



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20230055

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5455, 2023

Electoral Area: G

Date of Referral: November 21, 2023

Date of Application: November 01, 2023

Property Owner's Name(s): JEFFREY R CONGRAM

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 618, Lillooet District, Plan KAP90620

Property Size(s): 7.9 ha (19.5 ac.)

Area of Application: 7.9 ha (19.5 ac.)

Location: 3364 Cariboo Hwy 97

Current Designation:
Restricted Residential

Min. Lot Size Permitted:
n/a

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 rezone to allow for subdivision into two lots.

No. and size of Proposed Lots: Lot 1 - 5.37 ha (13.27 ac.)
Lot 2 - 2.53 ha (6.25 ac.)

Existing Buildings: Power shed 18.58 sq. m (200 sq. ft.)

Proposed Buildings: None

Road Name: Dunsmuir Road

Road Type: Paved

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

Services Available: Hydro on property with Natural Gas available

Within the confines of the Agricultural Land Reserve: No

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

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

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Single Family Dwelling, Duplex)	5.59 ha (13.81 ac.)
(b) South	Manufactured Home (Not In Manufactured Home Park)	0.34 ha (0.84 ha)
(c) East	2 Acres Or More (Single Family Dwelling, Duplex)	90.10 ha (222. 63 ac.)
(d) West	n/a	n/a

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of the 7.9 ha (19.5 ac.) subject property to allow for the subdivision of the lot into 2 parcels. The subject property is currently zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated as Restricted Residential in the Lac La Hache Area Official Community Plan 5170, 2018 as shown in Appendix B.

The applicant has requested to rezone part of the subject property from Rural 1 (RR 1) to Rural 2 (RR 2). The proposed zone would be consistent with the current designation of Restricted Residential in the OCP.

There are currently two covenants on title in the CRD's name. One relates to the shoreland management policy for riparian protection and septic systems and the other prevents buildings from being located within 7.5 meters horizontal distance and 1.5 meters vertical distance of the natural boundary of Lac La Hache.

The property contains an Aquatic Habitat Development Permit Area along Lac La Hache that extends 15 meters from the natural boundary of the Lake. Before any development can take place within this boundary a development permit must be acquired from the planning department. There is also a provincial covenant on title that protects three archaeological areas located within the lot.

Location & Surroundings:

The subject property is located at the north end of Lac La Hache between the lake and the highway as shown in Appendix B. The property slopes along the entire length from the highway towards the lake and is mostly grassed with a few acres of trees at the northern end of the property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.19 Rural 2 (RR 2)

5.19.2 ZONE PROVISIONS

(a) LOT AREA (minimum): 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The current OCP designation does not have a minimum lot size but the proposed rezoning would be consistent with other lots with the same designation. The proposal is in compliance with an objective of the Lac La Hache Official Community Plan by providing a range of lot sizes that reflect the goal of maintaining a rural character. The lot will be able to meet all of the zoning requirements of the Rural 2 (RR 2) zone.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposal and has no objections to the proposed rezoning.

The Interior Health Authority (IHA) has not provided comments on this application.

The Electoral Area 'G' Advisory Planning Commission (APC) has no objections to the proposed rezoning.

The Ministry of Water, Land, and Resource Stewardship has responded stating that the property overlaps with Riparian Management Areas identified within the Cariboo Chilcotin Land Use Plan (CCLUP 1994). The reserve zones should be maintained as no-harvest areas and management zones should have deciduous patches, significant wildlife trees, and major wildlife features. The implementation of the shoreland management policy should help protect the riparian area.

As per section 464 (3) of the Local Government Act, a local government must not hold a public hearing if the proposed residential development is consistent with the OCP in place. Notice of this application was posted in two consecutive newspaper issues, posted on the CRD website, and mailed to all property owners within 120 m of the subject property. At the time of drafting no public comments were received.

In summary, planning staff are supportive of the proposed rezoning application. The proposed zone will align with the current OCP designation and allow for the future proposed subdivision one additional lot.

Recommendation:

1. That South Cariboo Area Zoning Amendment Bylaw No. 5455, 2023 be given first, second, and third reading.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure: November 23, 2023

The Ministry of Transportation of Infrastructure has no objection in principle to the proposed rezoning. This in no way constitutes subdivision approval and items may include by not limited to:

Access

Drainage

Archaeology Assessment

Proof of Water

Sewage Disposal

Advisory Planning Commission: December 19, 2023
See attached

The Ministry of Water, Land, and Resource Stewardship: December 22, 2023
See attached

BOARD ACTION

April 12, 2024:

That South Cariboo Area Zoning Amendment Bylaw No. 5455, 2023 be given first, second, and third reading, this 12th day of April 2024.

