



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20200053

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020

Electoral Area: G

Date of Referral: December 22, 2020

Date of Application: December 16, 2020

Property Owner's Name(s): DEBRA F MACLEAN

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): The North 1/2 of District Lot 3551, Lillooet District

Property Size(s): 129.5 ha (320 ac.)

Area of Application: 129.5 ha (320 ac.)

Location: Spring Lake Road

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Resource/Agricultural (RA 1)

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac.)

Rural 3 (RR 3)

0.8 ha (1.98 ac.)

Proposal: To subdivide the property into twelve rural residential lots.

No. and size of Proposed Lots: 12 lots, from 1.37 ha (3.39 ac.) to 13 ha (32.12 ac.) and a remainder 64.9 ha (160.37 ac.)

Existing Buildings: No existing buildings

Proposed Buildings: No Buildings proposed

Road Name: Spring Lake Road

Road Type: Gravel/Dirt Road

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

Services Available: Hydro, Telephone (Currently Existing)

Sewage Disposal System, Well (Readily Available)

Within the confines of the Agricultural Land Reserve: Yes - partially within

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

Name of Lake/Contributing River: 111 Mile Creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	061 2 Acres Or More (Vacant)	160.26 ha (396 ac.)
	061 2 Acres Or More (Vacant)	64.75 ha (160 ac.)
	Crown Land	---
(b) South	061 2 Acres Or More (Vacant)	127.79 ha (315.787 ac.)
	151 Beef (Vacant)	63.94 ha (158 ac.)
(c) East	151 Beef (Vacant)	37.22 ha (91.96 ac.)
	151 Beef (Vacant)	20.78 ha (51.347 ac.)
	Unsurveyed Crown Land	---
(d) West	061 2 Acres Or More (Vacant)	103.31 ha (255.28 ac.)
	Crown Land	---

PLANNING COMMENTS

Background:

It is proposed to rezone a 129.5 ha (320 ac.) resource/agricultural property to subdivide into twelve separate rural residential lots and continue the subdivision process that started in 1984. The subject property is currently zoned as Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RA 1. Therefore, the applicant has requested to rezone the subject property from Resource/Agricultural (RA 1) zone to Rural 1 (RR 1) and Rural 3 (RR 3) zones. The proposal includes ten RR 1 lots ranging from 4.1 ha (10.13 ac.) to 13 ha (32.12 ac.) in size, one 1.37 ha (3.39 ac.) RR 3 lot and a 64.9 ha (160.37 ac.) remainder lot split zoned as RR 1 and RA 1 as shown in Appendix C.

Location & Surroundings:

The subject property is located on Spring Lake Road with adjacent Larsen Lake situated north-west of the property as shown in Appendix B. Partially within the Agricultural Land Reserve (ALR), the property is covered in trees and grass with highly sensitive 111 Mile Creek flowing through and is completely within the environmentally sensitive area for Mule Deer Winter Range. There is a steep rock bluff in the middle of the property that slopes moderately to the road, and the land south of the Spring Lake Road is mostly flat and marshy.

Currently, the property is a vacant lot that is seasonally used for grazing purposes. It is mostly surrounded by large vacant resource/agricultural lots to the north, south and west, agricultural farmlands and unsurveyed crown land to the east and west of the subject property.

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 Agricultural Land Commission (ALC) approved this proposed subdivision of the subject property along the ALR boundary previously in 1976 (Resolution #3539/1976). Following which the ALC authorized registration of the subdivision plan in 1984. As the property is mostly outside of the ALR, the Agricultural Land Commission does not oppose the proposed subdivision.

The Ministry of Transportation and Infrastructure (MOTI) currently has no objections over the proposed rezoning. Due to the existing Spring Lake Road and Larson Lake Road in place, there will be no additional access infrastructure required. However, upgrading of both these roads to Ministry standards will be required at the subdivision approval stage. In addition, a geotechnical assessment will be required at the later stage due to the large rock bluff identified on site.

Based on current best practice, Interior Health Authority (IHA) encourages a minimum of 1-hectare (2.47 acres) parcel size to ensure sustainable onsite water and sewer services. The requested lot sizes including the smallest RR 3 lot aligns with the recommended 1-hectare (2.47 acres) parcel size. Therefore, planning staff recommends approval of this application.

The applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of a highly sensitive 111 Mile Creek on the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems.

In addition, compliance with the CRD Agricultural Policy regarding fencing and buffering will be required due to the presence of agricultural farmlands and crown land zoned Resource/Agricultural adjacent to the subject property. This will reduce future risk associated with livestock entering on the proposed residential properties. The Advisory Planning Commission (APC) have recommended fencing along the north and west boundaries of the subject property. In accordance with the Agricultural Policy, fencing will also be required along south side of Spring Lake Road to restrict livestock entry from the south and east boundaries. There is currently a cattle guard in place at the north-east end of the property on Spring Lake Road. The APC recommends three more cattle guards at the entrances on the west side of the property.

To protect agricultural lands, Section 4 (f) of the Agricultural Policy requires a minimum lot size of 4.0 ha (9.88 ac.) for property being rezoned to facilitate a subdivision adjacent to land associated with active agricultural operations. The proposed Lot 1 size of 1.37 ha (3.39 ac.) is clearly not in compliance, but staff recognizes that the lot size of the proposed Lot 1 is restrictive due to the existing road layout. Therefore, Section 4 (f) of the Agricultural Policy needs to be waived to permit a smaller size for the one lot.

Recommendation:

1. That the Board resolve to waive Section 4 (f) of the Agricultural Policy to permit the proposed Lot 1 size of 1.37 ha (3.39 ac.).
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020 to rezone the North 1/2 of District Lot 3551, Lillooet District from Resource/Agricultural (RA 1) zone to Rural 1 (RR 1) and Rural 3 (RR 3) zones be approved, subject to the following conditions:
 - 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.
 - ii. 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, buffering and cattleguards as per Appendix E.

Further, that the cost of registration of the Shoreland Management Policy covenant and the Agricultural Policy covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority: - January 26, 2021

Thank you for the opportunity to review and comment on the proposed Zoning amendments to permit subdivision of this property into twelve rural residential lots, ranging from 1.36 to 13 hectares in lot size.

Interior Health – Healthy Communities would recommend no change in the Zoning for the following reasons:

- The housing opportunity in this area would require the residents to be depended on private vehicles due to the distance to 100 Mile House.
- Healthy Communities recommends considering and assessing the cumulative impacts of onsite sewerage systems and the overall impact of onsite sewerage systems within a given area on drinking water supply, water table mounding, surface water quality, and groundwater contamination as part of sustainability planning.

The links between our health and housing are clear. Housing that is good quality, accessible, appropriate and affordable can support the health and well-being of individuals and communities, contributing to an increased sense of safety, decreased crime, greater social wellbeing and improved quality of life. We recognize the work that the CRD is doing to balance housing needs and diversify housing opportunities in the region while maintaining high quality and safe housing for everyone.

In order to minimize biological hazard for housing the parcels would need to provide a safe, potable water source and supply to the residents and the onsite sewerage systems would need to comply with the Sewerage System Regulation.

Ministry of Transportation and Infrastructure: - January 18, 2021

EDAS #2020-00318

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning. Please note this in no way constitutes subdivision approval. Items to be considered during the subdivision stage may include but not limited to:

- Upgrading of Spring Lake Road and Larson Lake Road to Ministry standard including sign-off by a professional engineer
- Drainage
- Archaeological Assessment
- Proof of Water
- Geotechnical Assessment
- Access
- ALR

Please note other conditions may be required once a subdivision review and onsite inspection has been completed.

Advisory Planning Commission: January 6, 2021

See attached.

Ministry of Environment and Climate Change Strategy: -

No response

Min of FLNRORD - Range: - January 4, 2021

This is an area that is surrounded by active Range Act grazing licences where livestock are authorized to be at large. It is in everyone's best interest if the properties are fully fenced with proper gates installed. They may wish to apply to the Ministry of transportation to have cattleguards at either end so only the perimeter needs fencing.

