

DIRECTOR A. Richmond  
ELECTORAL AREA "G"

APPLICATION FOR REZONING - INFORMATION SHEET

File No: 4600-20-2237 Date Referred: September 17, 1997

Name: Murray Jackson and Bonnie Burnett

Description: Lot 1, District Lot 2866, Lillooet District, Plan 30570

Zone  
Classification: From Single and Two Family Residential I (R-I) zone  
to Mobile Home Park (R-IV) zone

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Medical Health Officer

Date Received October 17, 1997

Approval recommended subject to conditions below:

Plans for the extension/construction of water system must be submitted for an approval and construction certificate must be obtained prior to construction of water distribution system.

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Ministry of Transportation & Highways

Date Received October 1, 1997

This is to advise that we have forwarded the above noted bylaw to the Regional Traffic Engineer in Kamloops, for his consideration.

Upon receipt of his comments, we will advise you accordingly.

Date Received February 5, 1998

See attached letter, dated January 29, 1998, from the Ministry of Transportation and Highways.

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Advisory Planning Commission

Date Received October 8, 1997

Area "G" APC has no opposition to this proposal as presented.

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Your File: 5103-20-02  
Our File: 02-016-16297  
X-Ref: 02-016-16212

*AW*

98000557

**CONFIRMATION COPY ONLY**  
Facsimile Transmitted Previously

January 29, 1998

Cariboo Regional District  
525 Borland Street  
Williams Lake, BC  
V2G 1R9

*This copy to  
4600-22-2237*

|                                |
|--------------------------------|
| Cariboo Regional District      |
| File No. <del>5103-20-02</del> |
| FEB 05 1998                    |
| Referred to <i>[Signature]</i> |

Attn: R. Paul Stanton, M.P.L., M.C.I.P  
Supervisor of Planning Services

Dear Sir:

**RE: Amendment of Section 7.3 of Lac La Hache Official Community Plan**

The Ministry has reviewed the above noted proposal submitted to our office for comments. Upon review of this information, the Ministry is prepared to approve the Amendment of Section 7.3 of the Lac La Hache Official Community Plan subject to the following conditions:

- 1) Access permits from the development onto No. 351, Lac La Hache Station Road and No. 207, McKinley Drive, to be applied for and approved by the Ministry.
- 2) Preliminary analysis of potential increase in traffic volumes indicates they are nearing volumes requiring a left turn lane for safety and traffic flow. As a minimum improvement the Ministry requires illumination of both No. 351, Lac La Hache Station Road and No.207, McKinley Drive at the intersection of No. 97, Cariboo Highway.
- 3) Prior to commencement of any illumination work, detailed electrical plans must be submitted and approved by the District Official.

As an alternative to the works being completed prior to approval, the Ministry may consider approving the amendment subject to sufficient security being provided in the form of bonding or a letter of irrevocable credit. If this option is pursued cost estimates for the required work would be required.

January 29, 1998

Page 2

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Should you have any questions or wish to discuss this proposal further, please contact the undersigned directly at (250) 395-5575.

Yours truly,

Hans Penner  
District Technician

by:

A black rectangular redaction box covers the signature of the sender.

Cindy L. Katchmar  
District Development Technician  
Cariboo District, 100 Mile House

/clk

Ministry of Environment

Date Received October 17, 1997

Environment and Lands have received the above noted proposal.

The proposed land use will result in a discharge which would be subject to the Waste Management Act. When a Waste Management application is received it will be adjudicated on the basis of environmental impact and the public reporting process as required under the Waste Management Act. Due to the nature and volume of the discharge the applicant should be advised that there may be a requirement to seek professional site assessment guidance if British Columbia Pollution Control objectives and guidelines can be met on the subject property.

All lots must be served by a community sewage system operated by the Regional District or a Strata Title Corporation.

Thank you for your consideration of our concerns.

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Ministry of Municipal Affairs

Date Received           

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Supervisor of Works

Date Received September 19, 1997

Interests unaffected by bylaw.

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Planning Department

Date Received September 24, 1997

Planning staff recommend that this rezoning application, as presented, be rejected due to non-compliance with the policies of the Lac La Hache Area Official Community Plan respecting the development of mobile home parks.

An application has been submitted to rezone a 7.2 hectare parcel for the purpose of the establishment of a phased mobile home park development with 99 bays. This parcel is within the water and sewer serviced area of Lac La Hache.

Present policy of the Lac La Hache Area Official Community Plan indicates that a mobile home park site "will have a maximum site area of 5 hectares, and a maximum of 19 bays, to minimize the production of on-site sewage disposal and to facilitate their integration into the surrounding residential areas". In order to develop greater than 19 bays and to fully develop the proposed 7.2 hectare site, a text amendment to the Lac La Hache Area Official Community Plan, as well as a land re-designation to Mobile Home Park designation from the current Serviced Residential designation would be required.

As an alternative to rejection, this application may be considered for first and second reading, with successful first and second reading being subject to planning staff preparing the necessary major text amendment to accompany the official community plan map re-designation application. Staff's recommendation in this regard would be to establish a distinction in the policies wherein the current policies would continue to apply in the unserved areas, but larger mobile home parks could be considered in the served townsite area. Current Board policy [Section 5.7 (2) of the policy manual] requires that where a major text amendment is required in conjunction with a rezoning application, that only the rezoning application proceed to consideration of first and second reading.

Should the Board wish to recommend consideration within the context of the current official community plan, planning staff recommend that the application be held in abeyance pending discussions between staff and the applicants to clarify their position regarding compliance with the official community plan, and how or if they wish to consider applying to amend the plan to accommodate the proposal (which would require the applicants to identify a reduced land area to be considered for rezoning).

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Committee of the Whole

October 8, 1997

Murray Jackson and Bonnie Burnett were present for the discussion on this application.

Moved Director Richmond;

Seconded Director Bradshaw:

That the Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997 be read a first and second time, subject to staff preparing the necessary major text amendment to the Lac La Hache Area Official Community Plan to establish a distinction in the plan's policies wherein the current policies would continue to apply in the unserved areas, but larger mobile home parks could be considered in the served townsite area. Further, that the proposed text amendment accompany the official community plan map redesignation application. Further, that the Supervisor of Works prepare a report to detail how this proposal will impact on the Lac La Hache water and sewer systems.

Carried Unanimously

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Moved Director Richmond;

Seconded Director Bradshaw:

That the Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997 be read a first and second time this 17th day of October, 1997, subject to staff preparing the necessary major text amendment to the Lac La Hache Area Official Community Plan to establish a distinction in the plan's policies wherein the current policies would continue to apply in the unserved areas, but larger mobile home parks could be considered in the served townsite area. Further, that the proposed text amendment accompany the official community plan map redesignation application. Further, that the Supervisor of Works prepare a report to detail how this proposal will impact on the Lac La Hache water and sewer systems.

Carried Unanimously

January 16, 1998

Moved Director Richmond;

Seconded Director Sehn:

"That the Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997 be read a third time this 16th day of January, 1998, subject to the applicants offering to enter into a registered covenant, prior to final approval, specifying that:

- (a) the design of the site will be in substantial conformance with the Development Plan attached as Schedule "A";
- (b) no more than 99 mobile homes, exclusive of a residence for the owner/manager may be placed within the development;
- (c) no vehicular access/egress to McKinley Drive shall be permitted except for the owner's residence and for emergency purposes;
- (d) notwithstanding subsections (e) and (f), prior to occupancy of any mobile home space, that an animal-proof fence be erected on the perimeter boundaries of the development;
- (e) a solid 6 foot high cedar board fence be erected prior to development of the subject property where it abuts the Lac La Hache cemetery property;
- (f) a solid 5 foot high cedar board fence be erected along the south boundary of Lot 25, District Lot 2866, Lillooet District, Plan 11347. As an option to construction of the aforementioned fence, landscaping may be substituted by mutual agreement between the two property owners;
- (g) all fencing pertaining to subsections (d), (e) and (f) to be maintained at all times; and,
- (h) no mobile home shall be placed on any lot unless said mobile home was constructed within 5 years preceeding placement in the mobile home park.

Further, that all costs associated with the registration of the covenant be borne by the applicant."

Carried Unanimously

Moved Director Sehn;

Seconded Director Motherwell:

That the Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997 be adopted this 20th day of March, 1998.