ATTACHMENTS

Appendix A: Bylaw 5455
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Comments
The Ministry of Water, Land, and Resource Stewardship Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5455

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. 5455, 2023".

2. AMENDMENT

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

- i) rezoning part of Lot 1, District Lot 618, Lillooet District, Plan KAP90620 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and
- ii) amending Schedules "C" and "D" of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as shown on attached Schedule "A" accordingly.

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

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

READ A THIRD TIME THIS 12th DAY OF April, 2024.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 30th DAY OF April, 2024.

_____  _____

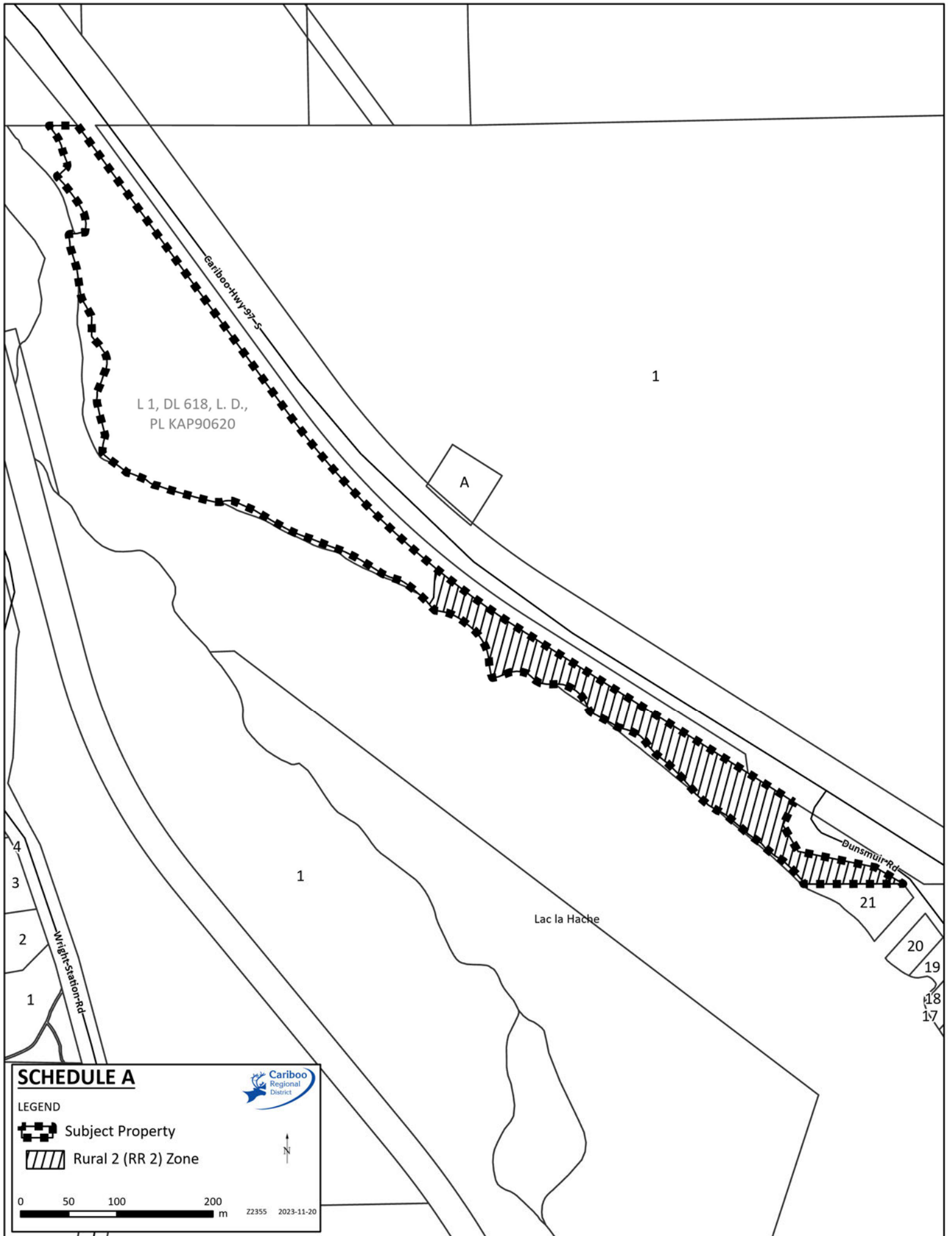
ADOPTED THIS _____ DAY OF _____, 2024.

