



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20220009

**Bylaw(s):** North Cariboo Area Rural Land Use Amendment Bylaw No. 5486, 2024

**Electoral Area:** C

**Date of Referral:** July 19, 2024

**Date of Application:** February 9, 2022

**Property Owner's Name(s):** Troll Resort Ltd.

**Applicant's Name:** Brian Bennett & Scott Zacharias

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 5299, Cariboo District; and District Lot 388, Cariboo District; and All That Unsurveyed Crown Land Adjacent to District Lot 388, Cariboo District and Containing 1369.71 Hectares, More or Less.

**Property Size(s):** 1,402.56 ha (3465.80 ac.)

**Area of Application:** 1,402.56 ha (3465.80 ac.)

**Location:** 7271 Barkerville Hwy

**Current Designation:**

n/a

**Min. Lot Size Permitted:**

n/a

**Current Zoning:**

Resource / Agricultural (R/A),

Rural 1 (RR 1),

Rural 2 (RR 2),

Tourist Commercial (C 2)

**Min. Lot Size Permitted:**

32 ha (79.07 ac.),

4 ha. (9.88 ac.),

2 ha. (4.94 ac.),

4000 sq. m. (43,057 sq. ft.)

**Proposed Zoning:**

Comprehensive Development 1 (CD 1)

**Min. Lot Size Permitted:**

4000 sq. m. (43,057 sq. ft.)

**Proposal:** The applicant has proposed to legalize the existing ski resort by rezoning to align with current uses and their Resort Master Plan. Updating the zoning to align with the current uses was a requirement for the ski resort to receive provincial grant funding for expansion.

**No. and size of Proposed Lots:** no new lots.

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**Existing Buildings:** covered firewood storage - 55 sq. m. (529.01 sq. m.)  
staff housing - 155.6 sq. m. ( 1668.41 sq. m.)  
day lodge #2 - 429.7 sq. m.(4625.25 sq. m.)  
storage - 14.6 sq. m.(157.15 sq. m.)  
storage - 40.8 sq. m. (439.17 sq. m.)  
storage - 50.8 sq. m. (546.81 sq. m.)  
ski school and rental shop - 40.8 sq. m. (439.17 sq. m.)  
washrooms - 14.2 sq. m. (152.85 sq. m.)  
lift engine housing - 32.6 sq. m. (350.90 sq. m.)  
ski patrol hut - 53.7 sq. m. (578.02 sq. m.)  
day lodge #1 - 695.7 sq. m. (7488.45 sq. m.)  
lift engine housing - 21.6 sq. m. (232.5 sq. m.)  
ski club cabin and storage - 128.2 sq. m. (1379.93 sq. m.)  
garage - 96.8 sq. m. (1041.95 sq. m.)  
non permanent storage - 52.9 sq. m. (569.41 sq. m.)  
cabin w/ deck - 163.1 sq. m. (1755.59 sq. m.)  
snow cat open storage - 298.1 sq. m. (3208.72 sq. m.)  
dwelling - 185.4 sq. m. (1995.63 sq. m.)  
garage - 204.2 sq. m. (2197.99 sq. m.)  
wood working shop - 105.6 sq. m. (1136.67 sq. m.)  
storage - 60.3 sq. m. (649.06 sq. m.)  
shed - 45.3 sq. m. (487.61 sq. m.)  
accommodations - 389.0 sq. m. (4187.16 sq. m.)  
washrooms - 10.7 sq. m. (115.17 sq. ft.)  
18 various accommodations south of Hwy 26 - 13.8 sq. m. (148.54 sq. ft.) - 99.9 sq. m. (1075.31 sq. ft.)

**Proposed Buildings:** none.

**Road Name:** HWY 26

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** Highway 26

**Services Available:** Hydro, telephone, community water system, septic system.

**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:** Pinegrove Creek

Lightning Creek

**Lake Classification:** High

**Within Development Permit Area:** No

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

	Land Use:	Lot Sizes:
(a) North	Crown land	n/a
(b) South	Vacant	(89.16 ac.)
(c) East	Vacant	(2.09 ac.)
(d) West	Crown land	n/a

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### PLANNING COMMENTS

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Background:

An application to rezone two properties and adjacent crown land totaling 1,402.56 ha (3465.80 ac.) has been submitted to the Cariboo Regional District. The larger lot, District Lot 388, is 50.7 ha (125.28 ac.) and is currently zoned Rural 1 (RR 1) and Tourist Commercial (C 2) in the North Cariboo Area Rural Land Use Bylaw 3505, 1999. The portion of the property currently zoned Rural 1 (RR 1) is north of Hwy 26 and the portion zoned Tourist Commercial (C 2) is located south of Hwy 26. The smaller lot, District Lot 5299, is 2.14 ha (5.3 ac.) and is currently zoned Rural 2 (RR 2) in the North Cariboo Area Rural Land Use Bylaw 3505, 1999. The rezoning proposal also includes the Controlled Recreation Area for Troll Resorts Ltd. which is 554.30 ha. (1369.71 ac.) in size and zoned Resource/ Agricultural (R/A) in the North Cariboo Area Rural Land Use Bylaw 3505, 1999.

The applicant has applied for rezoning in order to legalize an existing ski resort. They have also applied for and been approved for provincial funding in order to construct a new ski lift. A condition of the funds being distributed by the Cariboo Regional District Economic Development Department is that the zoning for the ski resort is correct.

The applicant has proposed a Comprehensive Development (CD 1) zone in order to capture the existing complexity of the current development while allowing for future growth and development with their provincially approved Resort Master Plan.