Carried Unanimously

ZONING BYLAW AMENDMENT - FACT SHEET

Date of Application: *September 10, 1997*

File No. *4600 20 2237*

A. GENERAL INFORMATION:

Property Owner's Name: *Murray Jackson & Bonnie Burnett*

Applicant's Name: *as above*

Legal Description(s):

*Lot 1, D.L. 2866, Lillooet District, Plan30570*

Size of Parcel:

*7.2 ha*

Existing Zoning:

*Single & Two Family Residential I (R-I)*

Min. Lot Size Permitted:

*227m<sup>2</sup>  
with community sewer & water*

Proposed Zoning:

*Mobile Home Park (R-IV)*

Min. Lot Size Permitted:

*1 ha*

Approximate Location: *community of Lac La Hache*

No. of Proposed Lots: *99 mobile home bays*

Size of Proposed Lots: *371m<sup>2</sup> minimum*

Proposed Use: *The applicant would like to develop a 99 bay mobile home park with appropriate park and picnic areas, in a series of four phases.*

ADJOINING PROPERTIES: (SOURCE: B.C.A.A.)

|           | Land Use:          | Lot Sizes:     |
|-----------|--------------------|----------------|
| (a) North | <i>farm</i>        | <i>14.9 ha</i> |
| (b) South | <i>residential</i> | <i>4 ha</i>    |
| (c) East  | <i>residential</i> | <i>.72 ha</i>  |
| (d) West  | <i>cemetery</i>    | <i>.67 ha</i>  |
|           | <i>residential</i> | <i>.39 ha</i>  |



Vegetative Cover (cleared area, crop type, etc.): *grassland and lightly treed*

General Topography and Soil Type (if available): *generally flat*

Name and type of existing road system: *Station Road*

**SERVICES AVAILABLE:**

(a) Hydro: *readily available*

(d) Water: *Lac La Hache community water system*

(b) Telephone: *readily available*

(e) Other:

(c) Septic Disposal: *Lac La Hache community sewer system*

Existing Structures (type and construction): *none*

Within the influence of a Controlled Access Highway: *no*

Within the confines of the Agricultural Land Reserve: *no*

Within an Official Community/Settlement Plan Area: *yes*

Name of OCP/OSP: *Lac La Hache Area Official Community Plan*

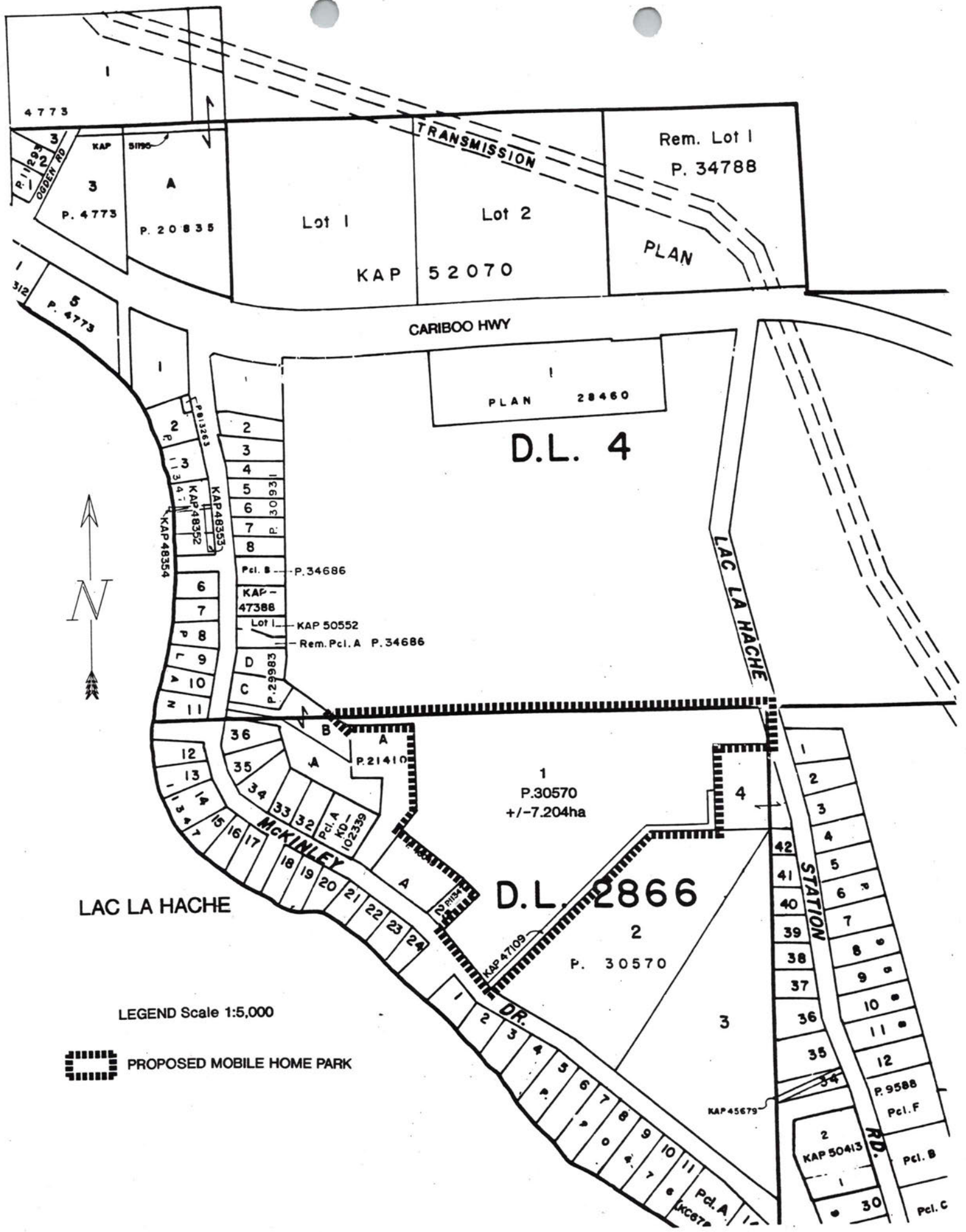
Plan Designation: *Serviced Residential (RS)*

In Conformance with OCP/OSP Designation: *no*

Required to comply with Management Strategy For Lake Shoreland Development: *no*

Name of Lake/Contributing River: *n/a*

Lake Classification: *n/a*



4773

TRANSMISSION

Rem. Lot 1  
P. 34788

3  
P. 4773  
A  
P. 20835

Lot 1

Lot 2

PLAN

KAP 52070

CARIBOO HWY

PLAN 28460

D.L. 4



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Pcl. B - P. 34686  
KAP 47388  
Lot 1 - KAP 50552  
Rem. Pcl. A - P. 34686  
D  
P. 29983  
C

LAC LA HACHE

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MCKINLEY

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D.L. 2866

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P. 30570

LAC LA HACHE

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P. 9588  
Pcl. F  
KAP 50413  
Pcl. B  
Pcl. C  
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LEGEND Scale 1:5,000

PROPOSED MOBILE HOME PARK

DR.

KAP 45679

Pcl. A  
KC67

FILE NO. 4600-20-2237

RESULTS OF PUBLIC HEARING

DATE: January 13, 1998

RE: Cariboo Regional District Zoning  
Amendment Bylaw No. 3346, 1997

PERSONS PRESENT:

See Attached

COMMENTS:

See Attached

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

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Signature of Director or Alternate

## ***RESULTS OF PUBLIC HEARING***

On Tuesday, January 13, 1998, a public hearing was held with respect to the Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997.

Director Al Richmond, Electoral Area "G", Chaired the hearing and Gordon C. Gillette, Director of Development Services, and Sandy Mobbs, Recording Secretary, were present. As well, thirty-four members of the public were in attendance at the hearing.

Chairman Richmond gave a brief explanation of the format and purpose of the public hearing and Gordon Gillette read the comments received on the application to date from the various referral agencies, as well as submissions received prior to and at the hearings. Copies of the submissions are attached to and form part of this results of public hearing package.

The public hearing was called to order at 7:35 pm and adjourned at 9:30 pm.

The following summarizes the comments and concerns expressed at the hearing.

The developers gave an overview of their proposal and detailed some of the measures that would be undertaken to safeguard the integrity of the neighbourhood:

- park will consist of 99 units and will be phased in over five stages; construction of subsequent phases will not commence until the preceding phase reaches its capacity
- park is strategically located in the downtown core of Lac La Hache to provide easy access to community services and amenities
- solid cedar fencing will buffer sensitive areas, ie: the existing cemetery, from the development
- a five-foot, no-build buffer will surround the development and will compensate for the lack of fencing in some areas of the development
- a RV storage compound and a picnic area will border the cemetery
- greenspaces will be provided at the entrance of the park
- streetlighting, internal walkways, and a playground will be included in the development
- the owner/manager's residence will be located in the park and, when the park is fully developed, a caretaker will reside within the development as well
- owner/manager residence will be of wood-frame construction and will be consistent with the existing homes on McKinley Drive
- main entrance to the park will be from Station Road
- grass-covered exit will exist by the owner/manager residence; signage will be placed at the exit to advise that the exit is for emergency use only; failing that, a chain and/or gate will be utilized to prohibit vehicular traffic through the exit
- fire hydrants will be included in the development to save on home insurance
- development is within the fire protection area
- internal roadways will be paved
- guest parking will be provided
- park cannot be developed on pad rent alone; therefore, owner/manager will permit only on-site sales of mobile homes through the owner/manager

- owner/manager will represent a particular manufacturer
- should a trailer not be acceptable to a proposed tenant, an alternate mobile home may be considered by the owner/manager
- park residences will be asked to sign an agreement which will ensure consistent fencing, no pets larger than 18" at the shoulder, stipulate the size of satellite dishes, provide for only owner-occupied residences, storage of all unlicensed vehicles and boats in the compound, and construction requirements for additions
- all lots will have between 40 to 50 feet of frontage and will be 4,000 to 5,000 square feet in area
- development will create local employment, boost business and increase usage of the existing water and sewer systems, which will decrease the cost to current users of the systems
- mobile home park should attract semi-retired and/or retired adults as well as younger couples from the community; however, no tenants will be refused if they can afford the purchase price of the trailers (approximately \$60,000)
- if approved, development should start in May and be ready for the first tenant by July, 1998
- mobile homes currently exist in the immediate neighbourhood

Following the presentation by the developers, the following comments were received:

**Traffic:**

- currently a hazard turning left off of Station Road; traffic generated by mobile home park will only exacerbate the situation
- hill is not currently well-maintained which increases the hazard
- highway improvements are being addressed in concert with the construction of the Lac La Hache transfer station facility
- vehicle traffic will probably increase on McKinley Drive, which is a narrow, windy street (it was noted that only the owner and emergency vehicles could use the McKinley Drive exit)
- pedestrian, ATV, snowmobile, and dog traffic will increase on McKinley Drive causing a safety concern
- if main entrance is off of Station Road, Phases 1 and 2 should be developed in the reverse order (the applicants explained that the phases were to be developed in accordance with current services)
- some felt this development may promote the necessary turning lanes needed on Highway #97

