



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210044

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021

Electoral Area: L

Date of Referral: September 08, 2021

Date of Application: July 28, 2021

Property Owner's Name(s): EDWARD D RICHARDS
TINA M WEINERT

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 3, District Lot 3720, Lillooet District, Plan 27014

Property Size(s): 6.34 ha (15.67 ac.)

Area of Application: 6.34 ha (15.67 ac.)

Location: 7515 Gauthier Road

Current Designation:
Rural Residential 1

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

Proposed Designation:
Rural Residential 3

Min. Lot Size Permitted
0.8 ha (1.97 ac.)

Current Zoning:
Rural 1 (RR 1)

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

Proposed Zoning:
Special Exception RR 3-7

Min. Lot Size Permitted:
0.8 ha (1.97 ac.)

Proposal: To subdivide the property into four residential lots ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.).

No. and size of Proposed Lots: 4 residential lots ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.).

Existing Buildings: No existing buildings.

Proposed Buildings: No proposed buildings.

Road Name: Gauthier Road

Road Type: Gravel/Dirt Road

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

Services Available: No services currently: Hydro, Telephone, Sewage Disposal System, and Well are readily available.

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: Unnamed Pond, Unnamed Stream

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.99 ha (4.94 ac.)
	061 2 Acres Or More (Vacant)	2.08 ha (5.14 ac.) - 6.55 ha (16.18 ac.)
(b) South	000 Single Family Dwelling	0.23 ha (0.58 ac.) - 0.46 ha (1.16 ac.)
	001 Vacant Residential Less Than 2 Acres	0.22 ha (0.55 ac.) - 0.28 ha (0.70 ac.)
	020 Residential Outbuilding Only	0.22 ha (0.54 ac.) - 0.25 ha (0.62 ac.)
	040 Seasonal Dwelling	0.23 ha (0.58 ac.)
(c) East	000 Single Family Dwelling	0.23 ha (0.58 ac.) - 0.46 ha (1.16 ac.)
	001 Vacant Residential Less Than 2 Acres	0.23 ha (0.58 ac.)

	020 Residential Outbuilding Only	0.23 ha (0.58 ac.)
	038 Manufactured Home (Not In A Mobile Home Park)	0.23 ha (0.58 ac.)
(d) West	000 Single Family Dwelling	0.22 ha (0.56 ac.)
	063 2 Acres Or More (Manufactured Home)	4.05 ha (10.02 ac.)

PLANNING COMMENTS

Update (March 4, 2022):

A public hearing was held on February 23, 2022 via teleconference. A summary of the public hearing is included at the end of this information package. During the public hearing the applicant and their clients agreed to increase the required setback to a distance of 7.6 m (24.9 ft) from the current setback, 1.5 m (4.92 ft.), along the south-east facing boundary of the subject property. This property boundary runs along the rear of properties fronting onto Gauthier Road. These properties are all part of subdivision plan KAP20594. This would increase the interior side yard setback of the Rural 3 (RR 3) zone, lessening the spatial impact of the increased density on the neighbouring lands.

Planning staff support the applicant's proposed amendment to South Cariboo Zoning Amendment Bylaw, 5345, 2021 to Special Exception RR 3-7 to increase the required setback to 7.6 m (24.9 ft.) along the rear of the Gauthier Road lots. Staff note that as no increase of density or change in the proposed use will be occurring, another public hearing will not be required.

Revised Recommendation:

That Section 2 of the South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021 be amended as follows:

Deleting Section 2 and replacing with:

2. AMENDMENT

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

- i) Including Section 5.20.3.7 into Schedule “A” as follows:

5.20.3.7 Special Exception RR 3-7 Zone (3360-20/20210044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-7 where the property lot lines are adjacent to lands contained within the subdivision Plan KAP20594, or any subdivision thereof:

- i. **REQUIRED YARDS (minimum): = 7.6 metres (24.9 feet)**

All other provisions of the RR 3 zone shall apply.

- ii) **Rezoning Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural 1 (RR 1) zone to Special Exception RR 3-7 zone; and**
- iii) **Amending Schedule “C” accordingly.**

Background:

It is proposed to rezone a 6.34 ha (15.67 ac.) property at 7515 Gauthier Road in Deka Lake from Rural 1 (RR 1) to Rural 3 (RR 3) in order to facilitate the subdivision of the property into 4 lots. The application as proposed would amend the zoning of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The Official Community Plan for the area, the Interlakes Area Official Community Plan, No. 3906, 2004 will also require an amendment, with the designation proposed to change from Rural Residential 1 to Rural Residential 3.

