



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20220006

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2022 and South Cariboo Area Zoning Amendment Bylaw No. 5372, 2022

Electoral Area: L

Date of Referral: February 02, 2022

Date of Application: January 20, 2022

Property Owner's Name(s): CHARLES R MCKENZIE
MELLANY E MCKENZIE

Applicant's Name: Cariboo Geographic Systems

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 1455, Lillooet District, Plan 27384, Except Plan KAP54527

Property Size(s): 8.81 ha (21.77 ac.)

Area of Application: 8.81 ha (21.77 ac.)

Location: 8117 Bridge Lake North Road

Current Designation:

Rural Residential 1

Min. Lot Size Permitted:

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 allow for a 3-lot subdivision.

No. and size of Proposed Lots: Lot A - 2.31 ha (5.71 ac.)

Lot B - 2.15 ha (5.31 ac.)

Lot C - 4.33 ha (10.70 ac.)

Existing Buildings: Single Family Dwelling - 130 sq. m (1,399.31 sq. ft.)

Garage - 47 sq. m (505.90 sq. ft.)

Woodshed - 51 sq. m (548.96 sq. ft.)

Equipment Shed - 44 sq. m (473.61 sq. ft.)

Barn - 53 sq. m (570.49 sq. ft.)

Proposed Buildings: No proposed buildings.

Road Name: Bridge Lake North Road

Road Type: Paved

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

Services 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 Lake; Unnamed Creek - reported absent by the agent, a BC Land Surveyor.

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Development Permit

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.65 ha (6.57 ac.) - 32.37 ha (80 ac.)
	061 2 Acres Or More (Vacant)	26.72 ha (66.03 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	4.13 ha (10.2 ac.) - 17.34 ha (42.87 ac.)
	061 2 Acres Or More (Vacant)	1.84 ha (4.54 ac.)

(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	49.3 ha (121.82 ac.)
(d) West	061 2 Acres Or More (Vacant)	4.05 ha (10 ac.) - 4.06 ha (10.03 ac.)
	070 2 Acres Or More (Outbuilding)	4.05 ha (10 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of an 8.81 ha (21.77 ac) property on Bridge Lake Road Road from Rural 1 (RR 1) to Rural 2 (RR 2). The Interlakes Area Official Community Plan would be amended from Rural Residential 1 to Rural Residential 2. The amendments to the zoning bylaw and the official community plan would result in allowing the applicants to subdivide roughly half the property, resulting in a total of three lots.

The proposed lots are measured as follows: proposed Lot A: 2.31 ha (5.71 ac.), Lot B: 2.15 ha (5.31 ac.), and Lot C: 4.33 ha (10.70 ac.).

Location and Surrounding:

The subject property is located at the intersection of Bridge Lake North Road and Grossett Road. The property is roughly 300 metres north of Bridge Lake and approximately 200 metres west of a small lake on the neighbouring property. A drainage course is noted on maps of the property; however a professional surveyor has noted it was not present during a field visit and was likely altered during construction of Grossett Road. The property is mostly wooded with cleared areas around existing buildings and has a generally level topography.

Past Relevant Applications:

An application for a zoning and official community plan amendment was made at 8095 Bridge Lake North Road, approximately 150 metres to the west of the property, in 2010. This application, 4600-20-2796, also rezoned a portion of the property from Rural 1 (RR 1) to Rural 2 (RR 2) to subdivide. Amendment bylaws 4596 and 4597 of the Interlakes Area Official Community Plan and the South Cariboo Area Zoning Bylaw respectively were adopted in January 2011.

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)

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff have no objections to the proposed subdivision. 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 summary of recent real estate sales data. The letter justifies an increase in supply in the Bridge Lake area to meet the demand described in the summary.

Staff note that while a total of three new lots will be created, each of them will be zoned to allow for agricultural opportunities should future owners of the land wish to partake in activities consistent with the rural characteristics of the area. Through analysis of the neighbouring properties, planning staff assessed that the parcels to the east and north-east of the subject property maintain active agricultural practices. The CRD Agricultural Policy determines that fencing and a vegetative buffer will be required along the eastern-most boundary of proposed Lots A and B as well as the northernmost tip of proposed Lot A. The Agricultural Policy requires a minimum lot size of 4 hectares for the affected site, however staff recommend the Board of Directors consider waiving this policy statement as the proposed lots are in keeping with the character of the neighbourhood.

