  
Lakefront Residential, Rural Residential 1

**Min. Lot Size Permitted:**  
0.8 ha (1.98 ac.), 4 ha (9.88 ac.)

**Proposed Designation:**  
Rural Residential 2

**Min. Lot Size Permitted**  
2 ha (4.94 ac.)

**Current Zoning:**  
Rural 1 (RR 1)

**Min. Lot Size Permitted:**  
4 ha (9.88 ac.)

**Proposed Zoning:**  
Rural 2 (RR 2)

**Min. Lot Size Permitted:**  
2 ha (4.94 ac.)

**Proposal:** To subdivide the property into 7 rural residential lots, ranging in size from 2.02 ha (4.99 ac.) to 2.11 ha (5.21 ac.).

**No. and size of Proposed Lots:** 7 lots: 2.02 ha (4.99 ac.) - 2.11 ha (5.21 ac.).

**Existing Buildings:** Cabin 1: 66.3 sq. m (713.65 sq. ft.)

Cabin 2: 69 sq. m (742.71 sq. ft.)

Attached Deck: 77.9 sq. m (838.51 sq. ft.)

Equipment Shed: 48.3 sq. m (519.89 sq. ft.)

Shop: 85.3 sq. m (918.16 sq. ft.)

Washroom Building: 32.8 sq. m (353.06 sq. ft.)

**Proposed Buildings:** No buildings proposed at present.

**Road Name:** Kingfisher Road

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** Highway 24

**Services Available:** Currently Existing: Hydro, Telephone, Sewage Disposal System

Readily Available: 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:** Sheridan Lake and Staley Lake

**Lake Classification:** High

**Within Development Permit Area:** Yes

**Development Permit Area Name:** Aquatic Habitat Development Permit Area

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

|           | Land Use:                                             | Lot Sizes:           |
|-----------|-------------------------------------------------------|----------------------|
| (a) North | Staley Lake                                           | ---                  |
| (b) South | Sheridan Lake                                         | ---                  |
| (c) East  | 060, 2 Acres Or More (Single Family Dwelling, Duplex) | 0.813 ha (2.009 ac.) |
| (d) West  | 060, 2 Acres Or More (Single Family Dwelling, Duplex) | 2.03 ha (5.016 ac.)  |
|           | 000, Single Family Dwelling                           | 1.61 ha (3.978 ac.)  |

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## PLANNING COMMENTS

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### Background:

It is proposed to rezone a 22.02 ha (54.411 ac.) subject property to allow for a seven-lot subdivision. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is split designated as Lakefront Residential and Rural Residential 1 in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone. To be consistent with the proposed zoning, the property is also proposed to be redesignated from Lakefront Residential and Rural Residential 1 designations to Rural Residential 2 designation. The proposal includes seven rural residential lots ranging from 2.02 ha (4.99 ac.) to 2.11 ha (5.21 ac.) in size as shown in Appendix C.

### Location & Surroundings:

The subject property is located at 7345 Kingfisher Road, surrounded by Sheridan Lake to the south and Staley Lake to the north as shown in Appendix D. Moderately treed with some wetland areas, the property is slightly sloped along Staley Lake and is within the Aquatic Habitat Development Permit Area. Currently, the property is a residential lot being used for recreational purposes.

There is an existing 66.3 sq. m (713.65 sq. ft.) cabin, another 69 sq. m (742.71 sq. ft.) cabin with a 77.9 sq. m (838.52 sq. ft.) attached deck, an equipment shed of 48.3 sq. m (519.89 sq. ft.) in size, an 85.3 sq. m (918.16 sq. ft.) shop and a 32.8 sq. m (353.06 sq. ft.) washroom building on the property. It is mostly surrounded by single-family dwellings to the east and west of the subject property.