The proposal aims to subdivide the property into four properties ranging from 1 ha (2.47 ac.) to 1.8 ha (4.45 ac.). This proposal would also include a road dedication.

Location and Surrounding:

The subject property is located on Gauthier Road behind a frontage of smaller lots typical of the Deka Lake area. The lot is connected to Gauthier Road by a right of way at the north-east corner of the property, a continuation of Maki Road. The property contains an unnamed pond and wetland and as such will require shoreland management practices.

Relevant Applications:

An application for a zoning and official community plan amendment was made in the spring of 2021. This proposal located just over 500 metres south of the subject property, on Renney Road, proposes to create three 1.2 ha (2.96 ac.) lots and has recently received 1st and 2nd reading. As

these are adjacent to a lake, they are proposed to be rezoned to Special Exception RL 2-1 and designated Lakefront Residential. (3360-20/20210026)

Past Applications:

An application for a zoning and official community plan amendment was also adopted in 2006, also located approximately 500 metres south of the subject property at 6305 Renney Road. The rezoning application amended the zone from Rural 1 (RR 1) to Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw. The property was subdivided in to two in 2007 resulting in two lots sized 2.02 ha (4.99 ac.) and 2.06 ha (5.09 ac.) respectively. (4600-20-2564).

A similar application for rezoning was completed in 2008 when the Board adopted a bylaw amendment for the adjacent property to the north, at 7470 and 7488 Cariboo Chalet Road, from Rural 1 (RR 1) to Rural 2 (RR 2) allowing for the property to be split into two 2 ha lots. (4600-20-2685).

CRD Regulations and Policies:

3501 South Cariboo Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

5.20 RURAL 3 (RR 3) ZONE

5.20.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

The requested zoning and official community plan amendment proposes four lots with some variation in size between 1 ha (2.47 ac.) and 1.8 ha (4.45 ac.). A 25 m road is proposed through the existing Maki Road right of way and adjacent to the rear property line of the neighbouring lots fronting Gauthier Road. As part of the requirements for amending a designation within the Interlakes Area Official Community Plan to subdivide, the applicant has supplied the CRD a housing demand assessment written by a local real estate agent. The report justifies an increase in supply in the Deka Lake area to meet the demand described in the assessment.

The Area 'L' Advisory Planning Commission (APC) members present for the meeting, while unable to make quorum, note that many of the lots surrounding the Deka Lake area are large in comparison to the smaller lots of the original plan area. The APC concludes that these four lots

provide a transition between the small and large lots, providing more diverse options for future property owners in the area.

The Interior Health Authority has commented and has no objections to the approval of this rezoning. Each of the proposed lots should provide adequate room for any future sewerage and drinking water requirements on-site.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning. At subdivision stage the Ministry will consider road dedication of the unconstructed portion of Maki Road and the internal subdivision road, proof of water, sewage disposal, access to lots, drainage, archaeological assessment and First Nations consultation, among other items that may be considered before approval can be granted.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021 be given first reading. Further that adoption be subject to the following:
 - i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect with sewage disposal system.

Further, that the cost of registration of the covenant be borne by the applicants.

REFERRAL COMMENTS

Health Authority: September 9, 2021

The IH Healthy Communities 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.

Ministry of Transportation and Infrastructure: September 9, 2021

EDAS: 2021-04902

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

- Dedication and construction to Ministry standard of the unconstructed portion of Maki Road
- Dedication and construction to Ministry standard of all internal subdivision roads
- Proof of Water
- Sewage Disposal
- Access to lots
- Drainage
- Archaeological Assessment
- FN Consultation

Advisory Planning Commission: September 13, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

BOARD ACTION

October 22, 2021:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 be read a first and second time, this 22nd day of October, 2021.

That South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021 be read a first and second time, this 22nd day of October, 2021. Further, that adoption be subject to the following:

1. Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021
2. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system.

Further, that the cost of registration of the covenant be borne by the applicants.

March 18, 2022:

That the application pertaining to Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021, be referred back to staff to analyse, at their earliest convenience, whether or not it would be feasible to make the registration of a covenant, in regard to providing a buffer, a requirement of adoption.