The other thing that is a longstanding problem is that subdivision fences may be installed at the outset but there is no maintenance by the future landowners going forward and range cattle can get through the damaged fences and the rancher gets blamed and it causes conflict and can be a public and animal safety issue. We have even had situations where land owners have removed the fencing as they wanted a cleaner look. If there is anyway to have maintenance a legal requirement on these areas that would the agriculture industry immensely.

The other thing is to have any disturbed soils seeded with a common no. 1 forage mix suitable to the area in order to help prevent the spread and establishment of invasive plants.

Agricultural Land Commission: - January 4, 2021

See attached

Ministry of Agriculture, Food and Fisheries: - January 26, 2021

See attached

BOARD ACTION

February 11, 2021

That South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020 be read a first and second time, this 11th day of February, 2021. 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 to sewerage disposal and riparian protection.
- ii. 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, buffering and cattleguards as per Appendix E.

Further, that the cost of registration of the Shoreland Management Policy covenant and the Agricultural Policy covenant be borne by the applicant.

And further, that the Board resolve to waive Section 4 (f) of the Agricultural Policy to permit the proposed Lot 1 size of 1.37 ha (3.39 ac.).

ATTACHMENTS

Appendix A: Bylaw No. 5297

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Appendix E: CRD Agricultural Policy Map

Other: Applicant's Supporting Documentation

Advisory Planning Commission Comments

Agricultural Land Commission Comments

Ministry of Agriculture, Food and Fisheries Comments

Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5297

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. 5297, 2020".

2. AMENDMENT

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

- i) rezoning part of the North 1/2 of District Lot 3551, Lillooet District from Resource/Agricultural (RA 1) zone to Rural 1 (RR 1) and Rural 3 (RR 3) zones, as shown on attached Schedule "A"; and
- ii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 11th DAY OF February, 2021.

READ A SECOND TIME THIS 11th DAY OF February, 2021.

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF March, 2021.

READ A THIRD TIME THIS 26th DAY OF March, 2021.

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. 5297, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services