The Electoral Area 'L' Advisory Planning Commission (APC) has returned comments stating their support of the application, similarly noting that the new lots are in keeping with the rural neighbourhood and the benefits of additional lots being added to the real estate of 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 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.

Staff note that the proposed subdivision is located in a Building Service Inspection Area. The Chief Building Official has no objections to the proposal. While no new structures are proposed at this time, any new improvements on the site will require a valid building permit.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2021 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5372, 2021 be given first and second reading. Further that adoption be subject to the following:
 - i. Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 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 a sewage disposal system.
 - iii. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing and buffering along the northern and easternmost property lines.

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

And further, that the Board resolve to waive Section 4 (f) of the Agricultural Policy 2016-9-9 to permit a minimum lot size of 2 ha adjacent to properties with active agricultural operations.

REFERRAL COMMENTS

Health Authority: February 3, 2022

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

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal. Please note that this response does not automatically confer Interior Health support for a future subdivision. Additional information will be required at the subdivision stage in order for Interior Health to

meaningfully comment on the sewerage servicing capability of the land and long-term sustainability.

Ministry of Transportation and Infrastructure: February 4, 2022
EDAS # 2022-00588

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

- o Proof of water
- o Sewage disposal
- o First Nations Consultation possibly arch assessment or study
- o Access to each proposed lot
- o Drainage
- o Right-of-way dedication
- o Access to Lands Beyond

Advisory Planning Commission: March 7, 2022
See attached.

Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official: March 3, 2022
No comments

BOARD ACTION

March 18, 2022:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2021 be read a first and second time, this 18th day of March, 2022.

That South Cariboo Area Zoning Amendment Bylaw No. 5372, 2021 be read a first and second time, this 18th day of March, 2022. Further, that adoption be subject to the following:

- i. Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 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 a sewage disposal system.

- iii. The applicant offering to enter into and entering into a covenant to ensure compliance with the provisions of the Agricultural Policy with respect to fencing and buffering along the northern and easternmost property lines.

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

And further, that the Board resolve to waive Section 4 (f) of the Agricultural Policy 2016-9-9 to permit a minimum lot size of 2 ha adjacent to properties with active agricultural operations.

July 8, 2022:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2022 and South Cariboo Area Zoning Amendment Bylaw No. 5372, 2022 be read a third time, this 8th day of July 2022.

ATTACHMENTS

Appendix A: Bylaw 5371 and 5372
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5371

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. 5371, 2022".

2. AMENDMENT

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

Redesignating part of Lot 2, District Lot 1455, Lillooet District, Plan 27384 Except Plan KAP54527 from Rural Residential 1 designation to Rural Residential 2 designation, as shown on Schedule "A".

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

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

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF June, 2022.

READ A THIRD TIME THIS 8th DAY OF July, 2022.