That the application pertaining to Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021, be brought forward for consideration of amendment and third reading.

That South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021, be amended as follows:

Deleting Section 2 and replacing with:

2. AMENDMENT

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

- i) Including Section 5.20.3.7 into Schedule “A” as follows:

5.20.3.7 Special Exception RR 3-7 Zone (3360-20/20210044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-7 where the property lot lines are adjacent to lands contained within the subdivision Plan KAP20594, or any subdivision thereof:

- ii. REQUIRED YARDS (minimum): = 7.6 metres (24.9 feet)

All other provisions of the RR 3 zone shall apply.

- ii) Rezoning Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural 1 (RR 1) zone to Special Exception RR 3-7 zone; and
- iii) Amending Schedule “C” accordingly.

That the Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021 be read a third time, as amended, this 18th day of March, 2022.

That the full application fee of \$1,900.00 be refunded to the applicant for File No. 3360-20/20210044, due to extenuating circumstances in accordance with CRD Application Fees Policy PL4.2 (Policy #11-06A-13).

ATTACHMENTS

Appendix A: Bylaw 5344 and 5345
Appendix B: General Map
Appendix C: Specific Map
Appendix C: Specific Map – Revised Mar 4, 2022
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results – January 19, 2022
Public Hearing Results – February 23, 2022



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5344

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. 5344, 2021".

2. AMENDMENT

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

Redesignating Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural Residential 1 designation to Rural Residential 3 designation.

READ A FIRST TIME THIS 22nd DAY OF October, 2021.

READ A SECOND TIME THIS 22nd DAY OF October, 2021.

A PUBLIC HEARING WAS HELD ON THE 19th DAY OF January, 2022.

A SECOND PUBLIC HEARING WAS HELD ON THE 23rd DAY OF February, 2022.

READ A THIRD TIME THIS 18th DAY OF March, 2022.

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. 5344, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5345

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. 5345, 2021".

2. AMENDMENT

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

- i) Including Section 5.20.3.7 into Schedule "A" as follows:

5.20.3.7 Special Exception RR 3-7 Zone (3360-20/20210044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-7 where the property lot lines are adjacent to lands contained within the subdivision Plan KAP20594, or any subdivision thereof:

- i. REQUIRED YARDS (minimum): = 7.6 metres (24.9 feet)

All other provisions of the RR 3 zone shall apply.

- ii) Rezoning Lot 3, District Lot 3720, Lillooet District, Plan 27014 from Rural 1 (RR 1) zone to Special Exception RR 3-7 zone; and
- iii) Amending Schedule "C" accordingly.

READ A FIRST TIME THIS 22nd DAY OF October, 2021.

READ A SECOND TIME THIS 22nd DAY OF October, 2021.

A PUBLIC HEARING WAS HELD ON THE 19th DAY OF January, 2022.

A SECOND PUBLIC HEARING WAS HELD ON THE 23rd DAY OF February, 2022.

READ A THIRD TIME THIS 18th DAY OF March, 2022.