**Water/Sewer:**

- sewer system upgrades/repairs should be complete before or, at least, as the development progresses so current users aren't adversely affected by a system failure caused by the development
- sewer system should be expanded to encompass the remainder of the McKinley Drive parcels

- the development will reduce the parcel tax for both water and sewer
- wanted clarification that mobile home park residents/owners would be paying their fair share of connection fees, parcel taxes and user fees for their use of the water and sewer systems to ensure current residents aren't subsidizing the development (if developers paid their fair share, some of those residents present were in support of the proposal)

Fire Protection:

- sought clarification of how tenants/owners would share in the cost of fire protection services
- concerned that fire protection services would not be adequate to serve a development of this size
- some felt it would reduce the cost of fire protection

Property Values/Density:

- residents bought in the community on the basis of single-family development; a mobile home park, no matter how well planned, will devalue adjacent properties through increased densities, appearances, etc.
- school cannot handle the influx of, potentially, up to 100 new students
- some felt the development would not have many children and the School District would accommodate any growth as needed
- concerned that owners will relent under economic pressure and allow renters and welfare recipients to live in the development
- the property can be developed for a maximum of 116 residential parcels under the current zoning
- mobile homes in new development may be more attractive than current mobile homes in the neighbourhood
- similar development in 100 Mile is working and is attractive; residents must keep an open mind

Lake Access:

- residents of mobile home park will converge on lake access, causing tremendous pressure, littering, etc.
- Ministry of Transportation and Highways should be requested to close access before any problems develop
- some felt pressure may assist the community in getting the access upgraded

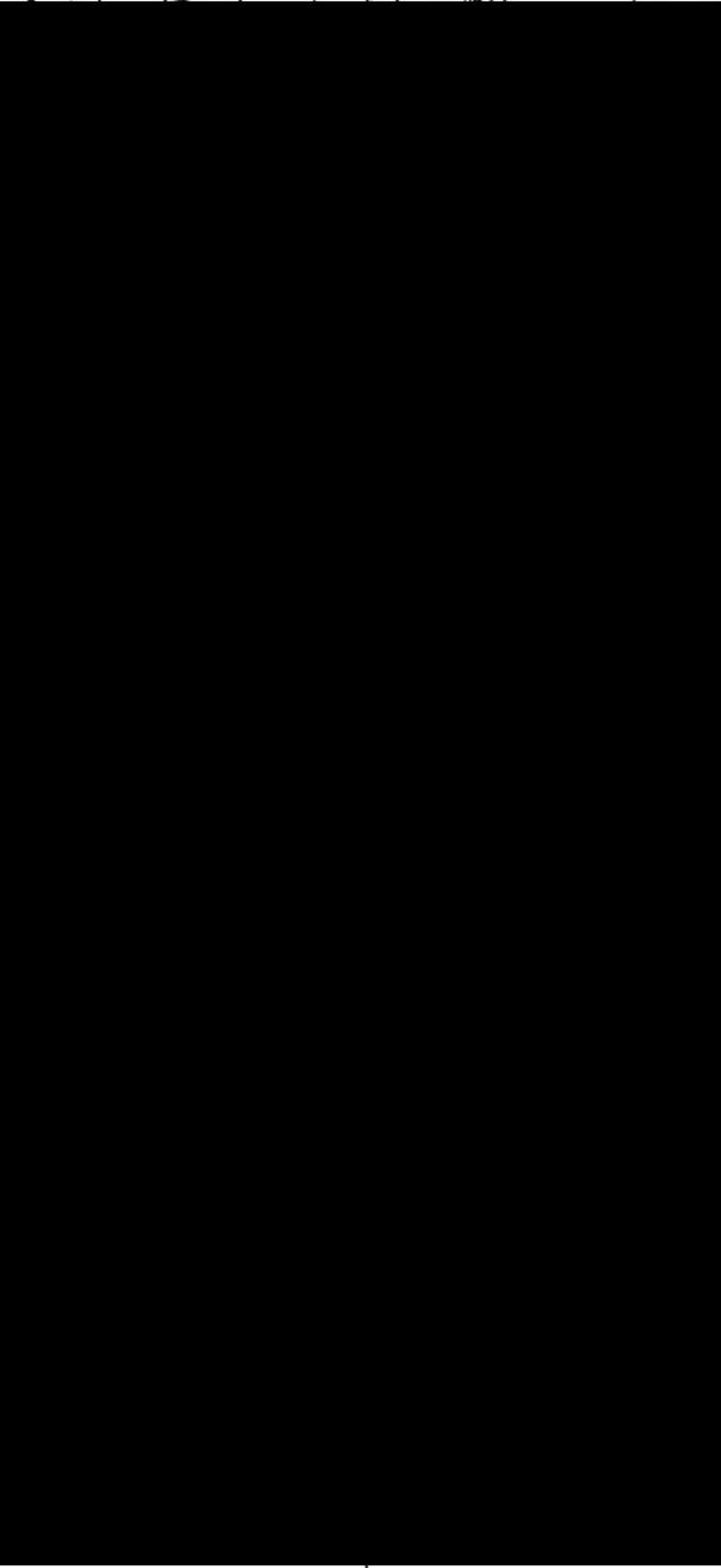
Enforcement:

- residents want assurances that development will proceed as per developer's proposal
- regional district does not dictate "internal" rules and regulations with respect to development proposals (ie: size of pets, etc), only issues respecting densities, buffering, provision of parkland, setbacks, age of mobile homes, greenspaces, etc., are typically governed
- residents only have the developer's "good faith" that mobile home park will be developed as per their proposal

- if development sold, future owners may not adhere to initial vision

Fencing:

- chain link fencing should be constructed in areas of the development, which do not have the solid cedar fencing, to keep roaming dogs in the development (the immediate neighbour to the South indicated this was not necessary)
- the neighbour to the North of the proposed park wished to see a buffer hedge/fence to reduce impacts on his property

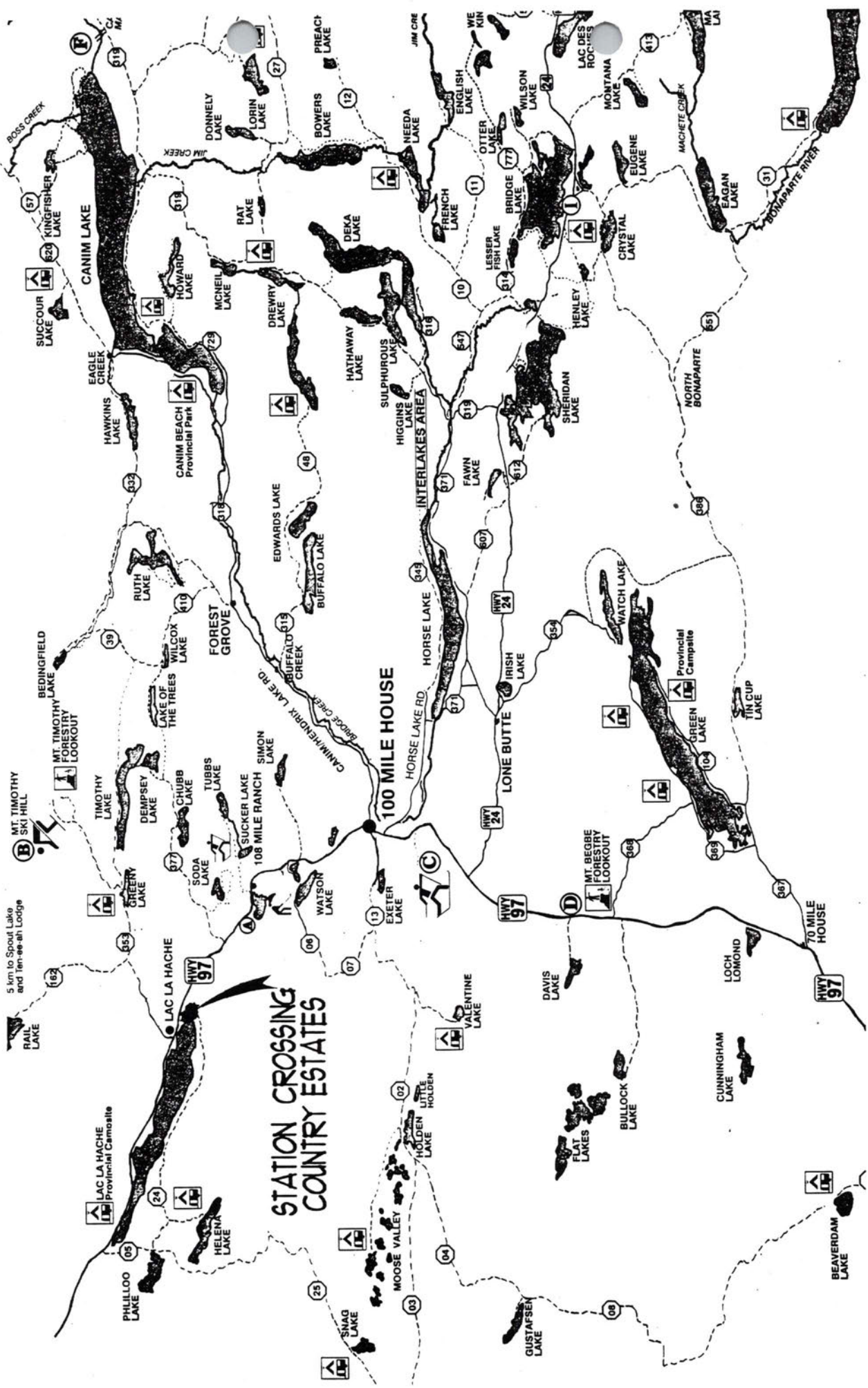
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| Loe Bützler            |  |               |
| Dean Bützler           |   |               |
| BARRY SMITH            |   |               |
| Diane & Jim Berg       |   |               |
| Jane McElroy           |   |               |
| Ellen Walker           |   |               |
| Art Booker             |   |               |
| JOHN KRAIGER           |   |               |
| Ray Reemeyer           |   |               |
| JOHN REEMEYER          |   |               |
| P FETNER               |   |               |
| Loe Bützler            |   |               |
| CURT McILWOR           |   |               |
| Co. Jopp               |   |               |
| BT Mc Jones            |   |               |
| CD Zukewicz            |   |               |
| McPurkin               |   |               |
| John O                 |   |               |
| Bob Brown              |   |               |
| Symmes                 |   |               |
| BRIAN BEHARR           |   |               |
| Doug & Kathie & Cadria |   |               |
| CHRIS BURGER           |   |               |
| VERA STURMIEY          |   |               |
|                        |   |               |
|                        |   |               |