The subject properties contain multiple structures associated with the ski resort. There are multiple structures located on the properties that are within the required setbacks. The portion of District Lot 388 that is located south of the highway has four buildings in the setbacks; one is the accommodations, 389 sq. m. (4187.16 sq. ft.), located along the highway, one is a non-permanent building, 31.5 sq. m. (339.06 sq. ft.), located along the highway, one non-permanent building 99.9 sq. m. (1075.31 sq. ft.), located along the eastern lot line, and one non-permanent building 70.6 sq. m. (759.93 sq. ft.), along the southern lot line. The same lot north of the highway has two buildings located within the required setbacks, however if rezoned the setback distance for interior lot lines would be reduced and the building location would be permitted. District Lot 5299 has two buildings that are partially located within the Highway right-of-way and partially on the lot. One of the buildings is an open storage building 289.1 sq. m. (3111.85 sq. ft.) the other is wood working shop 105.6 sq. m. (1136.67 sq. ft.). All of the lots are located outside of the CRD building inspection service area therefore setback distances were not confirmed prior to construction.

#### Location & Surroundings:

Troll Resort is located 45 km east of Quesnel along Highway 26. Pinegrove Creek passes from north to south through District Lot 388. Pinegrove creek does not have a sensitivity assessment rating in the CRD Shoreland Management Policy, therefore defaults to high sensitivity in accordance with the policy. The property is mostly forested with cleared areas used for the ski resort. To the east of District Lot 5299 are 25 lots zoned Rural 3 (RR 3). The lots are currently either vacant or contain a single- family dwelling.

#### CRD Regulations & Policies:

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

### 3.4 Economic Development

- (c) to foster tourism-related, economic development and encourage the growth and expansion of the tourism industry by including a broad range of recreational amenities in conjunction with accommodation- based businesses.



Proposed Zone:

## **8.17 COMPREHENSIVE DEVELOPMENT 1 (CD 1) ZONE**

*For the purposes of this zone, Resort Area, Cabin and Recreational Vehicle Area and Controlled Recreation Area are as shown on Schedule 'E' of this bylaw.*

### **8.17.1 USES PERMITTED**

No person shall, within any CD 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CD 1 uses, namely:

#### **(a) RESIDENTIAL USES:**

Residential uses shall be limited to the Resort Area.

- i) an accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses.

#### **(b) NON-RESIDENTIAL USES:**

1. The Resort Area shall be limited to:

- i) lodge, seasonal resort, guest ranch, health spa;
- ii) hotel, motel;
- iii) campground;
- iv) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
- v) trail riding, guide / outfitting operation;
- vi) restaurant;
- vii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- viii) rental and sales of sporting equipment as ancillary uses;
- ix) fuel service for auto, marine or aviation purposes;
- x) helicopter pad;
- xi) outdoor recreational facilities in the form of a ski hill and a trail network for foot, bicycle, ski, snowmobile and horseback traffic;
- xii) office and administration buildings;
- xiii) maintenance facilities;
- xiv) emergency facilities including fire halls, helipads, storage facilities, etc;
- xv) resort cabins;
- xvi) ancillary buildings.

2. The Cabin and Recreational Vehicle Area shall be limited to:

- i) lodge, seasonal resort, guest ranch, health spa;

- ii) resort cabins;
  - iii) ancillary buildings;
  - iv) resort recreational vehicle sites.
3. The Controlled Recreation Area shall be limited to:
- i) outdoor recreational facilities in the form of a ski hill and a trail network for foot, bicycle, ski, snowmobile and horseback traffic;
  - ii) resort cabins.

Rationale for Recommendation:

Planning staff are supportive of the proposed zoning amendment. The proposal would legalize an existing use and allow for the future expansion of the ski resort.

Due to the location of the ski resort it is unlikely that the Comprehensive Development (CD 1) zone will have any negative impacts beyond what may currently exist. The proposed zone also aligns with the resort master plan authorized by the Mountain Resorts Branch of the Ministry of Tourism, Arts, Culture and Sport. Planning staff note that there have been no concerns raised by the public regarding the existing use. There are also no bylaw enforcement files relating to the operations.

Pinegrove Creek runs through a portion of the property, therefore the Shoreland Management Policy will require the registration of covenants for riparian protection and septic design.

The Ministry of Transportation and Infrastructure (MOTI) has responded that they do not have any concern with the rezoning however the applicant will be required to: apply for and be approved for a controlled access permit for District Lot 5299 and District Lot 388, apply for and be approved for an encroachment for each building that does not meet the required 4.5m setback requirement, and that no new construction take place within the 4.5 m setback from the highway.

Electoral Area 'C' Advisory Planning Commission met on August 2<sup>nd</sup> and was in support of the application however the APC did not have quorum.

The Mountain Resorts Branch (MRB) is supportive of the proposed rezoning. They state that Troll Resort maintains an operating agreement in good standing with the province. Operation and development have been consistent with the approved Resort Master Plan. MRB believes that the rezoning will enhance Troll Resort's ability to continue to carryout their Resort Master Plan and the proposed CD zoning will allow Troll Resort to utilize funding that was awarded.

The Northern Health Authority (NHA) has not provided comments on this application.

Regional Fire Chief Roger Hollander commented that the Protective Services department does not inspect commercial properties but it is the responsibility of the owner to comply with the BC Fire Code.

In summary, planning staff are supportive of the proposed rezoning application. The proposed zone will legalize the existing use. There are multiple buildings located within the required setback distances. Planning staff require that the building located over the southern lot line of the southeast portion of District Lot 388 be moved in order to meet the required setback distance. The building is 5.17 m (16.96 ft.) over the southern lot line and has a total size of 70.6 sq. m. (759.93 sq. ft.). It will also be required that the applicant provide sufficient proof that all Ministry of Transportation and Infrastructure requirements have been met prior to adoption. The registration of a covenant for riparian protection and septic will be required prior to the adoption of this bylaw.

Recommendation:

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5486, 2024 be given first and second reading. 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.
- ii. The applicant applying for and receiving Controlled Access Permits for District Lots 5299 and 388.
- iii. The applicant applying for and receiving approval from the Ministry of Transportation and Infrastructure for each encroachment in the 4.5 m setback distance from Highway 26.
- iv. The building located over the southern lot line in the southeast portion of District Lot 388 be moved or demolished to comply with the required setback distance.