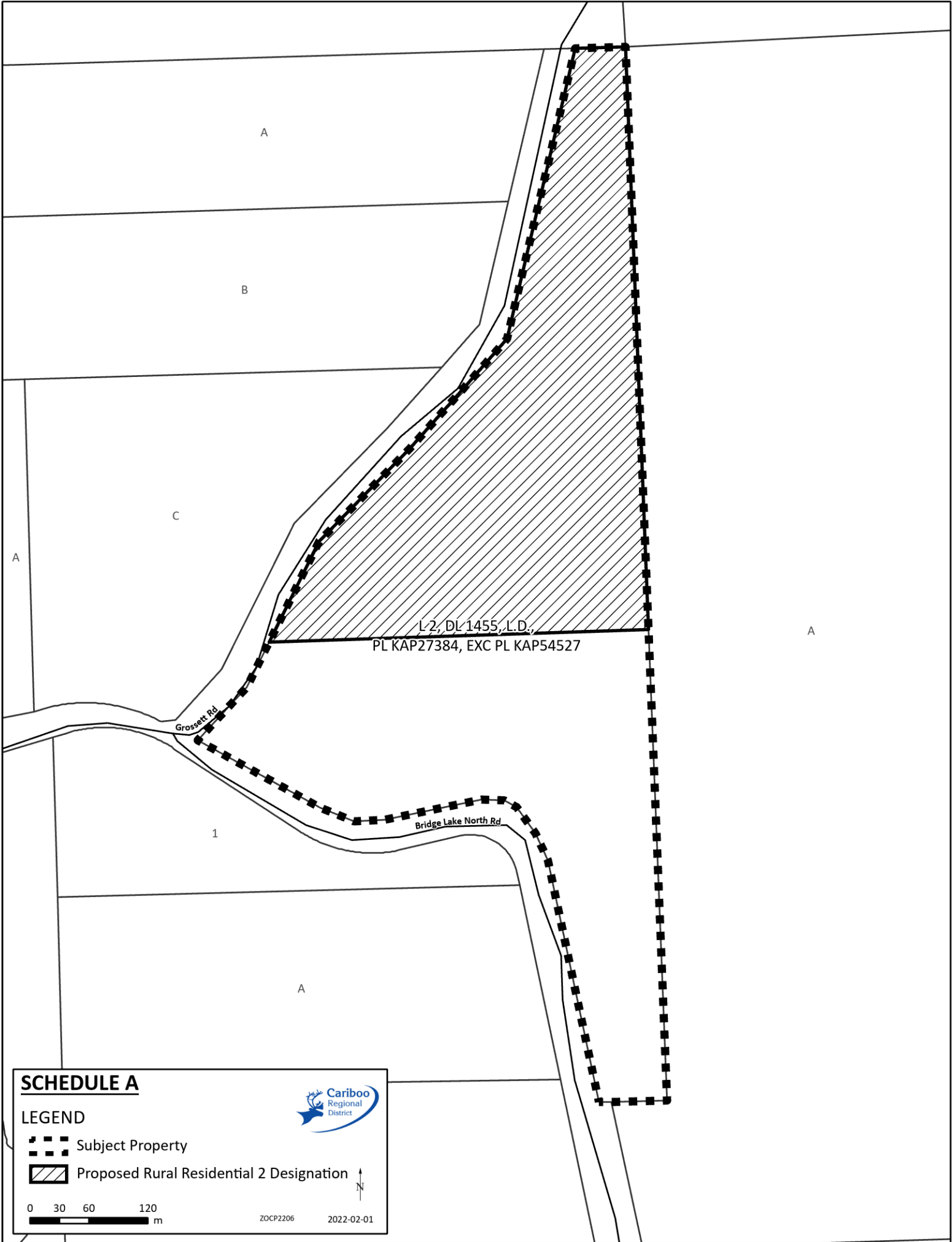
ADOPTED this _____ day of _____, 2023.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5371, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services