# STATION CROSSING COUNTRY ESTATES

99 UNIT MOBILE PARK DEVELOPMENT



# STATION CROSSING COUNTRY ESTATES

100 MILE HOUSE

5 km to Spout Lake  
and Ten-ee-ah Lodge

RAIL LAKE

LAC LA HACHE  
Provincial Campsite

PHILLOO LAKE

HELENA LAKE

MOOSE VALLEY

SNAG LAKE

SMALL LAKE

WATSON LAKE

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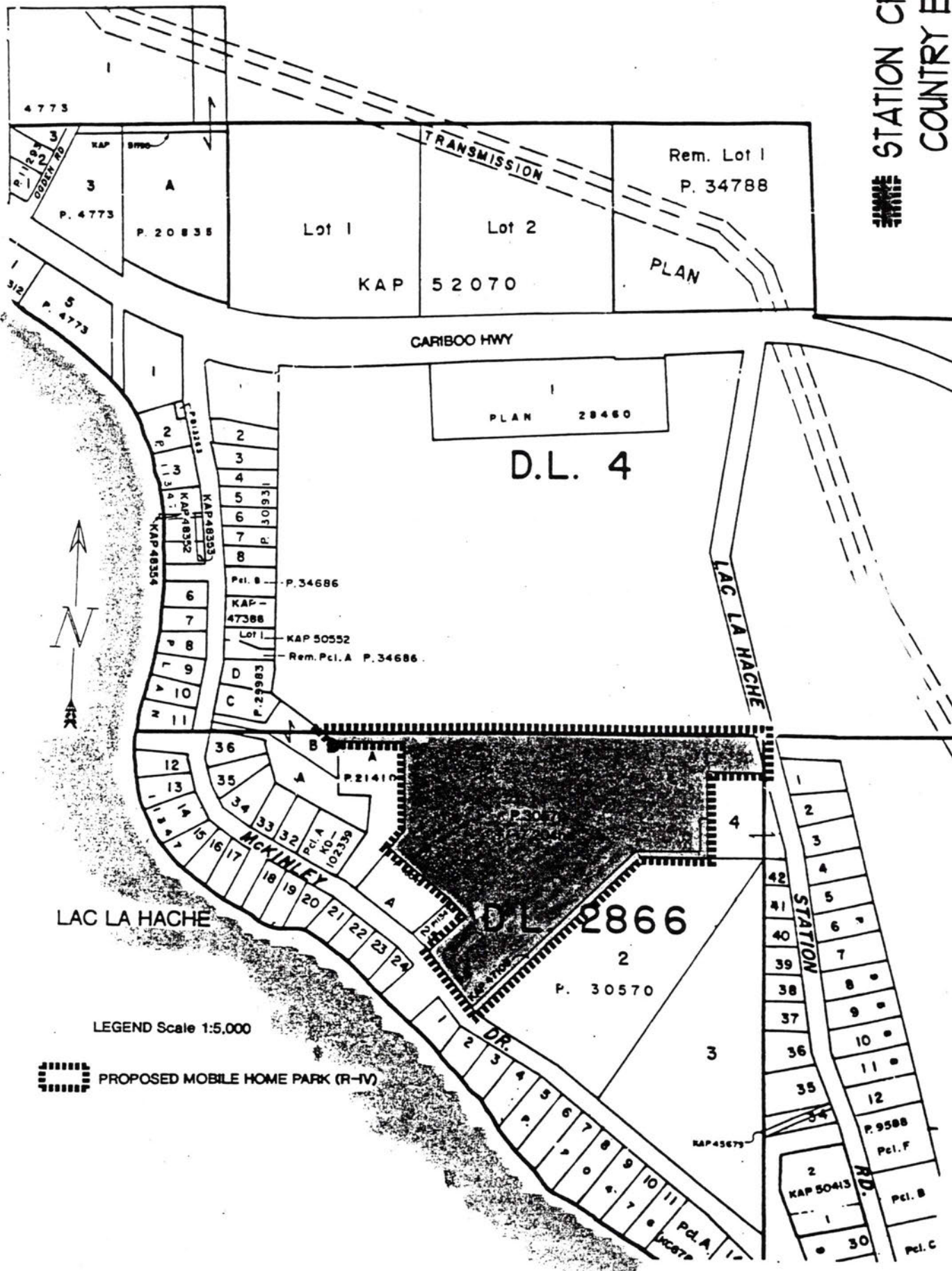
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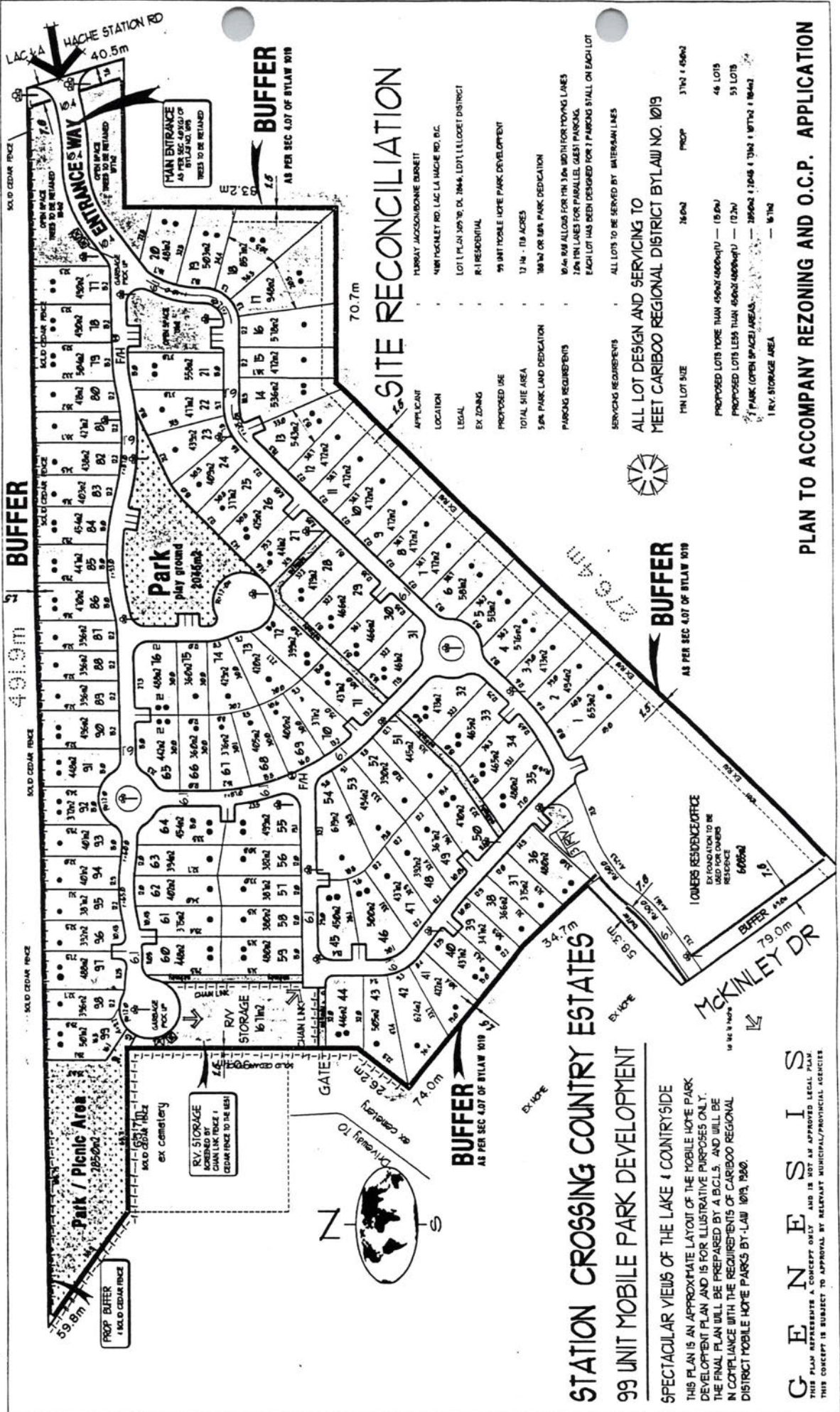
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LEGEND Scale 1:5,000

