



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210026

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021

Electoral Area: L

Date of Referral: May 06, 2021

Date of Application: April 19, 2021

Property Owner's Name(s): RUSSELL VAN KOLL

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3720, Lillooet District, Plan 32597

Property Size(s): 4.05 ha (10 ac.)

Area of Application: 4.05 ha (10 ac.)

Location: Renney Road

Current Designation:

Rural Residential 1

Min. Lot Size Permitted:

4 ha (9.88 ac.)

Proposed Designation:

Lakefront Residential

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 RL 2-1

Min. Lot Size Permitted:

1.2 ha (2.97 ac.)

Proposal: To subdivide the property into three 1.2 ha (2.97 ac.) residential lots.

No. and size of Proposed Lots: 3 lots; 1.2 ha (2.96 ac.)

Existing Buildings: None

Proposed Buildings: No proposed structures.

Road Name: Renney Road

Road Type: Gravel/Dirt Road

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

Services Available: Existing: None

Readily Available: Hydro, Telephone, Sewage Disposal System, Well

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Unnamed Pond, Deka Creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Protection Development Permit

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

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.31 ha (0.77 ac.) - 0.53 ha(1.32 ac.)
	001 Vacant Residential Lot Less Than 2 Acres	0.28 ha (0.7 ac.)
	020 Residential Outbuilding Only	0.29 ha (0.71 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.33 ha (0.83 ac.)
	040 Seasonal Dwelling	0.47 ha (1.16 ac.)
(b) South	020 Residential Outbuilding Only	0.605 ha (1.495 ac.)
	061 2 Acres Or More (Vacant)	4.05 ha (10 ac.) - 6.66 ha (16.46 ac.)
(c) East	001 Vacant Residential Less Than 2 Acres	0.19 ha (20,437 sq. ft.) - 0.30 ha (0.76 ac.)

	020 Residential Outbuilding Only	0.19 ha (20,908 sq. ft.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.186 ha (20,037 sq. ft.) - 0.20 ha (0.51 ac.)
(d) West	061 2 Acres Or More (Vacant)	2.02 ha (4.99 ac.) - 2.05 ha (5.09 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a 4.05 ha (10 ac.) rural residential property to subdivide into three separate 1.2 ha (2.97 ac.) residential lots. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Rural Residential 1 in the Interlakes Area OCP Bylaw No. 3906, 2004.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicant has requested to rezone the subject property from Rural 1 (RR 1) zone to Special Exception RL 2-1 zone. The proposal is shown in Appendix C.

Location and Surrounding:

The subject property is located on Renney Road with Deka Lake in proximity to the east and Deka Creek situated adjacent to the northern boundary of the property as shown in Appendix B and C. Currently, it is a vacant land with slight slope down to Deka Creek and dense tree coverage. It is mostly surrounded by single-family dwellings to the far north and east, vacant residential lots to the south and west of the subject property. The property is not serviced by water or sewer services.

Application History:

The applicants had previously applied for this three-lot subdivision in 2019 which was withdrawn shortly before it was meant to be brought to the Cariboo Regional District Board of Directors for 1st and 2nd readings.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.17.3.1 Special Exception RL 2-1 Zone (4600-20-2809)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-1:

- i. LOT AREA (minimum) = 1.2 hectares (2.97 acres)
All other provisions of the RL 2 zone shall apply.

3906- Interlakes Area OCP Bylaw, 2004

5.0 RESIDENTIAL

5.1 Objectives:

5. To consider clusters of housing on the lakeshores or infill housing where environmentally sustainable, so as to provide expanses of undisturbed shoreline.

RESIDENTIAL DESIGNATIONS

LAKEFRONT RESIDENTIAL (RL)

- Shall apply to all lands within 250 m of the natural boundary of area lakes. The minimum lot area shall be 0.8 ha.

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. Being surrounded by similar land uses, the requested zoning amendment does not affect the residential character of the neighborhood. Further, the proposal complies with the CRD Policy 5.1.5 under the Official Community Plan to consider infill housing where environmentally sustainable. Therefore, planning staff recommends approval of this application. The Area 'L' Advisory Planning Commission (APC) voiced their support for the application.

