



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20240018

**Bylaw(s):** North Cariboo Area Rural Land Use Amendment Bylaw No. 5476, 2024

**Electoral Area:** I

**Date of Referral:** April 3, 2024

**Date of Application:** March 26, 2024

**Property Owner's Name(s):** Melanie Dydynsky

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### SECTION 1: Property Summary

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**Legal Description(s):** The North 1/2 of District Lot 6704, Cariboo District, Except Plans 17113 and EPP97989

**Property Size(s):** 6.31 ha. (15.59 ac.)

**Area of Application:** 6.31 ha. (15.59 ac.)

**Location:** 605 Tibbles Road

**Current Designation:**

n/a

**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:** It is proposed to rezone the lot to allow for the subdivision of three lots.

**No. and size of Proposed Lots:**

Proposed Lot 1 - 2.14 ha (5.29 ac.)  
Proposed Lot 2 - 2.12 ha (5.24 ac.)  
Proposed Lot 3 - 2.05 ha (5.06 ac.)

**Existing Buildings:**

Storage Shed - 22.30 sq. m. (240.04 sq. ft.)  
Chicken Coop - 53.51 sq. m. (575.98 sq. ft.)  
3 Car Garage - 133.78 sq. m. (1440.00 sq. ft.)  
House - 214.05 sq. m. (2304.01 sq. ft.)  
Workshop - 70.61 sq. m. (760.04 sq. ft.)

**Proposed Buildings:** none.

**Road Name:** Tibbles Rd

**Road Type:** Paved

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

**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:** Puntataenkut Lake

Teltierone Lake

**Lake Classification:** High

**Within Development Permit Area:** No

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

	Land Use:	Lot Sizes:
(a) North	Crown	n/a
(b) South	Manufactured Home	13.25 ha. (32.73 ac.)
(c) East	vacant	60.70 ha. (150.00 ac.)
(d) West	Single Family Dwelling	0.53 ha. - 0.84 ha. (1.3 ac.- 2.08 ac.)

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## PLANNING COMMENTS

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### Background:

An application to rezone a 6.31 ha. (15.59 ac.) property to allow for a three lot subdivision has been received. The subject property is currently zoned Rural 1 (RR 1) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999 as shown in Appendix B.

The applicant has applied to rezone the property from Rural 1 (RR 1) to Rural 2 (RR 2). The applicant is proposing three lots ranging from 2.05 ha (5.06 ac.) to 2.14 ha (5.29 ac.) in size.

The subject property contains multiple structures, including a single-family dwelling. Most of the structures will remain on proposed Lot 2. A greenhouse structure on proposed Lot 1 is proposed for demolition. A 70.61 sq. m. (760 sq. ft.) structure on proposed Lot 3 would remain as an orphaned ancillary structure, should the proposal be approved.

### Location & Surroundings:

The subject property is located at 605 Tibbles Road, 200 m east of Puntataenkut Lake. The property fronts Teltierone Lake to the east. Neither lakes have a sensitivity assessment rating in the CRD Shoreland Management Policy, therefore default to high sensitivity in accordance with the policy. The property is mainly forested with significant wetland areas on the east side.

Surrounding the subject property are a similarly sized property to the south, unsurveyed Crown land to the north, and multiple lakefront properties of roughly 1.6 ha (2 ac.) size, located across Tibbles Road to the west. The subject property is approximately 45 km west of Quesnel.

### CRD Regulations & Policies:

*North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.*

### **3.3 RESIDENTIAL**

It is the policy of the Board with respect to residential uses and development:

...

(c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations;

### **5.19 RURAL 2 (RR 2) ZONE**

### 5.19.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectare (4.94 acre)

#### Rationale for Recommendation:

Planning staff are supportive of the proposed zoning amendment. The proposal would allow for the future subdivision of the subject property into three lots ranging from 2.05 ha (5.05 ac.) to 2.14 ha (5.29 ac.) in size. The proposed lot sizes will provide for a variety of lot size in the area, allowing for a sensible density gradient from the smaller lakefront lots to the west and the larger acreages to the south and further east. The proposed density should allow for sustainable onsite water and sewerage systems, subject to MOTI review and approval at subdivision stage.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning, but there are several development criteria that will be considered at the subdivision approval stage including but not limited to proof of water, sewage disposal, archaeology assessment, right-of-way dedication, and drainage.

Electoral Area 'I' Advisory Planning Commission unanimously supported the proposal.