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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Health Authority:

No Response

Ministry of Transportation and Infrastructure: July 26, 2024

See attached.

Advisory Planning Commission: August 2, 2024

See attached.

Ministry of Environment and Climate Change Strategy:

No Response

CRD Chief Building Official:

No Response

CRD – Protective Services Dept: July 30, 2024

The Protective Services department does not inspect commercial properties 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.

CRD – Environmental Services Dept:

No Response

Ministry of Tourism, Arts, Culture and Sport: July 26, 2024

See attached

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## BOARD ACTION

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September 6, 2024:

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5486, 2024 be given first and second reading. Further, that adoption be subject to the following:

1. The applicant offering to enter into the entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.
2. The applicant applying for and receiving Controlled Access Permits for District Lots 5299 and 388 from the Ministry of Transportation and Infrastructure.
3. The applicant applying for and receiving approval from the Ministry of Transportation and Infrastructure for each encroachment in the 4.5 m setback distance from Highway 26.
4. The 70.6 sq. m. building located over the southern lot line in the southeast portion of District Lot 388 be moved or demolished to comply with the required setback distance.

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 5485
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Detailed Map
- Appendix E: Orthographic Map
- Other: Applicants Support Documents
  - Advisory Planning Commission Comments
  - Ministry of Transportation and Infrastructure Comments
  - Ministry of Tourism, Arts, Culture and Sports Comments
  - Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5486

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.5486, 2024".

2. AMENDMENT

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

- i. Including Section 7.24 into Schedule "A" as follows:

7.24 CD (COMPREHENSIVE DEVELOPMENT) ZONES

The purpose of the CD zone is to provide a zone that allows for the creation of comprehensive site-specific land use regulations where circumstances are such that control by conventional zones would be inappropriate or inadequate with regard to existing or future developments or to the interest of the applicant or to the public.

APPLICATION:

1. This zone shall only be created where the following conditions are met:
  - a) the proposed development is, in the opinion of the Board of Directors, considered appropriate for the site with regard to the policies and objectives of the Rural Land Use Bylaw and any other applicable plan or policy; or
  - b) the use of any other zone in the Rural Land Use Bylaw to accommodate the proposed development would, in the opinion of the Board of Directors, result in potential conflicts with the development potential of such zone; or
  - c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of the Board of Directors, is of a unique form or nature not contemplated or reasonably regulated by another zone.
2. In addition to the information required for a Rezoning Application, the applicant shall also provide the following information:
  - a) a general purpose for the zone, a list of permitted uses for the site, a list of regulations for the site, and a list of any other regulations that may apply;
  - b) a site plan and/or elevations may be required to be attached to the specific CD zone as a schedule, where, the complexity of the proposed development is such that a site plan and/or elevations may clarify or interpret the written regulations of the specific CD zone.
3. The General Provisions of the Rural Land Use Bylaw shall apply to all development within sites zoned as CD, unless such regulations are specifically excluded or modified by the CD zone.
4. If located in a Development Permit Area, the Comprehensive Development Zone shall specify the nature of development that may be permitted, or which requires a Development Permit, in accordance with the Rural Land Use Bylaw.
5. CD zones shall be designated on the Zoning Map by "CD" followed by the reference number of the CD zone.
6. CD zones shall be included in Schedule "C" to this Bylaw as follows:
  - a) Comprehensive Development 1 (CD 1) Zone.

- ii. Including Section 8.17 into Schedule "A" as follows:

8.17 COMPREHENSIVE DEVELOPMENT 1 (CD 1) ZONE

*For the purposes of this zone, Resort Area, Cabin and Recreational Vehicle Area and Controlled Recreation Areas are as shown on Schedule "E" of this bylaw.*

8.17.1 USES PERMITTED

No person shall, within any CD 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CD 1 uses, namely:

(a) RESIDENTIAL USES:

Residential uses shall be limited to the Resort Area

- i. An accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses.

(b) NON-RESIDENTIAL USES:

1. The Resort Area shall be limited to:

- i. Lodge, seasonal resort, guest ranch, health spa;
- ii. Hotel, motel;
- iii. Campground;
- iv. Recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
- v. Trail riding, guide/outfitting operation;
- vi. Restaurant;
- vii. Laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- viii. Rental and sales of sporting equipment as ancillary uses;
- ix. Fuel service for auto, marine or aviation purposes;
- x. Helicopter pad;
- xi. Outdoor recreational facilities in the form of a ski hill and a trail network for foot, bicycle, ski, snowmobile and horseback traffic;
- xii. Office and administration buildings;



- xiii. Maintenance facilities;
- xiv. Emergency facilities including fire halls, helipads, storage facilities, etc;
- xv. Resort cabins;
- xvi. Ancillary buildings.

2. The Cabin and Recreational Vehicle Area shall be limited to:

- i. Lodge, seasonal resort, guest ranch, health spa;
- ii. Resort cabins;
- iii. Ancillary buildings;
- iv. Resort recreational vehicle sites.

3. The Controlled Recreation Area shall be limited to:

- i. Outdoor recreational facilities in the form of a ski hill and a trail network for foot, bicycle, ski, snowmobile and horseback traffic;
- ii. Resort cabins.

#### 8.17.1 ZONE PROVISIONS

No person shall within any CD 1 zone, use any lot, or erect or use any buildings or structure except in accordance with the following provisions:

(a) LOT AREA (minimum):

The following table identifies the minimum lot area requirements for permitted residential and non-residential uses, excluding campgrounds and recreational vehicle parks. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY EITHER COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres 5,996 square feet	1,600 square metres 17,223 square feet	4,000 square metres 43,057 square feet
Combined Residential and Non-Residential Use	649 square metres 6,986 square feet	1,600 square metres 17,223 square feet	4,000 square metres 43,057 square feet

(b) REQUIRED YARDS (minimum):

- i. Front Yard – Setback = 7.6 metres (24.9 feet)
- ii. Exterior Side Yard - Setback = 7.6 meters (24.9 feet)
- iii. Interior Side Yard - Setback = 1.5 metres (4.9 feet)

Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the CD 1 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.