However, the applicant must comply with the CRD Shoreland Management Policy with respect to onsite sewage disposal and riparian protection due to the presence of highly sensitive Deka Creek adjacent to the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal field.

The Ministry of Transportation and Infrastructure (MOTI) currently have no objections over the proposed rezoning. It is noted that any land use other than residential driveways will require an access permit application to the Ministry.

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021 to redesignate Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural Residential 1 to Lakefront Residential be approved.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021 to rezone Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural 1 (RR 1) zone to Special Exception RL 2-1 zone be approved, subject to the following conditions:
 - i.) Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021.
 - ii.) 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 14, 2021

Interests Unaffected by Bylaw.

Thank you for the opportunity to provide comments on this application to re-designate and re-zone the subject parcel in order to facilitate subdividing the parcel into 3 lots, each approximately 1.2 ha in size.

From Interior Health perspective there is no objection to this proposal. At the time of subdivision a more detailed review of the parcel will occur to confirm there is sufficient suitable land to maintain longterm sustainability for onsite drinking water and wastewater servicing. My response for this planning referral does not confer IH approval for any future subdivision application.

Ministry of Transportation and Infrastructure: May 12, 2021

Approval recommended for reasons outlined below.

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5328 and 5327 package received on May 10, 2021. Please note that approval of the rezoning does not constitute subdivision approval. Anything other than a

residential driveway requires an access permit application to the Ministry. Thank you for the opportunity to provide comments.

Advisory Planning Commission: June 7, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response

CRD Chief Building Official: June 7, 2021

No objections

BOARD ACTION

June 18, 2021:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021 be read a first and second time this 18th day of June, 2021.

That South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021 be read a first and second time this 18th day of June, 2021. Further that adoption be subject to:

1. Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 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 sewerage disposal and riparian protection.

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

January 14, 2022:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021 and South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021 be read a third time, this 14th day of January, 2022.

ATTACHMENTS

Appendix A: Bylaw No. 5327 and 5328

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
 Advisory Planning Commission Comments
 Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5327

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. 5327, 2021".

2. AMENDMENT

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

Redesignating Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural Residential 1 designation to Lakefront Residential designation.

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 8th DAY OF December, 2021.

READ A THIRD TIME THIS 14th DAY OF January, 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. 5327, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5328

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. 5328".

2. AMENDMENT

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

- i) rezoning Lot 1, District Lot 3720, Lillooet District, Plan 32597 from Rural 1 (RR 1) zone to Special Exception RL 2-1 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 8th DAY OF December, 2021.

READ A THIRD TIME THIS 14th DAY OF January, 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. 5328, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021", as adopted by the Cariboo Regional District Board on the ____ day of _____, 2023.