SCHEDULE A



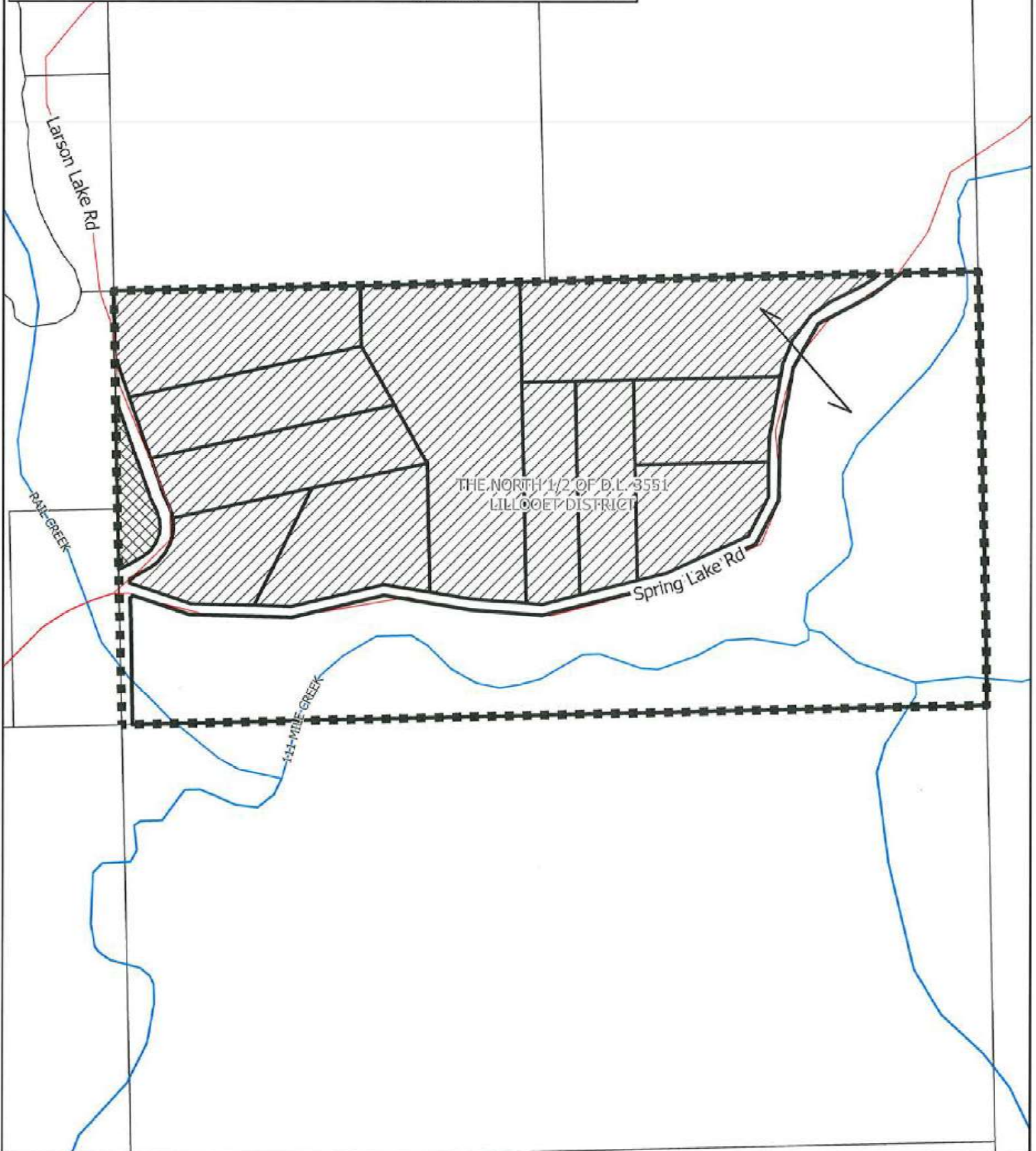
LEGEND

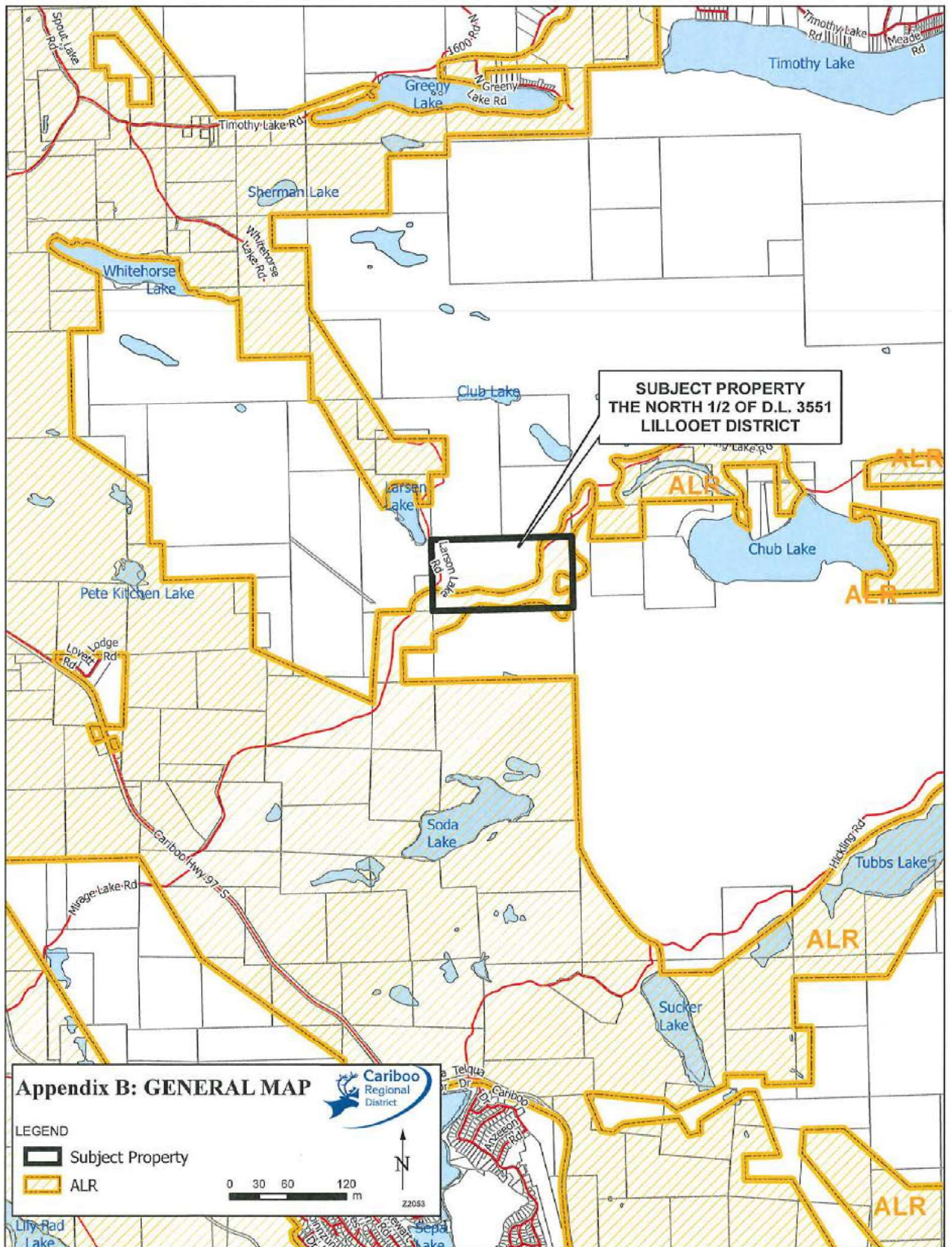
- Subject Property
- Proposed Rural 1 (RR 1) Zone
- Proposed Rural 3 (RR 3) Zone

0 30 60 120 m

MEASUREMENTS
ARE METRIC




Z2053

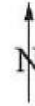
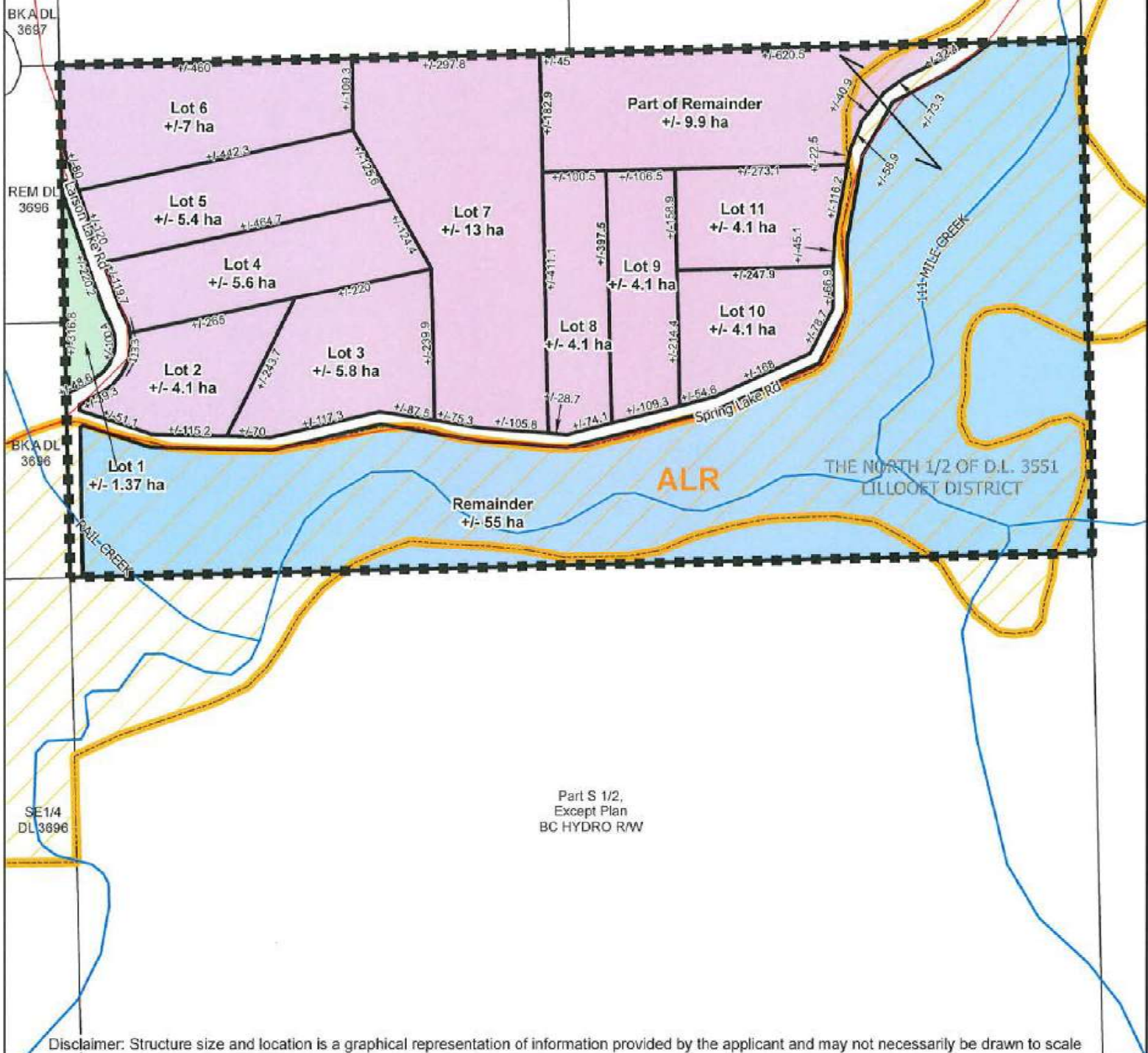


