



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20230049

Bylaw(s): Lac La Hache Area Official Community Plan Amendment Bylaw No. 5453, 2023 and South Cariboo Area Zoning Amendment Bylaw No. 5454, 2023

Electoral Area: G

Date of Referral: November 21, 2023

Date of Application: October 06, 2023

Property Owner's Name(s): DAVID K MUSTER

Applicant's Name: Darren Braun, Blue Sky Solutions Inc.

SECTION 1: Property Summary

Legal Description(s): District Lot 7351, Lillooet District Except: (1) Parcel A Shown on Plan B7211 (2) Plans 24673 and KAP77054.

Property Size(s): 0.259 ha (0.64 ac.)

Area of Application: 0.259 ha (0.64 ac.)

Location: 3676 Doyle Road

Current Designation:
Commercial

Min. Lot Size Permitted:
n/a

Proposed Designation:
Lakeshore Residential

Min. Lot Size Permitted
0.4 ha (0.99 ac.)

Current Zoning:
Highway Commercial (C 3)

Min. Lot Size Permitted:
4000 sq. m (43,057 sq. ft.)

Proposed Zoning:
Residential 1 (R 1)

Min. Lot Size Permitted:
4000 sq. m (43,057 sq. ft.)

Proposal: To allow for the construction of a residential dwelling and an ancillary building. Applicant intends to demolish existing resort structures.

No. and size of Proposed Lots: n/a

Existing Buildings: Cabin 25.08 sq. m (270 sq. ft.)

Cabin 25.08 sq. m (270 sq. ft.)

Cabin 31.22 sq. m (336 sq. ft.)

Cabin 22.30 sq. m (240 sq. ft.)

Cabin 126.35 sq. m (1360 sq. ft.)

Cabin with Office 125.60 sq. m (1352 sq. ft.)

Proposed Buildings: House 177 sq. m. (1913 sq. ft.)

Shed 223 sq. m. (2400 sq. ft.)

Road Name: Doyle Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

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: Lac La Hache

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Commercial Development Permit Area

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

Land Use:		Lot Sizes:
(a) North	Vacant	0.93 ha (2.3 ac.)
(b) South	n/a	n/a
(c) East	Single Family Dwelling	0.14 ha (0.35 ac)
(d) West	Seasonal Resort	1.32 ha (3.27 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.26 ha (0.64 ac.) subject property to allow for the construction of a residential dwelling and ancillary building. The subject property is currently zoned Highway Commercial (C 3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Commercial in the Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018 as shown in appendix B.

The applicant has made a request to rezone the subject property from Highway Commercial (C 3) to Residential 1 (R 1). To be consistent with the proposed zoning, the property is also proposed to be redesignated from a Commercial designation to a Lakeshore Residential Designation.

The property is a former resort that is no longer in use and as per the applicant, the buildings are no longer habitable. The applicant has expressed interest in demolishing all of the existing buildings if an Aquatic Habitat Development Permit is approved. This development permit has been applied for and is being processed (3060-20/20230050). The demolition permit has been applied for (20230260) and is dependant on the Aquatic Habitat Development Permit.

Based upon the survey plan provided by the applicant the east most building on the property is encroaching on the neighbouring property.

The plans for the new dwelling and ancillary building show all required setbacks being met. Based upon the proposed plan the dwelling and ancillary structure will be outside of the Aquatic Habitat Development Permit Area.

Location & Surroundings:

The subject property is located at 3676 Doyle Road within the Lac La Hache Community as shown in Appendix B. Lac La Hache is located to the south of the property with the majority of the site being covered in grass with a few trees. The property has single-family dwellings located to the north and east of the property and a seasonal resort known as Shoreline Resort to the west.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.12 Residential 1 (R 1) Zone

5171 - South Cariboo Area Official Community Plan Bylaw, 2018

8.2 OBJECTIVES

8.2.1 Maintain the varied character of the area, by permitting a range of lot sizes.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning and OCP amendment application. The proposal is in compliance with the objectives of the South Cariboo Area Official Community Plan (OCP) Bylaw by supporting the local population with a range of lot sizes (section 8.2.1). The proposed change of use would also represent a less intensive use of the 0.26 ha (0.64 ac.) lot when compared to the resort. The proposed Residential 1 (R 1) zone will likely have a minimal impact on the adjacent lots. As this lot is located at the end of Doyle Rd, which does not provide through access, commercial activity would likely contribute to and increase disturbance of residential properties on Doyle Rd.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposal and has no objections with the proposed rezoning but will require the applicant to apply for access with MOTI.