Manager of Corporate Services

SUBJECT PROPERTY
LOT 1, DL 3720,
PL 32597

Appendix B: GENERAL MAP

LEGEND

SUBJECT PROPERTY

Interlake OCP Designation

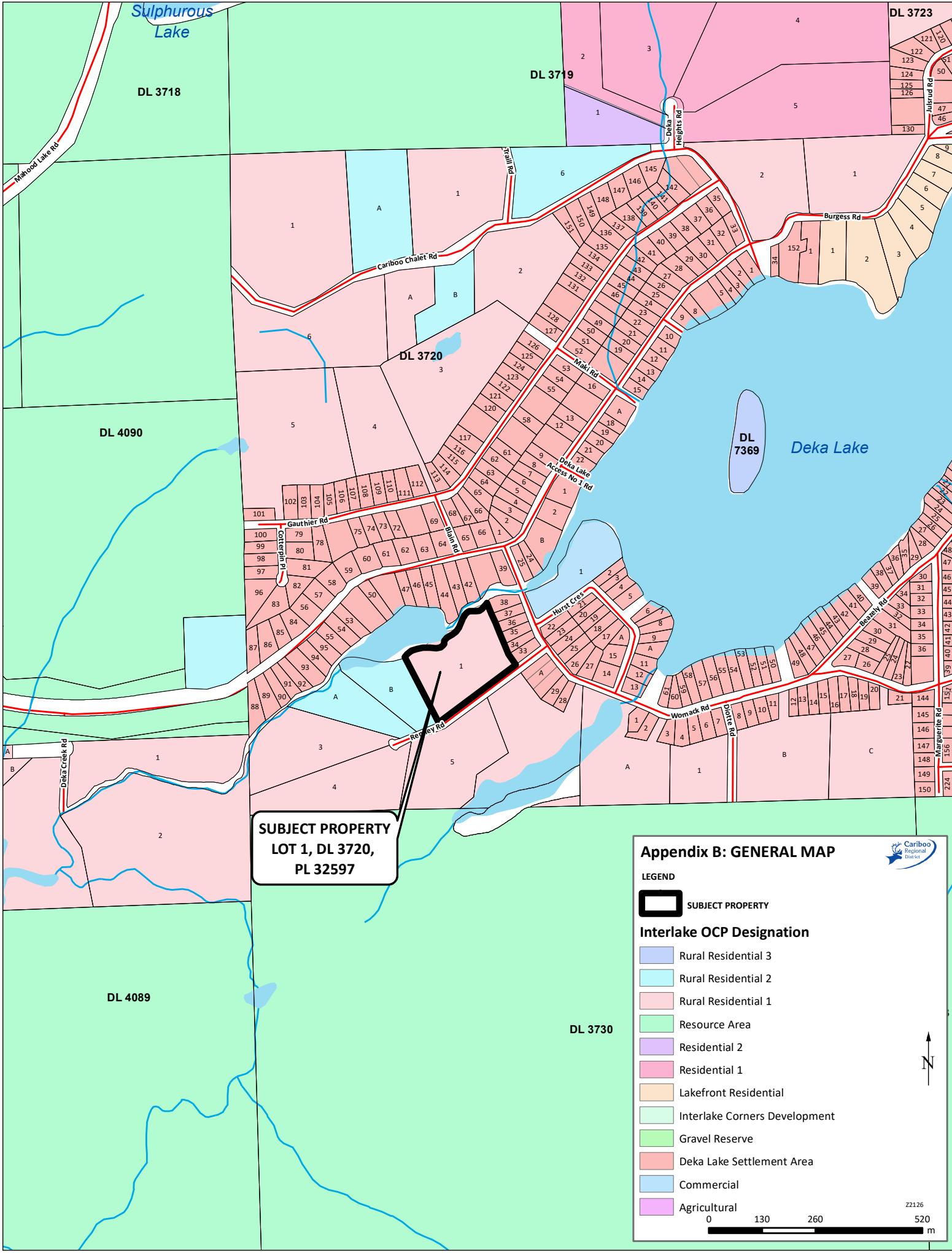
	Rural Residential 3
	Rural Residential 2
	Rural Residential 1
	Resource Area
	Residential 2
	Residential 1
	Lakefront Residential
	Interlake Corners Development
	Gravel Reserve
	Deka Lake Settlement Area
	Commercial
	Agricultural