The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection due to proximity to Teltierone and Puntataenkut Lakes.

#### Recommendation:

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5476, 2024 be read a first and second time this 5<sup>th</sup> day of July 2024. Further, that adoption be subject to the following:

- i. 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 covenant be borne by the applicant.

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### REFERRAL COMMENTS

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Ministry of Transportation and Infrastructure: April 10, 2024

The Ministry has no objection in principle to the proposed rezoning.

Please note this in no way constitutes subdivision approval and items to consider at the subdivision stage may include but are not limited to the following items:

- Proof of Water
- Sewage Disposal
- Archaeology Assessment
- Access
- Right-of-way dedication
- Drainage

Ministry of Environment and Climate Change Strategy:

No response.

Ministry of Water, Land and Resource Stewardship:

No response.

Advisory Planning Commission: April 17, 2024

See attached.

Health Authority:

No response.

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## BOARD ACTION

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July 5, 2024:

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5476, 2024 be read a first and second time this 5<sup>th</sup> day of July 2024. Further, that adoption be subject to the following:

- i. 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 and riparian protection.

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

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## ATTACHMENTS

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- Appendix A: Bylaw 5476
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documents
- Advisory Planning Commission Comments
- Public Hearing Comments
- Public Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5476

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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 "North Cariboo Area Rural Land Use Amendment Bylaw No. 5476, 2024".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

- i) rezoning The North ½ of District Lot 6704, Cariboo District, Except Plans 17113 and EPP97989 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 5th DAY OF July, 2024.

READ A SECOND TIME THIS 5th DAY OF July, 2024.

A PUBLIC HEARING WAS HELD ON THE 6th DAY OF September, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair

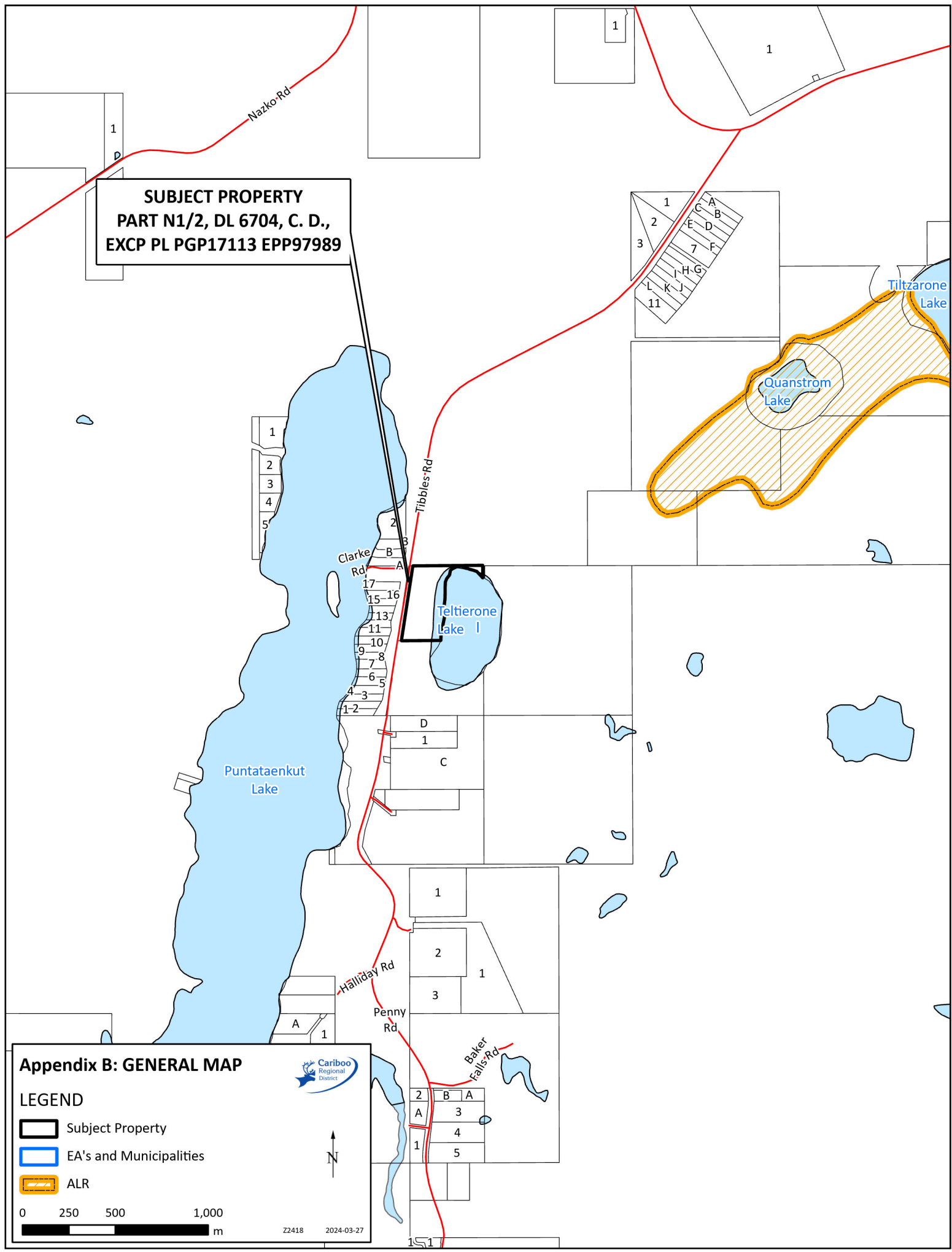
\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5476 cited as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5476, 2024", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Manager of Corporate Services