SCHEDULE A

LEGEND

 Subject Property

 Proposed Rural Residential 2 Designation

0 30 60 120
m

ZOCP2206

2022-02-01





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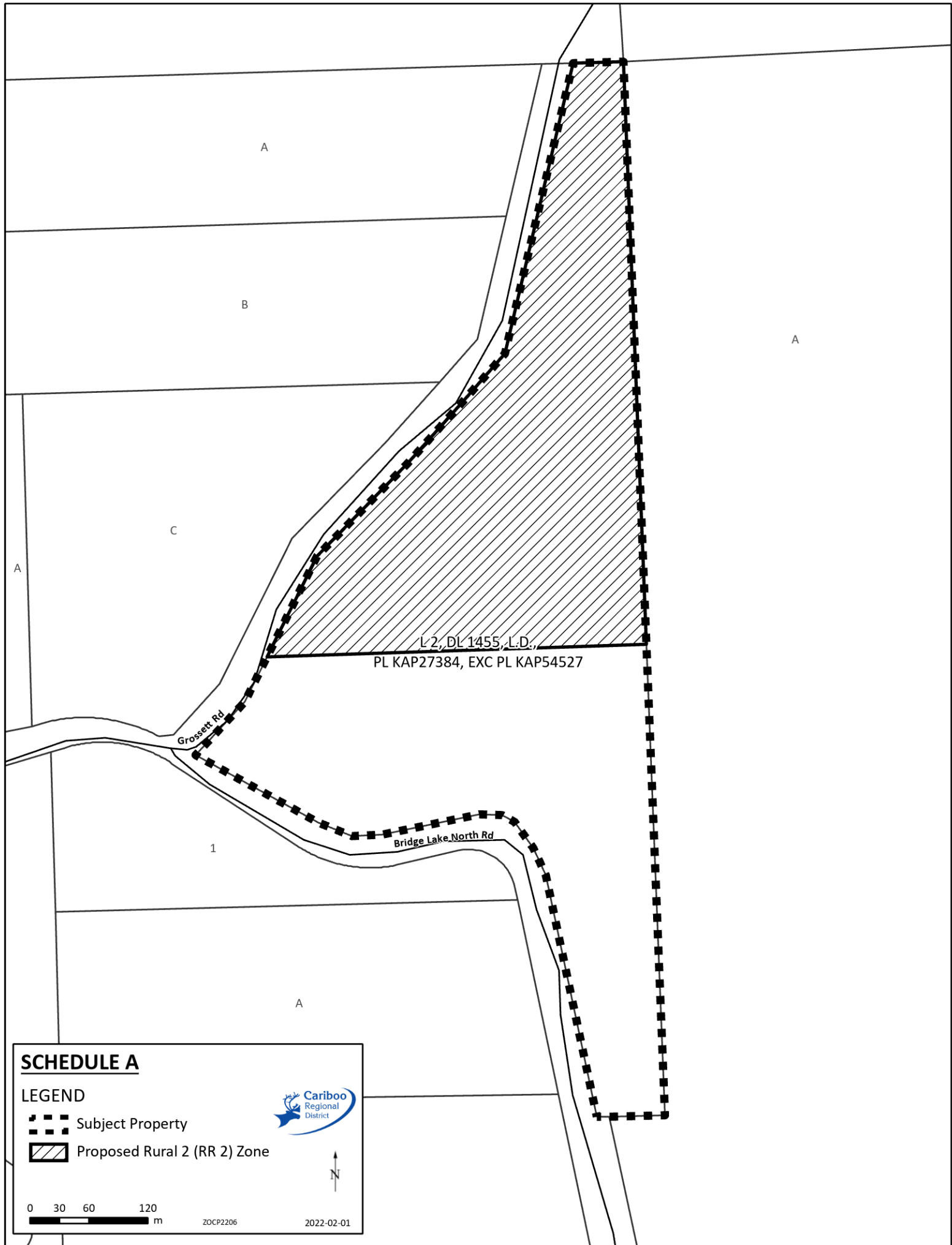
ADOPTED this _____ day of _____, 2023.

Chair

Manager of Corporate Services



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Manager of Corporate Services



