



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210023

Bylaw(s): Central Cariboo Area Rural Land Use Amendment Bylaw No. 5326, 2021

Electoral Area: F

Date of Referral: May 05, 2021

Date of Application: April 14, 2021

Property Owner's Name(s): SHARI-ANNE BOUCHARD
JEFFREY A BOUCHARD

SECTION 1: Property Summary

Legal Description(s): District Lot 861, Cariboo District, Except Plans 7461, 10385, 13083, 13084, 13873, 16478, 17311, 17759, 17835, 18571, 18777, 21438, 21439, 21496, 22548, 22833, 23449, 23876, 24085, 24441 and 29384

Property Size(s): 22.31 ha (55.122 ac.)

Area of Application: 22.31 ha (55.122 ac.)

Location: 5009 Speed Crescent

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Settlement Area 2 (RS 2)

Min. Lot Size Permitted:

4000 sq. m (43,057 sq. ft.)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac.)

Proposal: Future Residence, Apiary, and Agricultural Activities.

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

Existing Buildings: None
Proposed Buildings: Residence

Road Name: Speed Crescent
Road Type: Paved
Within the influence of a Controlled Access Highway: N/A
Services Available: Existing: None

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: East Youngren Creek
Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	N/A
(b) South	000 Single Family Dwelling	0.4 ha (1 ac.) - 0.52 ha (1.29 ac.)
	020 Residential Outbuilding Only	0.58 ha (1.44 ac.)
	038 Manufactured Home (Not In A Manufactured Home Park)	0.4 ha (1 ac.) - 0.77 ha (1.92 ac.)
	063 2 Acres Or More Manufactured Home	0.82 ha (2.03 ac.) - 1.54 ha (3.805 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.42 ha (3.5 ac.)
	061 2 Acres Or More (Vacant)	49.59 ha (122.55 ac.)
	Unsurveyed Crown Land	N/A
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.76 ha (4.35 ac.)
	061 2 Acres Or More (Vacant)	4.07 ha (10.071 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the 22.31 ha (55.122 ac.) subject property in order to allow for agricultural activities. At present the property is shaped by its use historically as a placer mine location. There are currently no structures on the property. The applicant has indicated long term plans for a residence and an apiary on the site.

The subject property is currently zoned Settlement Area 2 (RS 2) in the Central Cariboo Area Rural Land Use Bylaw, 3503, 1999. Previous uses of the property as a placer mine have been in contravention of the zoning. This zone does not permit for agricultural uses to take place, and although hobby beekeeping is permitted, other agricultural opportunities would be limited on the site. Therefore, the applicant has requested to rezone the subject property from Settlement Area 2 (RS 2) to Rural 1 (RR 1) to allow for agricultural operations.

Location and Surrounding:

The subject property is located on Speed Crescent in Likely, reaching the road via a panhandle, and backs on to the smaller lots located along Speed Crescent as shown in Appendix B. The property is not serviced by sewer or water service. The property has been extensively cleared for placer mine activities but currently consists of scattered aspen, willow, brush, and scattered evergreen trees. East Youngren Creek runs adjacent to the property's north westernmost point and a historic pond is located on the property.

CRD Regulations and Policies:

3503 Central Cariboo Area Rural Land Use Bylaw, 1999

2.0 BROAD OBJECTIVES

2.1 To regulate land use in a manner consistent with the rural character of the area and in a manner which provides flexibility for decision-makers and property owners.

8.11 RURAL 1 (RR 1) ZONE

8.11.1 USES PERMITTED

(a) RESIDENTIAL USES:

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or
- v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling; or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) NON-RESIDENTIAL USES:

- x) farm retail sales;
- xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal and promotes or markets farm products grown, raised, or processed on the farm;
- xv) agricultural operation, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping, and aquaculture;

8.11.2 ZONE PROVISIONS

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

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. By rezoning the property to RR 1 there will be greater flexibility for the landowner. The RR 1 zone permits for a range of agricultural and other rural land uses that are appropriate on a property this size. The existing Settlement Area 2 (RS 2) zone seems intentioned to allow for future subdivision. The proposed RR 1 zone would still allow for five 4 ha (10 ac.) lots to be created if desired. This size lot exceeds standard requirements for sewage disposal systems and well systems from Interior Health, while still allowing and encouraging agricultural operations.

