



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20240034

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5494, 2024

Electoral Area: H

Date of Referral: August 27, 2024

Date of Application: July 29, 2024

Property Owner's Name(s): Rosemary Venos

Applicant's Name: Darren Braun, Blue Sky Solutions Inc.

SECTION 1: Property Summary

Legal Description(s): District Lot 3920, Lillooet District, Except Plans 18394, 19186, 20527, KAP68285 and KAP75434

Property Size(s): 21 ha (51.9 ac.)

Area of Application: 10.5 ha. (25.95 ac.)

Location: 3598 Sellars Rd

Current Designation:

Lakeshore Residential

Rural Residential

Resource Area

Min. Lot Size Permitted:

0.4 ha. (0.99 ac.)

2 ha. (4.94 ac.)

32 ha. (79.07 ac.)

Current Zoning:

Rural 1 (RR 1)

Rural 2 (RR 2)

Rural 3 (RR 3)

Min. Lot Size Permitted:

4 ha. (9.88 ac.)

2 ha. (4.94 ac.)

0.8 ha. (1.98 ac.)

Proposed Zoning:

Rural 2 (RR 2)

Rural 3 (RR 3)

Min. Lot Size Permitted:

2 ha (4.94 ac.)

0.8 ha (1.98 ac.)

Proposal: The applicant has proposed to rezone a portion of the lot in order to subdivide the existing lot into eight lots and a remainder for residential use.

No. and size of Proposed Lots: Lot 1- 2.6 ha. (6.42 ac.)

Lot 2- 3.2 ha. (7.91 ac.)

Lot 3- 2.5 ha. (6.18 ac.)

Lot 4- 2.2 ha. (5.44 ac.)

Lot 5- 2.2 ha. (5.44 ac.)

Lot 6- 2.4 ha. (5.93 ac.)

Lot 7- 2.0 ha. (4.94 ac.)

Lot 8- 2.1 ha. (5.19 ac.)

Remainder - 3 ha. (7.41 ac.)

Existing Buildings: none

Proposed Buildings: none

Road Name: Sellars Rd

Candle Dr

Short Rd

Road Type: Paved

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

Services Available: Existing: none

Available: Hydro, telephone, 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: Hawkins Lake

unnamed creek

Lake Classification: Moderate

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	Vacant crown land	n/a
(b) South	2 Acres Or More (Outbuilding)	50.85 ha. (125.66 ac.)

(c) East	2 Acres Or More (Vacant), vacant crown land	63.65 ha. (157.26 ac.)
(d) West	Vacant Residential Less Than 2 Acres, Single Family Dwelling	0.15 ha. (0.37 ac.) - 0.29 ha. (0.71 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of a 21 ha. (51.9 ac.) subject property to allow for an eight-lot subdivision with a remainder. The subject property is currently zoned Rural 1 (RR 1), Rural 2 (RR 2), and Rural 3 (RR 3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated Rural Residential, Lakeshore Residential and Resource Area in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018 as shown in Appendix B.

The applicant has requested to rezone a 10.5 ha. (25.95 ac.) portion subject property from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone. The proposed zone currently aligns with the existing designation. The proposal includes 8 lots ranging from 2 ha. (4.94 ac.) to 3.2 ha. (7.91 ac.) and a remainder of 3.15 ha. (7.78 ac.).

Location & Surroundings:

The subject property is located at 3598 Sellars Rd, east of Hawkins Lake. The property is divided with the proposed remainder located at the lakefront and the rest of the property located approximately 300 m from the lake. The portion of the property located adjacent to the lake is mostly grass with some trees, the rest of the lot is covered by trees. A dwelling is currently located on the portion of the property that is lakefront.

The property is located adjacent to 32 other lots which range in size from 0.15 ha. (0.37 ac.) to 0.46 ha (1.14 ac.).

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.19 RURAL 2 (RR 2) ZONE

5.19.2 ZONE PROVISIONS

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

8.2 OBJECTIVES

8.2.1 Maintain the varied character of the area, by permitting a range of lot sizes.

RURAL RESIDENTIAL

- Parcels shall have a minimum site area of 2 ha (4.94 ac.).

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The proposal would allow for the future subdivision of the subject property into eight lots with a remainder. The proposal aligns with the existing designation and is in compliance with the goals of the South Cariboo Area Official Community Plan (OCP) Bylaw. The proposal preserves the rural character of the neighbourhood while creating a range in lot sizes encouraged in section 8.2 of the OCP bylaw.