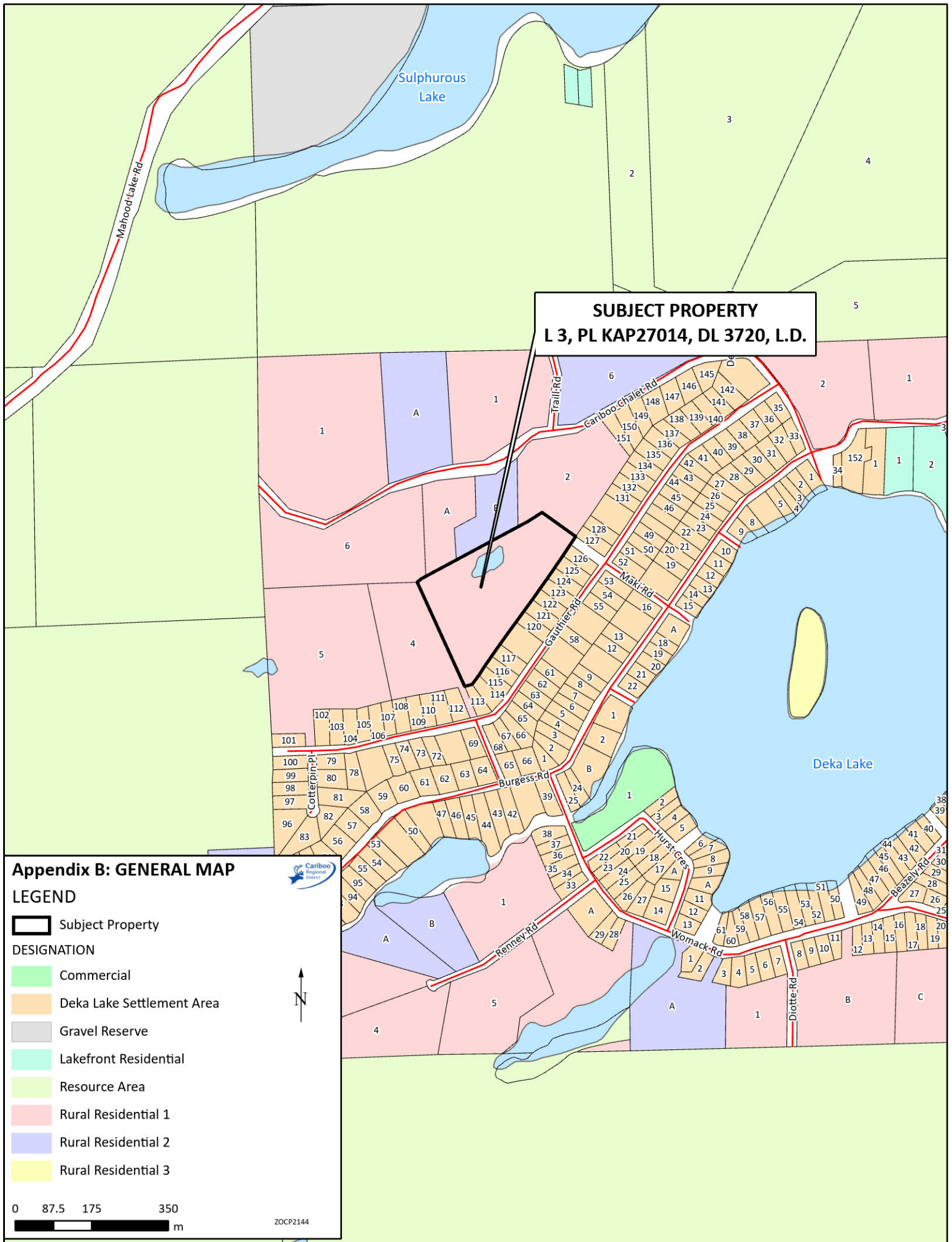
ADOPTED THIS _____ DAY OF _____, 2023.