- iv. Rear Yard – Setback = 1.5 metres (4.92 feet)

(c) LOT COVERAGE (maximum): = 40%

(d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(e) WATER FRONTAGE (minimum): = 150 metres (492 feet)

(f) LODGE, RESORT, GUEST RANCH AND HEALTH SPA:

- i. Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
- ii. Percentage of Building Area for Ancillary Uses, i.e. 8.17.1 (b) 1.vii and 8.17.1 (b) 1.viii (maximum) = 25%

(g) CAMPGROUND OR RECREATIONAL VEHICLE PARK:

- i. Lot Area (minimum) = 0.8 hectare (1.98 acres)
- ii. Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare
- iii. Vehicle Space per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres
- iv. Amenity Area per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres

(h) OPEN STORAGE:

No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

(i) ANCILLARY USES, PARKING, LOADING, ETC:

In accordance with the provisions of Section 7.18 hereof

- iii. Rezoning District Lot 5299, Cariboo District from Rural 2 (RR 2) zone to Comprehensive Development 1 (CD 1) zone, and rezoning District Lot 388, Cariboo District from Rural 1 (RR 1) zone and Tourist Commercial (C 2) zone to Comprehensive Development 1 (CD 1) zone and rezoning All That Unsurveyed Crown Land Adjacent to District Lot 388, Cariboo District and Containing 1369.71 Hectares, More or Less from Resource / Agricultural (R/A) zone to Comprehensive Development 1 (CD 1) zone; and
- iv. Amending Schedule "C" accordingly; and
- v. Including Schedule "E" as attached to and forming part of this bylaw.

READ A FIRST TIME THIS 6th DAY OF September, 2024.

READ A SECOND TIME THIS 6th DAY OF September, 2024.

A PUBLIC HEARING WAS HELD ON THE 6th DAY OF February, 2025.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair

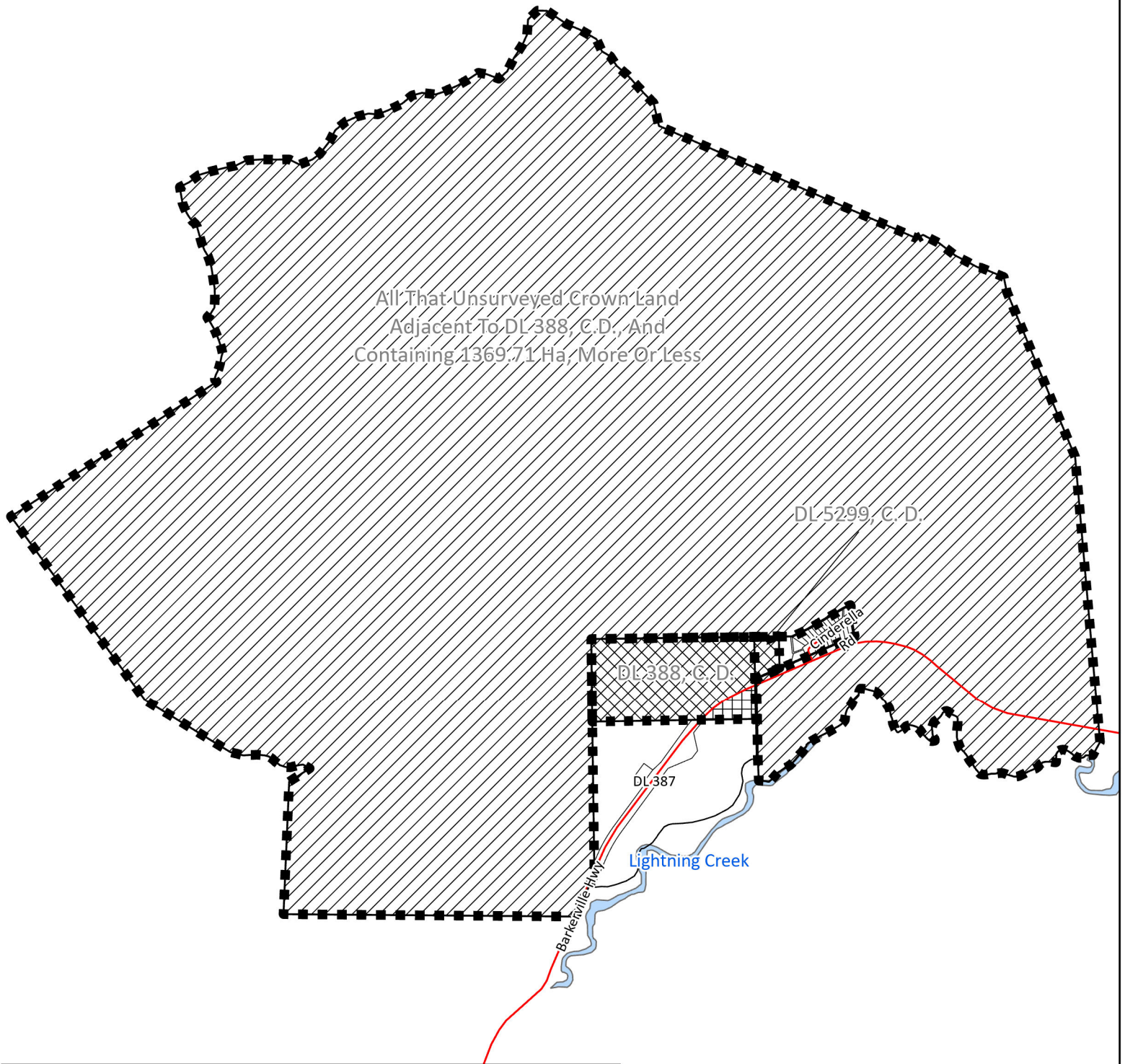
\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5486 cited as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5468, 2024", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