The Interior Health Authority (IHA) has not made a comment on this application.

The Electoral Area 'G' Advisory Planning Commission (APC) was in support of the application and had no comments.

The CRD Chief Building Official (CBO) has no objections and states that a demolition permit will be required for the removal of any existing building and a building permit will be required for the construction of new buildings.

In summary, planning staff are supportive of the proposed rezoning and OCP amendment application. The proposed zone and proposed OCP designation will allow for residential activity to take place. The registration of a Shoreland Management covenant with respect to riparian protection and sewage disposal systems must be registered prior to adoption.

Recommendation:

1. That South Cariboo Area Official Community Plan Amendment Bylaw No. 5453, 2023 be given first and second reading.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5454, 2023 be given first and second reading, and that adoption be subject to the following conditions:
 - i. Adoption of the South Cariboo Area Official Community Plan Amendment Bylaw No. 5453, 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 sewage disposal system and riparian protection.

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

REFERRAL COMMENTS

Health Authority:

Thank you for the opportunity to provide comments. From a healthy planning perspective I support the proposed changes to OCP designation and zone from commercial to residential because there would be fewer buildings and uses on the land compared to resort cabin commercial operation, and the parcel is relatively small for onsite servicing.

The small-sized, lakefront parcel with a well (and perhaps wells on neighbouring parcels) will be constrained for suitable locations for onsite sewerage dispersal fields. As such, I strongly recommend the property owner work with an Authorized Person under the Sewerage System Regulation (i.e. sewage contractor or engineer) early in the planning and design phase to identify two locations suitable for sewage dispersal field (one to serve new house, and a back-up area for future use when first system fails). Then decide the location of the new house and accessory buildings.

Ministry of Transportation and Infrastructure: November 24, 2023

EDAS: 2023-05537

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning to allow for construction of (1) residential home and (1) ancillary building.

Advisory Planning Commission: December 19, 2023

See attached

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife:
No response

Ministry of Forests: Land: Water: Range:
No response

BOARD ACTION

January 12, 2024:

That South Cariboo Area Official Community Plan Amendment Bylaw No. 5453, 2023 be read a first and second time this 12th day of January 2024.

That South Cariboo Area Zoning Amendment Bylaw No. 5454, 2023 be read a first and second time this 12th day of January 2024. Further, that adoption be subject to the following:

- I. Adoption of the South Cariboo Area Official Community Plan Amendment Bylaw No. 5453, 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 sewage disposal system and riparian protection.

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

ATTACHMENTS

Appendix A: Bylaw 5453 and 5454
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5453

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 5170, being the "Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018".

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 in open meeting assembled enacts as follows:

1. CITATION

This bylaw may be cited as the "Lac La Hache Area Official Community Plan Amendment Bylaw No. 5453, 2023".

2. AMENDMENT

Schedule "C" of Bylaw No. 5170 of the Cariboo Regional District is amended by:

Redesignating District Lot 7351, Lillooet District Except: (1) Parcel A Shown on Plan B7211 (2) Plans 24673 and KAP77054 from Commercial designation to Lakeshore Residential designation.

READ A FIRST TIME this 12th day of January, 2024.

READ A SECOND TIME this 12th day of January, 2024.

A public hearing was held on the 29th day of February, 2024.

READ A THIRD TIME this _____ day of _____, 2024.

ADOPTED this _____ day of _____, 2024.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5453, cited as the "Lac La Hache Area Official Community Plan Amendment Bylaw No. 5453, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5454

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. 5454, 2023".

