



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20230014

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023 and South Cariboo Area Zoning Amendment Bylaw No. 5432, 2023

Electoral Area: L

Date of Referral: March 15, 2023

Date of Application: February 24, 2023

Property Owner's Name(s): Keith Tobin
Angus Penton
Peter Croker

Applicant's Name: Nigel Hemingway - Cariboo Geographic Systems

SECTION 1: Property Summary

Legal Description(s): Lot 5, 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:
Rural Residential 3

Min. Lot Size Permitted
0.8 ha (1.98 ac.)

Current Zoning:
Rural 1 (RR 1)

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

Proposed Zoning:

Min. Lot Size Permitted:

Rural 3 (RR 3)

0.8 ha (1.98 ac.)

Proposal: To subdivide the property into four 1.01 ha (2.5 ac.) residential lots. Note applicant has revised the proposed OCP designation to Rural Residential 3, based on staff advice.

No. and size of Proposed Lots: 4 lots of 1.01 ha (2.5 ac.) in size.

Existing Buildings: None.

Proposed Buildings: No buildings proposed at present.

Road Name: Renney Road

Road Type: Gravel/Dirt Road

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

Services Available: Existing - Hydro, Telephone

Readily Available - 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 stream and waterbody.

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)	4.05 ha (10 ac.)
	061 , 2 Acres Or More (Vacant)	2.02 ha (4.99 ac.)
(b) South	Crown Land	260.69 ha (644. 2 ac.)
(c) East	061 , 2 Acres Or More (Vacant)	6.66 ha (16.46 ac.)
(d) West	061 , 2 Acres Or More (Vacant)	4.051 ha (10.01 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a 4.05 ha (10 ac.) subject property to allow for a four-lot subdivision. The subject property is currently zoned as Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and designated as Rural Residential 1 in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 1 (RR 1) zone to Rural 3 (RR 3) zone. To be consistent with the proposed zoning, the property is also proposed to be redesignated from Rural Residential 1 designation to Rural Residential 3 designation. The proposal includes four 1.01 ha (2.5 ac.) rural residential lots as shown in Appendix C.

Location & Surroundings:

The subject property is a vacant lot located on Renney Road, with Deka Lake in proximity to the north-east as shown in Appendix B. Mostly covered in trees, the property is slightly sloped down from the road to the rear with an unnamed stream and waterbody present at the rear end. Existing services include hydro and telephone with sewage disposal system and well being readily available. There are mostly vacant rural residential lots surrounding the property to the north, east and west with crown land to the south of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.20 RURAL 3 (RR 3) ZONE

5.20.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.8 hectare (1.98 acre)

3906 – Interlakes Area Official Community Plan Bylaw, 2004

5.1 OBJECTIVES

1. To maintain the rural character of the area, by permitting a range of lot areas.

RURAL RESIDENTIAL 3

- Parcels that shall have a minimum site area of 0.8 ha (1.98 ac.).

Rationale for Recommendations:

Planning staff are supportive of the proposed zoning amendment application. The proposal would allow the future subdivision of the subject property into four lots of 1.01 ha (2.5 ac.) in size. The proposal is in compliance with the general goals recognized in the Interlakes Area Official Community Plan (OCP) Bylaw by preserving the residential lifestyle and establishing residential densities within the area, and minimizing land use conflicts by proposing lots of compatible sizes to the existing ones in the neighbourhood. The subdivision proposal also maintains the rural character of the area, by permitting a range of lot sizes as encouraged in Section 5.1.1 of the OCP bylaw.

The Ministry of Transportation and Infrastructure (MOTI) has no objections to the proposed rezoning, but there are several development criteria that will be considered at the subdivision approval stage including but not limited to access, ROW dedication, road upgrade, archaeology assessment, proof of water, sewage disposal and drainage.

At the time of drafting this report, the Interior Health Authority (IHA) has not returned a response to the referral.

The Electoral Area 'L' Advisory Planning Commission (APC) has returned comments stating their support of the rezoning application as the proposal supports infill development with appropriate lot sizes. The APC believes that subdividing large parcels into smaller lots will be more valuable to the community. Further, smaller, well developed and cleared lots will theoretically be Fire-Smart. Surrounded by vacant lots, large crown land and similar land uses, the proposal is anticipated to have minimal impact on the neighbouring properties. The CRD planning staff agrees with the APC comments and, therefore, supports this rezoning proposal.

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 unnamed stream and waterbody adjacent to the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems for any future development.