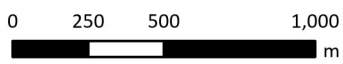
**SUBJECT PROPERTY**  
**PART N1/2, DL 6704, C. D.,**  
**EXCP PL PGP17113 EPP97989**

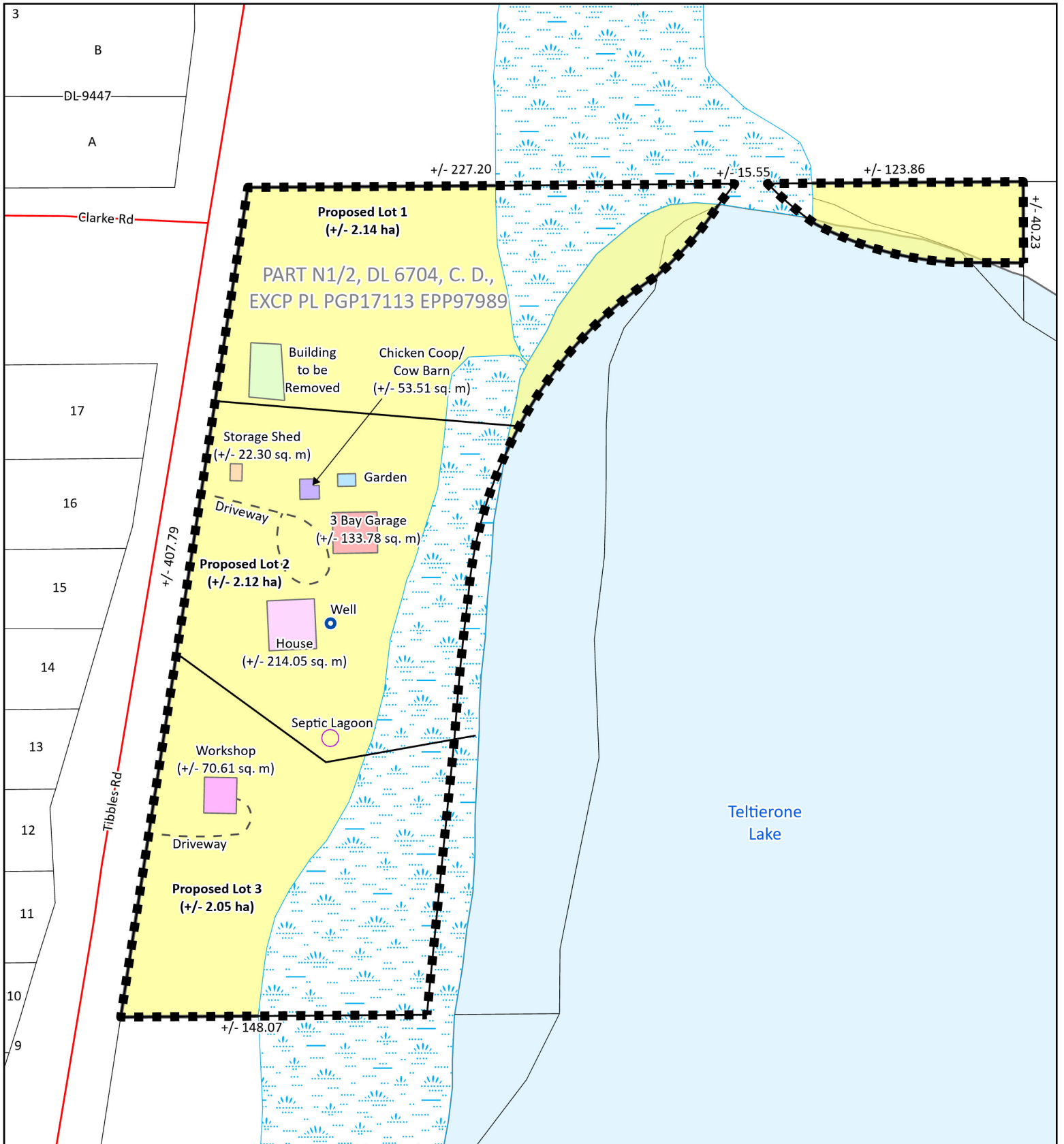


**Appendix B: GENERAL MAP**

**LEGEND**



-  Subject Property
-  EA's and Municipalities
-  ALR



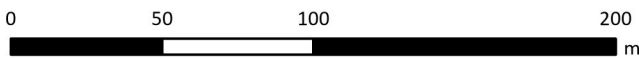


### Appendix C: SPECIFIC MAP

#### LEGEND

-  Subject Property
-  Proposed Rural 2 (RR2) Zone

MEASUREMENTS  
ARE METRIC

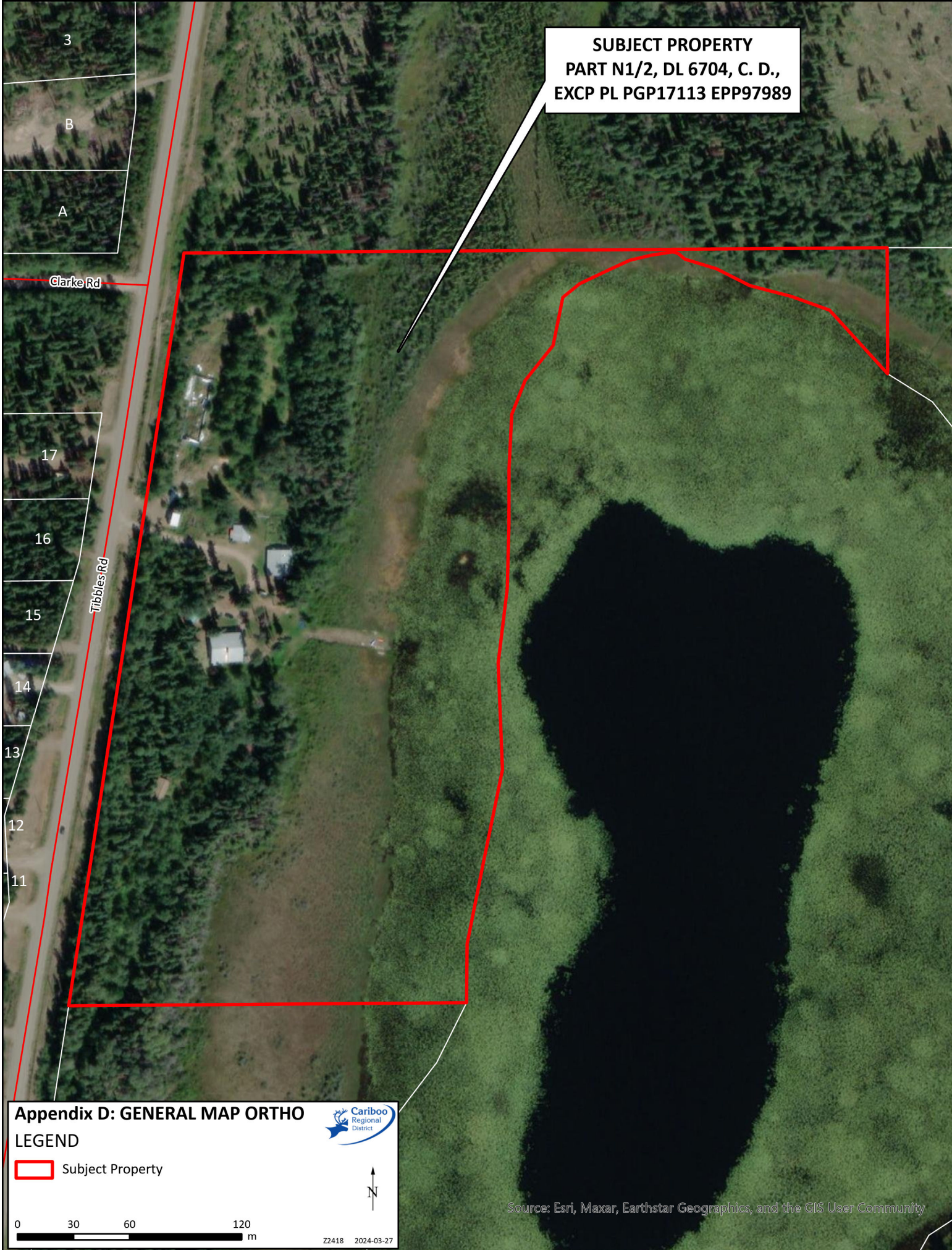


Z2418 2024-03-28

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



**SUBJECT PROPERTY**  
PART N1/2, DL 6704, C. D.,  
EXCP PL PGP17113 EPP97989



**Appendix D: GENERAL MAP ORTHO**



**LEGEND**

 Subject Property

0 30 60 120  
m



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



Describe the existing use of the subject property and all buildings: • House single family home  
currently Rented • 3 Bay Garage Storing Renters work equipment  
: Other 3 buildings /coop are all storage

Describe the proposed use of the subject property and all buildings: no changes

Describe the reasons in support for the application: The property is being divided to  
give the current renters the opportunity to purchase the home  
they are residing in and still inabling me land close to my home

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): the property  
is mostly tree it is lake front and has marsh leading  
to the lake

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Lake  