### CRD Regulations and Policies:

*3501- South Cariboo Area Zoning Bylaw, 1999*

## **5.19 RURAL 2 (RR 2) ZONE**

### **5.19.2 ZONE PROVISIONS**

- (a) LOT AREA (minimum) = 2 hectare (4.94 acre)

*3906 – Interlakes Area Official Community Plan Bylaw, 2004*

## **5.1 OBJECTIVES**

1. To maintain the rural character of the area, by permitting a range of lot areas.

## **RESIDENTIAL DESIGNATIONS**

- For all applications that create waterfrontage lots, a site design ratio to not exceed 1 unit of waterfrontage to 3 units of property depth is encouraged, however, in no case, shall the minimum waterfrontage be less than 45.5 metres.

## **RURAL RESIDENTIAL 2**

- Parcels that shall have a minimum site area of 2 ha (4.94 ac.).

### **Rationale for Recommendations:**

Planning staff are supportive of the proposed zoning amendment application. The proposal would allow the future subdivision of the subject property into seven lots, ranging from 2.02 ha (4.99 ac.) to 2.11 ha (5.21 ac.) in size. A 20 m road is proposed through the subject property by extending the existing Kingfisher Road to provide access to the proposed lots. The proposal is in compliance with the general goals recognized in the Interlakes Area Official Community Plan (OCP) Bylaw by preserving the residential lifestyle and establishing residential densities within the area, and minimizing land use conflicts by proposing lots of compatible sizes to the existing ones on Kingfisher Road. The subdivision proposal also maintains the rural character of the area, by permitting a range of lot sizes as encouraged in Section 5.1.1 of the OCP bylaw.

It is noticed that the proposed Lots 6 and 7 are not in compliance with the site design ratio of not exceeding 1 unit of waterfrontage to 3 units of property depth, but that is encouraged and not a bylaw requirement. As far as waterfrontage of all the proposed lots meet the minimum requirement of 45.5 m, planning staff have no concerns. However, Board could consider requiring consolidation of the proposed Lots 6 and 7.

The Ministry of Transportation and Infrastructure (MOTI) has no objections to the proposed rezoning, but there are several development criteria that will be considered at the subdivision approval stage including but not limited to access, ROW dedication, road construction and paving, archaeology assessment, proof of water, sewage disposal and drainage.

The Interior Health Authority (IHA) has responded that their interests are unaffected by the rezoning application as no health impacts associated with the proposal have been identified at this initial review. The IHA further noticed that some of the proposed lots appear to be constrained for development due to the presence of surface watercourses and wetlands. This will come into consideration for siting proposed sewerage disposal systems at the time of subdivision. The applicant has acknowledged this site restriction and accordingly proposed larger lots containing the wetland areas to accommodate adequate sewerage disposal systems for future developments.

The Electoral Area 'L' Advisory Planning Commission (APC) has returned comments stating their support of the rezoning application as the proposal supports infill development with appropriate sized lots, and the proposed road dedications provide adequate access possibilities to the surrounding lakes. The proposal is anticipated to have minimal impact on the neighbouring properties. The CRD planning staff agrees with the APC comments and, therefore, supports this rezoning proposal.

The applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of highly sensitive Sheridan Lake and Staley Lake adjacent to the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems for any future development. It is noticed that there is an existing Shoreland Management Covenant regarding sewage disposal and riparian protection registered on title. However, staff recommends that a new covenant is registered addressing the current proposed density.

Further, the subject property is within the Aquatic Habitat Development Permit Area as designated under Section 919.1(1)(a) of the *Local Government Act* for protection of the natural environment, its ecosystems and biological diversity. This requires a Development Permit for any development or land disturbance within the 15 m (49.21 ft.) riparian setback from the natural boundary of the lake.

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5423, 2023 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5424, 2023 be given first and second reading, and that adoption be subject to the following conditions:
  - i. Adoption of the South Cariboo Area Official Community Plan Amendment Bylaw No. 5423, 2023.
  - ii. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.
  - iii. Discharge of the existing Shoreland Management Covenants #LA175330, #LA175331 and #LB458411.

Further, that the cost of registration of the new Shoreland Management Policy covenant and discharge of the existing Shoreland Management Policy covenants be borne by the applicant.

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## REFERRAL COMMENTS

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### Health Authority: February 8, 2023

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.