Recommendation:

1. That the Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023 be given first and second reading.
2. That the South Cariboo Area Zoning Amendment Bylaw No. 5432, 2023 be given first and second reading, and that adoption be subject to the following conditions:
 - i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023.

- ii. The applicant offering to enter into and entering into a Section 219 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 Shoreland Management Policy covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority:

No comments received.

Ministry of Transportation and Infrastructure: March 15, 2023
EDAS # 2023-01259

The Ministry of Transportation and Infrastructure has no objection in the principle to the proposed rezoning. Please be advised this in no way implies subdivision approval.

Items to be considered at the subdivision may include but not limited to:

- Access
- ROW Dedication
- Road Upgrade
- Archaeology
- Proof of Water
- Sewage Disposal
- Drainage

Advisory Planning Commission: April 3, 2023
See attached.

Ministry of Environment and Climate Change Strategy: April 13, 2023
The ecosystems section has no comments on this referral.

BOARD ACTION

May 23, 2023:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023 be read a first and second time, this 5th day of May 2023.

That South Cariboo Area Zoning Amendment Bylaw No. 5432, 2023 be read a first and second time, this 5th day of May 2023. Further, that adoption be subject to the following:

- i. Adoption of Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023.
- ii. The applicant offering to enter into and entering into a Section 219 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 Shoreland Management Policy covenant be borne by the applicant.

July 14, 2023:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023 and South Cariboo Area Zoning Amendment Bylaw No. 5432, 2023, be read a third time, this 14th day of July 2023.

ATTACHMENTS

Appendix A: Bylaw 5431 and 5432
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. 5431

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. 5431, 2023".

2. AMENDMENT

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

Redesignating Lot 5, District Lot 3720, Lillooet District, Plan 32597 from Rural Residential 1 designation to Rural Residential 3 designation.

READ A FIRST TIME THIS 23rd DAY OF May, 2023.

READ A SECOND TIME THIS 23rd DAY OF May, 2023.

A PUBLIC HEARING WAS HELD ON THE 27th DAY OF June, 2023.

READ A THIRD TIME THIS 14th DAY OF July, 2023.

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. 5431, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5431, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5432

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. 5432, 2023".

2. AMENDMENT

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

- i) rezoning Lot 5, District Lot 3720, Lillooet District, Plan 32597 from Rural 1 (RR 1) zone to Rural 3 (RR 3) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 23rd DAY OF May, 2023.

READ A SECOND TIME THIS 23rd DAY OF May, 2023.

A PUBLIC HEARING WAS HELD ON THE 27th DAY OF June, 2023.

READ A THIRD TIME THIS 14th DAY OF July, 2023.