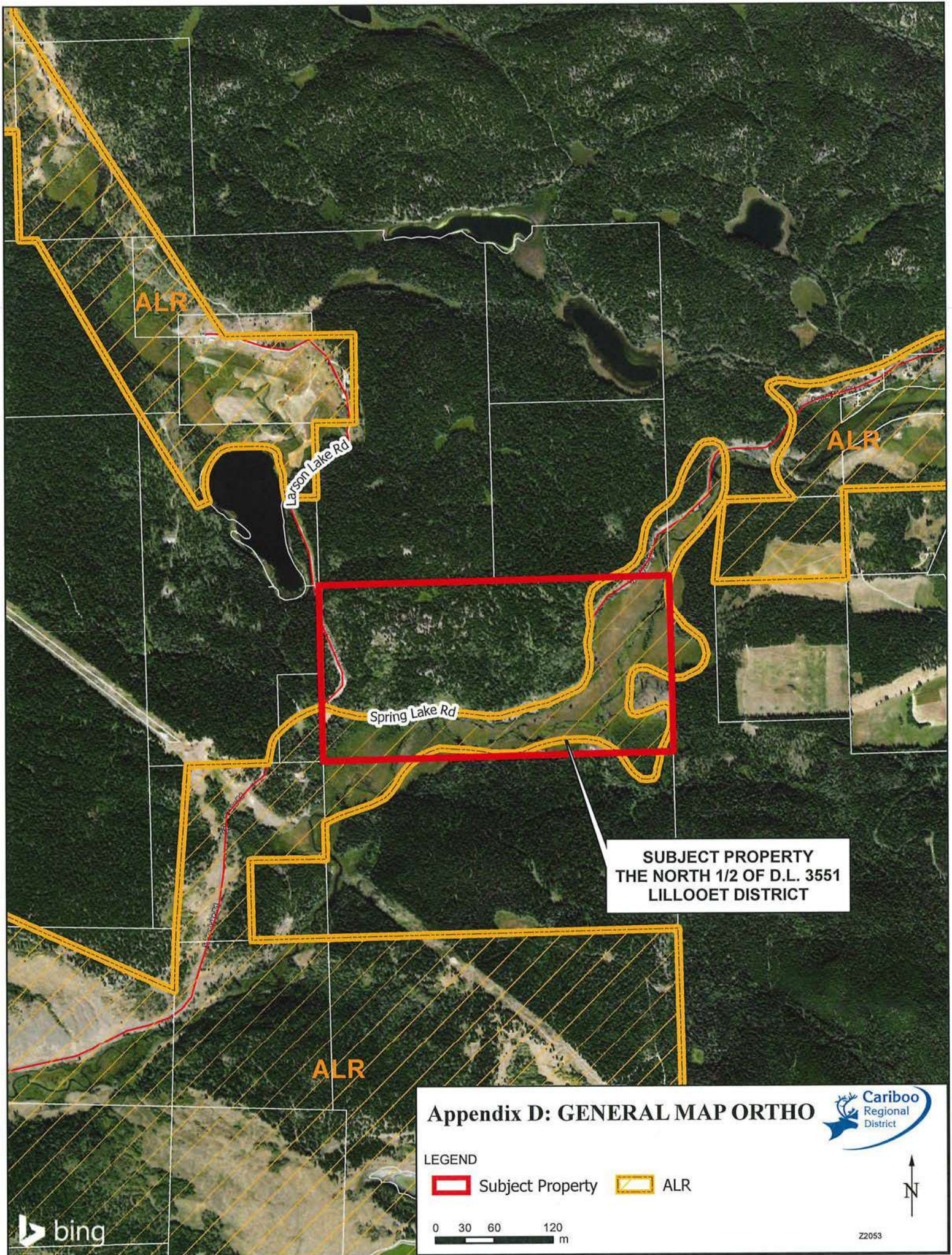


Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  ALR
-  Proposed Rural 1 (RR 1) Zone
-  Proposed Rural 3 (RR 3) Zone
-  Existing Resource/Agricultural (RA 1) Zone



MEASUREMENTS
ARE METRIC0 30 60 120
mSE 1/4
DL 3698



Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property  ALR

0 30 60 120
m



Z2053

DL 1113

Appendix E: CRD AGRICULTURAL POLICY MAP



LEGEND

- Required Cattleguard
- Required Fencing
- Required Buffer
- Subject Property

0 30 60 120 m



DL 3698

Z2653

DL 3697

Existing Cattleguard

Larson Lake Rd

DL 3694

THE NORTH 1/2 OF D.L. 3551
LILLOOET DISTRICT

DL 3696

Spring Lake Rd

1-1/2 MILE CREEK

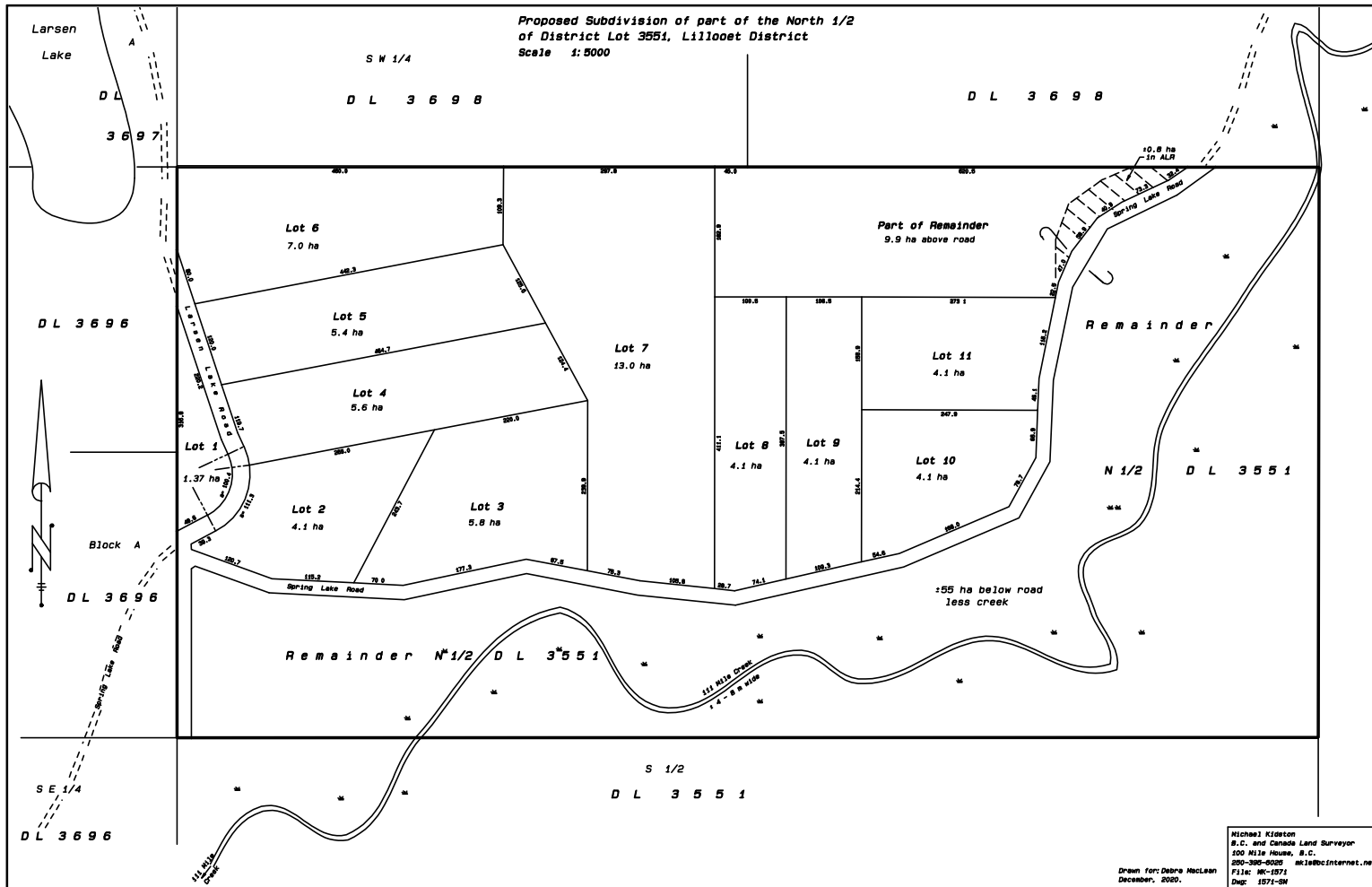
RAIL CREEK

DL 3696

DL 3551

North 1/2 of DL 3551, Lillooet District
Reasons in support of rezoning

- current proposed configuration is a result of subdivision that was nearing completion in 1984 when the owner was killed in an automobile accident. All approvals required at that time had been satisfied, and all survey posts set and subdivision plans prepared. The large rock bluff that comprises about one-third of the upland property was identified and was to be protected by a covenant from any building until detailed geotechnical review had been prepared and accepted by Ministry of Transportation. This requirement will undoubtedly be reviewed and updated at subdivision approval stage.
- the property has been recently logged. In preparation of creating the proposed subdivision clean up of the entire logging area will be carefully and extensively undertaken. As rural residential lots, further clean up and development will occur as each new owner makes use of a small portion of this large property.
- the area north of Spring Lake Road is almost entirely out of the Agricultural Land Reserve. The small NEly portion above the road is a result of imposing large scale mapping on regional parcels. If further development of this portion is desired in future then fine-tuning of this boundary with the Agricultural Land Commission can occur at that time.
- we request that you include the portion of the Remainder of N.1/2 of DL 3551 in the RR1 zone. This was originally Lot 12 of the 1984 subdivision, and should the Agricultural Land Commission ever consider boundary revisions this is a viable stand-alone lot. Ministry of Transportation subdivision requirements may result in significant revision of lot boundaries and portions of this 9.9ha remainder may need to be included within the final lots being created.
Should this need a further \$25 application fee please advise.
- **Proposed Lot 1** is of no use as “hooked” across Larsen Lake Road to another lot. It is created by the existing and historical location of the roads. The proposed lot is more than 65 m wide and has no significant restraints to development of a homesite. Hydro and telephone also front this parcel.
This lot is recently logged and has some young growth fir and spruce remaining.