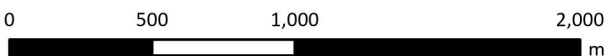
# SCHEDULE 'E'

## CD 1 Zone Map



### LEGEND

- Subject Property
- Controlled Recreation Area
- Resort Area
- Cabin and RV Site Area



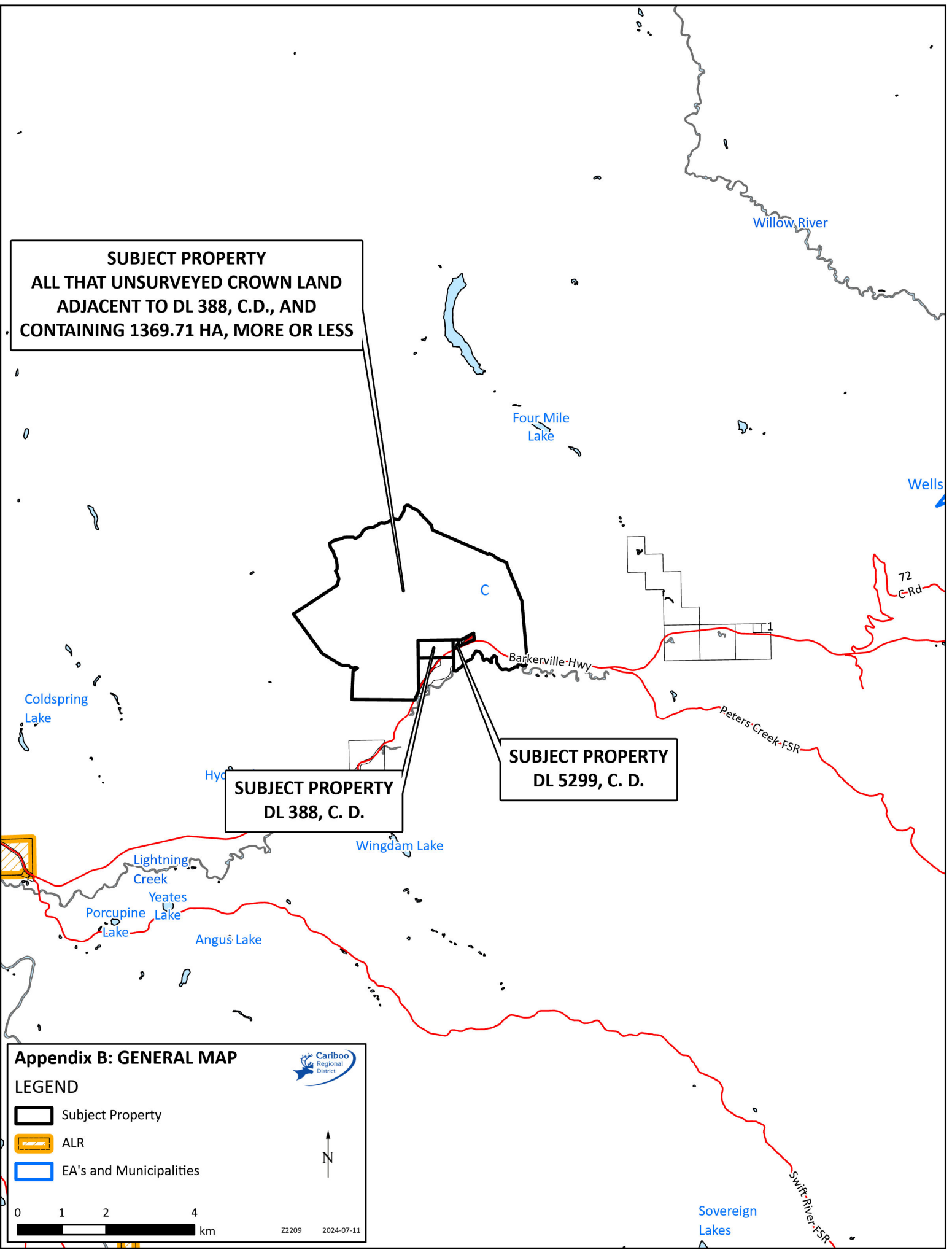
Z2209 2024-07-18

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**  
**ALL THAT UNSURVEYED CROWN LAND**  
**ADJACENT TO DL 388, C.D., AND**  
**CONTAINING 1369.71 HA, MORE OR LESS**

**SUBJECT PROPERTY**  
**DL 388, C. D.**

**SUBJECT PROPERTY**  
**DL 5299, C. D.**

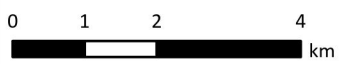


**Appendix B: GENERAL MAP**



**LEGEND**

- Subject Property
- ALR
- EA's and Municipalities



Z2209 2024-07-11

All That Unsurveyed Crown Land  
Adjacent To DL 388, C.D., And  
Containing 1369.71 Ha, More Or Less

DL 5299, C. D.

DL 388, C. D.