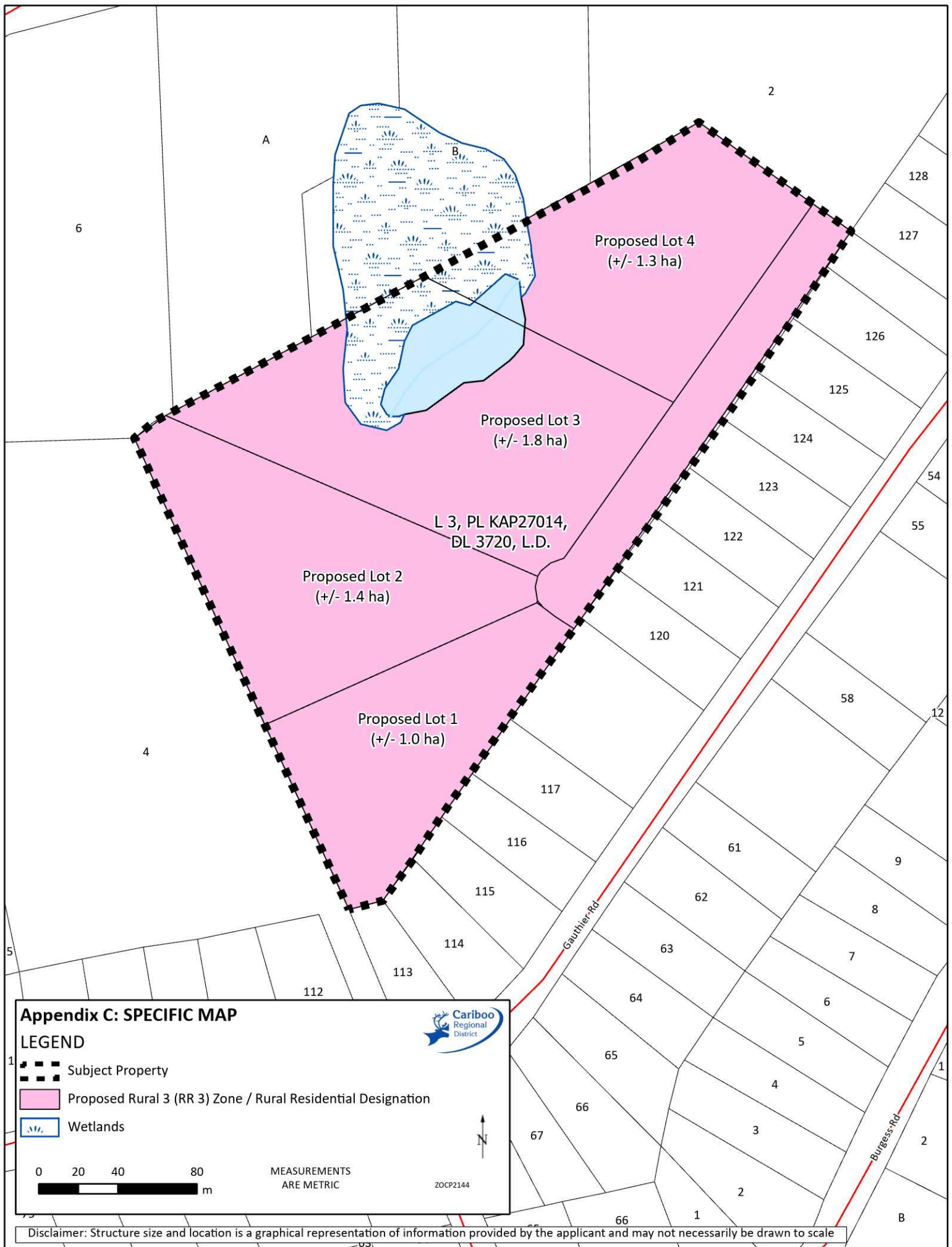
Chair

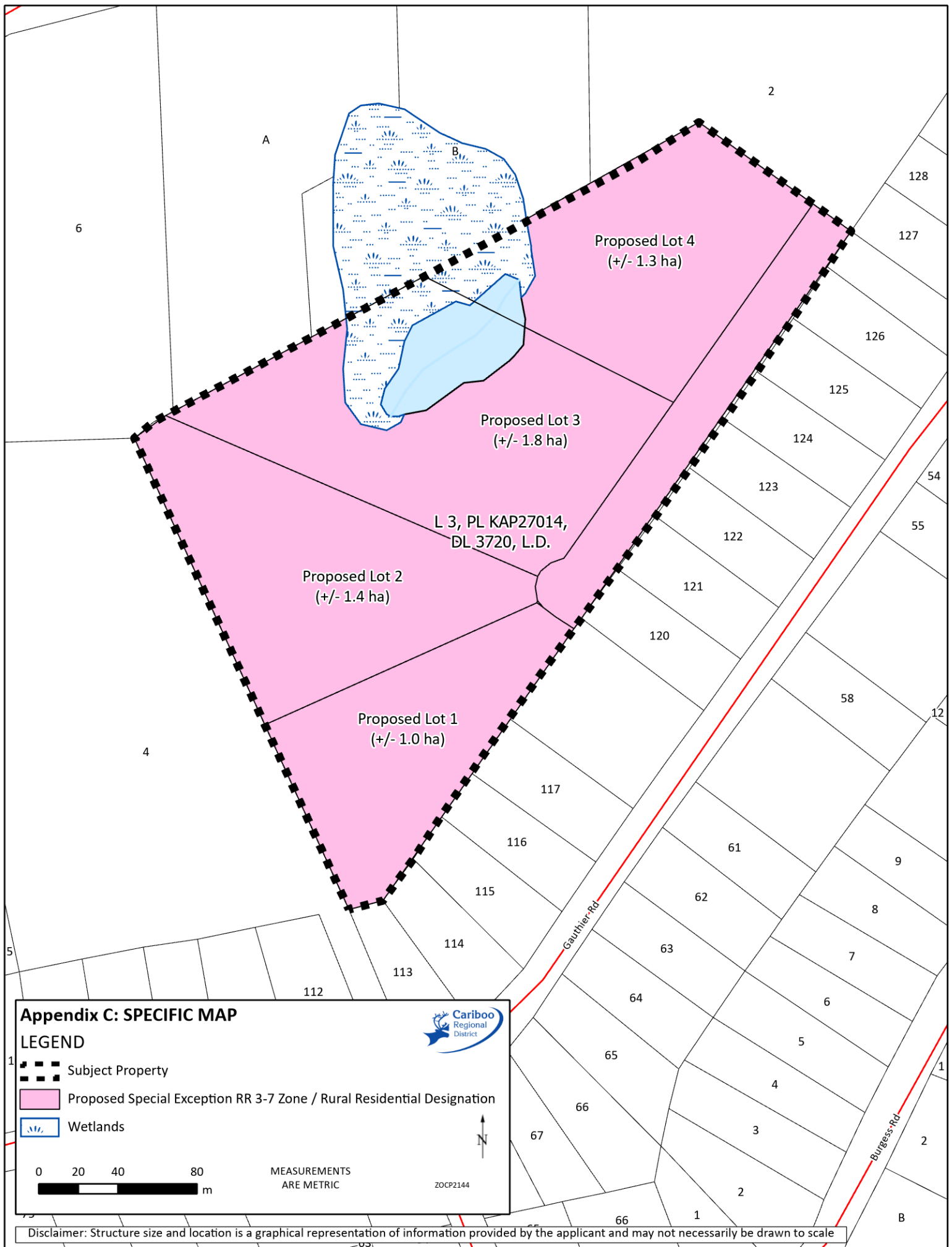
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5345, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services