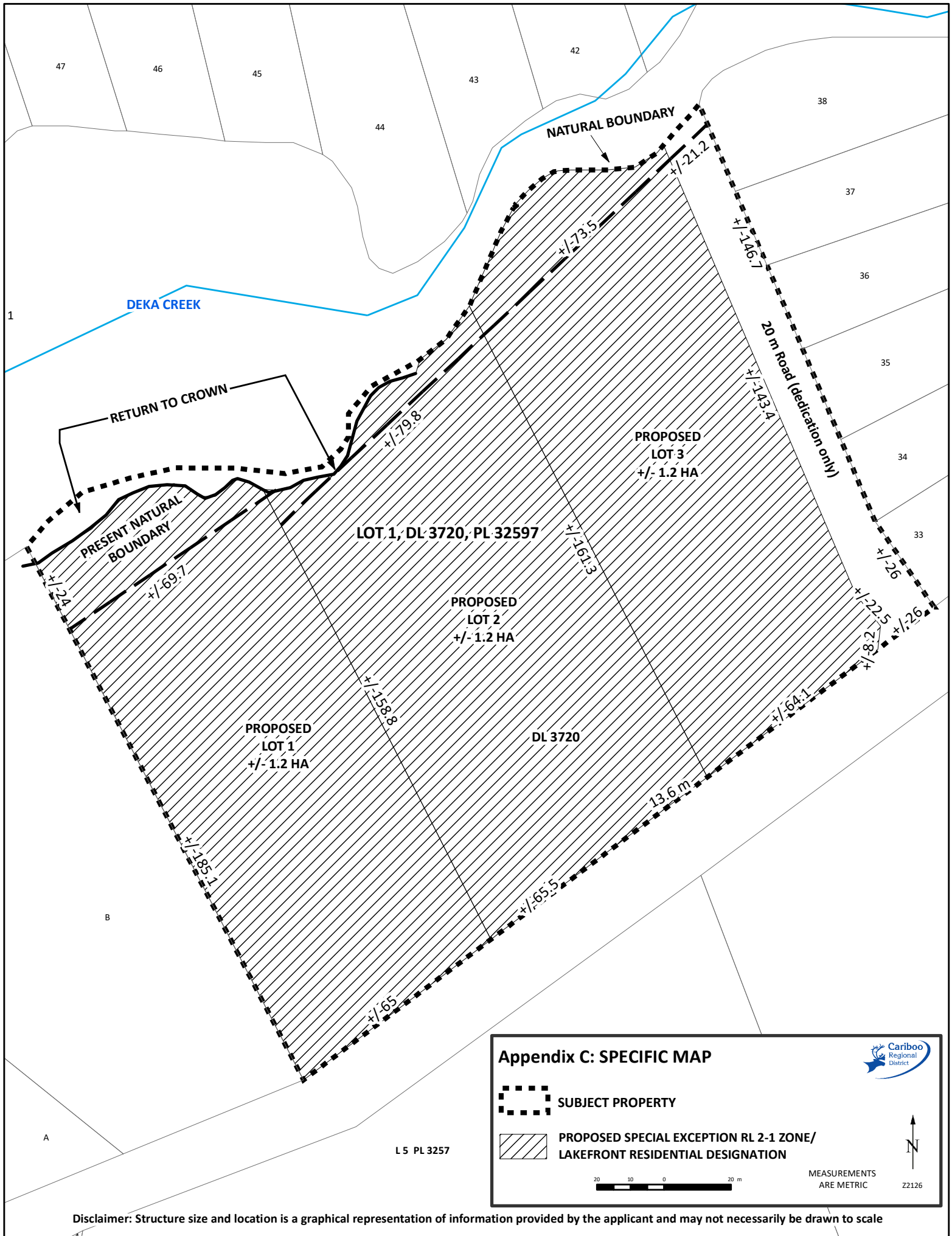
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SUBJECT PROPERTY
LOT 1, DL 3720,
PL 32597

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

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22126

Re: Proposed subdivision of Lot 1, Plan KAP32597, DL 3720, Lillooet District

Reasons in support of rezoning application

Lot 1 was created in 1981 and has remained vacant and totally undeveloped since that time.

In 2007 Lot 2 of Plan 32597 was subdivided into two five-acre lots. Survey of the present natural boundary of Deka Creek shows that the natural boundary has encroached along the swampy area and a small amount of land will need to be returned to Crown. This will reduce to available area to less than 4.0 ha, and the Provincial Approving Officer may also require some road dedication that will further erode the total land base.

The RL 2-1 zone will allow the proposed subdivision with some flexibility of boundaries, but will not permit any more than three lots to be created. The configuration and road frontage allow for well shaped lots. The ground slopes moderately from the creek up to Renney Road and there are no watercourses or natural drainage through Lot 1, Plan 32597.

Power lines and telephone lines can be extended from Womack Road into Renney Road. Sharing this expense over three lots will reduce the cost per lot. There is no cost-sharing available that would involve the other lots along Renney Road.