2. AMENDMENT

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

- i) rezoning District Lot 7351, Lillooet District Except: (1) Parcel A Shown on Plan B7211 (2) Plans 24673 and KAP77054 be rezoned from Highway Commercial (C 3) zone to Residential 1 (R 1) zone; and
- ii) amending Schedule "C" of the South Cariboo Area Zoning Bylaw No. 3501, 1999 accordingly.

READ A FIRST TIME THIS 12th DAY OF January, 2024.

READ A SECOND TIME THIS 12th DAY OF January, 2024.

A PUBLIC HEARING WAS HELD ON THE 29th DAY OF February, 2024.

READ A THIRD TIME THIS _____ DAY OF _____, 2024.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2024.

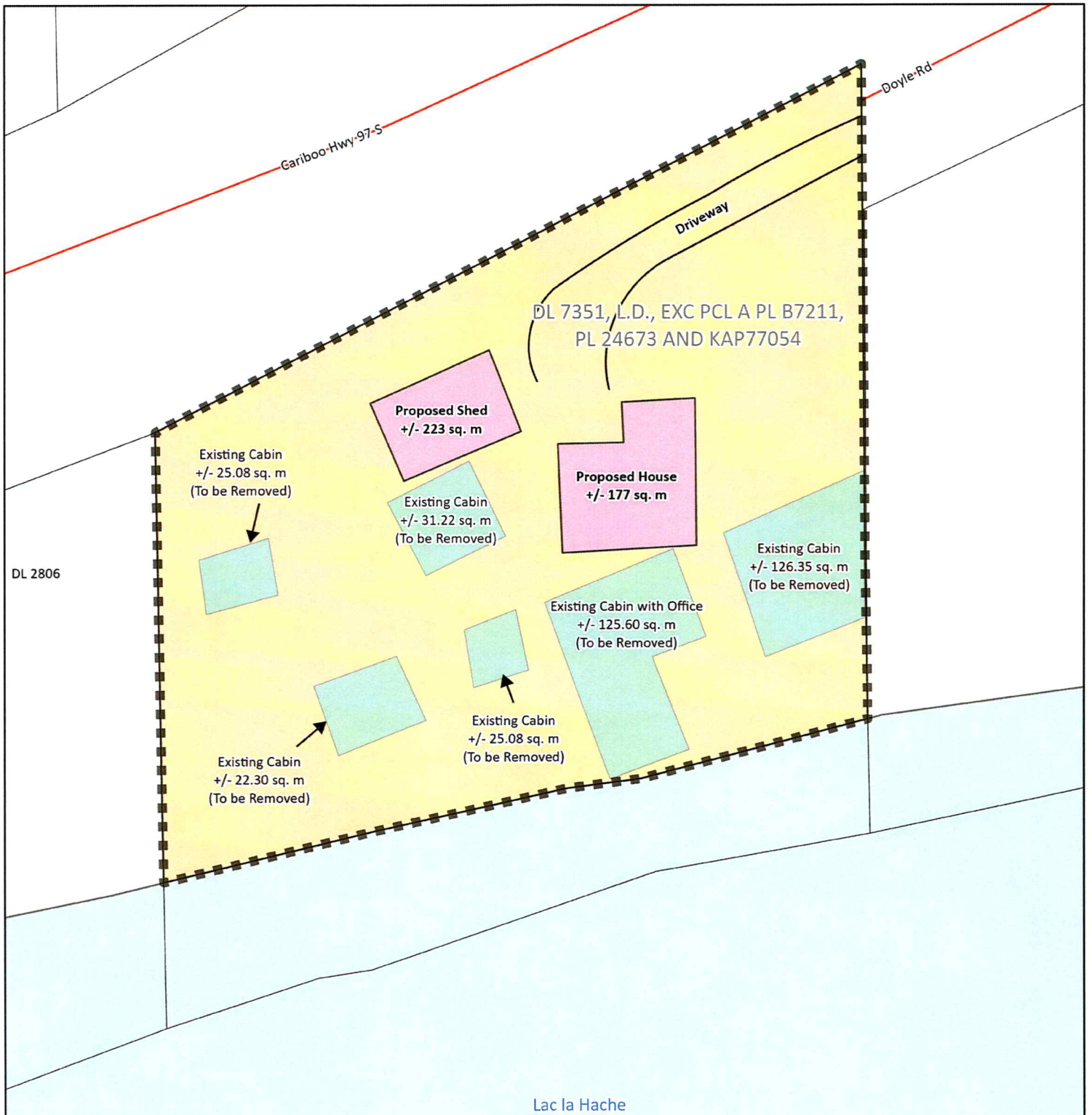
ADOPTED THIS _____ DAY OF _____, 2024.