SUBJECT PROPERTY
L 3, PL KAP27014, DL 3720, L.D.

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

0 30 60 120
m

ZOCP2144



© 2021 Microsoft Corporation © 2021 Maxar © CNES (2021) Distribution
Airbus DS

Describe the existing use of the subject property and all buildings: Property is vacant, treed, has roughed-in driveway through panhandle.

Describe the proposed use of the subject property and all buildings: As shown on proposed subdivision plan - build road into property and create four residential lots of 1 ha. or larger.

Describe the reasons in support for the application: See attached sheet.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Mostly treed, some of back of Lot 3 (northerly) is swampy.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Property is gently undulating. Swampy area is low-lying depression with no apparent channel in or out.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Re: Proposed subdivision of Lot 3, Plan 27014, DL 3720, Lillooet District

Reasons in support of rezoning application

Plan 27014 was created in 1975 by the owners of Deka Lake Development from the remainder of the 1969 to 1971 subdivision of about 1026 small lots. The subsequent subdivision of the remainder parcels was done under the blanket zoning of 4 ha (10 acre) minimum, and then Deka Lake Developments (1969) Ltd. disappeared.

A number of the larger parcels have since been subdivided into more usable parcel sizes of 0.4, 0.8, 2.0 and 4.0 ha lots. Lot 3 of Plan 27014 has remained vacant and undeveloped since 1975. It is unsuitable for large acreage use (agriculture of any kind). There is a large demand now for rural lots, but not necessarily for larger areas (2 to 4 ha). Typical development of acreage lots for residential use often results in about 0.2 to 0.5 ha of actual improvement, and large remainders of unused property.

The cost of building subdivision standard road and providing services such as hydro and telephone must be spread over the number of lots created. Our proposal would allow a maximum of four lots, quite possibly three. The road development alone would generate about \$150,000 expenditure in the local economy. Other development costs would employ various local businesses. Development standards today would ensure that protection of the water resources and health concerns are satisfied before any approval is forthcoming.

In short, left undeveloped this property is wasted vacant land. With controlled development as proposed we can create 3 or 4 rural residential parcels to meet the demand that is apparent at this time.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on 13 Sept, 2021
in the per phone, located at area L, BC, commencing at 7 pm

PRESENT:

Chair Sharon Woloshyn

Members Ursula Hart
Barb Mathin

Recording Secretary Inga Udelsht

Owners/Agent, or Edward Richards

☐ Contacted but declined to attend

ABSENT: Alan Boyd, Steve Brown, Peter Bouter, Art Guimard, Justin Guimard

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Willow Mc Donald, Michele Lenthwaite

Nigel Whitehead

Agenda Items

motion: Ursula v Sharon v
Secnd: Inga v Barb v

REZONING/OCPP APPLICATION – 3360-20/20210044 (LOT 3, DISTRICT LOT 3720, LILLOOET DISTRICT, PLAN 27014)

Ursula / Inga : "THAT the application to rezone/redesignate property at 7515 GAUTHIER ROAD, be supported/rejected for the following reasons:

- i) This application provides a smart transition from Dekalake Subdivision
- ii) lots to larger lots in area.