DL 387

Lightning Creek

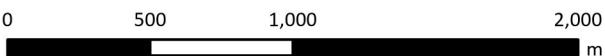


### Appendix C: SPECIFIC MAP

#### LEGEND

-  Subject Property
-  Controlled Recreation Area
-  Resort Area
-  Cabin and RV Site Area

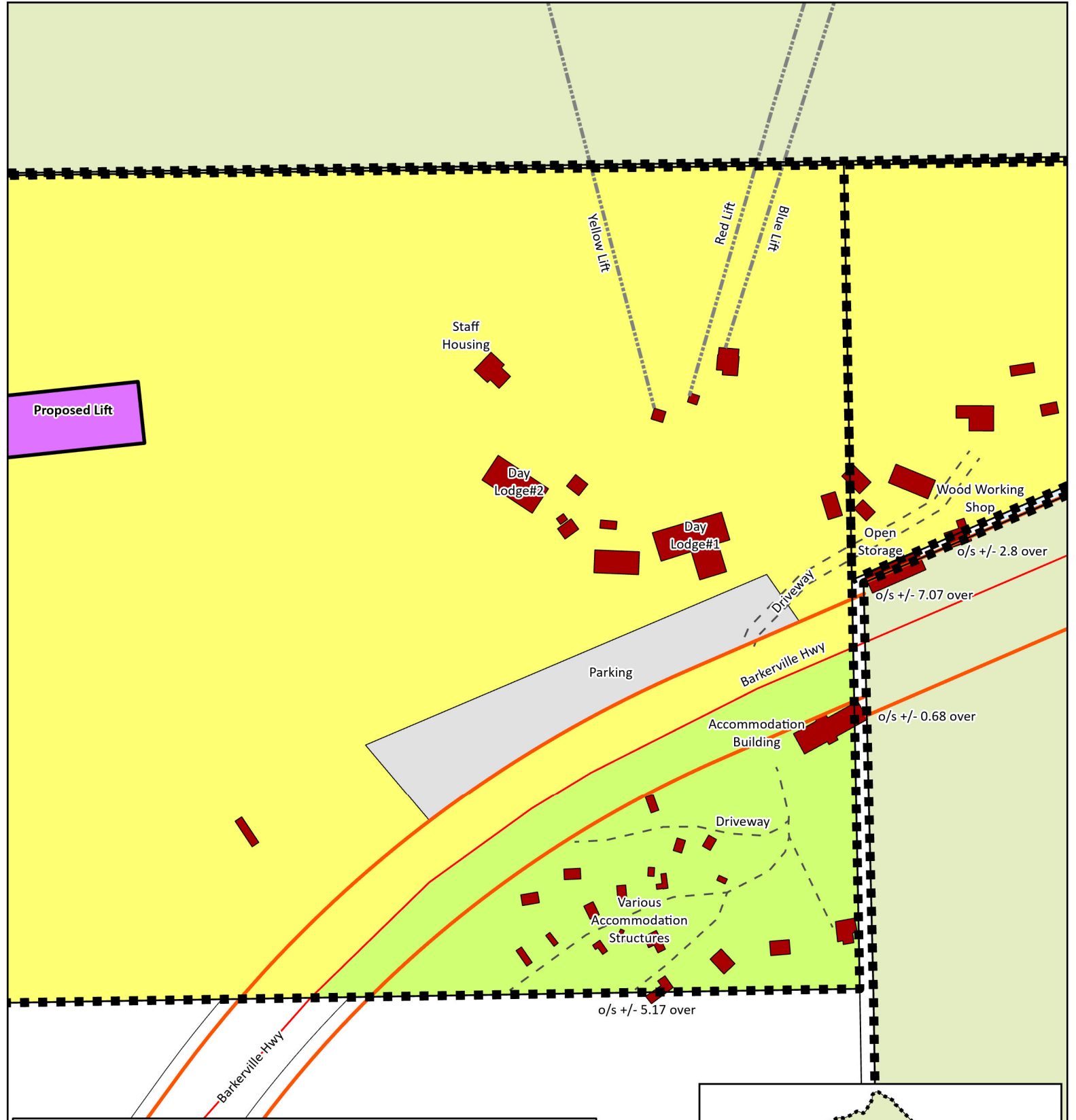
MEASUREMENTS  
ARE METRIC



Z2209 2024-07-12







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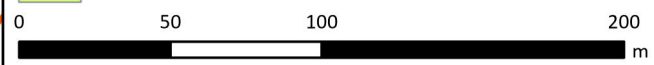


**Appendix D: DETAILED MAP**

**LEGEND**

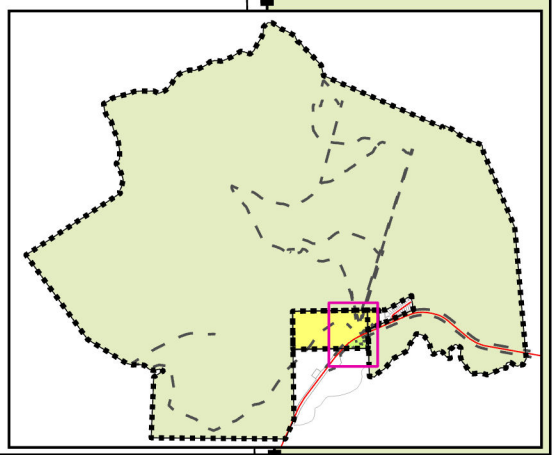
-  Subject Property
-  Controlled Recreation Area
-  Resort Area
-  Cabin and RV Site Area

MEASUREMENTS ARE METRIC



Z2209 2024-07-17

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 388, C. D., DL 5299, C. D.,  
ALL THAT UNSURVEYED CROWN LAND  
ADJACENT TO DL 388, C.D., AND  
CONTAINING 1369.71 HA, MORE OR LESS

**SUBJECT PROPERTY**  
DL 5299, C. D.

**SUBJECT PROPERTY**  
DL 388, C. D.

**Appendix E: GENERAL MAP ORTHO**



**LEGEND**

 Subject Property



0 400 800 1,600 m

Z2209 2024-07-10

Maxar



Describe the existing use of the subject property and all buildings: Seasonal Recreational & commercial use

Describe the proposed use of the subject property and all buildings: Seasonal Recreational & commercial use

Describe the reasons in support for the application: To update zoning to conform with land use bylaws and any future uses of the two titled parcels and the existing Controlled Recreation Area (CRA)

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Pine Grove Creek flows through the CRA and DL 388, Mountain area located on the Barkerville highway.