 PROPOSED MOBILE HOME PARK (R-IV)



# SITE RECONCILIATION

APPLICANT: MURRAY JACOBSON/BOBIE BURDET  
 LOCATION: 4015 HACHE ST. W. S.E. DISTRICT  
 LEGAL: LOT 1 PLAN 30970 D.L. 2004, LOT 1 LILLOEET DISTRICT  
 EX ZONING: R-1 RESIDENTIAL  
 PROPOSED USE: 99 UNIT MOBILE HOME PARK DEVELOPMENT  
 TOTAL SITE AREA: 12.14 - 118 ACRES  
 S&M PARK LAND DEDICATION: 100% S&M PARK DEDICATION  
 PARKING REQUIREMENTS: 10-40 BAY ALLOWS FOR 100 BAY MOBILE HOME PARK LINES, 20% (10 LINES) FOR PARALLEL, GUEST PARKING. EACH LOT HAS BEEN DESIGNED FOR 1 PARKING SPALL ON EACH LOT

SERVICING REQUIREMENTS: ALL LOTS TO BE SERVED BY WATERMAIN LINES  
 ALL LOT DESIGN AND SERVICING TO MEET CARIBOO REGIONAL DISTRICT BYLAW NO. 1019  
 MIN LOT SIZE: 76.6m<sup>2</sup> PROP: 37m<sup>2</sup> + 0.6m<sup>2</sup>  
 PROPOSED LOTS MORE THAN 4500m<sup>2</sup> — 19 LOTS  
 PROPOSED LOTS LESS THAN 4500m<sup>2</sup> — 17 LOTS  
 1 PARK (OPEN SPACE) AREAS: 2000m<sup>2</sup> + 200m<sup>2</sup> + 10m<sup>2</sup> + 10m<sup>2</sup> + 10m<sup>2</sup>  
 1 RV STORAGE AREA: — 16 LOTS

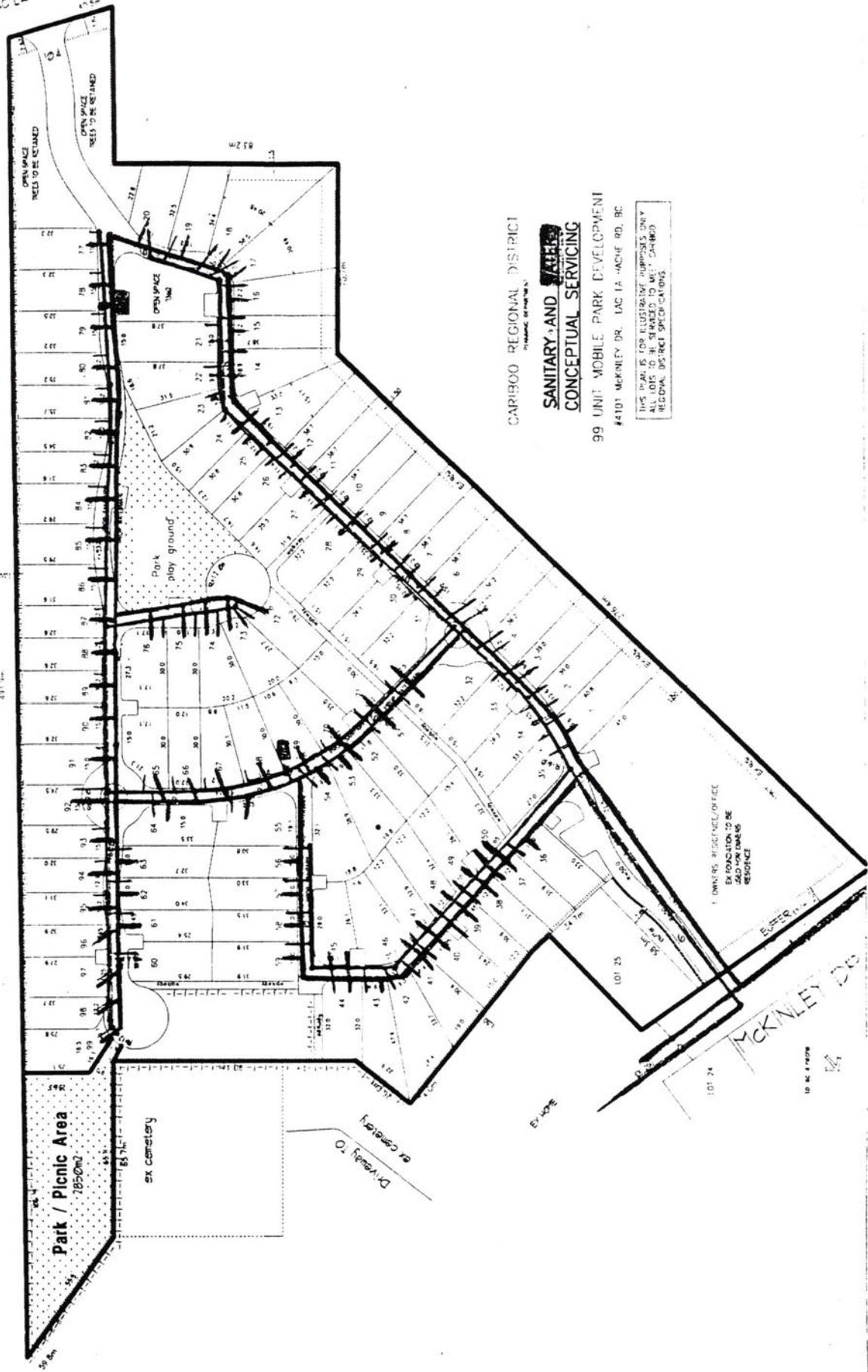
**STATION CROSSING COUNTRY ESTATES**  
**99 UNIT MOBILE HOME PARK DEVELOPMENT**  
 SPECTACULAR VIEWS OF THE LAKE & COUNTRYSIDE

THIS PLAN IS AN APPROXIMATE LAYOUT OF THE MOBILE HOME PARK DEVELOPMENT PLAN AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL PLAN WILL BE PREPARED BY A B.C.L.S. AND WILL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CARIBOO REGIONAL DISTRICT MOBILE HOME PARKS BY-LAW 1019, 1990.

**G E N E S I S**  
 THIS PLAN REPRESENTS A CONCEPT ONLY AND IS NOT AN APPROVED LEGAL PLAN. THIS CONCEPT IS SUBJECT TO APPROVAL BY RELEVANT MUNICIPAL/PROVINCIAL AGENCIES

**PLAN TO ACCOMPANY REZONING AND O.C.P. APPLICATION**

LAC 1A HACHE STATION RD



CARIBOO REGIONAL DISTRICT

**SANITARY AND WATER**  
CONCEPTUAL SERVICING

99 UNIT MOBILE PARK DEVELOPMENT  
#4101 MCKINLEY DR. LAC 1A HACHE RD. BC

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
ALL LOTS TO BE STAKED TO MEET CARIBOO  
REGIONAL DISTRICT SPECIFICATIONS

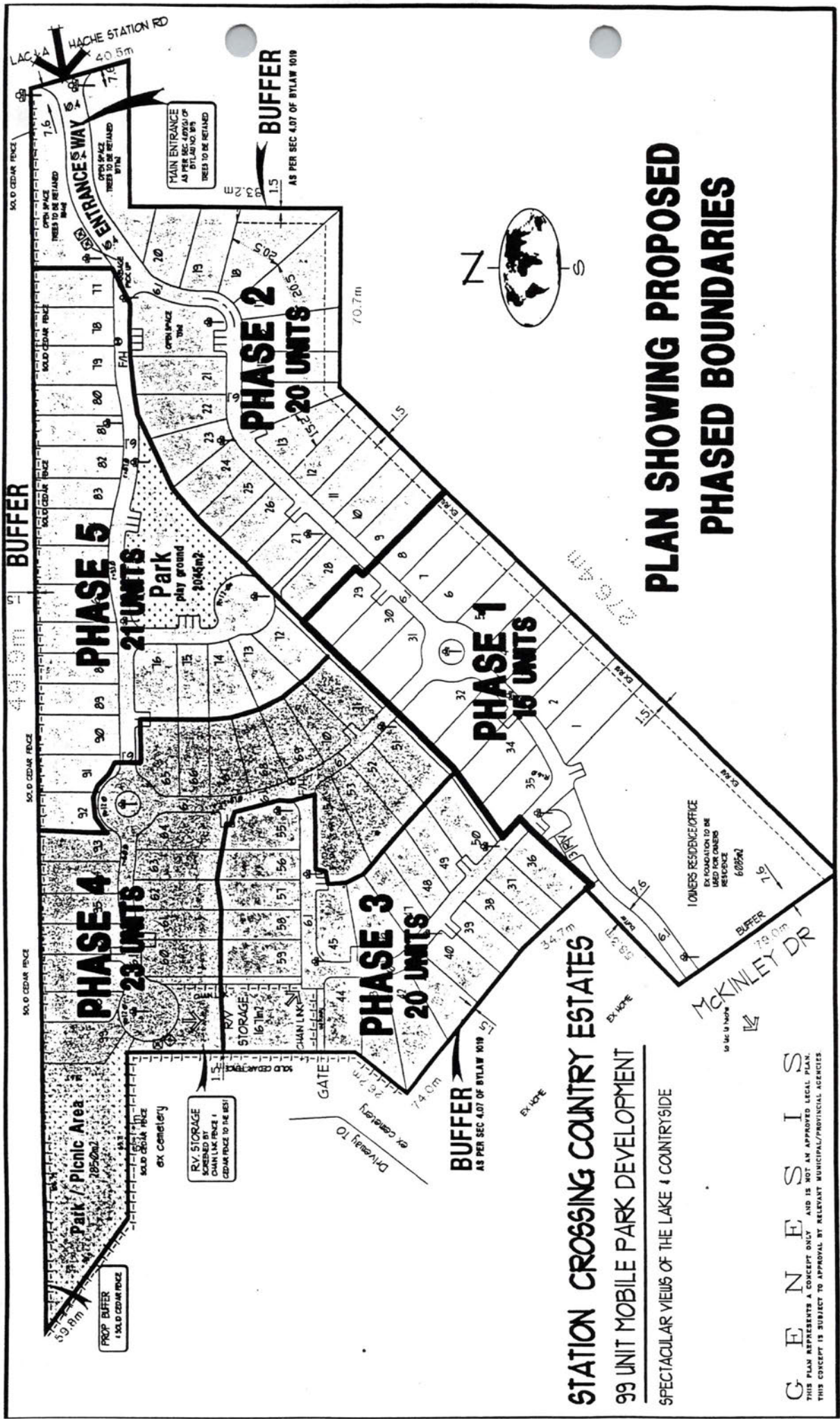
1 OWNERS RESERVE/OFFICE  
EX DIVISION TO BE  
RESERVE