SCHEDULE A

LEGEND

-  Subject Property
-  Proposed Rural 2 (RR 2) Zone



0 30 60 120
m

ZOCP2206

2022-02-01

Appendix B: GENERAL MAP



LEGEND

Subject Property

Designations

Lakefront Residential

Resource Area

Rural Residential 1

Rural Residential 2

Rural Residential 3

Agricultural

0 90 180 360
 m

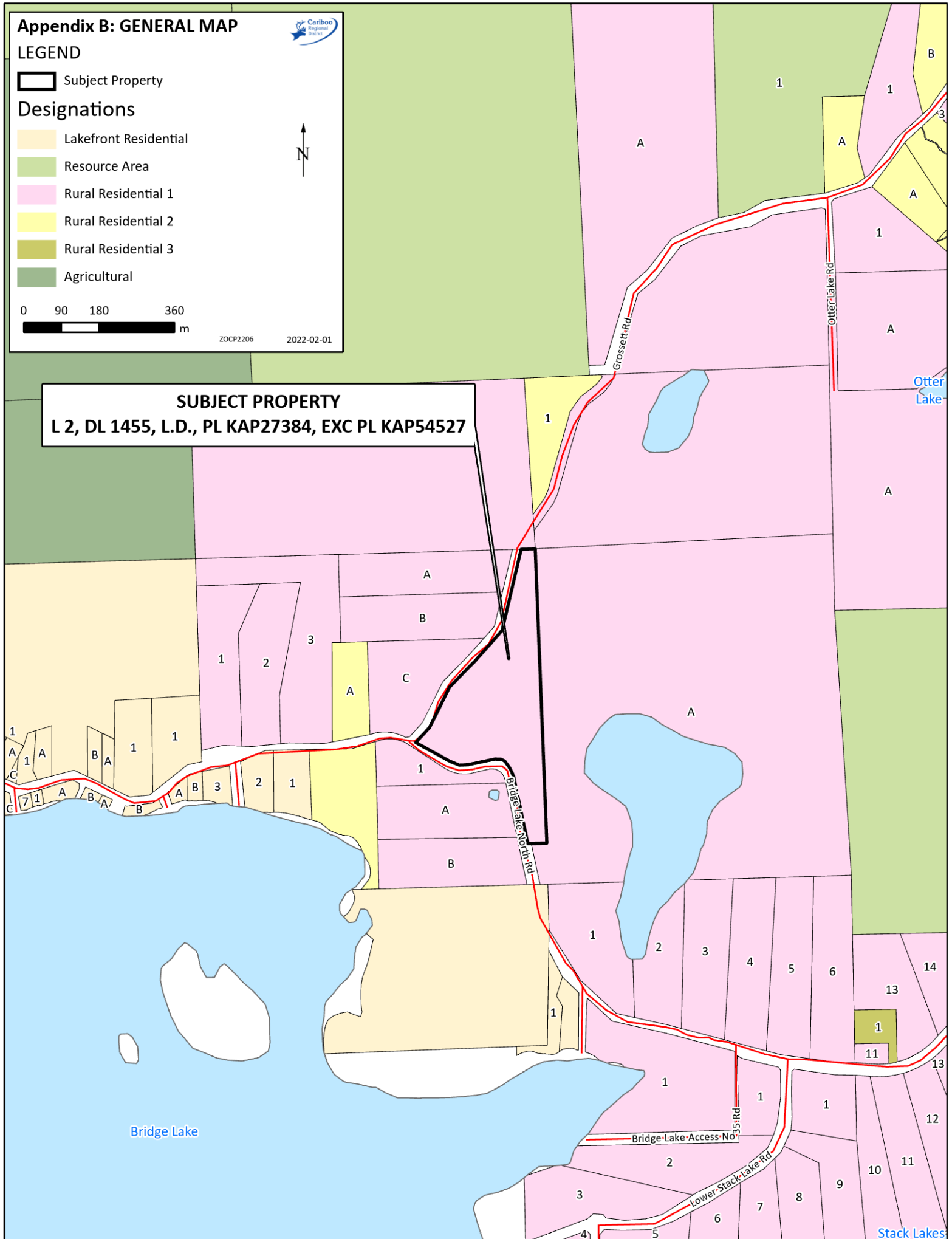
ZOCP2206

2022-02-01



SUBJECT PROPERTY


L 2, DL 1455, L.D., PL KAP27384, EXC PL KAP54527





Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



ZOCP2206 2022-02-01

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Appendix C: SPECIFIC MAP



LEGEND

- Subject Property
- Proposed Rural 1 (RR 1) Zone/ Rural Residential 1 Designation
- Proposed Rural 2 (RR 2) Zone/ Rural Residential 2 Designation