AREA G APC RESPONSE FORM

FILE NO: 3360-20/20200053

Date: January 6, 2021 Conference call meeting 7pm

Participants - Applicant: Debra Maclean , Rod Dillman
Agent: Michael Kidston

Area G director - Al Richmond

APC : Marvin Monical Diane Wood Nicola Maughn Marilyn Niemiec Robin Edwards

Absent: Graham Leslie

Location of Application: Spring Lake Road N ½ of DL 3551 Lillooet District.
Agenda Item: Rezoning amendment to create twelve rural residential lots.

Moved by: Nicola Maughn / Robin Edwards

Area G APC has no objection to this rezoning application providing that the applicant adhere to the CRD Agricultural policy and that highways standard fencing and cattle guards be installed as per our following recommendations:

Highway standard fencing of the entire north boundary of the district lot to 111 Mile Creek.
Highway standard fencing of the entire west boundary of the district lot to Rail Creek.

Three cattle guards be installed: One at either end of Larson Lake road and one at the west boundary of Spring Lake Road / Larson Lake Road. There is currently a cattle guard already in place at the north east end of the property on Spring Lake Road.

The APC believes these measures will help reduce conflict and help protect the integrity of the agricultural businesses already operating in this area.

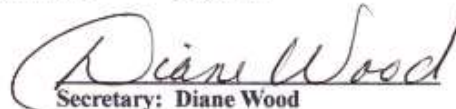
Motion Carried Unanimously

A map with fence lines and cattle guards clearly marked is attached for visual convenience.

Please Note: The land along both the east and south boundaries of this district lot have natural barriers to discourage livestock entry in the form of marshland along the creeks. The district lot is completely surrounded by Crown Land.

Moved by Diane Wood that the meeting terminate. 9:50 PM

Chair: Marvin Monical


Secretary: Diane Wood

SCHEDULE A

LEGEND

- Subject Property
- Proposed Rural 1 (RR 1) Zone
- Proposed Rural 3 (RR 3) Zone



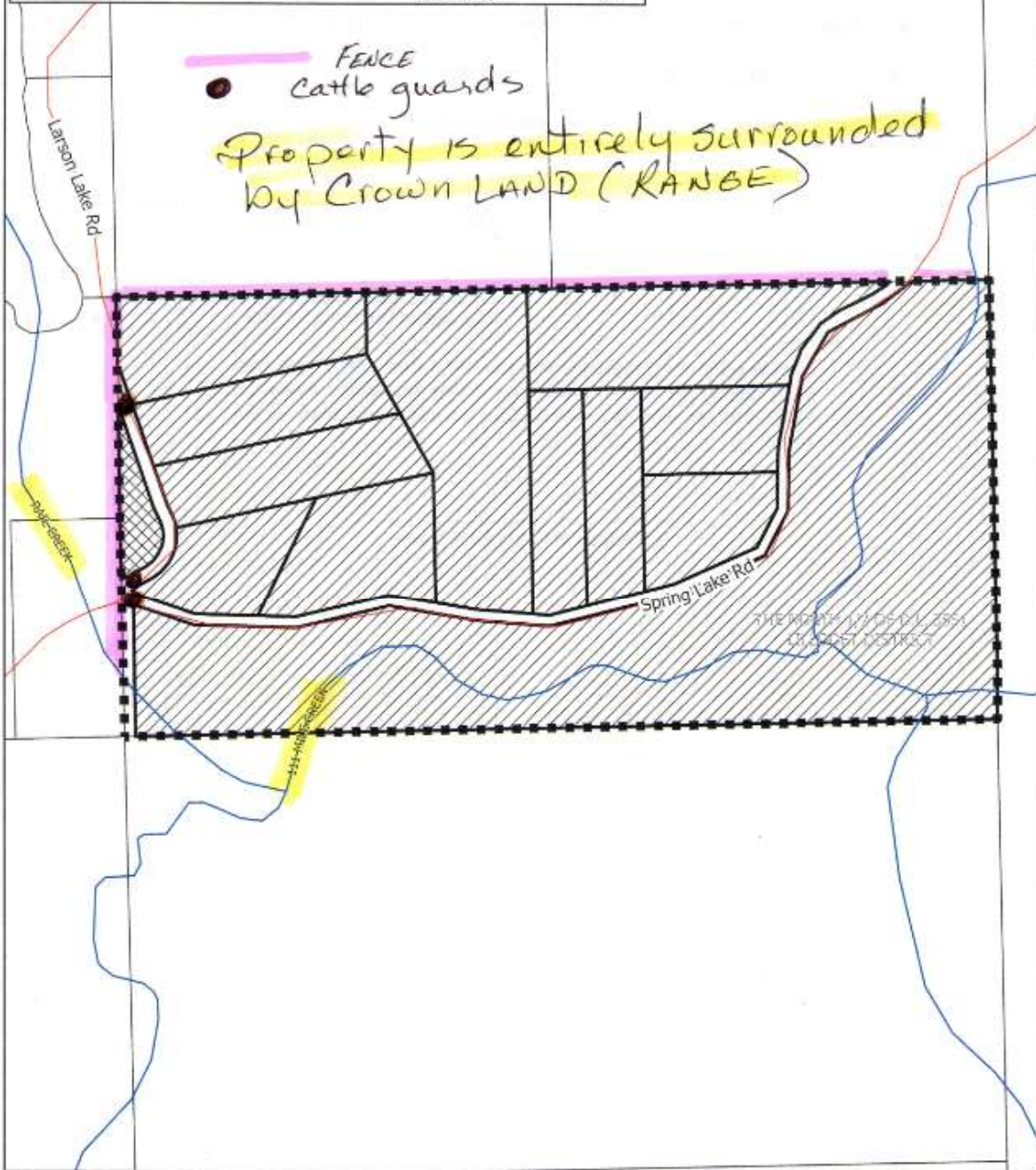
0 30 60 120 m

MEASUREMENTS
ARE METRIC

2009

FENCE
● cattle guards

Property is entirely surrounded
by Crown LAND (RANGE)





Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

January 4, 2021

Reply to the attention of Sara Huber
ALC Issue: 52030
Local Government File: Z2053

Genny Hilliard
Development Services Clerk V, CRD
ghilliard@cariboord.ca

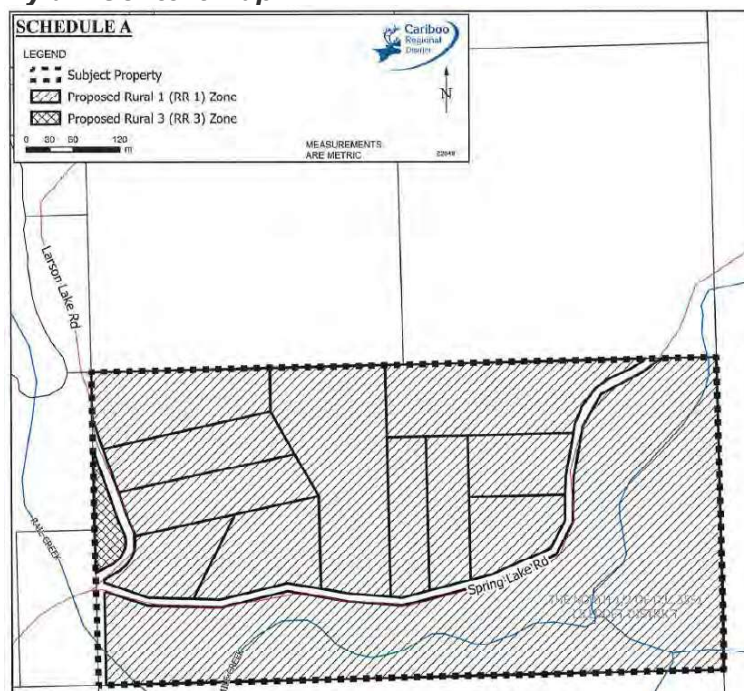
Re: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020

Thank you for forwarding a draft copy of Cariboo Regional District (CRD) South Cariboo Area Zoning Amendment Bylaw No. 5297, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

Current Proposal:

The Bylaw proposes to amend the zoning designation of the property identified as Spring Lake Road; PID: 001-939-653 (the “Property”) from Resource/Agricultural (RA 1) to Rural 1 (RR 1) and Rural 3 (RR 3) in order to subdivide into 12 rural residential lots.