The Area 'F' Advisory Planning Commission (APC) has no objections to the approval of the rezoning and encourages the use of the property for beekeeping. Because of the East Youngren Creek running adjacent to the property a Shoreland Management Policy Covenant will be required prior to adoption.

Recommendation:

1. That the Central Cariboo Area Rural Land Use Bylaw No. 5326 2021 to rezone District Lot 861, Cariboo District, Except Plans 7461, 10385, 13083, 13084, 13873, 16478, 17311, 17759, 18571, 21438, 21439, 21496, 22548, 22833, 23449, 23876, 24085, 24441, and 29384 from Settlement Area 2 (RS 2) to Rural 1 (RR 1) be approved, subject to the following condition;
 - i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

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

REFERRAL COMMENTS

Health Authority: June 30, 2021

Interests Unaffected by Bylaw.

Thank you for providing us with the opportunity to review.

Ministry of Transportation and Infrastructure: June 29, 2021

See attached.

Advisory Planning Commission: May 19, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

Ministry of FLNRORD – Crown:

No response.

Ministry of Agriculture, Food and Fisheries: June 24, 2021

See attached.

BOARD ACTION

June 18, 2021:

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5326, 2021 be read a first and second time this 18th day of June, 2021. Further that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

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

July 8, 2022:

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5326, 2021 be read a third time, this 8th day of July 2022.

ATTACHMENTS

Appendix A: Bylaw No. 5326
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's supporting documentation
Advisory Planning Commission Comments
Ministry of Transportation and Infrastructure Comments
Ministry of Agriculture, Food and Fisheries Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5326

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5326, 2021".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

- i) rezoning District Lot 861, Cariboo District, Except Plans 7461, 10385, 13083, 13084, 13873, 16478, 17311, 17759, 18571, 21438, 21439, 21496, 22548, 22833, 23449, 23876, 24085, 24441, and 29384 from Settlement Area 2 (RS 2) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 18th DAY OF June, 2021.

READ A SECOND TIME THIS 18th DAY OF June, 2021.

A PUBLIC HEARING WAS HELD ON THE 21st DAY OF June, 2022.

READ A THIRD TIME THIS 8th DAY OF July, 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. 5326 cited as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5326, 2021", as adopted by the Cariboo Regional District Board on the ____ day of _____, 2023.