and forest and wet land / marsh

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 type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'I' advisory planning commission held via conference call in Quesnel, B.C. on the 17<sup>th</sup> day of April, 2024 commencing at 6:00 pm

File Number: 3360-20/20240018

Application type: Rezoning

Electoral Area I

Legal Description: The North Half of District Lot 6704, Cariboo District, except Plans 17113 and EPP97989

Property Location: 605 Tibbles Road

**PRESENT ON CALL:** Phil Megyesi, Kimberly Hohmann, Maureen Murray (Recording Secretary and Member) PLUS Owner, Melanie Dydinsky

**ABSENT:** Area I Director, Jim Glassford

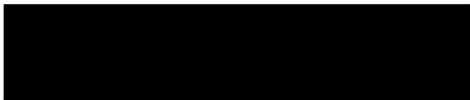
Owner Melanie Dydinsky advised that her home is across the road and has rented a portion of this large property to tenants who are now interested in purchasing the proposed middle lot (once created) which contains a house/garage/shed/barn in which they are currently living. The applicant then can retain the proposed Lots 1 and 3 (with workshop) for their future use. Applicant advised that property owner to the south of her property on the same lake, has no objections. Mention made that lots across the road (including applicant's) are already zoned for smaller lots similar to this proposal, and are also on a lake. Commission member all had no objection and agreed this rezoning would allow more properties to be available for future young families and people wanting to own a rural lot.