For:

4

Against:

/

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

Inga Udelsht

Recording Secretary

Sharon Woloshyn

Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210044

Date: Wednesday, January 19, 2022

Location: Via Teleconference

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5344, 2021 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5345, 2021**

Persons Present:

- ☒ Director: Willow Macdonald
 - ☐ Owner(s): Edward Richards and Tina Weinert
 - ☐ Agent: Michael Kidston Land Surveying
 - ☐ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services and Jonathan Reitsma, Planning Officer
 - ☒ **No public in attendance** (excluding owner/agent)
-

- ☒ **Waited ten (10) minutes and then called the meeting adjourned.**

- ☐ Roll call conducted by Planning Staff.
- ☐ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at _____.

Agent/Owner: Provided summary of proposal.

- ☐ The Chair read out public comments received since 4:00 pm. ☒ No comments received since 4:00 pm. Previously submitted comments available for viewing on CRD website and in CRD offices.

1) Date: _____ Name: _____

2) Date: _____ Name: _____

- ☐ The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

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

- ☒ The Chair called the meeting adjourned at 7:10 pm.

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



Signature of Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210044

Date: Wednesday, February 23, 2022

Location: Via Teleconference

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5344, 2021 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5345, 2021**

Persons Present:

- ☒ Director: Willow Macdonald
- ☒ Owner(s): Edward Richards and Tina Weinert
- ☒ Agent: Michael Kidston Land Surveying
- ☒ Public: See attached list
- ☒ Staff: Nigel Whitehead, Manager of Planning Services and Jonathan Reitsma, Planning Officer
- ☐ **No public in attendance** (excluding owner/agent)

*Due to limitations of the teleconference platform, best efforts have been made to ensure attendee's names are accurate. Any errors or omissions in the record are accidental and the CRD apologies for this inconvenience.

- ☐ **Waited ten (10) minutes and then called the meeting adjourned.**
- ☒ Roll call conducted by Planning Staff.
- ☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at 7:09 pm.

Agent/Owner: Provided summary of proposal.

- ☐ The Chair read out public comments received since 4:00 pm. ☒ No comments received since 4:00 pm. Previously submitted comments available for viewing on CRD website and in CRD offices.
- ☒ The following verbal comments and questions were received: (add additional sheet if required)

G. Siklos: Raised concerns as their property is immediately south of the proposed subdivision, located mid-block and would have rear frontage on the proposed access road. When purchased there was no traffic, no noise. Have been using property for many years. The new road would pose a security risk, increased noise, traffic. Would not have purchased lot if this was originally the case. Suggested reconfiguration with road in the middle or rear of the property. Other subdivisions do not have the proposed configuration of roads on front and rear. Opposes the proposal in the current form.

B. & R. Van Tol: Concerned about the density. New view will be someone else's front yard. Concerns raised about the vegetation buffer of the new road and cul-de-sac. Wants to ensure there is space between the proposed road and neighbouring properties. Suggested a 100 ft setback for road.

N. Whitehead: Explained typical road widths (20 m.) and further setbacks away from road frontage (7.6 m/25 ft.) and that the portion past the cul-de-sac (proposed Lot 1) would have a lesser setback of 1.5 m (5 ft.) for structures.

H. Duncan: Owns adjacent property on Cariboo Chalet Rd. Concerned about the wetland located on the property. Drainage patterns on the site leaves the subject property draining to their property. Concerns

raised about future sewage disposal systems; lagoons tend to leak. Also noted a large excavation/clearing work has begun on the site.

N. Whitehead: In order to adopt the bylaw a Shoreland Management Policy Covenant will need to be registered on the property. This will take into account riparian and sewerage concerns. Initial clearing in the riparian area is a cause for concern.

M. Kidston: No tests have been done yet for sewage disposal. If rezoning is approved they'll do tests then. Interior Health largely frowns upon lagoons and often insists on more elaborate septic systems.

B. McNeil: Notes wildlife uses the property, much to the enjoyment of the neighbourhood. The lot is currently quiet and is concerned about the proposed road leading to lack of privacy.