Chair

Manager of Corporate Services



I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5454, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5454, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Residential 1 (R 1) Zone/ Lakeshore Residential Designation

0 5 10 20
m

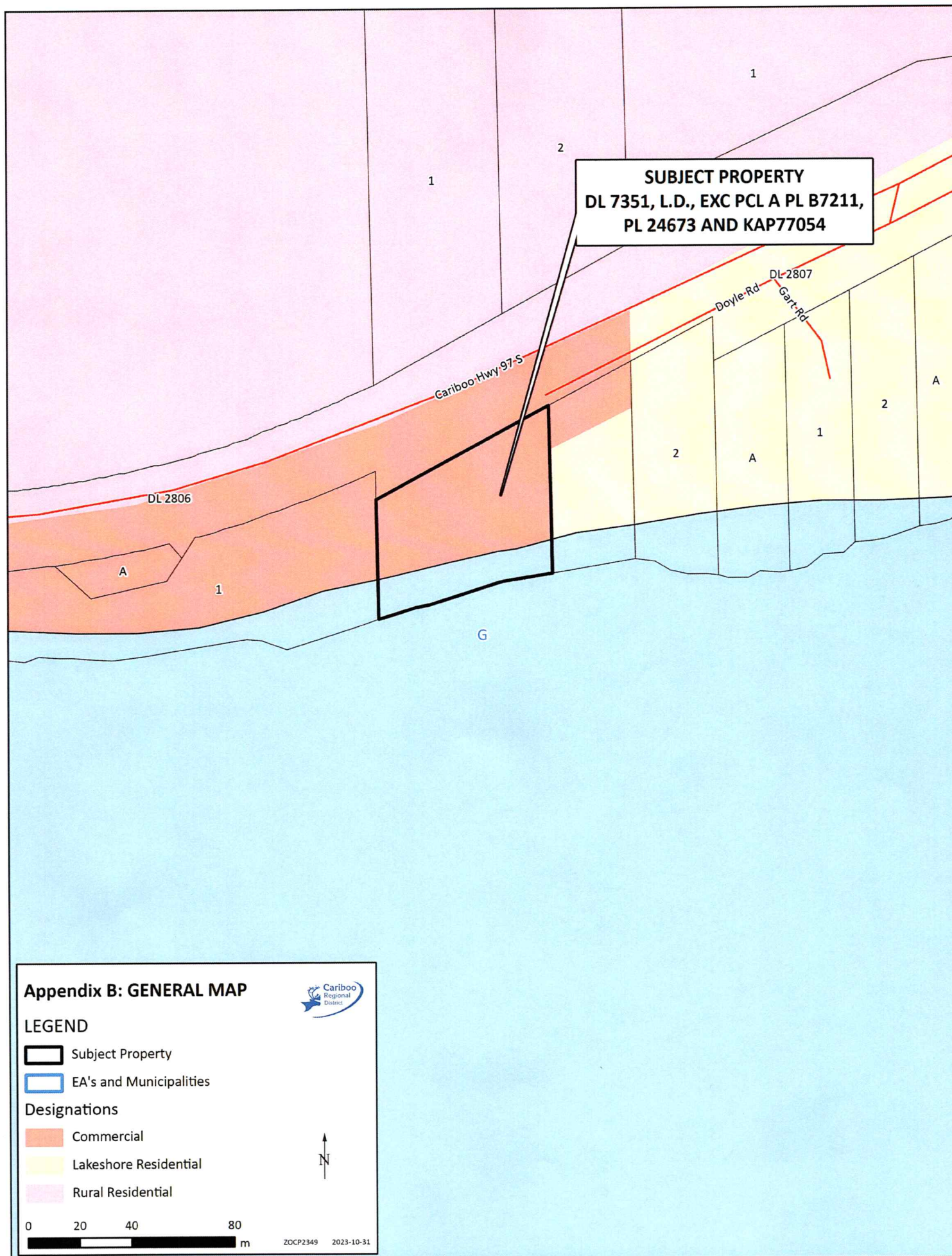
MEASUREMENTS
ARE METRIC

ZOCP2349

2023-10-31

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





Cariboo Hwy 97 S

SUBJECT PROPERTY
DL 7351, L.D., EXC PCL A PL B7211,
PL 24673 AND KAP77054

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property



0 10 20 40 m

ZOCP2349 2023-10-31

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



October 6, 2023

Planning and Development
Cariboo Regional District
Suite D, 180 North Third Avenue,
Williams Lake, BC V2G 2A4

Attention: Connor Ikoma, Planning Officer I

RE: Letter of Intent for Property located at 3676 Doyle Road, Lac La Hache

This letter outlines my clients proposed Development Application for the subject site and his proposal to amend the Lac La Hache Official Community Plan from Commercial to Lakeshore Residential and concurrently rezone the property to allow residential uses as a principal use of the property. The ultimate intent being to construct a new home on the property along with an accessory shop.

An Environmental Development Permit is also concurrently submitted for review/consideration, along with associated reports from the QEP and Engineer are provided in support of this application.

There are several existing buildings on the property, all of which are currently vacant, that are ultimately intended to be demolished should the proposed application be approved. According to my understanding, the existing buildings were historically operated as a motel with rustic cabins along the lakeshore many years ago by a previous landowner. The sign "The Park Seasonal Resort" is still visible from the Highway.