Bylaw Context Map:



The Property is partially within the ALR, as shown below:

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of CRD Z2053

CC: Ministry of Agriculture – Attention: Gregory Bartle

52030m1



January 26, 2021

File: Z2053 - BL 5297

Shivani Sajwan
Planning Officer
Cariboo Regional District

VIA EMAIL: SSajwan@cariboord.ca

Re: Rezoning Bylaw No. 5297 referral – Spring Lake Road

Dear Shivani Sajwan:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed rezoning application to facilitate a parcel partially in the Agricultural Land Reserve its subdivision into twelve residential lots. Ministry staff have reviewed the provided information and offer the following comments:

- The agricultural capability classification for this parcel is 70 percent Class 5TP and 30 percent 6T where T=topography and P=stoniness. Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing farming activities, within or outside ALR land. It would appear the lake could be a good irrigation source, if it is not already being used as such.
- Subdivision and the creation of smaller lots can erode long term agricultural and economic potential of property parcels, increase land cost per acre which can limit farm business opportunities, and in some cases have been shown to increase conflict between adjacent land uses; currently beef production in these circumstances.
- Ministry staff note that if approved, the presence of fencing and vegetative buffer along the rural residential development boundary separating land uses could assist in reducing these potential issues. More information can be found in the Ministry's [Guide to Edge Planning](#).

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

Sincerely,

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

Nicole Pressey, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture, Food and
Fisheries – Cariboo Central Coast
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: 3360-20/20200053

Date: March 15, 2021

Location: CRD Boardroom Via Teleconference

Re: **SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5297, 2020**

Persons Present:

- ☒ Director: Al Richmond
 - ☒ Owner(s): Debra MacLean
 - ☒ Agent: Michael Kidston
 - ☒ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services and Shivani Sajwan, 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 7:00 pm.

☐ The Chair read out public comments received within the last 48 hours. ☒ No comments received within the last 48 hours. Previously submitted comments available for viewing on CRD website and in CRD offices.

- | | |
|----------------------------|------------------------------|
| 1. Date: February 22, 2021 | Name: Lorraine Bauche-Ballan |
| 2. Date: March 7, 2021 | Name: Lori – chblakefarm |
| 3. Date: March 9, 2021 | Name: Natalie Ballan |
| 4. Date: March 11, 2021 | Name: Samantha Maviglia |

☒ The following verbal comments and questions were received:

Agent Michael Kidston briefly explained the history of the subject property and presented the summary of the proposal.

Lorraine Bauche-Ballan: Will the fencing be installed before subdivision, particularly concerned with northeast corner of property.

Michael Kidston: Yes, the fencing will be placed before subdivision and will be maintained by individual future landowners.

Lorraine Bauche-Ballan: Satisfied with the answer.

Samantha Bauche-Ballan: What will be done to address soil erosion concerns?

Michael Kidston: There is an existing ditch system on north side of road. Maintenance of secondary growth by future owners in long term will help in controlling soil erosion.

Samantha Bauche-Ballan: Will there be any control measures for invasive species?

Michael Kidston: Individual future landowners will have to take care of invasive species on their portion of land.

Chair Richmond: The CRD provides an invasive plants management service where private landowners can receive advice from staff. Staff are aware and working on issues of invasive plants in the 111 Mile area.

Samantha Bauche-Ballan: Who will be responsible for road maintenance of Spring Lake Road? There is history of existing users complaining about the condition of the road. Will new residents increase the level of complaints?

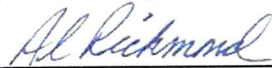
Debra MacLean: The current landowner is hopeful that more attention would be given to the road and school bus service will return if more residents are able to move to the proposed subdivision.

Samantha Bauche-Ballan: Concerns raised in her previously submitted letter regarding wildlife and watercourse surrounding the subject property.

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

☒ The Chair called the meeting adjourned at 7:15 pm.

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

A handwritten signature in blue ink that reads "Al Richmond". The signature is written in a cursive style and is positioned above a horizontal line.

Signature of Chair

Public Hearing Attendance

Date of Public Hearing: March 15, 2021

Application: Spring Lake Road (3360-20-20200053)

Name	Address
Michael Kidston (agent)	---
Lorraine Bauche-Ballan	5510 Spring lake Road
Samantha Bauche-Ballan	5514 Spring Lake Road
Debra MacLean (owner)	---

From: CRD Mailbox
Sent: February 22, 2021 8:59 AM
To: CRD Planning
Subject: FW: Rezoning ALR land

Cariboo Regional District
Phone: 250-392-3351 Ext 282
Fax: 250-392-2812
www.cariboord.ca

-----Original Message-----

From: noreply@cariboord.ca <noreply@cariboord.ca> On Behalf Of Lorraine Bauche-Ballan
Sent: February 22, 2021 8:58 AM
To: CRD Mailbox <Mailbox@cariboord.ca>
Subject: Rezoning ALR land

To whom it does concern,

This email is regarding the proposed subdivision plan for the Spring Lake Road property District Lot 5551. The zoning applied for is to allow for high density residential development.

It is clear that this property is zoned ALR.

Spring Lake Road and its' residences compose of small hobby farms and ranches, open range tenures and woodlot owners. There are places for recreationalists and people to walk their dogs, bird watch, pick mushrooms, hike, hunt, snowmobile, and bike. Recreationalists choose this valley for its wildlife capacity and Sunday drives.

If agriculture is not a good enough reason to sustain the hunger of rural development, then wildlife corridors (such as the one that this proposed subdivision plan sits on) should be.

As long time residents will tell you , in that particular area that overlooks the 111 Mile Creek and its sensitive habitat is where unlimited amounts of moose,deer,bear,cougar,wolf,coyote,fox,skunk,beaver,otters,geese,ducks, and countless other birds cross into and from that water source and hide and live in what is left of that forested area. The new owner has chosen to capitalize on the sky rocketing price of lumber, granted this is great for the community as we also support the community with our resources in agriculture and logging. Let this be a community that believes in sustainability, preserving and respecting the land and wildlife conservation.

Let us remember that only 5% of B.C.'s land base is in the Agricultural Land Reserve.

Thank-you for your attention to this matter.

Origin: <https://www.cariboord.ca/en/business-and-development/public-hearing-and-notice.aspx>

[REDACTED]

From: [REDACTED]
Sent: March 7, 2021 12:15 PM
To: CRD Planning
Subject: Proposed Subdivision Plan to rezone ALR to Rural 1
Attachments: Great Grey Owl on Spring Lake Road.pdf

From: [REDACTED]
Sent: Sunday, February 21, 2021 5:10 PM

To whom it does concern,

This email is regarding the proposed subdivision plan for the Spring Lake Road property District Lot 5551. The zoning applied for is to allow for high density residential development.

It is clear that this property is partly zoned ALR.

Spring Lake Road and its' residences compose of small hobby farms and ranches, open range tenures and woodlot owners. There are places for recreationalists and people to walk their dogs, bird watch, pick mushrooms, hike, hunt, snowmobile, and bike. Recreationalists choose this valley for its wildlife capacity and Sunday drives. The Great Grey Owl was hit by a car and now lives in a bird sanctuary because he cannot fly. If agriculture is not a good enough reason to sustain the hunger of rural development, then wildlife corridors (such as the one that this proposed subdivision plan sits on) should be.

