



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20240028

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5489 and South Cariboo Area Zoning Amendment Bylaw No. 5490, 2024

Electoral Area: L

Date of Referral: August 01, 2024

Date of Application: June 13, 2024

Property Owner's Name(s): Daniel C Law
Jaime D Law

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): District Lot 1448, Lillooet District, Except Plans 18940 and KAP61316

Property Size(s): 47.54 ha (117.47 ac.)

Area of Application: 2.02 ha. (5 ac.)

Location: 8270 Wilson Lake Rd

Current Designation:
Rural Residential 1

Min. Lot Size Permitted:
4 ha (9.88 ac.)

Proposed Designation:
Rural Residential 2

Min. Lot Size Permitted
2 ha. (4.94 ac.)

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 subdivide a 2.02 ha (4.99 ac.) lot from the south portion of the subject property.

No. and size of Proposed Lots: Proposed lot 1 - 2.02 ha (5 ac.)

No. and size of Proposed Lots: Proposed lot 1 - 2.02 ha (5 ac.)

Existing Buildings: Barn - 270.51 sq. m. (2911.75 sq. ft.)

Shed - 179.8 sq. m. (1935.35 sq. ft.)

House - 163.56 sq. m. (1760.55 sq. ft.)

Uninhabitable dwelling - 81.51 sq. m. (877.37 sq. ft.)

Proposed Buildings: none.

Road Name: Stack Lake Road South

Road Type: Gravel/Dirt Road

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

Services Available: Existing: none

Available: Hydro, telephone, sewage, 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: Stack Lakes

Lake Classification: Moderate

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Protection Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Seasonal Dwelling)	4.05 ha. (10 ac.)
(b) South	2 Acres Or More (Manufactured Home) 2 Acres Or More (Single Family Dwelling, Duplex)	4.1 ha. (10.13 ac.) - 36.5 ha. (90.19 ac.)
(c) East	2 Acres Or More (Vacant) Beef	4.19 ha. (10.35 ac.) - 42.25 ha. (104.4 ac.)
(d) West	Beef (Vacant)	7.6 ha. (18.68 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of the 47.54 ha (117.47 ac.) subject property to allow for the subdivision of the lot into two parcels. The subject property is currently zoned Rural 1 (RR 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated Rural Residential 1 in the Interlakes Area Official Community Plan No. 3906, 2004 as shown in Appendix B.

The applicant has requested to rezone a 2.02 ha. (5 ac.) portion of the subject property from Rural 1 (RR 1) to Rural 2 (RR 2) and redesignate that same portion of the subject property from Rural Residential 1 to Rural Residential 2.

The property contains an Aquatic Habitat Development Permit Area along an unnamed creek and around the boundary of Stack Lakes. Before subdivision can be completed an Aquatic Habitat Development Permit will be required.

Location & Surroundings:

The subject property is located northeast of Stack Lakes and southwest of Wilson Lake. The property slopes gently towards Stack Lakes and is mostly covered by open grassland with some trees and bushes along the lake.

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)

3906- Interlakes Area Official Community Plan, 2004

5.2 Residential Designations

Rural Residential 2: Parcels that shall have a minimum site area of 2 ha. (4.94 ac.)

- 5.2.6 Applications to re-designate land for additional residential development shall not be considered by the Regional Board, unless the applicant demonstrates through a review of existing residential land available, that the residential stock is insufficient to meet the five-year demand and that the land would be proven capable of supporting residential development, pursuant to Section 5.2.7, below. Where a proposed designation for a maximum of two lots is envisioned, the Regional Board may consider a less stringent supply-demand study.
- 5.2.7 Any applications to re-designate land to a Residential designation, or to increase the density of an existing Residential designation shall require the proponent to prove that the topography is conducive to residential development, that the soils can support on-site sewage disposal, and that there is sufficient availability of groundwater for year-round use.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning and Official Community Plan amendment application. The proposed rezoning and OCP amendment would align with many of the surrounding properties. The proposed lot size will also align with the objectives outlined in the OCP such as 5.1.1, to maintain the rural character of the area by permitting a range of lot sizes. The lot will be able to meet all of the zoning requirements of the Rural 2 (RR 2) zone.