**THAT application Dydinsky with File Number 3360-20/20240018 BE SUPPORTED to permit smaller lot development on Tibbles Road from Rural 1 (RR-1) to Rural 2 (RR-2). CARRIED UNANIMOUSLY**

Termination

That the meeting terminate at 6:10 pm.

CARRIED

  
Recording Secretary

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20240018

Date: September 9, 2024

Location: Baker Creek Community Hall


Re: **NORTH CARIBOO AREA RURAL LAND USE ZONING AMENDMENT BYLAW NO. 5479, 2024**

### Persons Present:

- Director: Jim Glassford
  - Owner(s): Melanie Dydynsky
  - Agent: N/A
  - Public: See attached list
  - Staff:
  - No public in attendance** (excluding owner/agent)
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- Meeting called to order at 7:00.
- 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:  
  
Comments of concern/opposition:
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:25. (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

Public Hearing Attendance

Date of Public Hearing: September 9, 2024

Application: 605 Tibbles Road (3360-20/20240018)

Name	Address
Melanie Dydynsky	
Dalia Edwards	
Kyle Leclerc	
Lucas Tyler	
Sean Scallion	
Debbie Scallion	
Sage Gordon	



**Leasa Williamson**

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**From:** Dalia Edwards [REDACTED]  
**Sent:** September 5, 2024 10:08 PM  
**To:** CRD Planning  
**Cc:** Connor Ikoma  
**Subject:** File: 3360-20/20240018 Williams Lake Office