B. & R. Van Tol: Echoed concerns about security on the lot and the potential loss of wildlife. Also notes that their wells, as well as many others along Gauthier Road, are fed by an aquifer that lies beneath the proposal. Very concerned about impact on water quality and quantity. Does not like proposed lot layout.

N. Whitehead: Viability of water is assessed at the provincial level – Interior Health will assess at subdivision stage.

M. Kidston: MOTI usually requires a well test on every 2nd lot. These reports can be quite lengthy and technical.

W. Macdonald: Have the well tests become more onerous over the course of the past decade or so?

M. Kidston: Further explained subdivision process – lot layout is not “set in stone”. Land use is the first step in the approval process. It can take 18-24 months for subdivision approval. Well testing is a large part of this and has become more onerous over time.

B. & R. Van Tol: Still has concerns about sewage and water impacts. Propose road further from the fence line.

M. Corps: Having a lot surrounded by two roads is unusual. No areas in Deka Lake with such a layout. Noted that building hasn't occurred on their lot either and due to the already surrounding properties is thinking of placing sewerage disposal and the well towards the rear of the property. This would result in building towards the rear and potentially towards a new home on one of the proposed lots. This is noted as contrary to why their lot was purchased and why people buy into the Deka Lake area.

N. Whitehead: Clarified side setbacks of proposed Lot one, would be an interior side line setback of 1.5 m. (4.9 ft.).

G. Siklos: Hasn't seen a subdivision like this. Do roads often run along both front and rear of properties?

N. Whitehead: Not the most common but certainly does occur. Notable Cariboo examples include Wildwood and stretches along Canim-Hendrix Road (Gateway, Buffalo Creek).

G. Siklos: Suddenly affecting 10+ lots this way is quite a few, not some small change. New road is a surprise.

B. McNeil: With so much investment in this process why is it only 4 lots? What can we expect in the future?

W. Macdonald: We don't know what is coming down the road in 30 years but things tend not to move fast. This application is for the 4 proposed lots.

B. & R. Van Tol: Echoed concerns about subdividing further. How many houses will be permitted? There's already one house without a building permit.

W. Macdonald: Issues with the existing structure can be brought to the attention of the Bylaw Enforcement Officer and Building Department.

N. Whitehead: Rural 3 zones, like most residential zones across the Cariboo, permits for one house, plus either a secondary suite *or* a carriage house.

B. & R. Van Tol: Doubling the number of dwelling units further strengthens their concerns.

M. Kidston: Validated concerns about setbacks and mentioned an option may be to create a Special Exception Zone that increased setbacks and lessens some concerns.

T. Richards: Agreed with Michael Kidston that as owners they would be willing to work with him on a Special Exception Zone. The cabin is old and not habitable. They intend to move it and receive the proper permits or demolish it at a later date. Mentioned that they too want privacy and would likely not build in a way that would affect that. Noted both he and Tina have ties to Deka and are looking to subdivide for their family. They are both in the “Deka Residents” social media page and would be willing to answer respectful questions.

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

☒ The Chair called the meeting adjourned at 8:11 pm.

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

A handwritten signature in black ink, appearing to be 'H. B. O.', written over a horizontal line.

Signature of Chair

Public Hearing Attendance

“Interlakes Area Official Community Plan Amendment Bylaw No. 5344, 2021”

And

“South Cariboo Area Zoning Amendment Bylaw No. 5345, 2021”

Date of Public Hearing: February 23, 2022

Application: 7515 Gauthier Road (3360-20-20210044)

*Due to limitations of the teleconference platform, best efforts have been made to ensure attendee's names are accurate. Any errors or omissions in the record are accidental and the CRD apologizes for this inconvenience.

Name	Address
Bryan McNeil	32600 Chilcotin Drive, Abbotsford BC (Lot 114 Gauthier Road)
Michael Corps	60-1361 30 Street SE, Salmon Arm BC (7493 Gauthier Road)
Bill Van Tol Robin Van Tol	7495 and 7497 Gauthier Road
Harvey Duncan	7480 N Bonaparte Road, Bridge Lake (7488 Cariboo Chalet Road)
Mattheu Weinert	6275 Blain Road
Gabor Siklos	7501 Gauthier Road
Bernard Oster	6275 Blain Road
Clinton McNeil	31313 Livingstone Avenue, Abbotsford BC (7491 Gauthier Road)