Having said this, it is worth noting that some of the proposed lots appear to be constrained for development due to existing surface watercourses, wetlands or both. This will come into consideration for siting proposed sewerage disposal systems at the time of subdivision. I've attached our subdivision criteria for the applicant's awareness / reference.

Please note that this response does not automatically confer Interior Health support for onsite services (e.g. sewerage disposal) if applicable. Additional information will be required by the applicant during the Ministry of Transportation and Infrastructure subdivision process if the rezoning application is approved and proceeds. More information can be found on our public website at Sewerage, Subdivisions & Healthier Industries | IH ([interiorhealth.ca](http://interiorhealth.ca)).

### Ministry of Transportation and Infrastructure: February 10, 2023

EDAS: 2023-00613

The Ministry of Transportation and Infrastructure has no objection in the principle to the proposed rezoning. Please be advised this in no way implies subdivision approval.

Items to be considered at the subdivision may include but not limited to:

- Access
- ROW Dedication
- Road Construction & Paving
- Archaeology
- Proof of Water
- Sewage Disposal
- Drainage

### Advisory Planning Commission: February 15, 2023

See attached.

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife:  
March 3, 2023

This referral is on private property so we can't recommend anything, however, for the proponent's knowledge, the property does overlap with a few key habitats/species:

- Lakeshore Management Class C (partial retention) and B (retention): Conserve deciduous patches, wildlife trees, wildlife features, and moist understory habitats.
- Riparian Management Area, reserve zone: These zones are identified in the Cariboo Chilcotin Land Use Plan and should be maintained as no-harvest areas (along the shorelines of Sheridan and Staley Lake)
- Badger habitat: heavy equipment should be kept to a minimum and notify a provincial wildlife biologist (you can use me and I can pass along the info) if burrows are discovered.

CRD Chief Building Official: March 16, 2023

No comments.

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## ATTACHMENTS

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Appendix A: Bylaw 5423 and 5424  
Appendix B: General Map  
Appendix C: Specific Map  
Appendix D: Orthographic Map  
Other: Applicants Supporting Documentation  
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5423

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5423, 2023".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot B, District Lot 4453, Lillooet District, Plan KAP82762, Except Plan EPP12454, from Rural Residential 1 and Lakefront Residential designations to Rural Residential 2 designation.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair

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

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5423, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5423, 2023", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5424

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. 5424, 2023".

2. AMENDMENT

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

- i) rezoning Lot B, District Lot 4453, Lillooet District, Plan KAP82762, Except Plan EPP12454, from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_