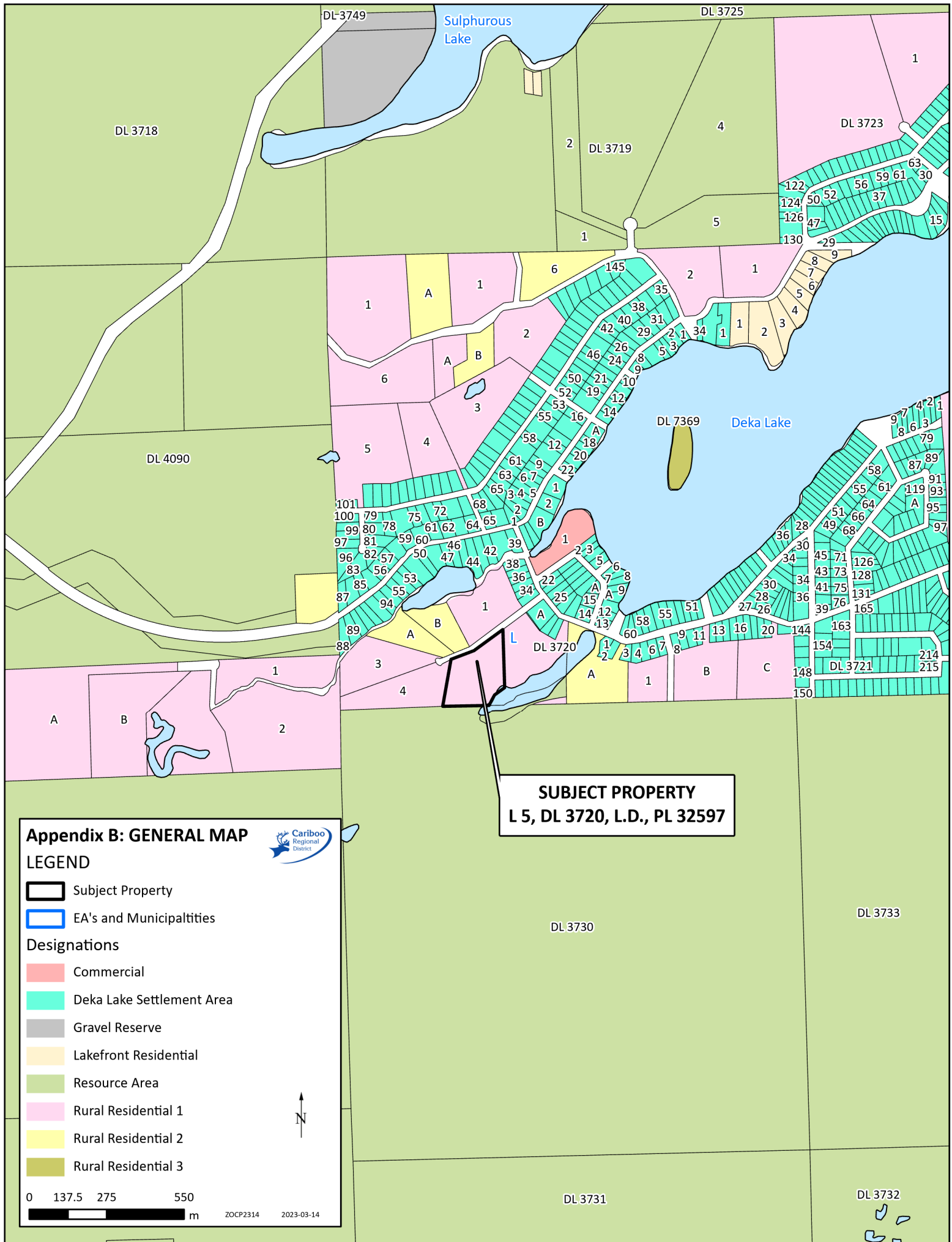
ADOPTED THIS _____ DAY OF _____, 2023.

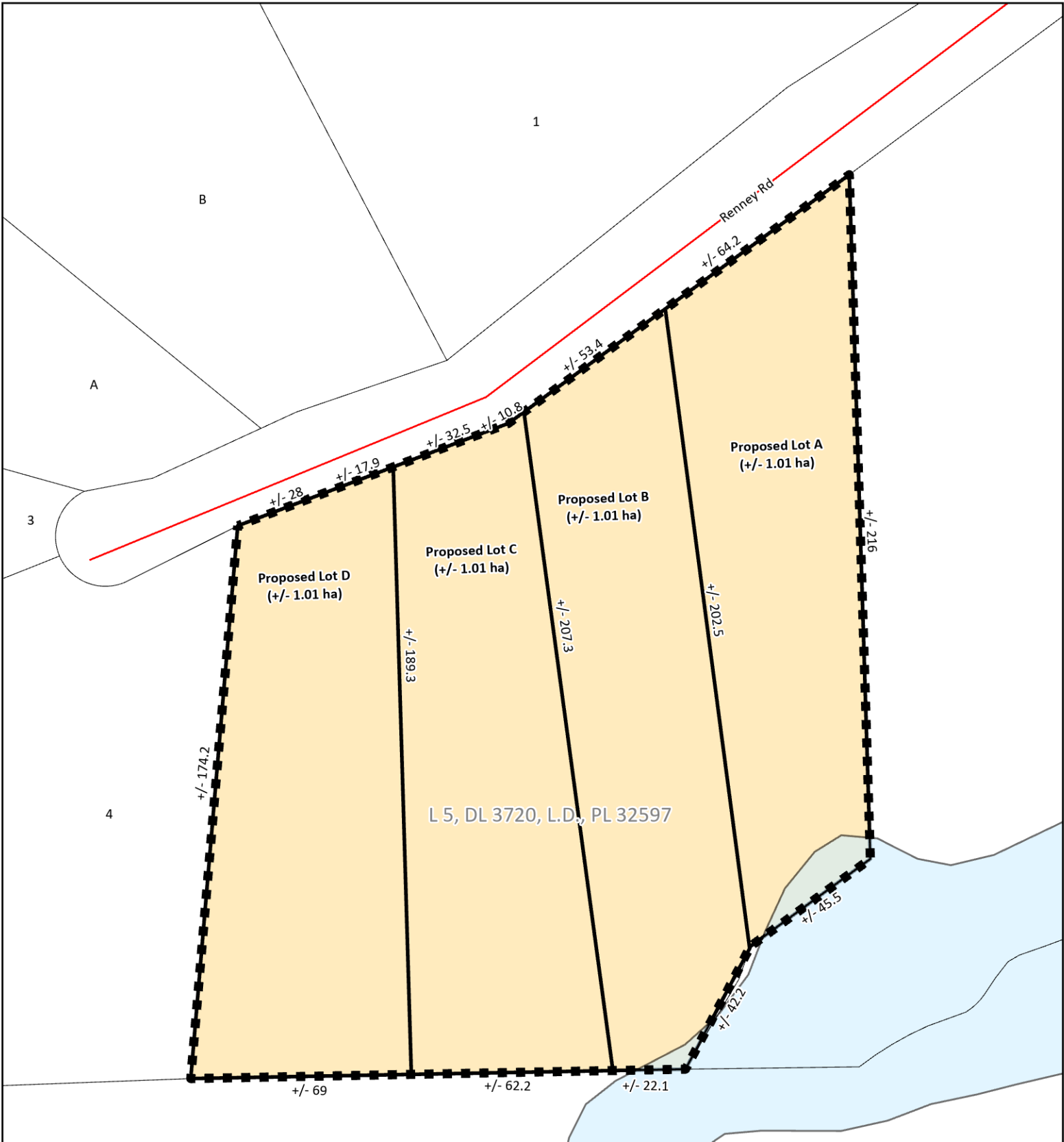
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5432, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5432, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services