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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>septic systems</u>				



File No: 5400222

April 3, 2024

Connor Ikoma  
Planning Officer 1  
Cariboo Regional District  
Suite D, 180 North Third Avenue  
Williams Lake, BC V2G 2A4  
Via Email: [cikoma@cariboord.ca](mailto:cikoma@cariboord.ca)

Dear Connor,

**Re: Application for Rezoning of the Controlled Recreation Area at Troll Ski Resort**

---

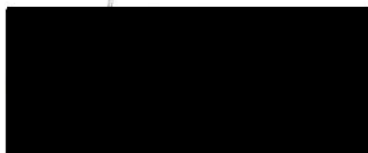
Brian Bennett, acting as an agent on behalf of Troll Resort Ltd, has applied to the Cariboo Regional District (CRD) to rezone the Controlled Recreation Area from Resource/Agricultural to Comprehensive Development. Our office understands that the CRD is recommending this update to the zoning to address the existing recreational development and operations on Crown land as well as better support the future interests of the resort.

This letter will confirm that Brian Bennett and Troll Resort Ltd. are authorized to act as agents on behalf of the Ministry of Tourism, Arts, Culture and Sport with respect to the rezoning application over the Controlled Recreation Area, shown on the attached map.

Troll Resort Ltd. is operating under an approved [Master Plan](#) and Operating Agreement with the Province. The Mountain Resorts Branch administers all land and forestry authorizations for recreational infrastructure and development within the Controlled Recreation Area and we would appreciate the opportunity to review the custom Comprehensive Development zoning that is intended to be developed through this application process to ensure that it aligns with the approved Master Plan and Operating Agreement.

I trust that this letter is sufficient to allow the Cariboo Regional District to accept and process the application required for this rezoning. Please feel free to call or email me if you require further information, 250-312-7415 or [Tori.Meeks@gov.bc.ca](mailto:Tori.Meeks@gov.bc.ca).

Sincerely,



Tori Meeks  
Senior Manager, Major Projects  
Mountain Resorts Branch

Page 2

cc: Hildur Sinclair, Troll Mountain Resort. Via Email: [hildur@telus.net](mailto:hildur@telus.net)

Brian Bennet, Agent. Via Email: [bbennett.surv@gmail.com](mailto:bbennett.surv@gmail.com)



Our File: 5400222

June 21, 2023

Beth Holden  
Regional Economic & Community Development Officer  
Cariboo Regional District  
Suite D, 180 North Third Avenue  
Williams Lake, BC V2G 2A4  
Via Email: [bholden@cariboord.ca](mailto:bholden@cariboord.ca)

Dear Beth Holden:

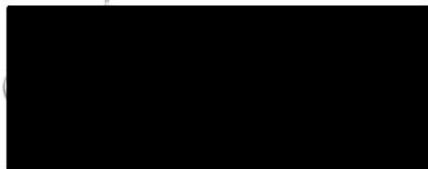
**Re: Destination Development Fund – Troll Mountain Resort**

Further to your email earlier today, I understand that the Cariboo Regional District is working on an application for the Destination Development Fund to assist in the expansion of ski terrain at Troll Mountain Resort.

This development proposal is located primarily on Crown land within the Controlled Recreation Area for Troll Mountain Resort. The resort is operating under an approved Operating Agreement. The terrain expansion and recreational improvements are consistent with the existing approved Master Plan and will assist in growing the recreational offerings at the resort. The Mountain Resorts Branch has executed the land and forestry authorizations for the improvements. This application and funding through the Destination Development would support and safeguard provincial revenues, support events like the BC 2024 Winter Games, enhance tourism, visitation and support ongoing resort operations and development.

Please accept this letter of support from the Mountain Resorts Branch and feel free to reach out to me should you require more information. I can be reached by phone at 250-312-7415 or by email at [Tori.Meeks@gov.bc.ca](mailto:Tori.Meeks@gov.bc.ca).

Sincerely,



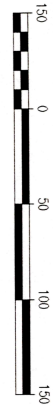
Tori Meeks  
Senior Manager, Major Projects  
Mountain Resorts Branch

cc: Hildur Sinclair, Troll Mountain Resort. Via Email: [hildur@telus.net](mailto:hildur@telus.net)