Section 5.2.6 of the Interlakes Area OCP requires a market demand study for a proposed designation change in order to create more than two lots and a less stringent supply-demand study for designation changes where a maximum of two lots is envisioned. Planning staff consider the South Cariboo and 100 Mile House Housing Needs Assessment, which was received by the Board of Directors in April 2022, sufficient to demonstrate this supply and demand analysis. The document reports that the Interlakes area has challenges with housing, noting factors that can cause housing price increases. As such, an infill subdivision such as the proposal is supported.

The Ministry of Transportation and Infrastructure (MOTI) has no concerns with the rezoning and OCP amendment application.

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

The Electoral Area 'L' Advisory Planning Commission (APC) has voted in support of the proposal. The reasons for supporting the proposal includes the proposed lot is used as a bull pen and would not decrease the agricultural use of the land, there are minimal changes in the permitted residential and non-residential uses for the proposed zone, and provides the potential of increasing overall housing supply in the area by proposing new lots.

The Protective Services Department does not have any concerns with the application as it is proposed. They state that it is the responsibility of the owner/ occupier to comply with the BC fire code.

In summary, planning staff are supportive of the proposed rezoning and OCP amendment application. The proposed zone will align with the proposed OCP designation and allow for the future proposed subdivision of one additional lot. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection due to the proximity of Stack Lakes.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5489, 2024 be read a first and second time this 26th day of September 2024..
2. That South Cariboo Area Zoning Amendment Bylaw No. 5490, 2024 be read a first and second time this 26th day of September 2024, and that adoption be subject to the following conditions:
 - i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5489, 2024.
 - 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 sewerage disposal and riparian protection.

Further, that the cost of registration of the CRD Shoreland Management Policy covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority: No response

Ministry of Transportation and Infrastructure: August 2, 2024

The Ministry has no concerns regarding the bylaw Rezoning/Amendment No. 5489 and 5490, 2024, accepting the following notations:

* Be advised that this approval in no way constitutes subdivision approval and requirements may include the items below but are not limited to; access, road construction and or road dedication, archaeology assessment, sewage disposal, proof of water, geotechnical review, providing access to water, drainage and driveway access.

Advisory Planning Commission: September 4, 2024

See attached

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

CRD Chief Building Official: No response

CRD – Protective Services Dept: August 14, 2024

The Protective Services department does have any concerns with this referral at this time. However, it is the responsibility of the owner/occupier to comply with BC Fire Code requirements with respect to public buildings and structures on site. Questions relating to BC Fire Code compliance or inspections can be forwarded to the BC Office of the Fire Commissioner at: ofc@gov.bc.ca or 1- 888-988-9488

CRD – Environmental Services Dept: No response

ATTACHMENTS

Appendix A: Bylaw 5489 & 5490
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documents
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5489

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5489, 2024".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating part of District Lot 1448, Lillooet District, Except Plans 18940 and KAP61316 from Rural Residential 1 to Rural Residential 2 designation as shown on Schedule "A"

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

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

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2024.