The Ministry of Transportation and Infrastructure (MOTI) has not provided comments on this application.

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

The Electoral Area 'H' Advisory Planning Commission (APC) has returned comments in support of the application. The reasoning for their support is the possibility of population growth and the larger 2.02 (5 ac.) lot sizes.

The Ministry of Water, Land and Resource Stewardship (MWLRS) has provided no comments on this application.

The Ministry of Agriculture and Food (MAF) has provided a response stating they have no notable comments on the application.

Compliance with the CRD shoreland Management Policy is required. The registration of a shoreland management covenant with respect to sewage disposal systems and riparian protection will be required prior to adoption. Due to the proximity of Hawkins Lake and an unnamed creek.

The property contains an Aquatic Habitat Development Permit Area along Hawkins Lake that extends 15 meters from the natural boundary of the Lake. Before subdivision can take place, a development permit must be acquired from the planning department.

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

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5494, 2024 be read a first, second, and third time this 7th day of November, 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.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure:

No response.

Advisory Planning Commission: September 10, 2024

See attached

Ministry of Agriculture and Food: September 17, 2024

At this time, Ministry staff do not have any notable comments regarding the proposed rezoning. Please be aware that this does not suggest implicit support or non-support for the proposal.

CRD Chief Building Official:

No response.

CRD – Protective Services Dept:

No response.

ATTACHMENTS

- Appendix A: Bylaw 5494
- 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. 5494

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. 5494, 2024".

2. AMENDMENT

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

- i) rezoning part of District Lot 3920, Lillooet District, Except Plans 18394, 19186, 20527, KAP68285 and KAP75434 from Rural 1 (RR1) to Rural 2 (RR2) as shown on Schedule A; and
- ii) amending Schedules "C" and "D" accordingly.

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

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

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

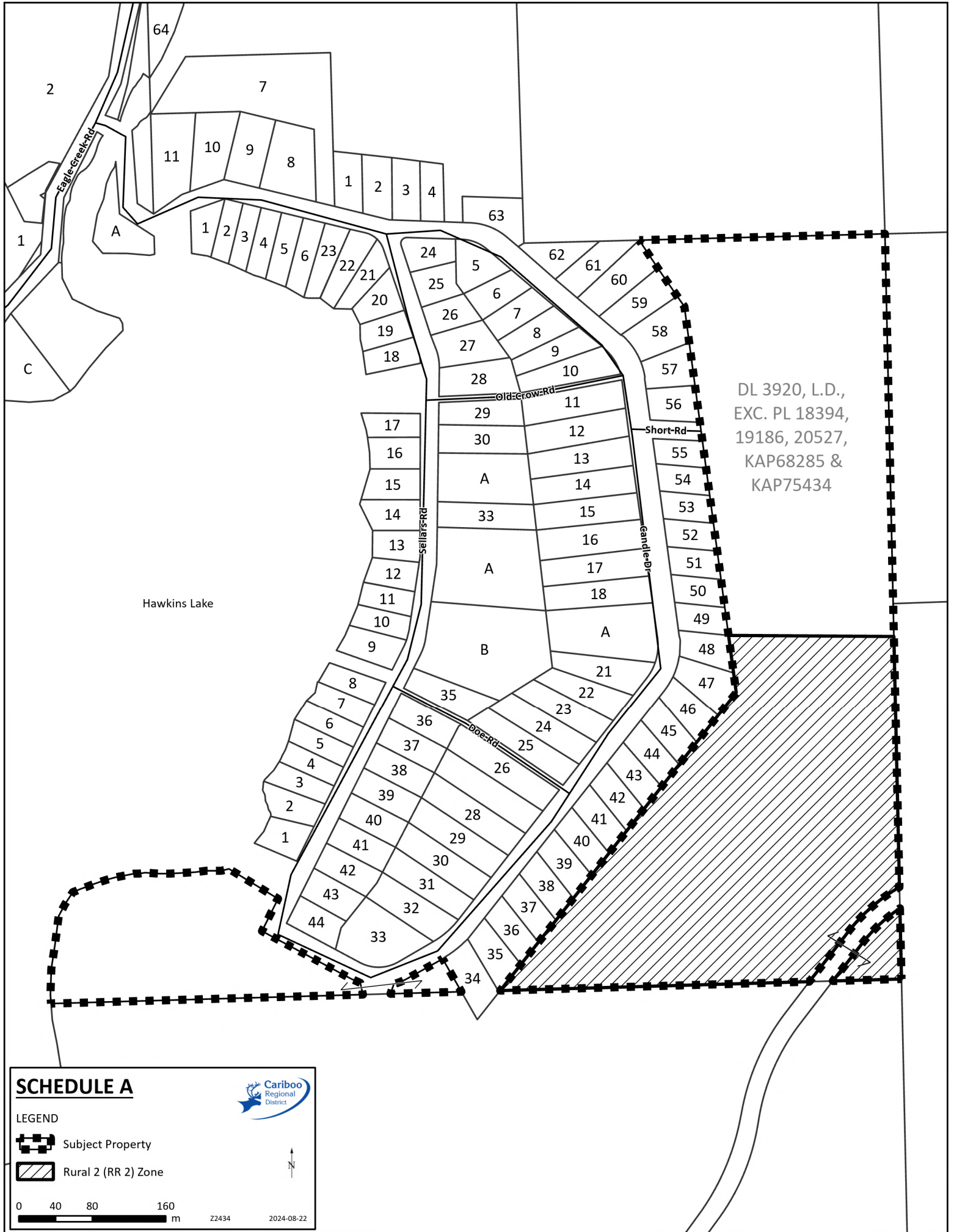
ADOPTED THIS _____ DAY OF _____, 2024.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5494, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5494, 2024", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