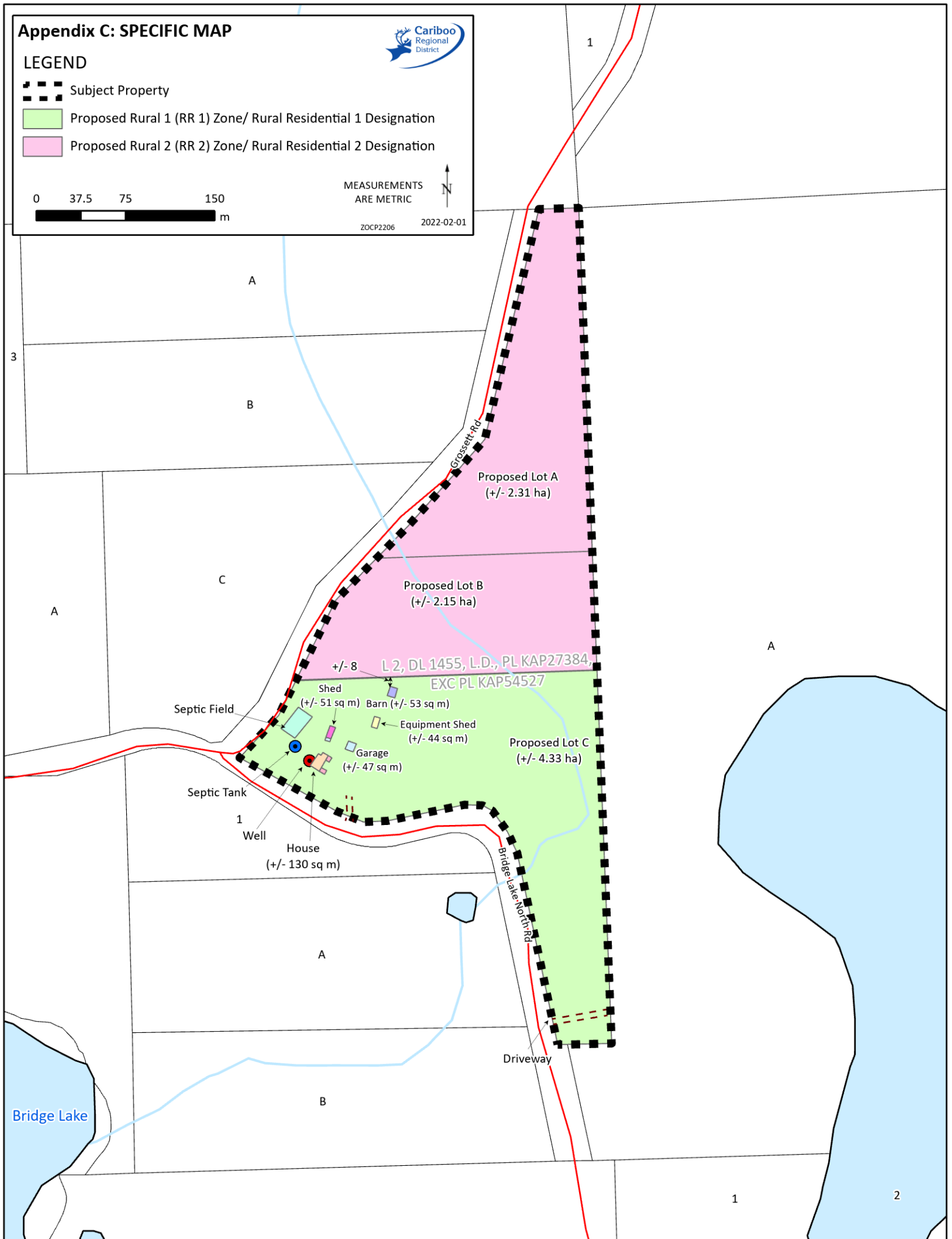
0 37.5 75 150
m

MEASUREMENTS
ARE METRIC



ZOCP2206

2022-02-01



Reasons in Support

This application is requesting that part of Lot 2, District Lot 1455, Lillooet District, Plan 23784, except Plan KAP54527 be rezoned and re-designated to accommodate a 3-lot residential subdivision. The property is 8.8 hectares in size and is located at 8117 Bridge Lake North Road. The area under application within the property is shown as proposed Lots A and B on the accompanying proposal. Proposed Lot C is the existing home site and will maintain the existing zone and designation because of the size needed to contain the improvements.

The land is at the intersection of Bridge Lake North and Grossett Roads. Originally created in November 1976 all existing improvements are near the southerly end close to the road intersection. The northerly part of the land has never been used and is relatively heavily wooded. The proposal is to infill this northerly part with 2 lots, both over 2 hectares in size. This general area of Bridge Lake is subdivided for residential purposes with existing lots ranging in size from under 0.8 hectares to 4.0 hectares.