As long time residents will tell you, in that particular area that overlooks the 111 Mile Creek and its sensitive habitat is where unlimited amounts of moose, deer, bear, cougar, wolf, coyote, fox, skunk, beaver, otters, geese, ducks, and countless other birds cross into and from that water source and hide and live in what is left of that forested area. The new owner has chosen to capitalize on the sky rocketing price of lumber, granted this is great for the community as we also support the community with our resources in agriculture and logging. Let this be a community that believes in sustainability, preserving and respecting the land and wildlife conservation.

Let us remember that only 5% of B.C.'s land base is in the Agricultural Land Reserve.

Thank-you for your attention to this matter. And please circulate this letter if you would. Lori



From: Zoning
Sent: March 9, 2021 9:02 AM
To: CRD Planning
Subject: FW: Notice of Development for 3551
Attachments: uploadsDSC_10537277864c-9107-4876-a2ef-6bd7cb15e3d0.JPG; uploadsDSC_10570049b3f6-1934-4699-823b-aba8fd2333dc.JPG; uploads12565430_1552707891713579_7442428506288532305_n566f8669-c8dc-4172-85da-46a364151a23.jpg; uploads20210220_170242ff7d3677-4ed9-402b-8c2e-c21e3db23bd8.jpg

-----Original Message-----

From: noreply@cariboord.ca <noreply@cariboord.ca> On Behalf Of Natalie
Sent: March 3, 2021 9:29 AM
To: Zoning <Zoning@cariboord.ca>
Subject: Notice of Development for 3551

To whom it may concern,

I am a resident down Spring Lake Road in the 111 Mile. There is a Notice of Development that just went up for the North 1/2 of District Lot 3551 (Lillooet District) on Spring Lake Road. It is planned to be rezoned from agricultural (RA1) to rural subdivisions (RR1 and RR3). I do not support the subdivision of this property.

We have farmed down this road for 22 years and therefore, I have driven by this lot many times. It is a wildlife corridor for the "protected" cow moose, elk, deer, wolf, coyote, lynx, bobcat, black bear, fox, and cougar. In fact, driving by last week, we spotted cougar tracks going onto that lot and towards the rock bluff that is located in the middle of the new proposed subdivision. The cougar resides in the rock dens located on this property. The marsh and creek, which is part of this property, is home to Canadian Geese, Trumpeter Swans, Endangered Sandhill Crane, Blue Heron, many species of ducks, otters, beavers, fish and many species of frogs. Last summer we spotted a Columbia Spotted Frog just by the edge of the road with hundreds of eggs nearby. If there is a decrease in just one of these species from this creek, woodland, or swamp, they will all be greatly affected. It is the ecosystem lifecycle. If the predators don't come around due to noise level and human presence, it may even cause pest and invasive problems for species that do stay.

If there are residents living on the creek, I am afraid that they would use and abuse the marsh/creek area. There would be people at the shore, canoeing, kayaking, putting motor boats in, etc. This is not a recreational creek. This creek/marsh is very sensitive and is a home and reproductive site for many species. Ducks nest in the Cattails and on the edge of the creek, frogs lay their eggs near the shore, otters catch fish up and down the creek, beavers build their dams there, and many and many other species feed there.

I am concerned about these 12 proposed lots. There will be much noise and disturbance to wildlife, habitat destruction, and the wildlife corridor will be destroyed. Animals will not pass through here, they will not even use the marsh or creek, as there will be too much disturbance and noise just across the road for them to be anywhere near. This will cause hundreds of species to re-home, and many with great difficulty and without luck.

It is proven that large farms have wildlife moving through them and residing on them. Subdividing causes disruption to the natural ecosystem that had already taken place and essentially a destruction of it.

It is disturbing to me that I even have to mention how agricultural land should not be rezoned to rural subdivisions. Agricultural land is important to the survival of the human species. We need agricultural land to produce food for our communities. If we allow agricultural land to be rezoned to rural subdivision, what is stopping the Lillooet District from becoming Langley, B.C? There is already a shortage of agricultural land and we need to protect it all now.

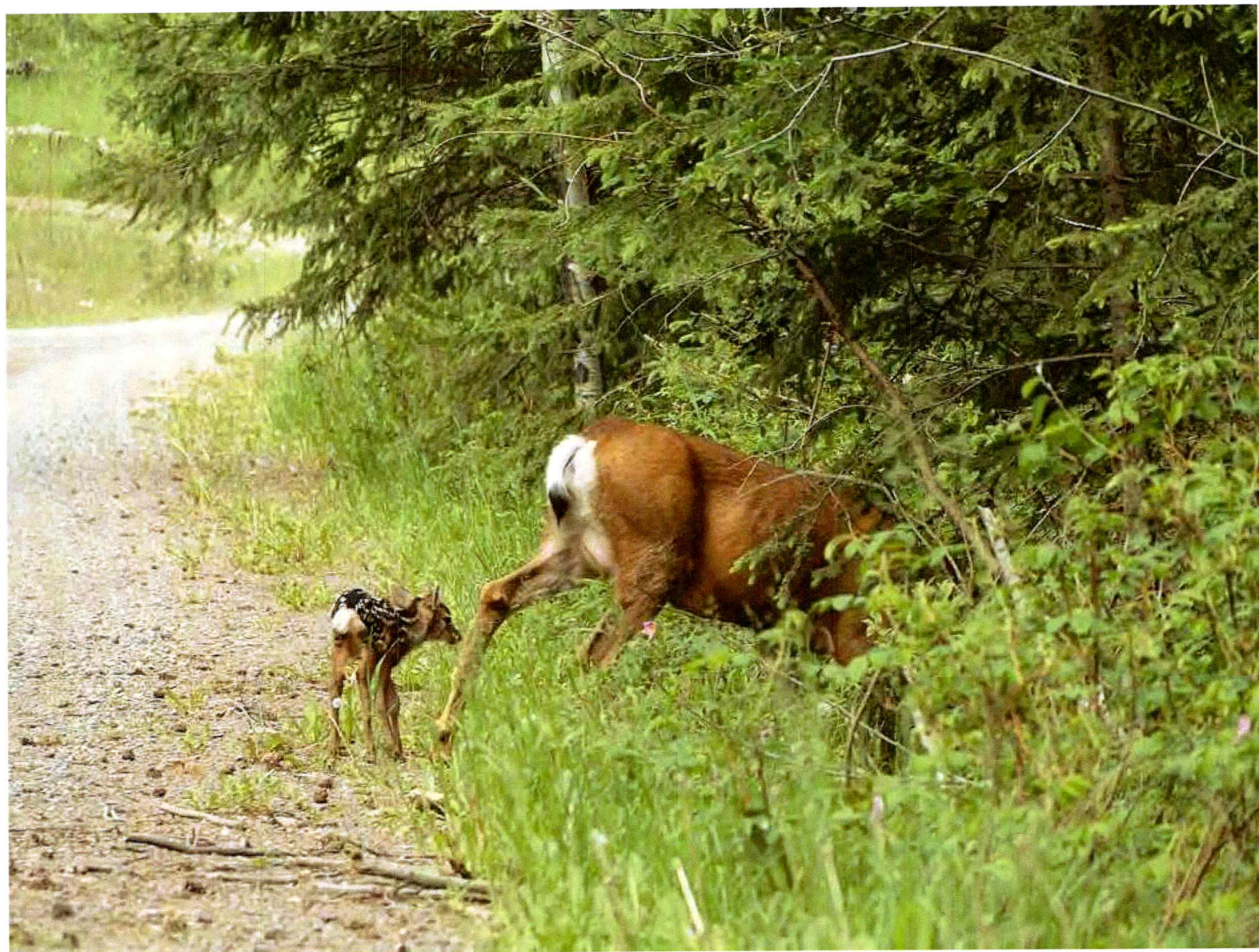
Below are just some of the pictures of the wildlife that I have seen at this property passing by on the road.