DL 3920, L.D.,
 EXC. PL 18394,
 19186, 20527,
 KAP68285 &
 KAP75434

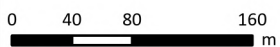
SCHEDULE A



LEGEND

Subject Property

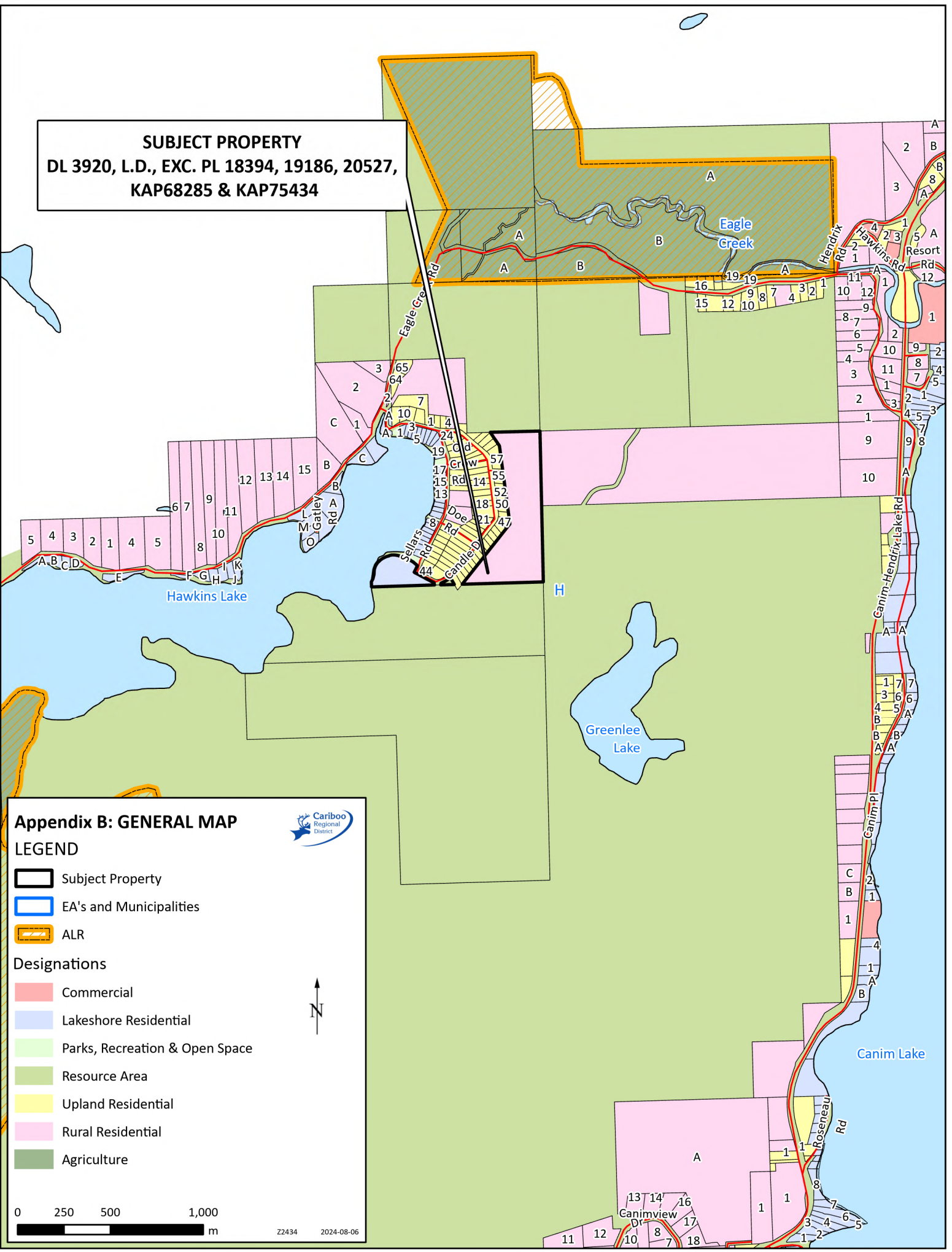
Rural 2 (RR 2) Zone




Z2434

2024-08-22




SUBJECT PROPERTY
DL 3920, L.D., EXC. PL 18394, 19186, 20527,
KAP68285 & KAP75434










Appendix B: GENERAL MAP




LEGEND

-  Subject Property
-  EA's and Municipalities
-  ALR

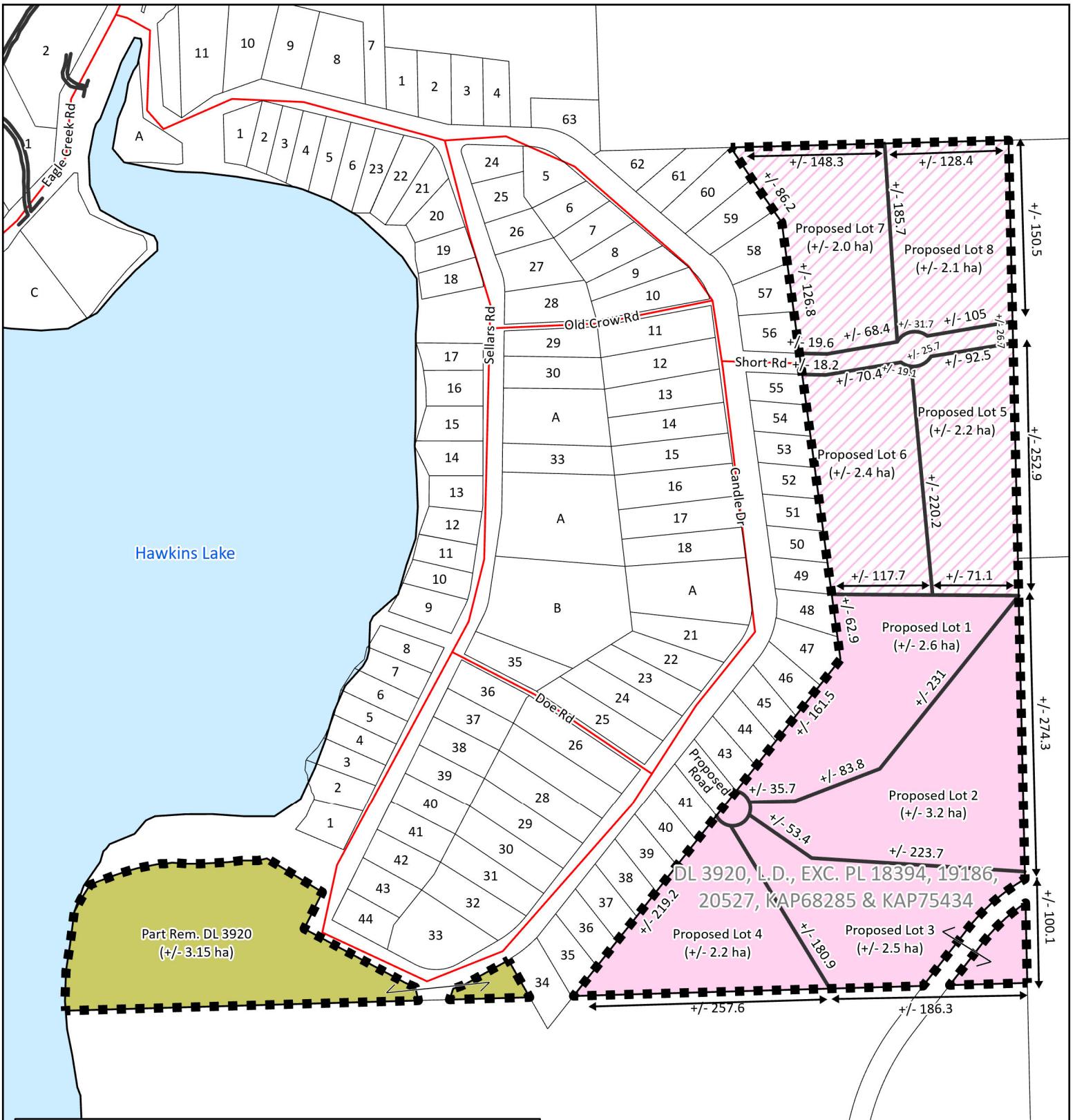
Designations

-  Commercial
-  Lakeshore Residential
-  Parks, Recreation & Open Space
-  Resource Area
-  Upland Residential
-  Rural Residential
-  Agriculture

N
↑





0 250 500 1,000
 m

Z2434 2024-08-06

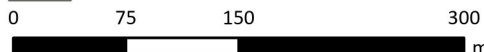


Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Rural 2 (RR 2) Zone
-  Existing Rural 2 (RR 2) Zone
-  Existing Rural 3 (RR 3) Zone

MEASUREMENTS
ARE METRIC



Z2434 2024-08-26

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
DL 3920, L.D., EXC. PL 18394, 19186, 20527,
KAP68285 & KAP75434