The land is presently designated Rural Residential 1 in the Official Community Plan and is zoned Rural 1. The proposed zone for lots A and B is Rural 2 and the proposed designation is Rural Residential 2. The allowable uses and zone provisions are the same for both zones and the only difference is the minimum lot size. This means the rural character of the neighbourhood will be maintained.

There is an unnamed lake approximately 200 metres east of the land under application in an adjacent property. Bridge Lake is over 300 metres to the southwest and is separated from the land by the road and three other properties. Mapping shows a seasonal drainage course going through the land, but this was not seen during the site survey on the property or any of the adjacent ones. Possibly the construction of Grossett Road and its drainage has altered the natural seasonal water course location.

This land is well suited for the development proposed. It creates two large lots in an area of the property that has not been used. Both lots are over 2 hectares in size and have ample area for all required residential infrastructure. Septic systems and a well can easily be accommodated on both lots along with all required setbacks for them and zoning requirements. Safe access to both will be from Grossett Road. These driveways will be close to the intersection with Bridge Lake North Road which is paved and connects to Highway 24. The community mailbox kiosk is located at this intersection.

The Official Community Plan has an objective "to maintain the rural character of the area, by permitting a range of lot areas". While there are 2 hectare lots in close proximity to this land most properties are either much smaller from historic development or 4.0 hectares which was the default zone for many years. The 2 hectare size is better because only a small part of the 4 hectare size is typically used by landowners. We believe this application meets this important objective of the plan and will allow vacant and unused land to be used for residential purposes in keeping with the neighbourhood.

Cariboo Geographic Systems

A Division of Nigel Hemingway Land Surveying Ltd.



18th February 2022

FILE REF: 2230

Cariboo Regional District
Suite D – 180 N. Third Ave.
Williams Lake, B.C.
V2G 2A4

Attention: Mr. Nigel Whitehead
Dear Sir:

**Re: Interlakes Official Community Plan Policy 5.2.6
Review of existing Residential Inventory**

This letter is being offered in regard to the above noted policy of the Interlakes Official Community Plan. The policy requires applications for rezoning to increase residential density to show there is insufficient inventory to meet the five-year demand. It is to accompany a rezoning application to create two 5 acre properties at the intersection of Grossett Road and North Bridge Lake Road in the Bridge Lake area.

The South Cariboo Region has been experiencing a high demand for all types of properties for several years and at the present time the current inventory of properties listed for sale is very low and is not meeting the market demand. The following numbers were obtained from the Multiple Listing Real Estate Service.

As of February 3, 2022 there was only one vacant 2 acre property listed for sale in the Bridge Lake area. There were no vacant 5 acre properties listed for sale.

Since August 1 2021 the following vacant properties have sold in the Bridge Lake area.

1. Two 10 acre properties.
2. One 6 acre property
3. Three 5 acre properties
4. One 4 acre property
5. Two 2 acre properties

P.O. Box 1270, ~~400 Cedar Ave~~ 100 Mile House, B.C. V0K 2E0
Ph: 250-395-4577 E-mail: cgs_nigel@telus.net ~~Phone: 250-2485~~

Our goal is to economically optimize land use while preserving the existing rural and neighbourhood character.

Since January 2021 there were three 10 acre properties sold on Grossett road close to this application. In addition to those the following sales of vacant land occurred in the North Bridge Lake neighbourhood.

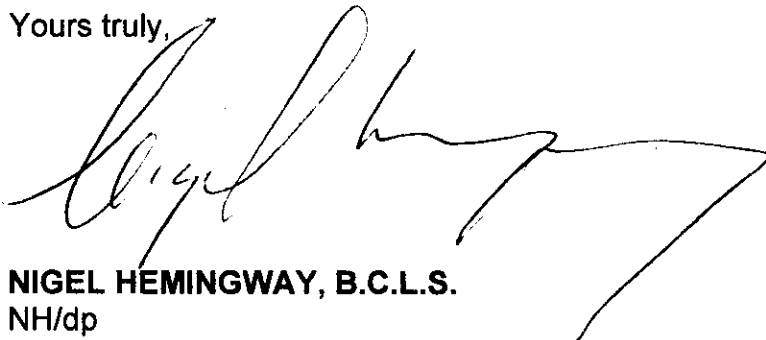
1. One 10 acre property
2. One 6 acre property
3. Two 4 acre properties
4. One 4.5 acre property

The above numbers are specific to the general area where the land under application is and with only one vacant property listed, they clearly show there is insufficient inventory to meet even a one year demand.