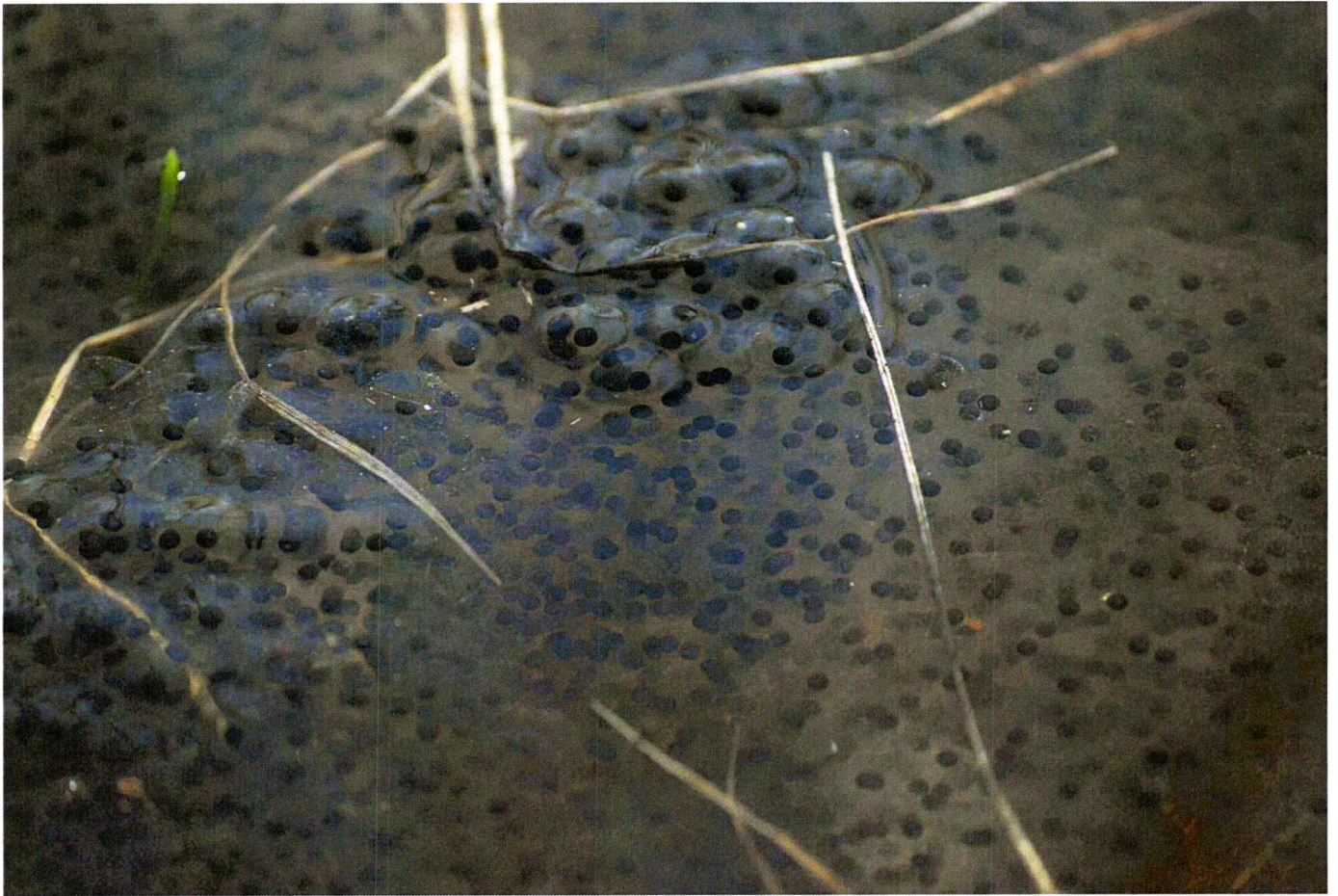
I appreciate your time, please consider my words of protest.

Natalie Ballan

Origin: <https://www.cariboord.ca/en/business-and-development/planning-and-development.aspx>









NOTICE OF DEVELOPMENT

SITE The North ½ of District Lot 3551,
DESCRIPTION: Lillooet District

FROM: Resource/Agricultural (RA 1) zone

TO: Rural 1 (RR 1) and Rural 3 (RR 3)
zones

PURPOSE: To subdivide the property into
12 lots.

FOR FURTHER INFORMATION PLEASE CONTACT:
THE PLANNING SERVICES DEPARTMENT
CARIBOO REGIONAL DISTRICT
- SUITE D, 180 N. THIRD AVE.
WILLIAMS LAKE, BC V2G 2A4
PHONE: 250-392-3351 or 1-800-665-1636
FAX: 250-392-2812 WEB: www.cariboord.bc.ca



To whom it may concern,

We are concerned about a subdivision and land rezoning that is being proposed on Spring Lake Road. The subdivision of North 1/2 of District Lot 3551 will directly impact the wetland ecosystem of the 111 Mile Creek, surrounding land owners and recreationists, and the community.

Our family has always been conscious about working in harmony with nature on our ranch and, after graduating from the Applied Sustainable Ranching program, my sister and I have been implementing practices that help maintain biodiversity in the ecosystem. These practices include rotational grazing with cattle and targeted browsing with goats.

Spring Lake Road's natural beauty is important to residents and local recreationists who come from surrounding communities to experience it. There is a marsh on our property where I began observing waterfowl and other bird species last year. So far I have identified the American Wigeon, Northern Shoveler, Red-necked Grebe, Green-winged Teal, Ring-necked duck, Wood duck, Bufflehead duck, Common Merganser, Mallard, Sandhill Crane, Blue Heron, Canada Goose, Trumpeter Swan and Killdeer. Our area is also home to loons, predatory birds and many songbirds. The property with the proposed subdivision is a few kilometers down stream from us bordering the 111 Mile Creek which is utilized by all of these species. They are proposing to rezone the property from Resource/ Agricultural (RA 1) zone to Rural 1 (RR1) and Rural 3 (RR3) zones and then subdivide it into 12 lots. In addition to the waterfowl and other birds that will be affected, this subdivision will impact: the otters, beavers and muskrat that live in this fish bearing creek; the moose, mule deer, cougars, lynx, black bears, coyotes and foxes we have seen on the road; the frogs and salamanders breeding in the wetland; the toads crossing the road at night; and the garter snakes sunbathing on the road. This land serves as an important wildlife corridor. An increased human population will mean dogs, fences and other wildlife deterrents as well as more traffic that will put wildlife in harm's way.

Keeping land intact and ecosystems functioning is important to residents whose livelihoods depend on it and, therefore, to the local economy. We will already begin to see changes as a large portion of the property was clear cut last year. This will definitely impact the wildlife that used to cross the road between the creek wetland and the forest. A multitude of issues can arise as a result of development like an imbalance in predator-prey populations leading to pest issues or increased predation on livestock and pets. Not to mention the native vegetation will be in competition with invasive plant species (like knapweed) that can take hold in the disturbed soil, which may also be subject to erosion now. This will affect ranches and range lands all along Spring Lake Road. Furthermore, as land owners we understand that as more land is developed in BC agricultural land is lost and food security is shaken.

A decline in native plant and animal populations has been proven in ecosystems impacted by exurban (low-density residential) developments like the one being proposed here. Research has shown that in order to maintain biodiversity on the landscape it is crucial to keep working ranches and large tracts of land intact. Not only is this beneficial for wildlife, but it is important to land owners, recreationists, and the community. If we want to continue to see an abundance of

wildlife on Spring Lake Road and healthy ecosystems, the Cariboo Regional District Planning Department needs to keep North 1/2 of District Lot 3551 from being rezoned and subdivided.

Thank-you for your time. Please let me know what you can do. I can be reached at

[REDACTED]

Sincerely,

Samantha Maviglia