Chair

Manager of Corporate Services



I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5455, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5455, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



SCHEDULE A

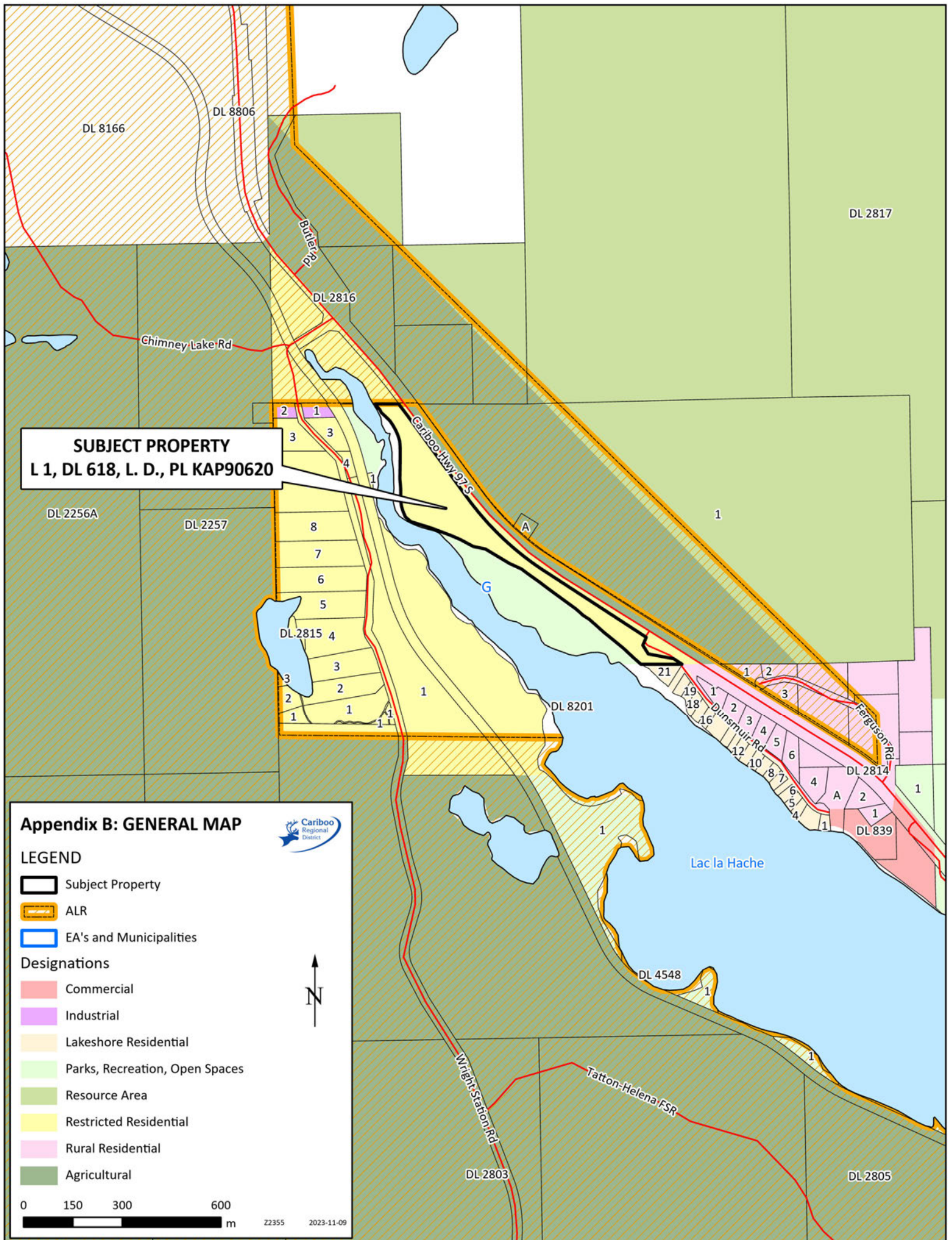
LEGEND

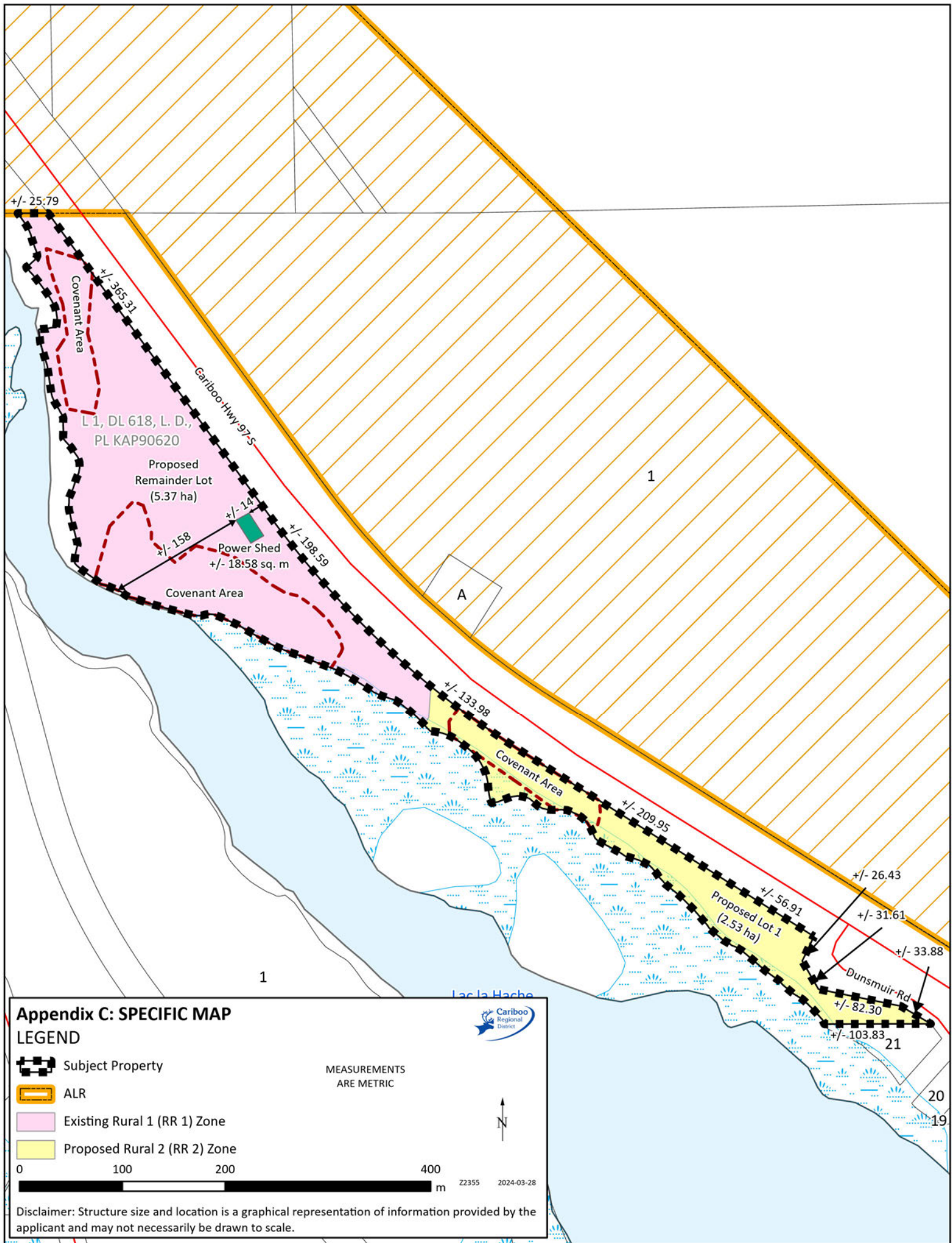
-  Subject Property
-  Rural 2 (RR 2) Zone