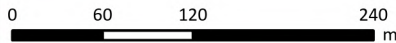


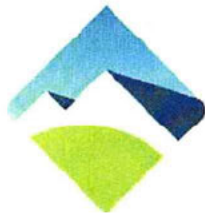
Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property





BLUE SKY
solutions

July 19, 2024

Planning and Development
Cariboo Regional District
Suite D, 180 North Third Avenue,
Williams Lake, BC V2G 2A4

Attention: Connor Ikoma, Planning Officer |

RE: Letter of Intent for Property located at 3598 Sellers Road

This letter outlines my clients proposed Development Application for the subject site and their proposal to rezone the southeast portion of the subject property from RR1 to RR2 zone in order to facilitate a future 9 lot subdivision (8 new residential lots plus lakefront remnant lot).

The property is vacant and the area proposed to be rezoned is existing forest (previously logged in the past decades), sloped but with relatively level benches throughout the hillside. These benches are anticipated to be where potential future houses would be located if the proposed development is approved by the various Government agencies (CRD and MOTI).

The proposed rezoning to RR2 is both consistent with the rural residential land use designation of the South Cariboo Official Community Plan.

We thank you for your review/consideration of the proposal and look forward to collaborating with the Cariboo Regional District.



Regards,
Darren Braun, BBC, MURP
President, Blue Sky Solutions Inc.

Describe the existing use of the subject property and all buildings: SEE ATTACHED LETTER OF INTENT

Describe the proposed use of the subject property and all buildings: SEE ATTACHED LETTER OF INTENT

Describe the reasons in support for the application: PROPOSED REZONING TO ACCOMMODATE FUTURE SUBDIVISION

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): TREE, FOREST CANOPY

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): SLOPE TERRAIN WITH FLAT BENCHES PERIPHERAL

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed Subdivision of
part of Remainder of
DL 3920, Lillooet District
and Lot 42, Plan 20527.