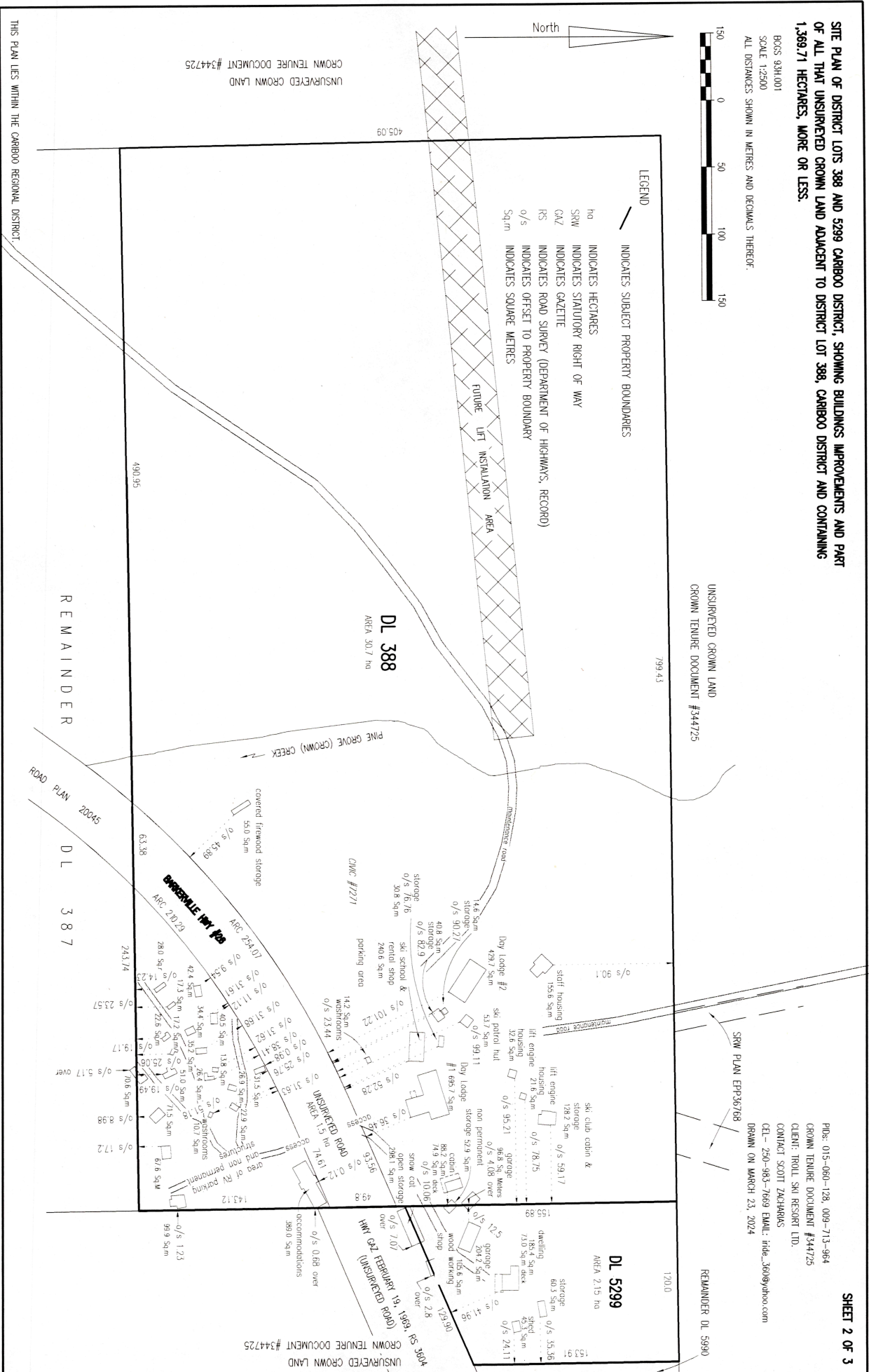


**SITE PLAN OF DISTRICT LOTS 388 AND 5299 CARIBOO DISTRICT, SHOWING BUILDINGS IMPROVEMENTS AND PART OF ALL THAT UNSURVEYED CROWN LAND ADJACENT TO DISTRICT LOT 388, CARIBOO DISTRICT AND CONTAINING 1,369.71 HECTARES, MORE OR LESS.**

BCCS 93H/001  
SCALE 1:2500  
ALL DISTANCES SHOWN IN METRES AND DECIMALS THEREOF.



- LEGEND**
- INDICATES SUBJECT PROPERTY BOUNDARIES
  - ▨ INDICATES HECHARES
  - SRW INDICATES STATUTORY RIGHT OF WAY
  - GAZ INDICATES GAZETTE
  - RS INDICATES ROAD SURVEY (DEPARTMENT OF HIGHWAYS, RECORD)
  - o/s INDICATES OFFSET TO PROPERTY BOUNDARY
  - Sq/m INDICATES SQUARE METRES



THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.

PHS: 015-060-128, 009-713-964  
CROWN TENURE DOCUMENT #344725  
CLIENT: TROLL SKI RESORT LTD.  
CONTACT: SCOTT ZACHARAKS  
TEL: 250-983-7669 EMAIL: info\_360@yahoo.com  
DRAWN ON MARCH 23, 2024

UNSURVEYED CROWN LAND  
CROWN TENURE DOCUMENT #344725

UNSURVEYED CROWN LAND  
CROWN TENURE DOCUMENT #344725

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area "C" advisory planning commission held on Aug 2/24  
at 6:00 PM in the CRD office, located at Puzzuel, BC, commencing

**PRESENT:** Chair Lorne Walker.  
Recording Secretary - John Massier.  
Members Tom Maxwell  
Lorne Walker  
Warren Reis.

**ABSENT:** Dennis Asher  
Lynn Rhinney  
Charlene Lawrence.

**ALSO PRESENT:** Electoral Area Director John Massier "C"  
Staff support (if present)

Agenda Items Rezoning file # 3360-20 2022009 North Cariboo Rural Land Use  
Amendment Bylaw 5486, 2024 - Electoral Area "C"  
~~TEXT AMENDMENTS - SECONDARY SUITE AND DETACHED ACCESSORY~~  
~~DWELLING UNIT REGULATIONS~~

1 : "THAT the text amendments regarding secondary suite and detached  
accessory dwelling unit regulations be supported/rejected for the following reasons:

- i) moved to support rezoning proposal - Tom
- ii) 2<sup>nd</sup> - Warren.

For: 3 Against: 0

CARRIED/DEFEATED

Termination

1 : That the meeting terminate.

CARRIED

Time: [Redacted]  
Recording Secretary [Redacted]

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220009

Date: February 6, 2025

Location: Cottonwood Community Hall

Re: NORTH CARIBOO AREA RURAL LAND USE ZONING AMENDMENT BYLAW NO. 5486, 2024

Persons Present:

- Director: John Massier
- Owner(s): Troll Resort Ltd.
- Agent: Brian Bennett & Scott Zacharias
- Public: See attached list
- Staff:
- No public in attendance (excluding owner/agent)

- Meeting called to order at 7:02
- 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:

*no concerns from members attending.*

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:18. (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.

[Redacted Signature]

Signature of Chair



Public Hearing Attendance

"North Cariboo Area Rural Land Use Amendment Bylaw No. 5486, 2024"

Date of Public Hearing: February 6, 2025

Application: 7271 Barkerville Hwy (3360-20/20220009)

Name	Address
John Massier	4173 Barkerville Hwy.
KAY KYDD	4261 " "
Joyce KYDD	4261 Sorcum Rd.
Bill Eisma	7396 Cinderella Rd
BRIAN BENNETT	1112 WEST FRASER Rd.
Scott Zacharias	Troll
Audrey Sinclair	Troll.