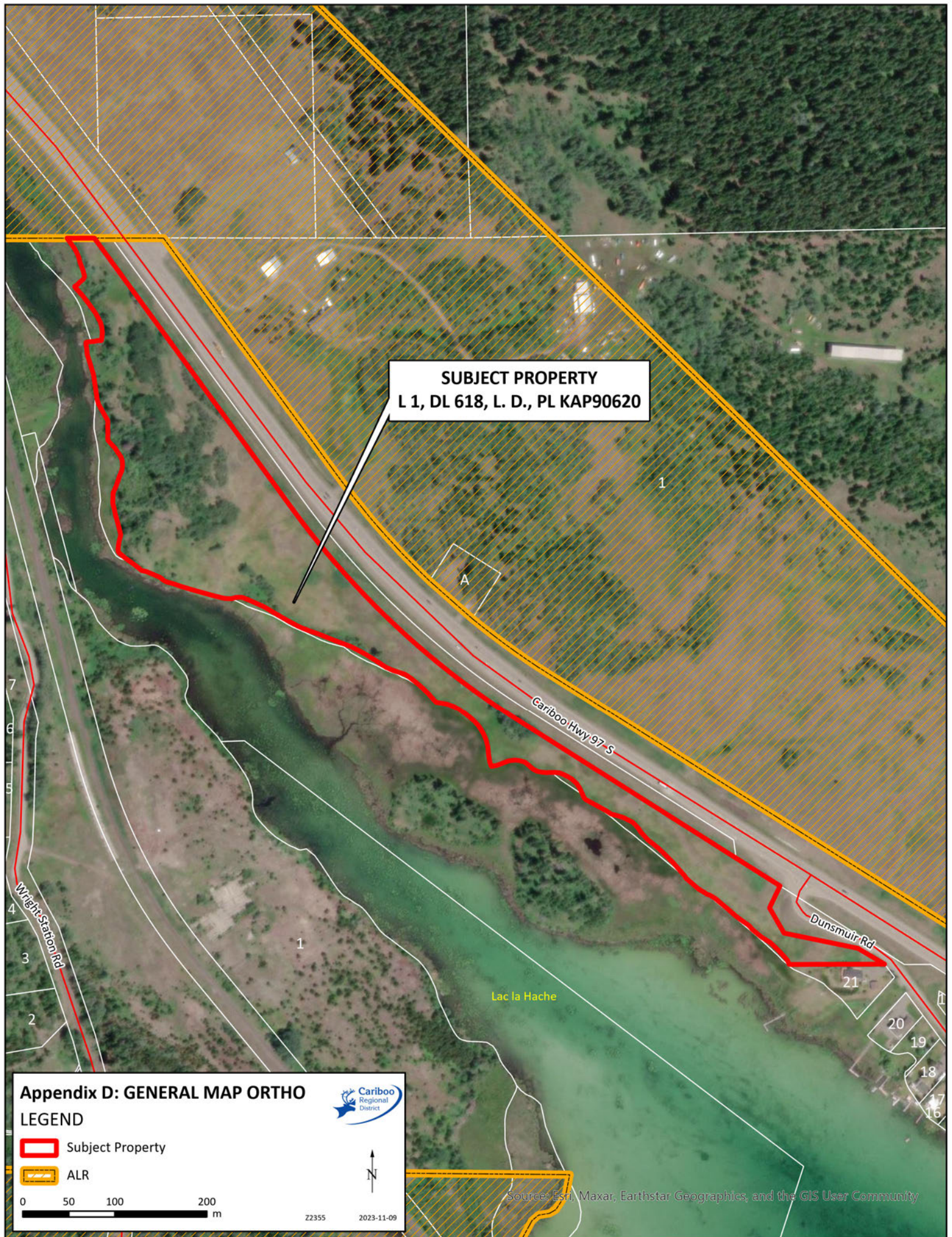
0 50 100 200 m

Z2355 2023-11-20










SUBJECT PROPERTY
L 1, DL 618, L. D., PL KAP90620

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR

0 50 100 200
m

Z2355

2023-11-09



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

Describe the existing use of the subject property and all buildings: Developing
Farm on main portion

Describe the proposed use of the subject property and all buildings: Farm & future
Residential on main portion

Describe the reasons in support for the application: The property has 2
existing legal entry points isolated
from each other by a narrow area with covenant

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): mostly
grass with a few acres of forest on
main portion

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): gently
slopes along its entire length towards
Lac la Poudre with flats on each portion
suitable to build

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

natural gas on Dunsmuir end
of property

Date: December 19, 2023

7:30PM

Zoom Meeting

Applicant/Agent: Agent: Jeffrey Congram

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: 3364 Cariboo Highway 97, Lac la Hache BC

Agenda Item: Rezoning - to allow for subdivision into two lots.