0m 75m 150m 225m 1:2500

Remainder SW 1/4
DL 3921

Remainder
SW 1/4 of SW 1/4
of DL 3921

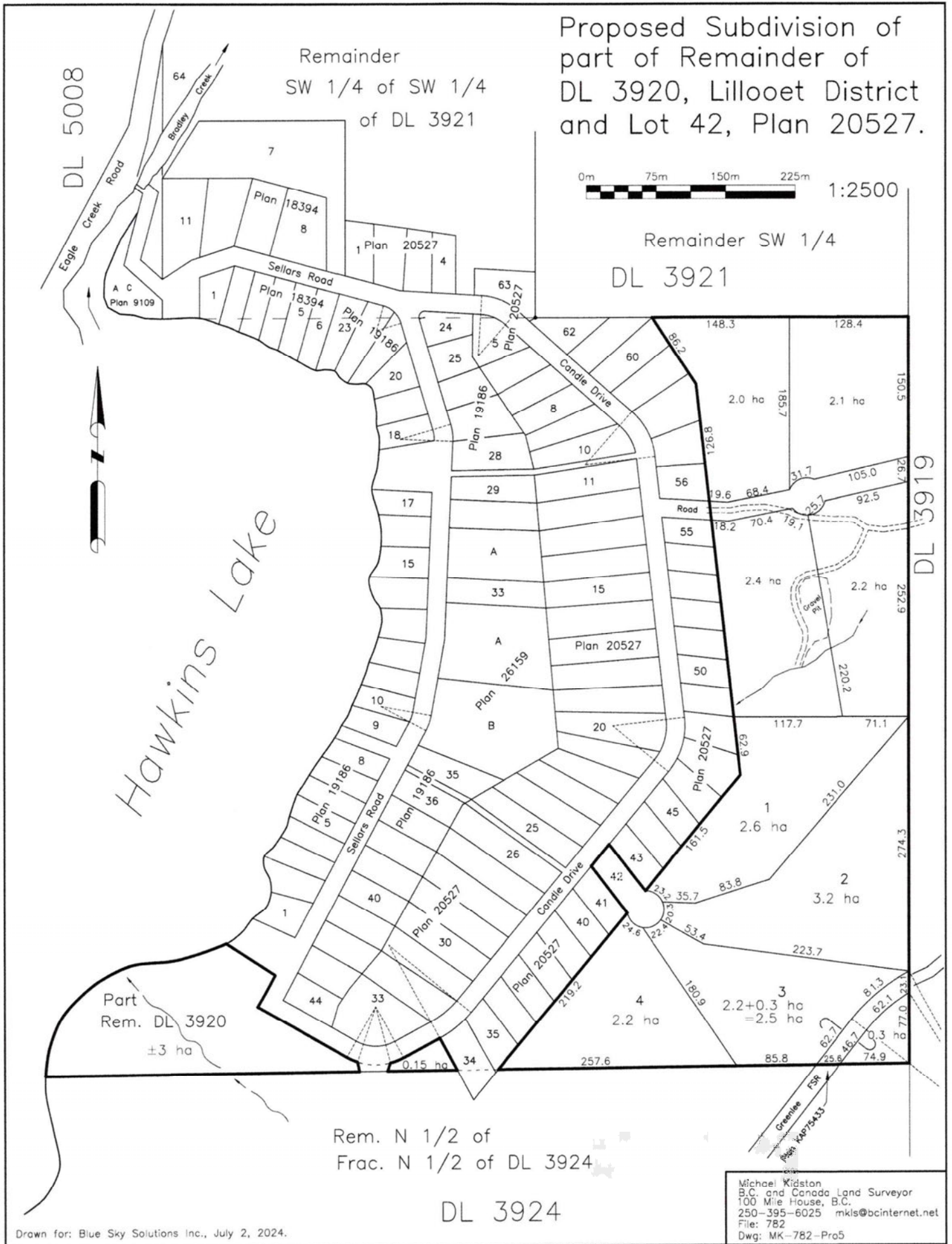
Hawkins Lake

Part
Rem. DL 3920
±3 ha

Rem. N 1/2 of
Frac. N 1/2 of DL 3924

DL 3924

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkl@bcinternet.net
File: 782
Dwg: MK-782-Pro5





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Sept 10, 2024
Location of Meeting: Forest Grove Community Hall
File Number: 3360-20/20240034
Application Type: Rezoning
Electoral Area: H
Legal Description: District Lot 3920, Lillooet District, Except Plans 18394, 19186, 20527, KAP68285 and KAP75434
Property Location: 3598 Sellars Rd

ATTENDANCE

Present:
Chair: Will VanOsch
Members: Wendy Philips Helen Kellington Lori Frame
Shelly Morton Bonnie Takraco

Recording Secretary: Shelly Morton
Owners/Agent: Darren Brown

Contacted but declined to attend

Absent: Tom Price Peter Sanders Jack Daboe
Karen Smith Elisa Mariocchi

Also Present:
Electoral Area Director: Margo Wagner
Staff Support: _____

RESOLUTION

THAT application with File Number _3360-20/20240034 be SUPPORTED / REJECTED for the following reasons:

- 1) Supporting possible population growth,

- 2) Supporting the larger (5 acre) lot sizes.

For: 6 Against: 0

CARRIED/DEFEATED

Termination:


That the meeting terminate.

Moved: Willbarch

Seconded: Lori Frame

CARRIED

Time: 7:34pm



Recording Secretary



Chair