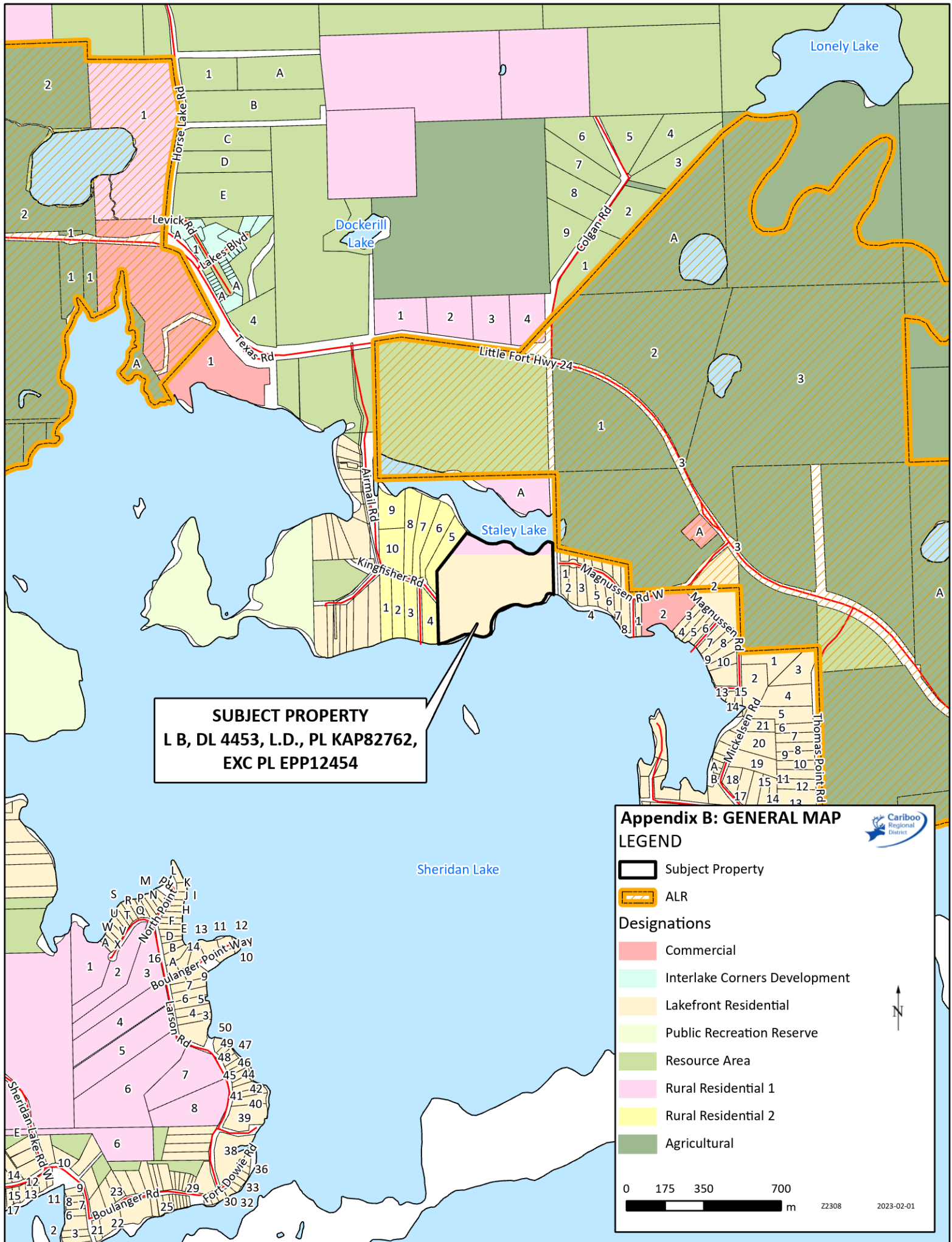
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