Moved by: Robin/Nicola

Area G APC has no objection to this rezoning application as presented.

CARRIED UNANIMOUSLY

Moved by Diane Wood that the meeting terminate.

8 PM

Marvin Monical

Chair

Secretary

Rezoning referral – Congram

Terrestrial Ecosystems Section comments by Tegan Padgett, Senior Ecosystems Biologist (M.Sc., R.P.Bio.), Ministry of WLRS, submitted 21 December 2023.

Riparian Management Areas and Other Aquatic Areas

The area of interest overlaps with Riparian Management Areas (Figure 1). Riparian management and reserve zones are identified within the Cariboo Chilcotin Land Use Plan (CCLUP 1994). Reserve zones should be maintained as no-harvest areas, and management zones should have deciduous patches, significant wildlife trees, and major wildlife features retained.

The property is on a lake designated General with B Lakeshore class. Lac La Hache is classified as an L1 lake, and under the CCLUP, a 10 m riparian reserve zone should be maintained. The implementation of the Shoreland Management Policy along the Lake should help protect the riparian vegetation.

We recommend exercising caution to minimize effects on the riparian management area including contributing tributaries flowing into the streams. Take measures to preserve vegetation and tree cover in these areas and to avoid sedimentation to waterbodies.

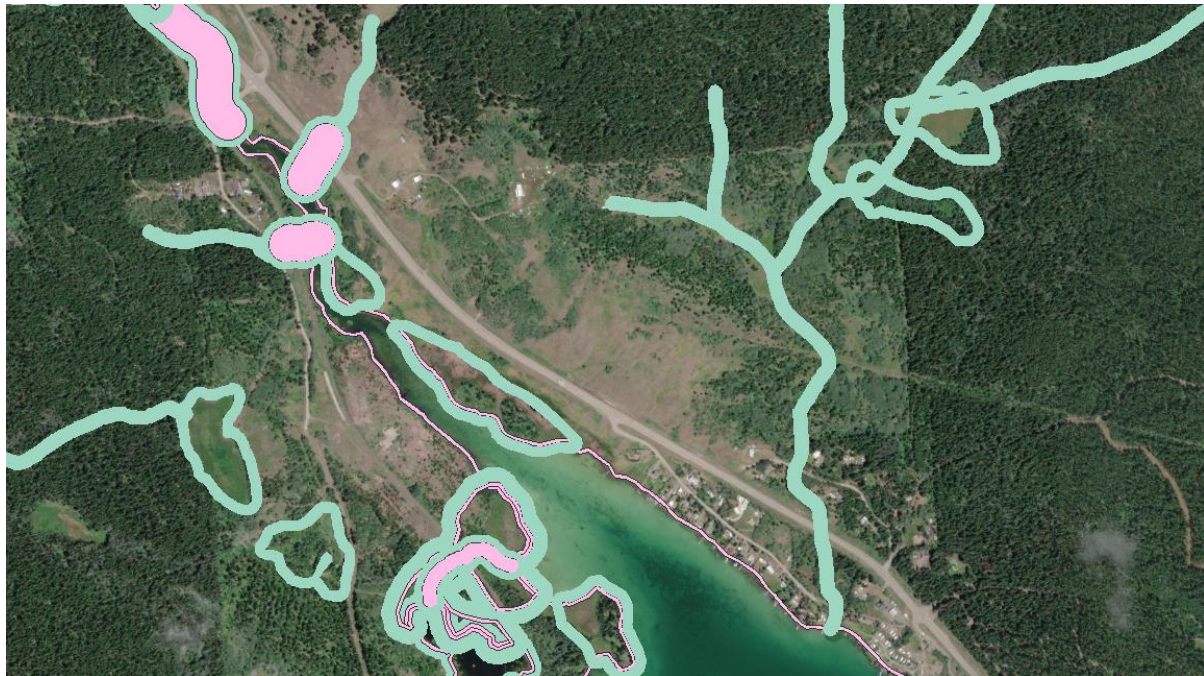


Figure 1. The area of interest showing the overlap with Riparian Management Areas, management zones (blue) and reserve zones (pink).

Reference

CCLUP 1994. Cariboo-Chilcotin Land Use Plan. Accessed online: [Cariboo-Chilcotin Regional Land Use Plan - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov2/content/spe/spe_topic/spe_topic_2666.htm)