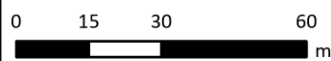


L 5, DL 3720, L.D., PL 32597

Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Rural 3 (RR 3) Zone/ Rural Residential 3 Designation



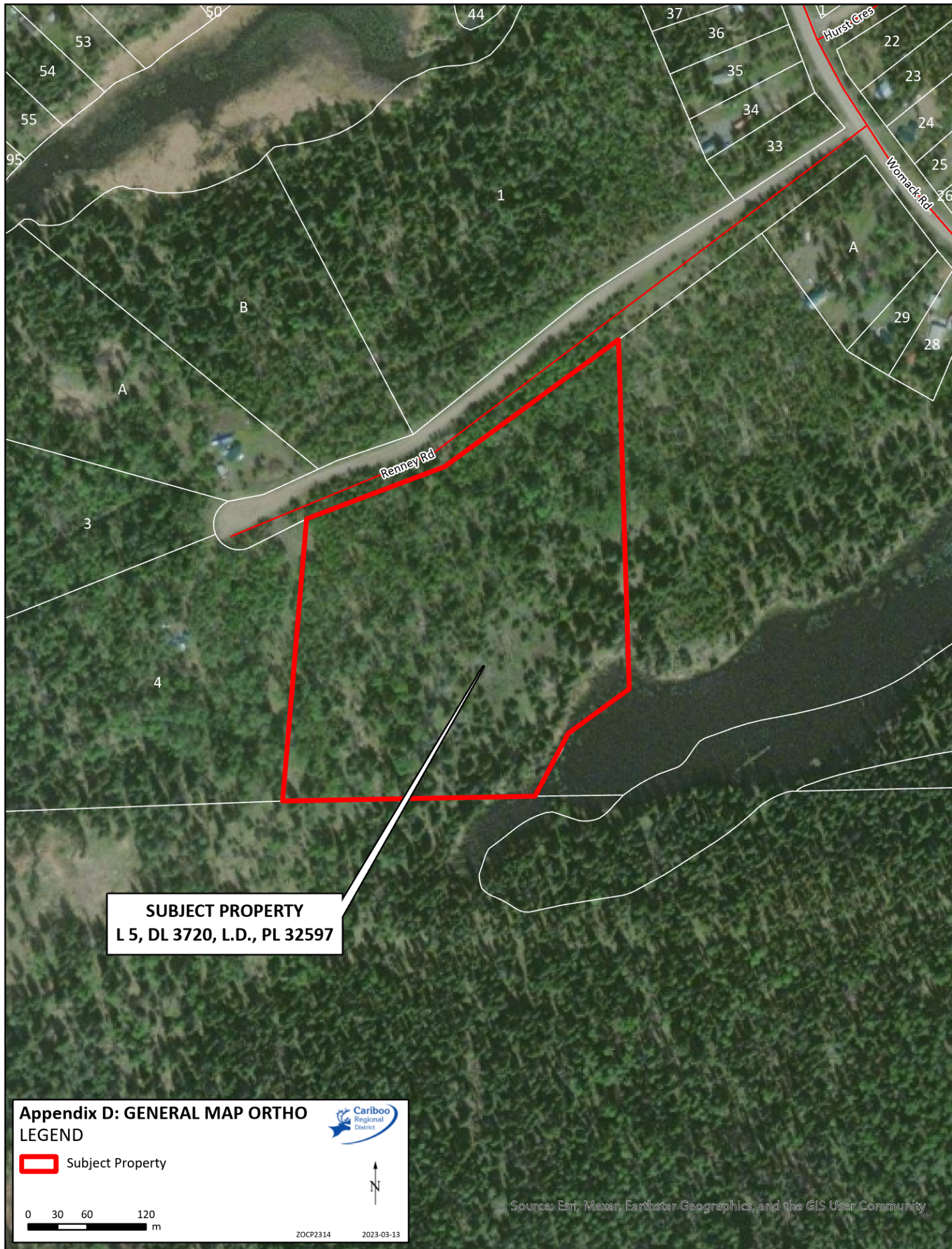
MEASUREMENTS
ARE METRIC

ZOCP2314

2023-03-13

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





Reasons of Support

This application is requesting that Lot 5, District Lot 3720, Lillooet District, Plan 32597 be rezoned and redesignated in the Official Community Plan (OCP). The property is 4.05 hectares in size and is located on Renney Road in the Deka Lake area.

The property is presently zoned Rural 1 (RR1) in the South Cariboo Area Zoning Bylaw No. 3501. It is designated Rural Residential 1 in the Interlakes Area Official Community Plan Bylaw No. 3906. Renney Road is a short dead-end road that services 7 properties and Lot 5 is near the beginning of the road. There is a small pond at the rear of the land. The land is treed and slopes gently down from the road to the rear.

The proposal is to rezone the land to Rural 3 (RR3) to allow the creation of four properties all 1.0 hectares or larger. We have proposed the Deka Lake Settlement Area designation in the OCP as the land is close to the 250 metre setback to the lake for the designation and is also about 210 metres to Bridge Creek which is to the north. The proposed lot size is 2.5 times the minimum allowable size of the designation and this has been done to conform to Interior Health's requirements for unserviced lot sizes. Preliminary sewage testing has been done and the requirements of Interior Health and the Regional Districts Shoreland Management Policy can be met. The proposed Lots are larger than most properties with this designation in the OCP.

The proposal infills within the existing Deka Lake neighbourhood. While Renney Road is gravel the property is close to Womack Road which is paved. The property is also very close to the Deka Lake Fire Hall. The proposal will not create extra traffic that may affect the other properties on this dead-end road because all but one are past this land. The property is currently owned by three friends. One has recently retired and wants to build a residence on a lot, and the other two owners want to have a recreational property. The fourth lot will be marketed to cover the costs of the development.

The owners are aware of and supportive of the environmental conditions that will be placed on the land. As avid fishermen they want to preserve the water quality of Deka Lake and that is why they did the sewage testing up front so they knew all requirements for environmental protection could be met. They are agreeable to registering the shoreland management covenants on the land.

The Interlakes Area OCP has several Broad Goals many of which are not applicable to this proposal. We believe that this proposal complies with the following:

- *Goal 1. To preserve the residential lifestyle and establish residential densities within the Plan area recognizing community values of preserving and enhancing the water quality in streams, rivers, and lakes of applicable watersheds.*
This goal is met by proposing lots that are 2.5 times the minimum size of the OCP designation.
- *Goal 2. To recognize the need for a variety of housing choices to meet the needs and affordability of area residents.*

This goal is met by providing lot sizes that are larger than the majority in the Deka Lake neighbourhood while not proposing a lot size larger than what most people need or want.

- *Goal 6. To minimize land use conflicts by planning for compatible adjacent uses which respect the use and scale of their surroundings.*

This goal is met by proposing lots for residential and recreational purposes which is the land use in this neighbourhood. The proposed lots and their size will compliment others in the area.

- *Goal 11. To recognize the importance of the shoreland riparian area for such purposes as to reduces shoreland erosion, filter contaminants from entering a waterbody, as wildlife corridors, and to provide shading and protection of fish stocks.*

This goal is met by proposing lots that are large enough to ensure proper and efficient sewage disposal, riparian protection along the small pond and setbacks for future structures and sewage systems from the pond.