MCKINLEY DR

Park / Picnic Area  
2850m<sup>2</sup>

ex cemetery

DIVERSITY DR  
ex cemetery



# PLAN SHOWING PROPOSED PHASED BOUNDARIES

**STATION CROSSING COUNTRY ESTATES**  
**99 UNIT MOBILE PARK DEVELOPMENT**  
 SPECTACULAR VIEWS OF THE LAKE & COUNTRYSIDE

**G E N E S I S**  
 THIS PLAN REPRESENTS A CONCEPT ONLY AND IS NOT AN APPROVED LEGAL PLAN.  
 THIS CONCEPT IS SUBJECT TO APPROVAL BY RELEVANT MUNICIPAL/PROVINCIAL AGENCIES

MAIN ENTRANCE  
 AS PER SEC 4.07(1) OF BY-LAW NO. 919  
 TREES TO BE RETAINED

**BUFFER**  
 AS PER SEC. 4.07 OF BY-LAW 1019

**BUFFER**  
 AS PER SEC. 4.07 OF BY-LAW 1019

OWNER'S RESIDENCE OFFICE  
 EX. FOUNDATION TO BE  
 6085x2  
 6085x2

RV STORAGE  
 SCREENED BY  
 CHAIN LINK FENCE &  
 CEDAR FENCE TO BE INST.

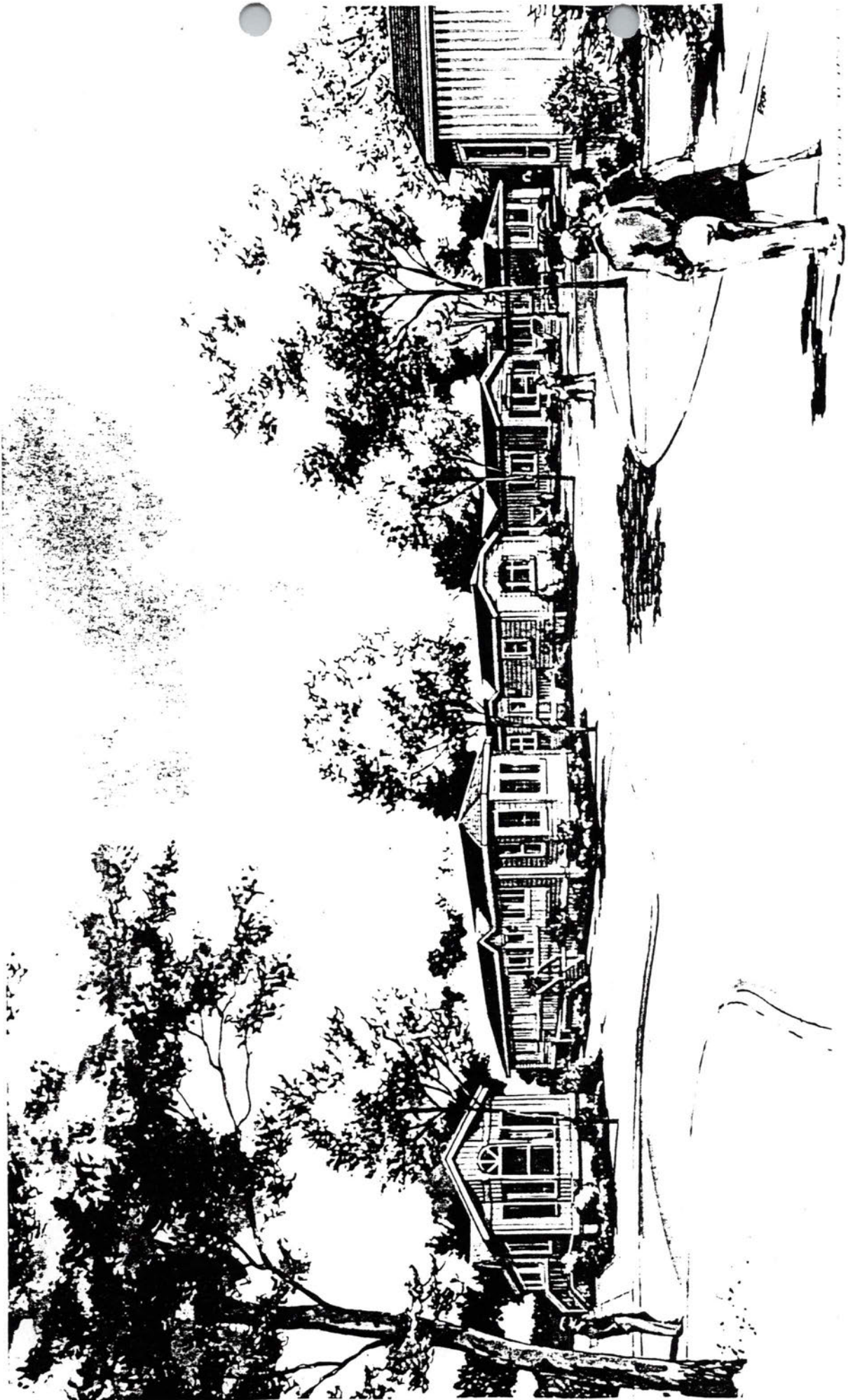
PROV. BUFFER  
 1.50m CEDAR FENCE

ex. Cemetery

GATE  
 26.7m  
 ex. Cemetery

MCKINLEY DR  
 79.0m  
 1.50m







To: Board of Directors  
Cariboo Regional Board

Re: Lot 1, District Lot 2866, Lillooet District,  
Plan 30570

To Whom It May Concern:

We are writing to protest the proposed bylaw amendments for the above property, to re-zone from single and two family Residential (R-1), to Mobile Home Park, (R-IV). We have been told the proposed mobile home park is for 99 units.

The reasons for our objections are as follows:

1: The Lac La Hache Sewer System. We have been told by Al Richmond, our CRD representative that our sewer system is failing and needs major repairs or upgrading in future. This being the case, I cannot see how the sewer system can support such a surge in users. ie: washing machines, toilets, showers, dishwashers, etc. Who pays if the system fails? All of us, no doubt. We, for one, are not willing to pay any more.

2. The Water System: Once again, what will happen with the increased users. ie: washing machines, toilets, dishwashers, showers, gardens, auto's, etc. In Lac La Hache, if we have one week of hot weather, there is talk of water restrictions and if we have two weeks and more, then we are on water restrictions for sure.

However: If we can be reassured by the CRD in writing that both the sewer and water systems can support the surge in users, and if Murray Jackson and Bonnie Burnett pay all costs to hook up, and if there is no extra cost to us as taxpayers, then we really have no objections. Growth is a good thing.

We would also like to add that we feel 99 is too many, that 50 units would probably be more acceptable.

Thank you



Tom & Sharon Meade

***Estella Erickson submitted the following comments:***

"This letter is in regards to the rezoning request for Lot 1, District 2866 Plan 30570. I am writing this to let you know I disagree with putting a trailer park in this area that is already zoned for single unit family homes. Trailer could be placed on these lots. This is a rural area with no shortage of housing at this time. I also feel strongly the services needed to exit on off the freeway for the increased traffic and the lack of community supports, ie: phone lines, sewer, water, garbage, it doesn't seem feasible at this time. I also feel that when a property is zoned single family units and the public invests in their homes around that area they have done so with confidence that the zoning would be honoured. I hope you will take all this into consideration when looking at this rezoning request. I also hope if you do pass this the standards will be the same as for a single family home. We do not need anymore places that create an eyesore and all it has done is been a money maker for the developer with no thought to the community and what they are left to clean up later."

**Typed for Clarity**

Property owned waterfront Lac La Hache, BC  
4012 McKinley Dr  
Lac La Hache, BC V0K 1T0  
Plan 20476, Lot 1, District Lot 2866, LD 27

We are the owners of the Lac La Hache property listed above.