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

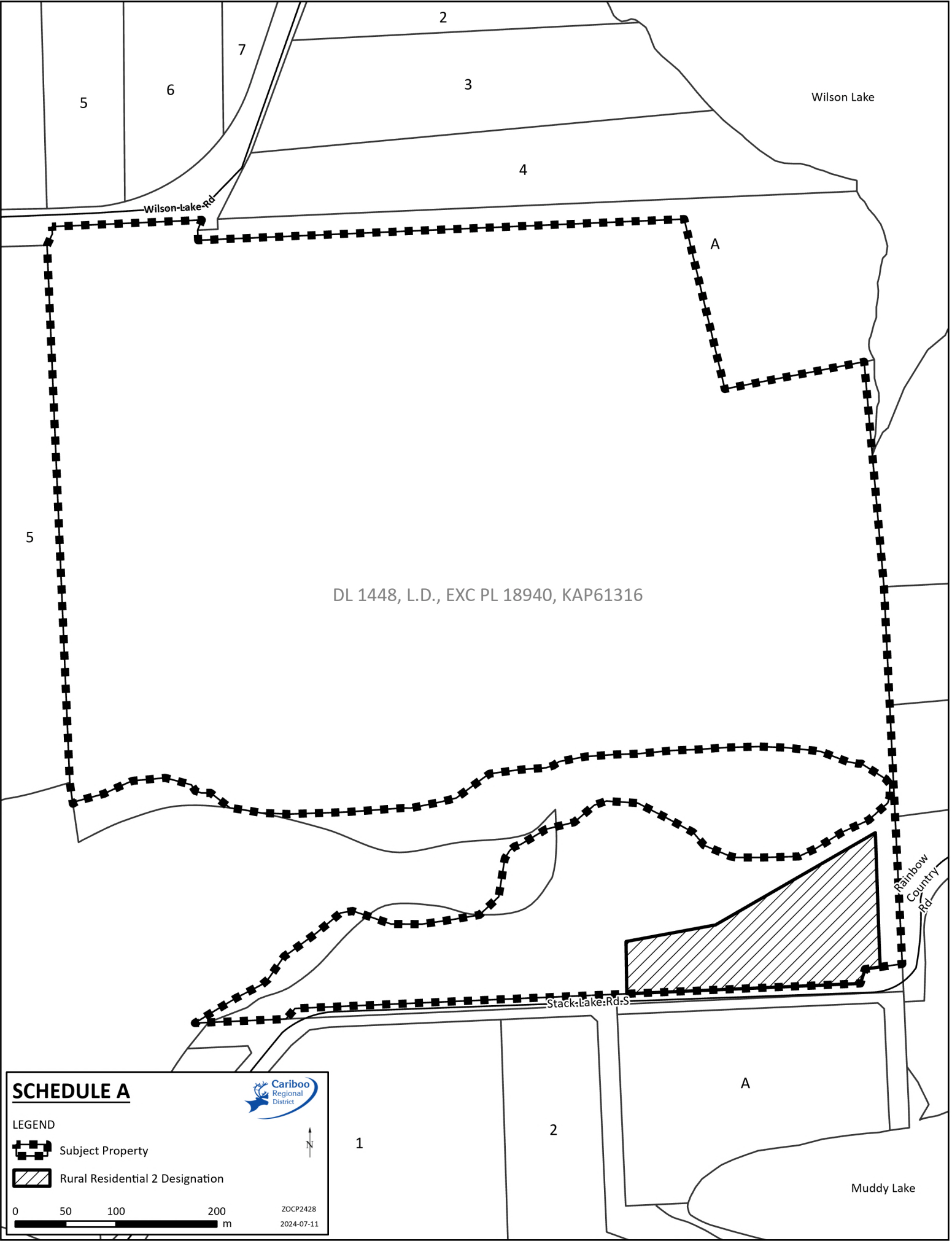
ADOPTED this _____ day of _____, 2024.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5489, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5489, 2024", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5490

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. 5490".

2. AMENDMENT

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

- i) rezoning part of District Lot 1448, Lillooet District, Except Plans 18940 and KAP61316 from Rural 1 (RR 1) to Rural 2 (RR2); as shown on Schedule "A"
- ii) amending Schedule "C" accordingly.

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

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

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2024.