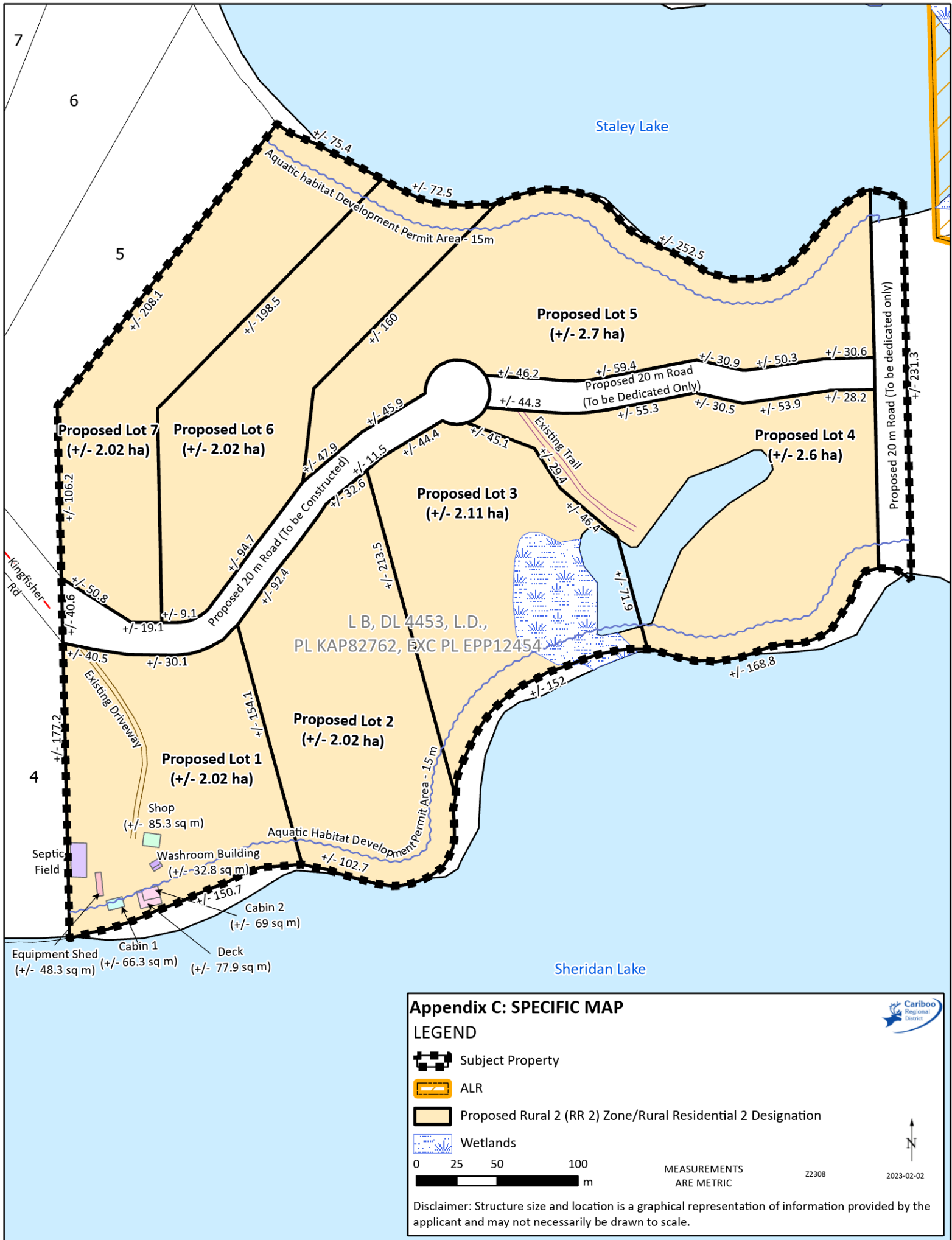
\_\_\_\_\_  
Chair

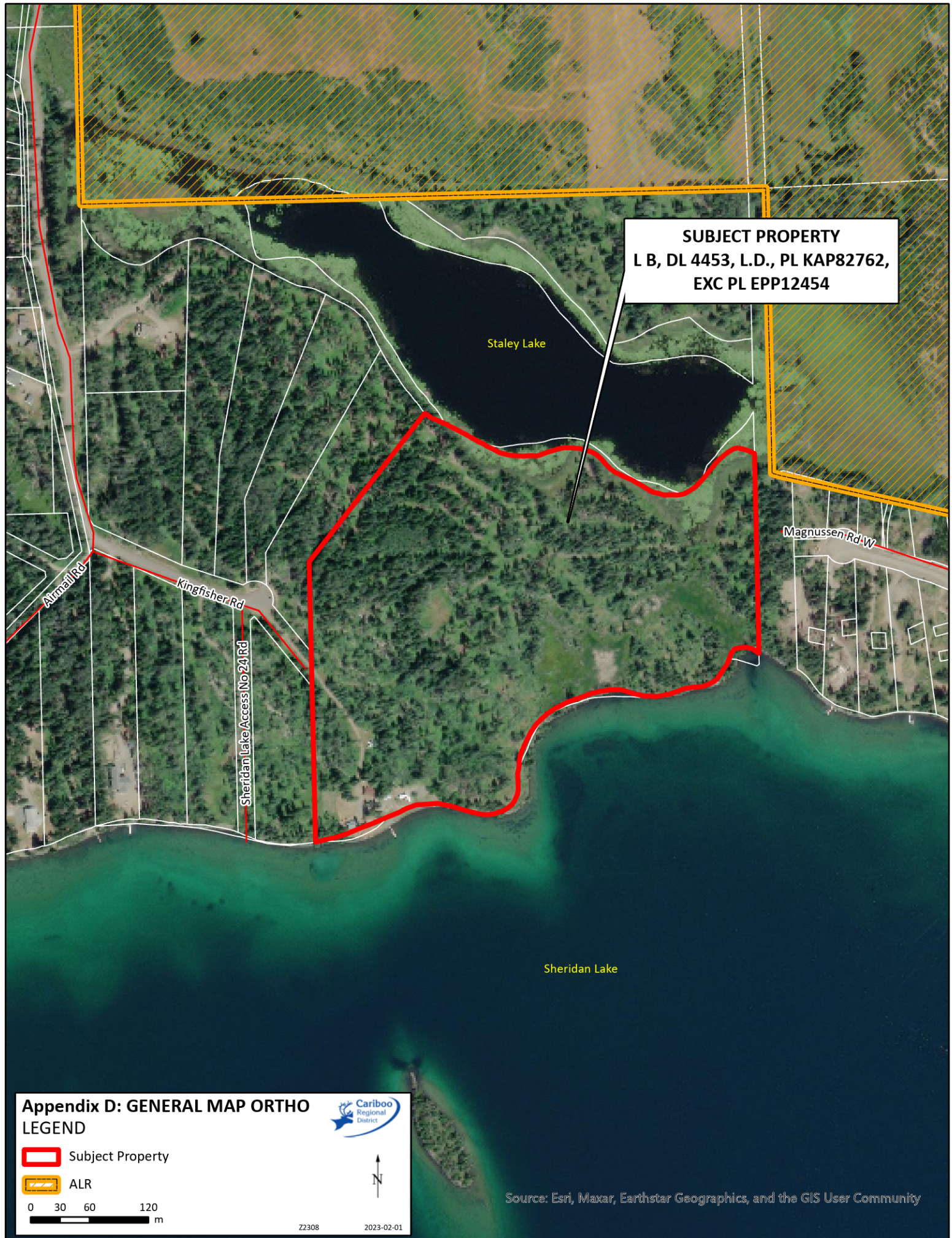
\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5424, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5424, 2023", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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