- *Goal 12. To support the protection of environmentally sensitive areas as identified by the Ministry of Sustainable Resource Management and indicated for Crown Lands, and to consider these identified areas on neighbouring private land plan amendment applications.*

There are no identified sensitive areas on the land or in the pond. Bridge Creek is identified as a sensitive fish habitat area, but it is over 200 metres away and separated from this land by a road and other properties. The goal is met by the one hectare sized lots being proposed, the shoreland management covenants and the future Aquatic Habitat Development Permit.

The residential section of the OCP also has objectives which we believe are met with this proposal or can be met when the properties develop:

- *Objective 1. To maintain the rural character of the area, by permitting a range of lot areas.*

This objective is met by proposing a development that will maintain the rural character of the area by proposing larger lots than the majority in the neighbourhood.

- *Objective 2. To encourage a range of housing types to provide affordable housing and housing to address special needs.*

This objective can be met when the properties are developed in the future and by the zoning bylaws existing provisions for secondary suites and carriage houses within the proposed zone.

- *Objective 3. To consider new residential development with regard to preservation of the natural environment.*

This objective is met by proposing larger lots that shown they can meet all sewage requirements and the covenants that will be required by this zoning process.

- *Objective 6. To create lot site areas that permit the effective functioning of on-site septic systems and encourage site planning to provide for a replacement septic field.*

This objective is met by the sewage information submitted with the application.

- *Objective 7. To minimize conflicts with resource uses, such as forestry and agriculture by establishing appropriate buffer zones within the residentially designated properties.*

This objective is met because the land is in a recreational and residential neighbourhood and is at the end of a dead-end road.

The OCP also has a specific section on the Deka Lake Settlement Area which in part says *“The minimum lot area shall be the greater of 0.4 ha, or sufficient land to install on-site sewage disposal systems that meet or exceed Health Authority requirements”*. The owners have undertaken the work to ensure that all requirements of Interior Health can be met.

This application is being made to change the zone of a property in the Deka Lake neighbourhood. It is a proposal that conforms to the existing neighbourhood maintaining the character by proposing larger lots than the majority in the neighbourhood. It is an infilling proposal within an existing developed area that will meet all environmental and future infrastructure requirements for setbacks.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on Monday, April 3, 2023
in the home of Steve Brown, located at Interlakes, BC, commencing at 7:02 pm

PRESENT:

Chair Sharron Woloshyn
Members Steve Brown, Greg Atherton, Dori Dennison,
Gordon Ross, Manuella Betschart

Recording Secretary Sharron Woloshyn

Owners/Agent, or Nigel Hemmingway
☐ Contacted but declined to attend

ABSENT: Ursula Hart, Barb Matfin, Inga Udloft, Glen Clark

ALSO PRESENT: Electoral Area Director Eric deVries
Staff support (if present)

Agenda Items

REZONING/OCF APPLICATION – 3360-20/20230014 (LOT 5, DISTRICT LOT 3720, LILOOET DISTRICT, PLAN 32597)

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

- i) a) Proposal is an "in-fill" subdivision similar to the area.
- b) Proposed lots are larger than the zone minimum.
- ii) Existing oversized lots, if subdivided, will be more valuable to community.
- iii) Smaller, well developed and cleared lots will theoretically be "Fire Smart."

For: 5 Against: 1

CARRIED/DEFEATED

Termination

Dori Dennison / Gordon Ross : That the meeting terminate.

CARRIED

Time: 7:23 pm.

Sharron Woloshyn
Recording Secretary

Sharron Woloshyn
Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20230014

Date: June 27, 2023

Location: Mountain Spruce Community Events Centre

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5431, 2023 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5432, 2023**

Persons Present:

- ☒ Director: Eric de Vries
- ☐ Owner(s): Keith Tobin, Angus Penton and Peter Croker
- ☒ Agent: Nigel Hemingway – Cariboo Geographic Systems
- ☒ Public: See attached list
- ☐ Staff:
- ☐ **No public in attendance** (excluding owner/agent)

-
- ☒ Meeting called to order at 19:02.
 - ☒ 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:

NONE

Comments of concern/opposition:

NONE

- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 19:18. (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

And

Date of Public Hearing: June 27, 2023

[illegible]

Zirinde Vries

7394 Cottage Lane, WOK 1E0 BL

Paul G. Hutt

✓

Scott

596 Mahood & Pet. ^{VOL IX} Love (Jute)

NIGHT FIGHTING WAY

PO BOX 1220, 160 MILE HOUSE

Dennis & Shelley Theriault

7506 Wornack Rd