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

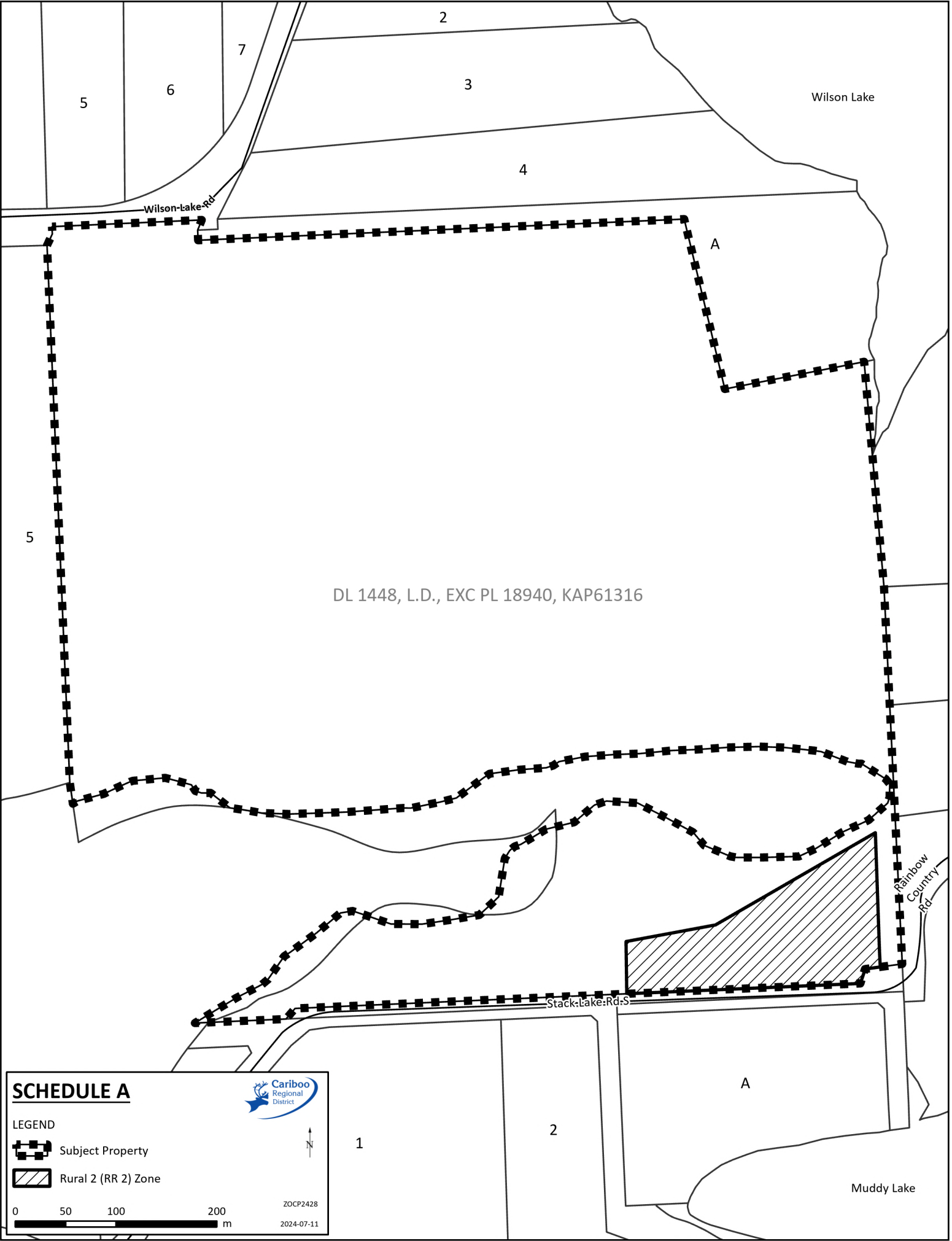
ADOPTED THIS _____ DAY OF _____, 2024.