ADVISORY PLANNING COMMISSION RESPONSE FORM

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

PRESENT:

Chair Alan Boyd
Members Ursula Hart Sharon Woloshyn, Steve Brown
(Barb Mathin) Peter Bouter
Recording Secretary Inga Udluft

Owners/Agent, or Michael Kidston
☐ Contacted but declined to attend

ABSENT:

Justin Guimond, Art Guimond, Peter Bouter

ALSO PRESENT: Electoral Area Director

Willow McDonald
Staff support (if present)

Agenda Items

Steve Brown motion to approve the application
Peter Bouter second

Steve ✓
Ala ✓
Barb Mathin
Sharon ✓

REZONING/OCP APPLICATION – 3360-20/20210026 (Lot 1, District Lot 3720, Lillooet District, Plan Inga ✓
32597) Ursula ✓

/ : "THAT the application to rezone/redesignate property at RENNEY
ROAD, be supported/rejected for the following reasons:

i) Reason for: Fits in land nicely

ii) Reason against: Application for 3^{lots} too much
for that overcrowded Land on lake

For: 5Against: 1

CARRIED/DEFEATED

Time: 7:55pm

Inga Udluft
Recording Secretary

Alan J. Boyd
Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210026

Date: Wednesday, December 8, 2021

Location: Via Teleconference

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5327, 2021 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5328, 2021**

Persons Present:

- ☒ Director: Willow Macdonald
- ☒ Owner(s): Russell van Koll
- ☒ Agent: Michael Kidston
- ☒ 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 apologizes 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 7:03 pm.

M. Kidston: 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: November 24, 2021

Name: Bev Traxler

☒ The following verbal comments and questions were received: (add additional sheet if required)

G. Biro: Concerned that the adjacent wetland is identified as a lake.

N. Whitehead: Explained that the CRD's data comes from the Ministry of Environment and it is identified as a lake.

G. Biro: Not a pond, will taxes be raised as it is now lakefront property?

N. Whitehead: Explained that the CRD is not the assessment authority and does not set property values.

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

G. Biro: Remains concerned this is classified as a lake. Where will the lake access be?

N. Whitehead: The applicant's preliminary plans anticipate a lake access on the East edge of the property, closest to Womack Rd., although this may change, subject to the Subdivision Approving Officer's requirements.

☒ The Chair called a final time for comments; the meeting adjourned at 7:14 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 'N. Whitehead', written over a horizontal line.

Signature of Chair

Genny Hilliard

From: Trax Shaw <traxshaw@hotmail.com>
Sent: November 24, 2021 12:26 PM
To: CRD Planning; Jonathan Reitsma
Subject: Renney Road/Deka Lake Development

To Whom It May Concern -

I reside at 7494 Burgess Road, Deka Lake, B.C. I am a permanent resident and have lived at the property for 16 years. I do not have objection to the development of the property located on Renney Road - Deka Lake. Once an amendment goes to city council, it is a done deal.

I wish to state my opinion with reference to the so called 'lakefront' property. Trust me, it is NOT lakefront. If it was, my property taxes would have forced me to move. What is located creekside Deka Lake is a wildlife habitat. It is a haven for all animals - four legged or two legged. Moose, deer, beaver, and various birds visit on a regular/daily basis. It is to the liking of the marsh located in 100 Mile House.

In regards to the 'gently sloped' hillside. This is not correct wording - it is a steep hillside. I have seen cows, moose, and deer struggle up that 'gently sloped' -hillside. If trees are removed, you will have another atmospheric river happening and this, no one would want. Please do not let the properties drain into the the creek with sewage and disregards. 100 Mile House receives their water supply from Bridge Lake/Deka Lake/Deka Creek.

In closing, I would like to state that the governing bodies insure that the habitat of the 'lakefront' properties with 'gently sloped hillsides' remain as in.

Regards,
Bev Traxler
7494 Burgess Road
Deka Lake, B.C.
V0K 1X3
2505934775\

Public Hearing Attendance

"Interlakes Area Official Community Plan Amendment Bylaw No. 5327, 2021"

And

"South Cariboo Area Zoning Amendment Bylaw No. 5328, 2021"

Date of Public Hearing: December 8, 2021

Application: Renney Road (3360-20-20210026)

[illegible]