Manager of Corporate Services

Appendix B: GENERAL MAP



LEGEND

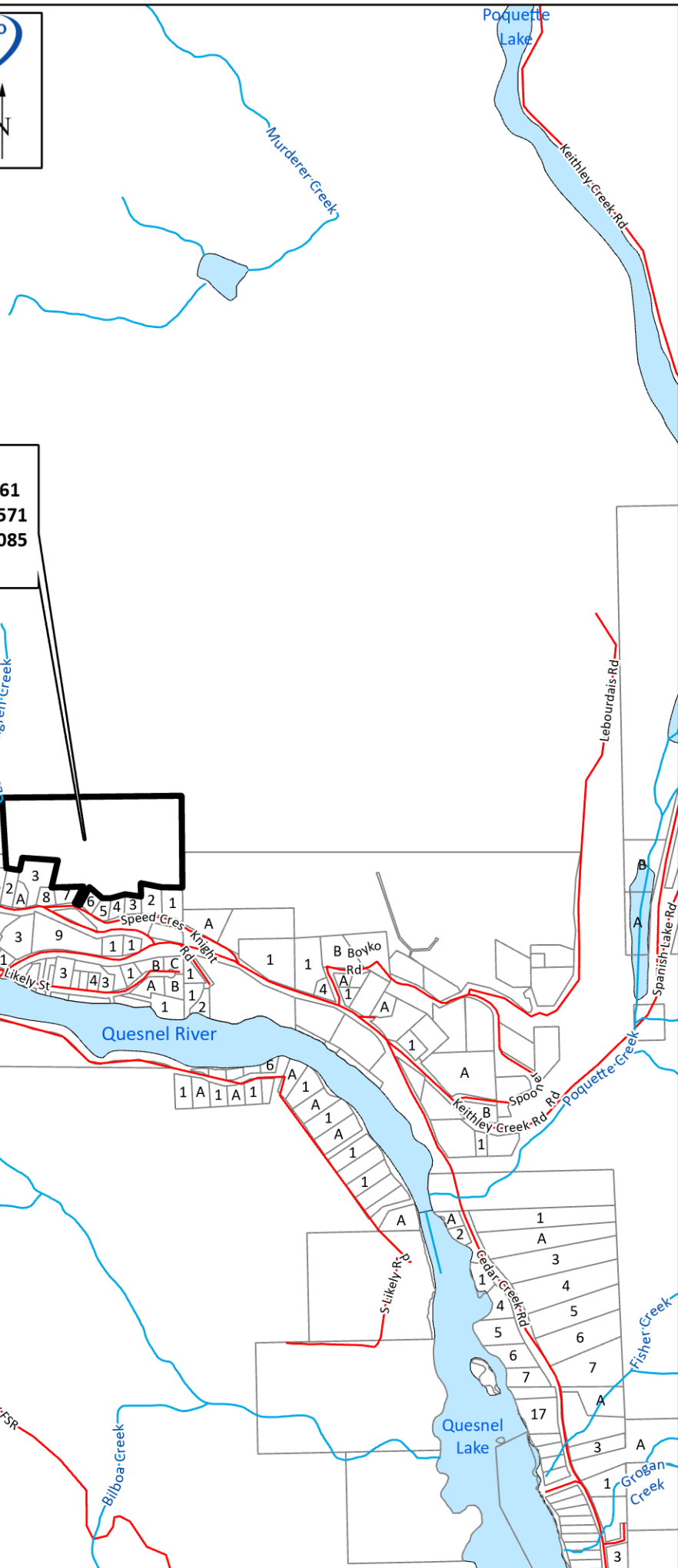


Subject Property

FWA_STREAMS

0 30 60 120
m

Z2123



SUBJECT PROPERTY

DISTRICT LOT 861 CARIBOO DISTRICT, EXCEPT PLANS 7461

10385 13083 13084 13873 16478 17311 17759 17835 18571

18777 21438 21439 21496 22548 22833 23449 23876 24085

24441 AND 29384

Appendix C: SPECIFIC MAP

LEGEND



Subject Property



Proposed Rural 1 (RR 1) Zone

0 30 60 120
m

MEASUREMENTS
ARE METRIC



Z2123

DISTRICT LOT 861 CARIBOO DISTRICT, EXCEPT PLANS 7461 10385 13083 13084 13873
16478 17311 17759 17835 18571 18777 21438 21439 21496 22548 22833 23449
23876 24085 24441 AND 29384

East-Youngren-Creek

Rosette Lake Rd

Speed Cres

Keithley Creek Rd

Quesnel Forks Rd

Likely Rd

Quesnel River

Likely St

Knight Rd

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

SUBJECT PROPERTY
DISTRICT LOT 861 CARIBOO DISTRICT, EXCEPT PLANS 7461
10385 13083 13084 13873 16478 17311 17759 17835 18571
18777 21438 21439 21496 22548 22833 23449 23876 24085
24441 AND 29384



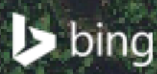
Appendix D: GENERAL MAP ORTHO

LEGEND
 Subject Property

0 30 60 120
m



Z2123



Describe the existing use of the subject property and all buildings: Subject property has been a placer mine for the
for the last 30 years.

Describe the proposed use of the subject property and all buildings: The proposed use will be a future home site, and
a location for an Apiary Site.

Describe the reasons in support for the application: This proposal is to allow agriculture/residential rather than
residential only

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Scattered Aspen, willow,
Brush, and scattered evergreens

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): This property is south
facing, moderately sloped. Mostly cleared with existing roads. There is one historic pond on the property.

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

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on May 19, 2021 in the Conference Call, located at CRD Area F, BC, commencing at 7PM

PRESENT:

Chair	Doug Watt
Members	Bee Hooker, Jack Darney Dianna MacQueen, Ross McCoubrey, John Hoyrup
Recording Secretary	Doug Watt
Owners/Agent, or ☐ Contacted but declined to attend	Jeff Bouchard

ABSENT: N/A

ALSO PRESENT: Electoral Area Director Maureen LeBourdais
Staff support (if present) N/A

Agenda Items

REZONING APPLICATION – 3360-20/20210023 (District Lot 861, Cariboo District, Except Plans 7461, 10385, 13083, 13084, 13873, 16478, 17311, 17759, 17835, 18571, 18777, 21438, 21439, 21496, 22548, 22833, 23449, 23876, 24085, 24441 and 29384): "THAT the application to rezone property at 5009 SPEED CRESCENT, be supported/~~rejected~~ for the following reasons:

- i) TO MAKE GOOD USE OF A PROPERTY THAT HAS BEEN PLACER MINED FOR DECADES AND BEARS LITTLE RESEMBLENCE TO THE ORIGINAL LANDFORM.
- ii) BEES ARE GOOD.