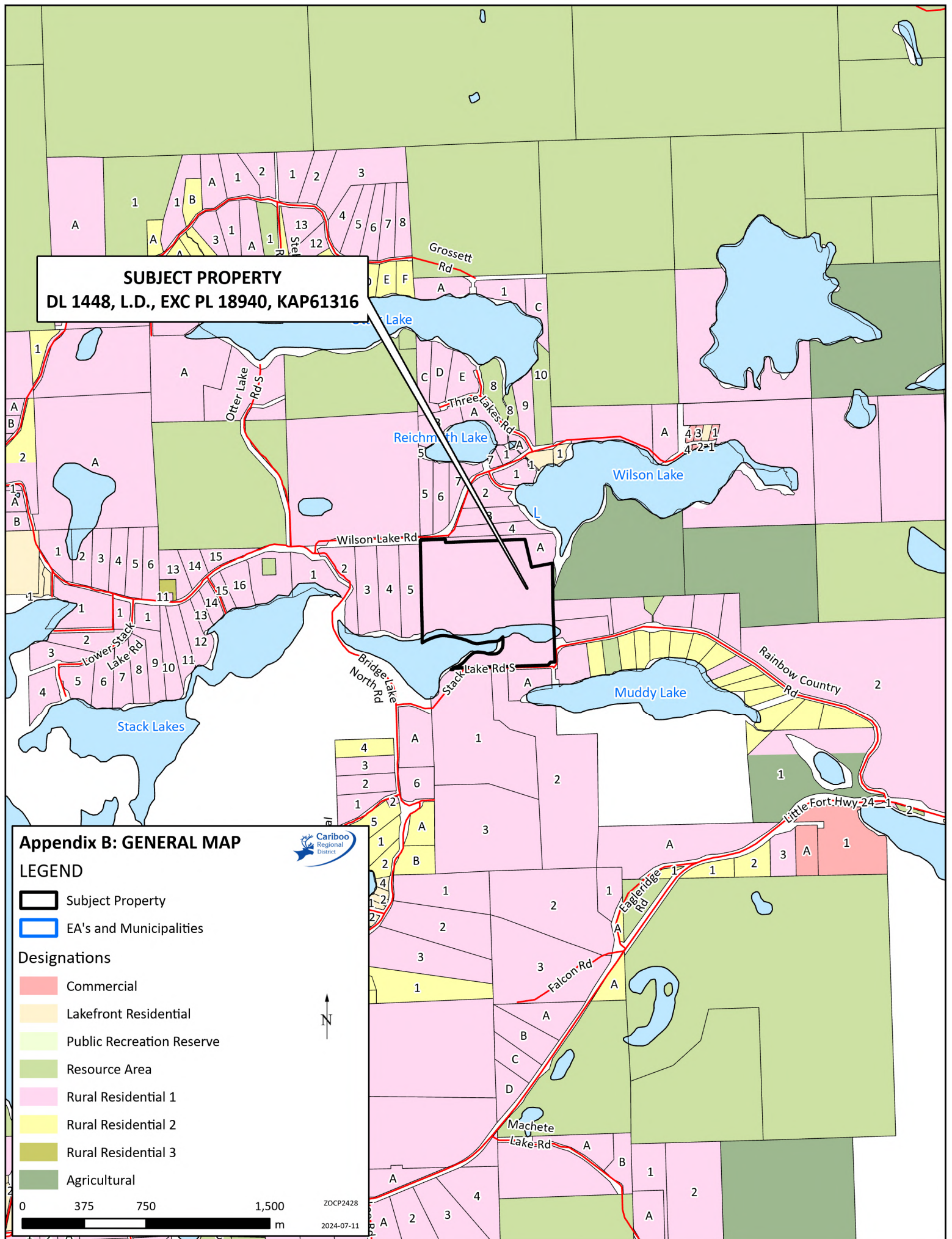
Chair

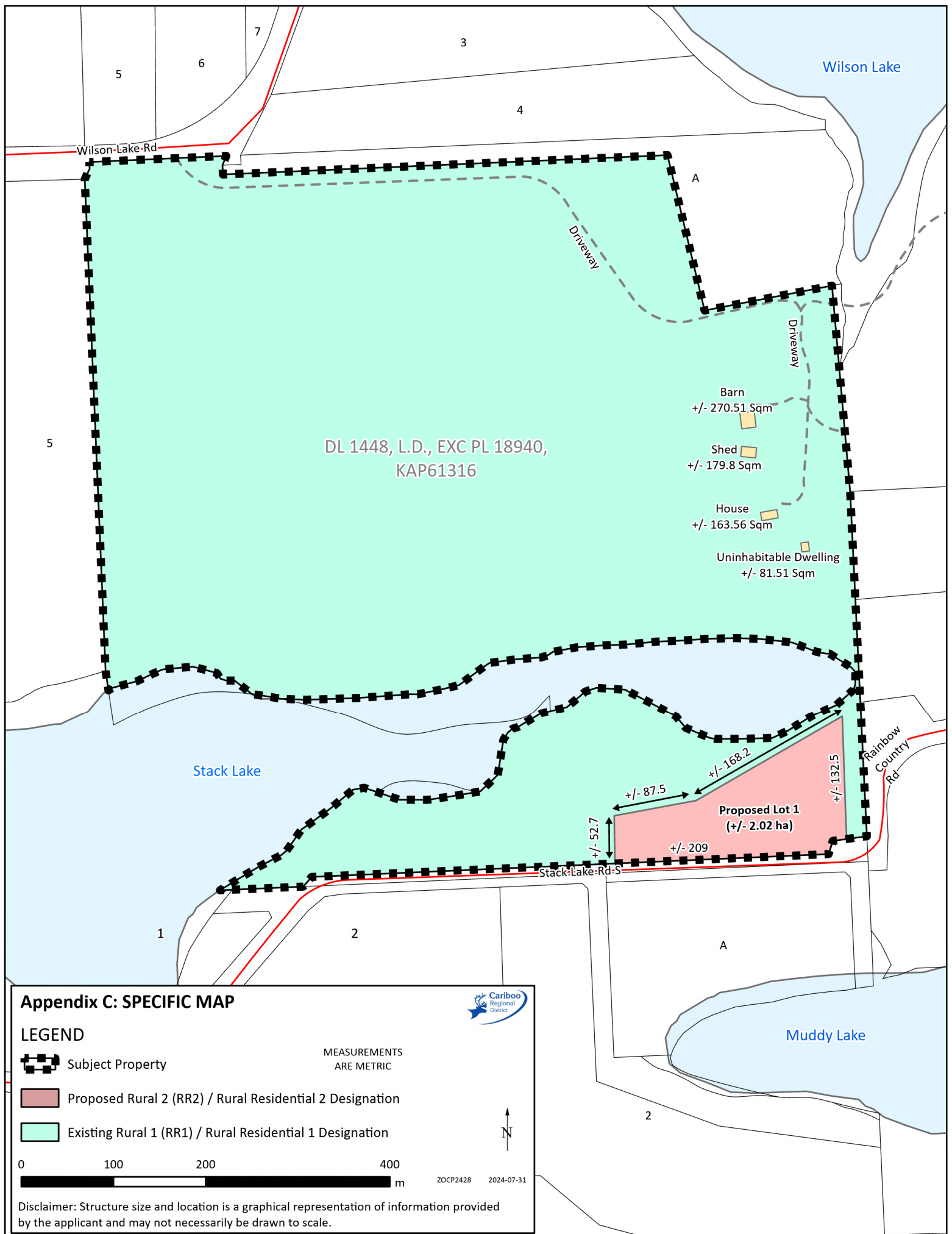
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5490, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5490, 2024", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services









SUBJECT PROPERTY
DL 1448, L.D., EXC PL 18940, KAP61316

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

0 50 100 200
m

ZOCP2428

2024-07-11



Describe the existing use of the subject property and all buildings: DL 1448 is part of a working cattle ranch; north of Stack Lake contains residence, barns, hay shed, shop, grazing, and hay field.