**SUBJECT PROPERTY**  
L B, DL 4453, L.D., PL KAP82762,  
EXC PL EPP12454

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

-  Subject Property
  -  ALR
- 0 30 60 120  
m

  
Cariboo  
Regional  
District

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Z2308 2023-02-01

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Reasons of Support

This application is requesting that Lot B, District Lot 4453, Lillooet District, Plan KAP82762, except Plan EPP12454 be rezoned. The property is 17.58 hectares in size and is located at 7345 Kingfisher Road in the Interlakes area. The land has been owned by the same family since 1968.

The property is presently zoned Rural 1 (RR1) in the South Cariboo Area Zoning Bylaw No. 3501. It is designated Lakefront Residential in the Interlakes Area Official Community Plan Bylaw No. 3906. The land is accessed from Highway 24 by Airmail Drive and Kingfisher Road. Both roads are paved and supply access to 30 properties and Crown Land. The existing properties are used for recreational and residential purposes. This neighbourhood is close to the Interlakes commercial center at the Highway 24 Horse Lake Road intersection.

The proposal is to rezone the land to Rural 2 (RR2) to allow the creation of seven properties all 2.0 hectares or larger. This proposed size is similar or larger than the existing ten properties on Kingfisher Road so the existing character of the neighbourhood is maintained. The land is somewhat unique in that it has frontage on two lakes. The proposal is for 3 properties with frontage on Staley Lake and 4 properties with frontage on Sheridan Lake. At the eastern end of the land there are some wetland areas between the two lakes. The development design was done to create slightly larger lots in those areas and to ensure there were nice building sites on those lots that will allow the required setbacks to them and the lakes.

The land is generally level along Sheridan Lake and gently rolling along Staley Lake. The terrain does not affect the proposed use of the land and the large lots allow all setbacks for structures and sewage to be met or exceeded. The land already has covenants registered on it with the Cariboo Regional District for the shoreland protection of riparian vegetation protection and future sewage systems. There is also a covenant with the Cariboo Regional District and the Ministry of Transportation and infrastructure setting out horizontal and vertical setbacks from the lakes for buildings and structures. An Aquatic Habitat Development Permit will be required as part of the development. All of these will ensure that the future development of the proposed lots do not negatively impact the lakes.