Because the proposed rezoning to allow for the creation of a Mobile Home Park of DL 2866, P 30570, lies directly behind our property, we are greatly concerned of its impact and we are not in favour of this rezoning proposal, for the following reasons:

- 1) It will alter adversely the rural nature of the setting. McKinley Bay is a wonderful haven for eagles, osprey, loons, geese, mergansers, and countless species of ducks.
- 2) It will create a mini-city of an undesirable nature. Literally and realistically, hundreds of mobile homes is a most unattractive vision.
- 3) The access route to the lakefront lies immediately adjacent to our property. This will create an over-crowded and overused very small area, creating increased traffic, dust and destruction of a currently very picturesque, quiet, refuge for the homes nearby, not on the waterfront.
- 4) The entrance to the proposed area is immediately behind our property from McKinley Drive. There will be a significant increase in traffic to and fro - quite out of character to this area.
- 5) Overall, as a result of these foregoing reasons, we feel this development will change greatly and reduce the value of our property and those surrounding it.

Thank you for your consideration of these concerns of a waterfront, tax-paying member of the Lac La Hache community.

We are, yours sincerely.

Original signed by: Leonard and Jeanette Jenkins



to: Caribou Regional District  
525 Borland Street  
Williams Lake, B.C.  
V2G 1R9

Fax # 250-392-2812

98000102  
Caribou Regional District  
File No. ~~5103-20-2~~, 5103-20-1.  
JAN 05 1999 4600-20-2237  
Referred to DDS  
→ P/H

Robert A. Long, Secretary.

Dear Mr. Long:

This letter is in response to the notice from your office regarding applications to amend the Lac La Hache Official Community Plan Bylaw No. 3200, 1996. The amending bylaw being:

Bylaw No. 3352  
Bylaw No. 3345  
and Bylaw No. 3346

We are the co-owners of Lot #24 District Lot 2866 Lillooet District Plan 11347 Except Plan 20476 and hold the title to this property.

Our property is directly across McKinley Road from the proposed mobile home park(s) as stated in the proposed amendments.

Please be it known that we are opposed to any and all of the proposed amendments.

We trust that our wishes will be duly registered and have effect as is legal and just in Canada and in British Columbia.

Yours Sincerely  
Keith LeRoy Carlson

Margaret Patricia Harcourt Carlson

to: Caribou Regional District.  
525 Borland Street  
Williams Lake, B.C.  
V2G 1R9

Fax # 250-392-2812

Caribou Regional District

File No. 5103-20-2

5103-20-1  
JAN 12 1998

Referred to DDS

Jun 12, 1998.

attention: Ms. Gina Mackay - please attach the following to last Friday's fax.

Further to our fax and phone call on Friday Jun 9, 1998.

Some reasons we have for objecting to the proposed amending Bylaws No. 3352, No. 3345 and No. 3346.

@ McKinley Road could not reasonably be asked to handle the traffic such development would inevitably bring. Even if another roadway was improved as the main access road it would not guarantee that McKinley road would be the least travelled. Making necessary improvements to McKinley Road would change the character of the area which we see as out of the way and friendly.

(b) People have made investments in their properties and some, as in our case, wish to become future residents. The development certainly would reduce the appeal and therefore the value of the property.

A mobile home park would be entirely out of keeping with the nature of present and potential housing of the area.



continued...

Jan 12/98

- ② The proposed development would have direct access to a "Road" allowance on the west side of McKinley Road. This "Road" allowance terminates at a small beach on the lake. It seems inevitable that, if the proposed development is allowed to proceed, undue pressure will be placed upon the lake. Extensive use of this beach could easily result in changing the nature of the use of the lake as well as the nature of the lake itself.

- If for some unknown reason these Bylaws pass, particular consideration must be given by the community and the developer to maintain the integrity of lots # 24 and # 1 which are also directly across McKinley road from the proposed development - without an effect on land taxes.

Juan Fuly



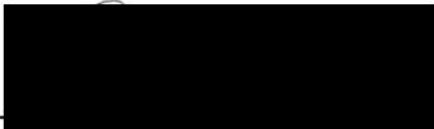
## RESPONSE SUMMARY

Approval Recommended for Reasons  
Outlined Below

Approval Recommended Subject to  
Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due  
to Reasons Outlined Below

Signed By: 

Title: SUPERVISOR OF WORKS

Date: SEPT 19/97

Agency: CRD



Province of  
British Columbia

Ministry of  
Municipal Affairs

**BYLAW REFERRAL  
FORM**

|   |   |
|---|---|
| REGIONAL DISTRICT:<br><br>Cariboo Regional District | BYLAW NO.: 3346, 1997<br><br>DATE: September 17, 1997 |
|---|---|

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response within 10 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW:  
  
to allow for the creation of a mobile home park

GENERAL LOCATION:  
  
settlement of Lac La Hache

LEGAL DESCRIPTION:  
  
Lot 1, District Lot 2866, Lillooet District, Plan 30570

|  |                       |   |
|--|-----------------------|---|
| AREA OF PROPERTY AFFECTED:<br><br>7.2 ha | ALR STATUS:<br><br>no | OCP DESIGNATION:<br><br>Serviced Residential (RS) |
|--|-----------------------|---|

OTHER INFORMATION:

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

\_\_\_\_\_  
(Signature)

R. Paul Stanton, M.P.L., M.C.I.P.,  
Supervisor of Planning Services  
(Title)

This referral has also been sent to the following agencies:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Health                      | <input type="checkbox"/> Lands                                 |
| <input checked="" type="checkbox"/> Transportation and Highways | <input type="checkbox"/> Parks and Outdoor Recreation Division |
| <input checked="" type="checkbox"/> Environment                 | <input type="checkbox"/> Agricultural and Fisheries            |
| <input checked="" type="checkbox"/> Municipal Affairs           | <input type="checkbox"/> Forests                               |
| <input type="checkbox"/> Agricultural Land Commission           | <input type="checkbox"/> Energy, Mines and Petroleum Resources |

Other, please specify: Advisory Planning Commission Area "G"  
District of 100 Mile House  
Supervisor of Works





Ministry of  
Transportation  
and Highways

Cariboo District  
Phone: (250) 395-5575  
Facsimile: (250) 395-5517

P.O. Box 209 540 Borland Street  
Williams Lake  
British Columbia  
V2G 1R8

Your File: 4600-20-2237  
Our File: 02-016-16212

September 26, 1997

Cariboo Regional District  
525 Borland Street  
Williams Lake, BC  
V2G 1R9

|                              |
|------------------------------|
| Cariboo Regional District    |
| File No. <u>4600-20-2237</u> |
| OCT 01 1997                  |
| Referred to <u>DDS</u>       |

Attn: R. Paul Stanton, MPL, MCIP  
Supervisor of Planning Service

97004909

Dear Sir:

**RE: Cariboo Regional District Amendment Bylaw No. 3346, 1997**

This is to advise that we have forwarded the above noted bylaw to the Regional Traffic Engineer in Kamloops, for his consideration.

Upon receipt of his comments, we will advise you accordingly.

Yours truly,

  
D.H. Taylor  
A/Sr. District Development Technician  
Cariboo District

DHT/jc

cc: M. LeFrancios, District Technician, Cariboo District

w:\devapps\zoning\bylw3346

## RESPONSE SUMMARY

Cariboo Regional District  
File No. \_\_\_\_\_  
OCT 08 1997  
Referred to \_\_\_\_\_

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Outlined Below

Approval Not Recommended Due  
to Reasons Outlined Below

*Area 6 APC has no opposition  
to this proposal as presented.*

Signed By

[Redacted Signature]

Title:

*Secretary*

Date:

*7 Oct 97*

Agency:

*Area 6 APC*



Province of  
British Columbia

Ministry of  
Municipal Affairs

**BYLAW REFERRAL  
FORM**

REGIONAL DISTRICT:

Cariboo Regional District

BYLAW NO.: 3346, 1997

DATE: September 17, 1997

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response within 10 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW:

to allow for the creation of a mobile home park

GENERAL LOCATION:

settlement of Lac La Hache

LEGAL DESCRIPTION:

Lot 1, District Lot 2866, Lillooet District, Plan 30570

AREA OF PROPERTY AFFECTED:

7.2 ha

ALR STATUS:

no

OCP DESIGNATION:

Serviced Residential (RS)

OTHER INFORMATION:

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

(Signature)

R. Paul Stanton, M.P.L., M.C.I.P.,  
Supervisor of Planning Services

(Title)

This referral has also been sent to the following agencies:

- Health
- Transportation and Highways
- Environment
- Municipal Affairs
- Agricultural Land Commission

- Lands
- Parks and Outdoor Recreation Division
- Agricultural and Fisheries
- Forests
- Energy, Mines and Petroleum Resources

Other, please specify: Advisory Planning Commission Area "G"  
District of 100 Mile House  
Supervisor of Works



**BRITISH COLUMBIA**

MINISTRY OF ENVIRONMENT,  
LANDS AND PARKS

**Environment  
& Lands  
Cariboo Region**

Referral Committee  
Ste. 400 - 640 Borland St.  
Williams Lake, British Columbia  
V2G 4T1  
Telephone: (250) 398-4530  
Facsimile: (250) 398-4214

**Your File: 4600-20-2237 & 5103-20-01**  
**Our File: 58000-35-08**  
**Ref #: 97SIW0569**

October 7, 1997

Cariboo Regional District  
525 Borland Street  
Williams Lake BC V2G 1R9

Attn : R. Paul Stanton

**Re: Bylaw No(s) 3345 and 3346, 1997**  
**Lot 1, DL 2866, Lillooet District, Plan 30570**

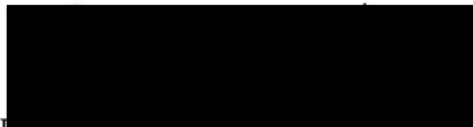
Environment and Lands have received the above noted proposal.