Describe the proposed use of the subject property and all buildings: Uses north of Stack Lake continue unaltered; proposed Lot 1 will provide one separate lot for family? for # for capital improvement? for

Describe the reasons in support for the application: Deceased Father's wishes. for family succession.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Proposed Lot 1 is mostly open land providing occasional grazing for a few head. some trees along road fence line, and brush below lake fence line.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Proposed Lot 1 slopes gently to brush → swamp → S. boundary of Stack Lake. Rem. DL 1448 slopes moderately to Stack Lake.

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
<u>on Proposed Lot 1:</u>				
Hydro	☒	☒	☒	☐
Telephone	☒	☒	☒	☐
Community Water System	☐	☒	☐	☒
Community Sewer System	☐	☒	☐	☒
Sewage Disposal System	☐	☒	☒	☐
Well	☐	☒	☒	☐
Other (please specify)	☐	☐	☐	☐

Proposed Subdivision of Part of DL 1448, Lillooet District. Except Plans 18940 and KAP61316.

0 20 40 60 metres

All distances are in metres and decimals thereof.

Scale 1:1000

● denotes standard iron post found

-x-x- denotes fence

X138.10 denotes spot elevation

Note: Elevations are on assumed datum.

SL 21

SL 22

Stack Lake

Ice Elevation=1132.50

Present Natural Boundary

DL 1448

Proposed Lot 1

5.0 Acres
2.02 ha

Common Property

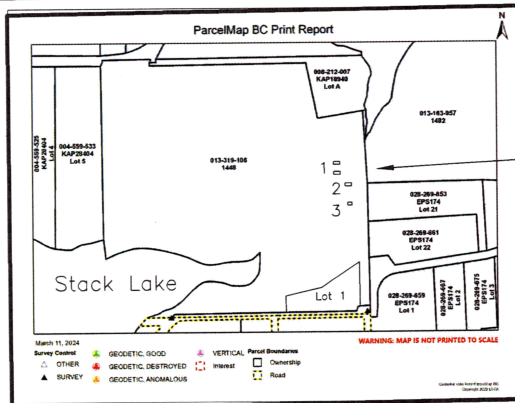
DL 1459

DL 1448
DL 1483

Stack Lake South Road

SL 1

Lot A
Plan 34510



- 1 = barns, shed
- 2 = residence
- 3 = derelict heritage home

Muddy Lake

Survey conducted March 1, 2024

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkl100@outlook.com
File: 2173
Dwg: MK-2173-PRO-2



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Sept. 4, 2024 @ 7:30 pm
Location of Meeting: Interlakes, Brown's House
File Number: 3360-20/20240028
Application Type: Rezoning/OCP Amendment
Electoral Area: L
Legal Description: District Lot 1448, Lillooet District, Except Plans 18940 and KAP61316
Property Location: 8270 Wilson Lake Rd

ATTENDANCE

Present:

Chair:

Members:

Sharron Woloshyn
Dori Denison, Greg Atherton, Steve Brown,
Gordon Ross, Ursula Hart

Recording Secretary:

Owners/Agent:

☐ Contacted but
declined to attend

Sharron Woloshyn
Jamie Law, Dan Law (owners)

Absent:

Manuela Betschart, Glen Clark

Also Present:

Electoral Area Director:

Staff Support:

Public:

Eric de Vries

-

Darrel Toews (also on our Sep 4 agenda)

RESOLUTION

Motioned by Pori Denison, seconded by Gordon Ross...

THAT application with File Number 3360-20/20240028 be SUPPORTED / REJECTED for the following reasons:

- 1) The proposed lot, currently used as a bull pen, does not reduce the crop use of the land. It has provided minimal hay production (5 bales) in the past.
- 2) There is minimal difference in the residential and non-residential uses of the change in zone and/or OCP designation.
- 3) Provides the potential of increasing overall housing in the area by combining the allowed dwellings of the proposed two lots.

For:

6

Against:

0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Greg Atherton

Seconded: Gordon Ross

CARRIED

Time: 7:50 pm

Recording Secretary

Chair