For: 6 Against: 0

CARRIED/~~DEFEATED~~

Termination

Bee Hooker / Dianna MacQueen: That the meeting terminate.

CARRIED

Time: 7:15 PM



Recording Secretary

Chair

RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☒ Approval Recommended Subject to Conditions Outlined Below
- ☐ Approval Not Recommended Due to Reasons Outlined Below

Thank you for the bylaw referral - Ministry File Number 2021-02454.

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

Anything other than a residential driveway on side roads for a single-family dwelling requires a permit application. Please direct the landowner to apply for a Highway Use Permit for a Residential/Agricultural Access at www.gov.bc.ca/highway-use-permits or to contact Sandra Wagner at sandra.wagner@gov.bc.ca

Signed By: Sandra Wagner Title: Development Officer

Date: June 29, 2021 Agency: MoTI



June 24, 2021

Local Government File: 3360-20/20210023

Jonathan Reitsma
Planning Officer
Cariboo Regional District

VIA EMAIL: planning@cariboord.ca

Re: Rezoning Z2123 (Bylaw 5326) referral – 5009 Speed Crescent Road

Dear Jonathan Reitsma,

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the bylaw application to rezone a property from Settlement Area (RS 2) to Rural 1 (RR1) to allow for agricultural use outside of the Agricultural Land Reserve (ALR). Ministry staff have reviewed the provided information and offer the following comments:

- Information regarding the history of placer mining and reclamation status of the site has not been provided. Given the intended future agricultural and residential use, if not already done, the Cariboo Regional District and the applicant are strongly encouraged to confirm if the property is completely free from any environmental contamination (including mercury), and associated compliance with all legislative requirements.
- Ministry staff note the application demonstrates an intention to undertake agricultural activity now and into the future, including apiary production.
- Soil information ([BC Soil Information Finder Tool](#)) for this area indicates the soil to be well-drained sandy loam, although the composition has likely changed due to the previous land use. As stated above, any future use for crops or grazing should address potential environmental concerns. The site is likely a cool, wet, and long-winter location, and based on the information provided, grazing may be more suitable than crop production.
- Some farm activities can cause farm disturbances, although given its location with residential neighbours located primarily along its southern border, it is unlikely

.../2

agricultural activity will be of significant impact for existing neighbours. This may potentially change depending if livestock are introduced and the quality of associated fencing and its maintenance.

- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities. In addition, Ministry staff note that access to land for farming is a barrier to new entrants in the Cariboo as people move to the area from other parts of the province, and opportunities may exist to lease part of the lands for agricultural production. For more information on [B.C.'s Land Matching Program](#), please visit the [Young Agrarians Foundation](#) organization website.

For your information, the Ministry's updated 2020 edition of the [Guide for Bylaw Standards in Farming Areas](#) is now available online. Regional District staff may wish to review the document, as well as the [Farm Practices in B.C. Reference Guide](#), to help identify and mitigate related potential land use interface and associated farm practice scenarios.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture, Food and Fisheries
Phone: 778 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nicole Pressey, P.Ag.
Regional Agrologist – Cariboo Central Coast
Ministry of Agriculture, Food and Fisheries
Office: 236 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210023

Date: Tuesday, June 21st, 2022

Location: Likely Community Hall

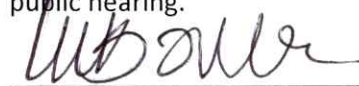
Re: **CENTRAL CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 5326, 2021**

Persons Present:

- ☒ Director: Maureen LeBourdais
 - ☒ Owner(s): Jeffrey and Shari-Anne Bouchard
 - ☐ Agent: N/A
 - ☐ Public: See attached list
 - ☐ Staff:
 - ☒ **No public in attendance** (excluding owner/agent)
-

- ☐ Meeting called to order at 7:00pm
- ☒ 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:
no public in attendance
Comments of concern/opposition:
- ☐ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 7:11pm. (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

[illegible]