



**Date:** 11/06/2024

**To:** Chair and Directors, Cariboo Regional District Board

**And To:** Murray Daly, Chief Administrative Officer

**From:** Nigel Whitehead, Manager of Planning Services

**Date of Meeting:** Cariboo Regional District Board\_Jun20\_2024

**File:** 3360-20/20240014

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## Short Summary:

Area J – BL 5475

Bluff Lake Road

District Lot 1090, Range 2, Coast District, Said To Contain 80 Acres More Or Less, Except Plan KAP54601 and District Lot 1091, Range 2, Coast District, Said To Contain 160 Acres More Or Less, Except Plan KAP54601

From Rural 1 (RR 1) zone and Resource / Agricultural (R/A) zone to Special Exception C 2-5 zone (3360-20/20240014 – David King) (Agent: Don Vanderhorst Consulting Ltd.)

Director Pare

## Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

## Memorandum:

See planning comments on attached information package.

## Attachments:

Information Package

## Financial Implications:

N/A

## Policy Implications:

N/A

## Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.

- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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### **CAO Comments:**

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### **Options:**

1. Endorse Recommendation;
2. Deny;
3. Defer.

### **Recommendation:**

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5475, 2024 be given first reading this 20<sup>th</sup> day of June 2024. Further that second reading be subject to the following:

- i. A public information meeting held at the applicant's expense;
- ii. The applicant providing proof to the Cariboo Regional District, through an Authorized Person (AP), a report on the proposed sewerage system(s). The report from the AP must demonstrate there is adequate space and site conditions to support an authorized disposal system(s) for the density proposed and identify a reserve area for when the original system(s) fails;
- iii. The applicant submitting an Archaeological Impact Assessment (AIA) for the proposed rezoning and development area, completed by a qualified professional;

Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a covenant restricting the resort accommodation use to a maximum of 70 sleeping or housekeeping units and 25 staff accommodation units or combination thereof, and that the cost of preparation and registration of the covenant be borne by the applicant;
- ii. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a sewage disposal system and riparian protection, including wetlands, and that the cost of registration of the covenant be borne by the applicant;
- iii. The subject properties being consolidated into a single property.