The proposed land use will result in a discharge which would be subject to the Waste Management Act. When a Waste Management application is received it will be adjudicated on the basis of environmental impact and the public reporting process as required under the Waste Management Act. Due to the nature and volume of the discharge the applicant should be advised that there may be a requirement to seek professional site assessment guidance if British Columbia Pollution Control objectives and guidelines can be met on the subject property.

All lots must be served by a community sewage system operated by the Regional District or a Strata Title Corporation.

Thank you for your consideration of our concerns.

Yours truly,



Rouger Stewart  
Chairman, Cariboo Referral Committee  
Cariboo Region

:ai

97005214  
Cariboo Regional District  
File No. 4600-20-2237  
5103-20-01  
OCT 17 1997  
Referred to DBS  
info sheet

Hand Delivered  
Cariboo Regional District  
File No. 4600-20-223  
OCT 17 1997  
Referred to DDS

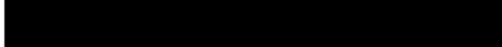
File No. 4600-20-2237

### RESPONSE SUMMARY

97005223

- |  |   |
|--|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below             | <input type="checkbox"/> Interests Unaffected by Bylaw                          |
| <input checked="" type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Plans for the extension/construction of water system must be submitted for an approval and construction certificate must be obtained prior to construction of water distribution system.

Signed By:   
Sarka Zakova, Dipl. T., C.P.H.I. (C)

Title: Public Health Inspector

Date: October 16, 1997

Agency: Cariboo Health



**BRITISH  
COLUMBIA**

Ministry of  
Transportation  
and Highways

Cariboo District  
Phone: (250) 395-5575  
Facsimile: (250) 395-5517

Rm. 209, 540 Borland Street  
Williams Lake BC  
V2G 1R8

Your File: 5103-20-02  
Our File: 02-016-16297  
X-Ref: 02-016-16212

*AW*

98000557

**CONFIRMATION COPY ONLY**  
Facsimile Transmitted Previously

January 29, 1998

Cariboo Regional District  
525 Borland Street  
Williams Lake, BC  
V2G 1R9

*This copy to  
4600-K-2237*

Cariboo Regional District  
 File No. 5103-20-02  
 FEB 05 1998  
 Referred to DB/SAB

Attn: R. Paul Stanton, M.P.L., M.C.I.P  
Supervisor of Planning Services

Dear Sir:

**RE: Amendment of Section 7.3 of Lac La Hache Official Community Plan**

The Ministry has reviewed the above noted proposal submitted to our office for comments. Upon review of this information, the Ministry is prepared to approve the Amendment of Section 7.3 of the Lac La Hache Official Community Plan subject to the following conditions:

- 1) Access permits from the development onto No. 351, Lac La Hache Station Road and No. 207, McKinley Drive, to be applied for and approved by the Ministry.
- 2) Preliminary analysis of potential increase in traffic volumes indicates they are nearing volumes requiring a left turn lane for safety and traffic flow. As a minimum improvement the Ministry requires illumination of both No. 351, Lac La Hache Station Road and No.207, McKinley Drive at the intersection of No. 97, Cariboo Highway.
- 3) Prior to commencement of any illumination work, detailed electrical plans must be submitted and approved by the District Official.

As an alternative to the works being completed prior to approval, the Ministry may consider approving the amendment subject to sufficient security being provided in the form of bonding or a letter of irrevocable credit. If this option is pursued cost estimates for the required work would be required.

January 29, 1998

Page 2

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Should you have any questions or wish to discuss this proposal further, please contact the undersigned directly at (250) 395-5575.

Yours truly,

Hans Penner  
District Technician

by:



Cindy L. Katchmar  
District Development Technician  
Cariboo District, 100 Mile House

/clk

## NOTICE OF PUBLIC HEARINGS

TAKE NOTICE that the Board of Directors of the Cariboo Regional District has received an application to amend the "Lac La Hache Area Official Community Plan Bylaw No. 3200, 1996.

### Bylaw No. 3352

The purpose of the amending bylaw (namely Bylaw No. 3352) is to allow the regional board to consider applications to rezone lands to create either an unserved mobile home park, or a mobile home park within the water-served and sewer-served areas of the community.

TAKE FURTHER NOTICE that the Board of Directors of the Cariboo Regional District has received an application to amend the "Lac La Hache Area Official Community Plan Bylaw No. 3200, 1996" by redesignating the property described below:

### Bylaw No. 3345

Lot 1, District Lot 2866, Lillooet District, Plan 30570, from Served Residential (RS) designation to Mobile Home Park (MHP) designation

Purpose for Redesignation: to facilitate associated rezoning application to allow for the creation of a mobile home park

The subject property is located in the settlement of Lac La Hache, as shown on the sketch plan below, and is owned by Murray Jackson and Bonnie Burnett.

TAKE FURTHER NOTICE that the Board of the Cariboo Regional District has received an application to amend Cariboo Regional District Zoning Bylaw No. 1000, 1980 by rezoning the property described below:

### Bylaw No. 3346

Lot 1, District Lot 2866, Lillooet District, Plan 30570, from Single and Two Family Residential I (R-I) zone to Mobile Home Park (R-IV) zone (minimum lot size - 557 square metres with community sewer and water)

Purpose for Rezoning: to allow for the creation of a mobile home park

The subject property is located in the settlement of Lac La Hache, as shown on the sketch plan below, and is owned by Murray Jackson and Bonnie Burnett.

**\*\* Insert Sketch Plan Here \*\***

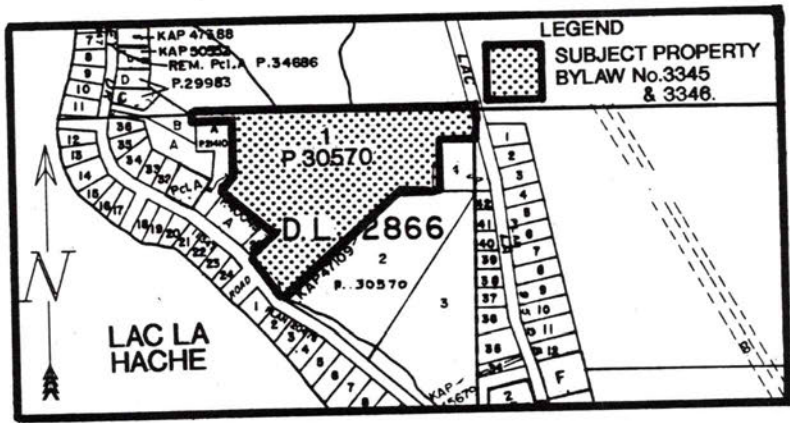


TAKE FURTHER NOTICE that public hearings for the purpose of hearing all persons who believe their interest in property is affected by the proposed bylaws will be held in the Lac La Hache Community Hall on Tuesday, January 13, 1998 at 7:30 pm.

Written submissions regarding the proposed bylaws will also be received. These submissions may be submitted at the public hearings or should be received in the Cariboo Regional District office, 525 Borland Street, Williams Lake, BC, V2G 1R9, (facsimile number 392-2812) forty-eight hours prior to the hearings. No further information or representations can be considered by the Regional Board after the public hearings are terminated.

The bylaws and an information package may be inspected at the Cariboo Regional District office, located at 160 Cedar Avenue, 100 Mile House, BC, between 8:00 am and 12 noon and 1:00 pm and 4:00 pm, Monday to Friday, from December 31, 1997 to January 13, 1998, inclusive (excepting public holidays). The complete file material may be inspected at the Cariboo Regional District office, located at 525 Borland Street, Williams Lake, BC, between 8:00 am and 12:00 noon and 1:00 pm and 4:00 pm, Monday to Friday, from December 31, 1997 to January 13, 1998 inclusive (excepting public holidays). Telephone inquiries should be directed to the Planning Department of the Cariboo Regional District at 1-800-665-1636.

Robert A. Long,  
Secretary



CARIBOO REGIONAL DISTRICT

BYLAW NO. 3346

A bylaw of the Cariboo Regional District to amend Bylaw No. 1000, being the "Cariboo Regional District Zoning Bylaw No. 1000, 1980".

WHEREAS the "Municipal Act" authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors in accordance with Section 791(1) of the "Municipal Act";

AND WHEREAS an application has been received to rezone property;

AND WHEREAS the Board of Directors of the Cariboo Regional District deems it expedient to rezone the property;

NOW THEREFORE the Board of Directors of the Cariboo Regional District in open meeting assembled enacts as follows:

1. TITLE:

This bylaw may be cited as the "Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997".

2. Bylaw No. 1000 of the Cariboo Regional District is amended by rezoning:

Lot 1, District Lot 2866, Lillooet District, Plan 30570, from Single and Two Family Residential I (R-I) zone to Mobile Home Park (R-IV) zone; and by amending Schedules "F" and "L" as amended by this bylaw accordingly.

A public hearing was held on the 13th day of January, 1998


READ A FIRST TIME this 17th day of October, 1997.

READ A SECOND TIME this 17th day of October, 1997.

READ A THIRD TIME this 16th day of January, 1998.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 3346 cited as the "Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997", as read a third time by the Regional District Board on the 16th day of January, 1998

Dated at Williams Lake, BC, this 12th day of March, 1998


  
Deputy Secretary

Approved under the "Highways Act" this 14th day of March, 1998.



ADOPTED this 20th day of March, 1998.

  
Chairman

  
Deputy Secretary

I hereby certify that this is a true and correct copy of Bylaw No. 3346, of the Cariboo Regional District, cited as the "Cariboo Regional District Zoning Amendment Bylaw No. 3346, 1997".

\_\_\_\_\_  
Deputy Secretary