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

By Email:  
Dalia Edwards and Kyle Leclerc

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attention: Leasa Williamson (Development Services Clerk) and Connor Ikoma (Planning Officer)

Dear Leasa Williamson and Connor Ikoma,

We are writing to bring your attention to an error in the recent rezoning application submitted by our neighbour, Melanie Dydynsky, for their property at 605 Tibbles Rd. The application states that “the Applicant advised that the property owner[s] to the south on the same lake have no objections.” However, our household, located directly to the south of the property in question at [REDACTED] was never approached or asked if we had objections.

We understand the importance of community input in rezoning decisions. We had made inquiries to Connor Ikoma, the Planning Officer, to which we were directed to a lengthy document of the bylaws and signed up for notifications on the matter through the CRD board. However, we have not been given any specific details regarding the proposed rezoning and its potential impact on our neighborhood or property (until today) nor were asked if we had any objections. We kindly request that our position be noted in the review process and that we be provided with relevant information regarding the rezoning so that we can properly assess the situation and submit any feedback. Thank you for your attention to this matter. We look forward to being involved in the process and ensuring that our voice is heard as this application is considered.

Sincerely,

Dalia Edwards and Kyle Leclerc

[REDACTED]



Good Evening, Board of Directors and All Present,  
Regarding Bylaw 5476, 2024 for 605 Tibbles Rd.,

My name is Dalia Edwards. Joining me are my partner and co-owner of our property at [REDACTED]  
[REDACTED] Kyle Leclerc, and our daughter, Amaleia Leclerc.

We are here to address an error in the recent rezoning application submitted by our neighbor, Melanie Dydinsky, for her property at 605 Tibbles Rd. The application, as stated in the Information Package on page 13, mentions that "the Applicant advised that the property owner[s] to the south on the same lake have no objections." However, our household, located directly south at [REDACTED] was never approached to provide feedback or objections.

We understand the importance of community input in rezoning decisions. Despite our inquiries to Connor Ikoma, the Planning Officer, and our registration for notifications through the CRD board, we were not given specific details regarding the proposed rezoning until Thursday, September 5th, via the Notice of Public Hearing. We were also not consulted regarding our potential objections.

We kindly request that our position be acknowledged in the review process and that we receive relevant information about the rezoning so we can properly assess its impact and submit our feedback.

Having worked as an employee of the Ministry of Forest, Lands, and Natural Resource Operations, I am aware of the challenges faced by these departments. My concerns lie with the accountability of the Ministry of Water, Land and Resource Stewardship and the CRD regarding several crucial items, including:

- Proof of Water
- Sewage Disposal
- Archaeology Assessment
- Access
- Right-of-Way Dedication
- Drainage, and
- Adherence to the Water Sustainability Act and its regulations.

As a registered member of Wiikwemikoong First Nation and an Anishinaabek woman, I am a water protector guided by teachings to consider the impact of our actions on seven future generations. I am vested in being a steward and a voice for our relatives, the winged one, the crawlers, the two-legged, the four-legged, the swimmers, and the plant life who also live on this lake. *The United Nations Declaration on the Rights of Indigenous Peoples Act*, which received Royal Assent on June 21, 2021, underscores our rights.

Article 11 of the Act states: "Indigenous peoples have the right to practice and revitalize their cultural traditions and customs..."

Article 12 of the Act states: "Indigenous peoples have the right to manifest, practice, develop, and teach their spiritual and religious traditions..."

I regularly conduct water ceremonies and gather medicines within our shared watershed. I also have Elders from Lhtako-Dene, Nazko, and L'hoozkus First Nations interested in participating in these activities on our property, including educational opportunities for local schoolchildren. I am deeply concerned about the applicant's approach to development, which poses a potential risk to our shared ecosystem.

My question to the chair is who will ensure that the applicant adheres to legal requirements and respects our environmental and cultural values of our shared ecosystem?

Thank you for your attention to this matter. We look forward to being actively involved in this process and ensuring our voices are heard as the application is reviewed.

Chi miigwetch bizindaayeg, thank you all for listening.

All my relations.

Dalia Edwards, Kyle Leclerc, and Amaleia Leclerc

Cariboo Regional District

File No. ....

5001 - 2024

Referred To .. Nigel ..

\* Submitted @ the public Hearing \*