When the overall Interlake and Green Lake areas are considered vacant upland properties 5 acres or larger have been averaging about twenty five properties sold a year over the last five years. Again, showing the present inventory does not meet the current market demand. It is worth noting that this volume of sales has been mostly occurring during a pandemic and while the area was experiencing unfortunate wildfires in two separate years. If those disasters had not occurred, I would propose that the number of properties sold, if available, would have been higher.

I trust this information will satisfy the policy requirement. It is well known that the market demand in the South Cariboo is extremely high and that the current inventory is extremely low. That is not a good ratio to meet the public demand for properties in our area.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nigel Hemingway', with a long horizontal stroke extending to the right.

NIGEL HEMINGWAY, B.C.L.S.
NH/dp

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on
in the , located at , BC, commencing at

7 March 2022
7:00pm

PRESENT:

Chair *Sharon Woloshyn*

Members *Barb Matheson*

Recording Secretary *Inga Udelyt*

Owners/Agent, or

☐ Contacted but declined to attend

Nigel Hemmingsway

ABSENT:

Ursula Hart, Steve Brown

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Willow McDonald

Agenda Items

REZONING APPLICATION – 3360-20/20220006 (LOT 2, DISTRICT LOT 1455, LILLOOET DISTRICT, PLAN 27384 EXCEPT PLAN KAP54527)

Barb / Inga : "THAT the application to rezone property at 8117 BRIDGE LAKE NORTH ROAD, be supported/rejected for the following reasons:

- i) *In keeping with existing use of land, also provides*
- ii) *additional residential lots*

For:

3

Against: */*

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

7:55 pm

Inga Udelyt
Recording Secretary

Sharon Woloshyn
Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20200006

Date: Wednesday, June 15th, 2022

Location: Interlakes Community Hall

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5371, 2022 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5372, 2022**

Persons Present:

- ☒ Director: Willow Macdonald
- ☐ Owner(s): Charles and Mellany McKenzie
- ☒ Agent: Nigel Hemingway – Cariboo Geographics Systems
- ☒ Public: See attached list
- ☐ Staff: N/A
- ☐ **No public in attendance** (excluding owner/agent)

-
- ☒ Meeting called to order at 8:10 pm
 - ☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out.
 - ☒ The following verbal comments and questions were received: (add additional sheet if required)

J. Purves: How long have the owners been on the property?

N. Hemingway: About two years. There are few things here to note – the OCP changed and the zoning changed in the 80's.

J. Purves: What is the purpose of a 10 acre lot? Why do we have them as a default?

N. Hemingway: In the 80's, the province changed legislation on all RR 2 zoned parcels to default to RR 1 after a certain "opt-out date". RR 2 parcels are 10 acre + lots deeded separately to the same owner. This was in response to the ALR/ALC legislation to protect farmland. Thus, for example, 8 separate parcels of 10 acres became one parcel of 80 acres. When the CRD adopted the ALR zoning legislation, the planning department recommended all RR 2 zoned parcels revert to RR 1 zoning, not just ALR parcels. Subsequently, owners had had a chance to opt out. However, not many filed to keep the RR 2 zoning.

J. Purves: I am not from here, this process moves fast! (seasonal home-owner, first public hearing)

- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 8:35 pm (Waited at least 10 mins from time of Calling to Order)

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

Signature of Chair

"Interlakes Area Official Community Plan Amendment Bylaw No. 5371, 2022"

"South Cariboo Area Zoning Amendment Bylaw No. 5372, 2022"

Application: 8117 Bridge Lake Road (3360-20-202200006)

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