The Interlakes Area OCP has several Broad Goals many of which are not applicable to this proposal. We believe that this proposal complies with the following:

- *Goal 1. To preserve the residential lifestyle and establish residential densities within the Plan area recognizing community values of preserving and enhancing the water quality in streams, rivers, and lakes of applicable watersheds.*  
This goal is met by proposing a zone 2.5 times the minimum size of the OCP designation.
- *Goal 6. To minimize land use conflicts by planning for compatible adjacent uses which respect the use and scale of their surroundings.*

This goal is met by proposing lots of a compatible size to the existing ones on Kingfisher Road and larger lots than most of the existing lots on Airmail Drive.

- *Goal 11. To recognize the importance of the shoreland riparian area for such purposes as to reduces shoreland erosion, filter contaminants from entering a waterbody, as wildlife corridors, and to provide shading and protection of fish stocks.*

This goal is met by the larger lots, existing shoreland management covenants and the future Aquatic Habitat Development Permit.

- *Goal 12. To support the protection of environmentally sensitive areas as identified by the Ministry of Sustainable Resource Management and indicated for Crown Lands, and to consider these identified areas on neighbouring private land plan amendment applications.*

This goal is met by the larger lots containing the wetland areas, the shoreland management covenants, the future Aquatic Habitat Development Permit and no identified sensitive areas on the land or sensitive fish habitat along the shorelines.

The residential section of the OCP also has objectives which we believe are met with this proposal or can be met when the properties develop:

- *Goal 1. To maintain the rural character of the area, by permitting a range of lot areas.*

This goal is met by proposing a development similar to the existing properties on the roads, so the character is maintained.

- *Goal 2. To encourage a range of housing types to provide affordable housing and housing to address special needs.*

This goal can be met when the properties are developed in the future and by the zoning bylaws provisions for secondary suites and carriage houses within the proposed zone.

- *Goal 3. To consider new residential development with regard to preservation of the natural environment.*

This goal is met by the larger lots proposed along with the existing covenants registered on title and the future development permit.

- *Goal 6. To create lot site areas that permit the effective functioning of on-site septic systems and encourage site planning to provide for a replacement septic field.*

This goal is met by the proposed larger lots.

- *Goal 7. To minimize conflicts with resource uses, such as forestry and agriculture by establishing appropriate buffer zones within the residentially designated properties.*

This goal is met because the land is in a recreational and residential neighbourhood and is at the end of a dead-end road.

This application is being made to change the zone of a property in the Interlakes Area. It is a proposal that conforms to the existing neighbourhood maintaining the character. It is land that is very close to the highway and the commercial center for Interlakes, The proposed lots are large so can easily accommodate all recreational and residential

infrastructure requirements and most importantly can be developed with no negative environmental affects.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on February 15, 2023  
in the home of Steve Brown, located at Sheridan Lake, BC, commencing at 7:00 pm

**PRESENT:**

Chair Sharron Woloshyn

Members Barb Mattin, Inga Udloft, Manuela Bettschart  
Steve Brown, Glen Clark, Dori Dennison  
Greg Atherton

Recording Secretary Sharron Woloshyn

Owners/Agent or Nigel Hemmingway, Dave Kuyek  
☐ Contacted but declined to attend

**ABSENT:** Gordon Ross, Ursula Hart

**ALSO PRESENT:** Electoral Area Director Eric deVries  
Staff support (if present)

Agenda Items

**REZONING/OCP APPLICATION – 3360-20/20230008 (LOT B, DISTRICT LOT 4453, LILLOOET DISTRICT, PLAN KAP82762, EXCEPT PLAN EPP12454)**

Steve Brown / Glen Clark : "THAT the application to rezone/redesignate property at 7345 KINGFISHER ROAD, be supported/rejected for the following reasons:

- i) Typical infill of two existing subdivisions and good size of lots
- ii) The roads provide additional access possibilities to lakes and a recreation reserve.

For: 7 Against: 1

CARRIED/DEFEATED

Termination

Inga Udloft / Greg Atherton : That the meeting terminate.

CARRIED

Time: 7:39 pm

Sharron Woloshyn  
Recording Secretary

Sharron Woloshyn  
Chair