The property is gently sloping towards the lake and is primarily an open grass area in terms of vegetation, with some trees amongst the buildings along the lakeshore.

We thank you for your review/consideration of the proposal and look forward to collaborating with the Cariboo Regional District.



Regards,

Darren Braun, BBA, MURP, MCIP
President, Blue Sky Solutions Inc.

AREA G APC RESPONSE FORM

FILE NO: 3360-20/20230049

Date: December 19, 2023

7 PM

Zoom Meeting

Applicant/Agent: Agent: Darren Braun

Area G director - Al Richmond

Members: Marvin Monical Diane Wood Graham Leslie Nicola Maughn
Marilyn Niemiec Robin Edwards Amanda Bird

Absent: graham Leslie, Marilyn Niemiec, Amanda Bird

Location of Application: 3676 Doyle Rd., Lac la Hache BC (Old Park Motel property)

Agenda Item: Rezoning/OCP Amendment

Moved by: Nicola/Robin

Area G APC accepts this rezoning/OCP amendment application as presented.

CARRIED UNANIMOUSLY

Moved by Diane Wood

that the meeting terminate.

8 PM

Marvin Monical

Chair

Secretary

RESULTS OF PUBLIC HEARING

File No: 3360-20/20230049

Date: February 29, 2024

Location: Lac La Hache Community Hall and Via Teleconference

Re: **LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5453, 2023 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5454, 2023**

Persons Present:

- ☒ Director: Al Richmond
 - ☒ Owner(s): David Muster
 - ☒ Agent: Darren Braun – Blue Sky Solutions Inc.
 - ☐ Public: See attached list
 - ☐ Staff:
 - ☒ **No public in attendance** (excluding owner/agent)
-

- ☒ Meeting called to order at 7:00 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)
 - Comments in favour:
 - All those present were infavour
 - Comments of concern/opposition:
 - There were no negative comments recieved
- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 7:13 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

[illegible]