



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20240055

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw 5497, 2025

Electoral Area: L

Date of Referral: January 6, 2025

Date of Application: December 11, 2024

Property Owner's Name(s): Alan Single

Applicant's Name: Michael Kidston Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 13, District Lot 4048, Lillooet District, Plan 22971

Property Size(s): 4.05 ha. (10 ac.)

Area of Application: 4.05 ha. (10 ac.)

Location: 6269 Garrett Rd

Current Designation:

Rural Residential

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: The applicant is proposing the rezoning of the property to allow for the subdivision of the lot into two lots.

No. and size of Proposed Lots: Lot 1 - 2.1 ha (5.19 ac.)

Lot 2 - 2.0 ha (4.94 ac.)

No. and size of Proposed Lots: Lot 1 - 2.1 ha (5.19 ac.)
Lot 2 - 2.0 ha (4.94 ac.)

Existing Buildings: House - 71.12 sq. m. (765.53 sq. ft.)
Garage - 97.11 sq. m. (1045.31 sq. ft.)
Shed - 10.54 sq. m. (113.45 sq. ft.)
Greenhouse - 19.37 sq. m. (208.54 sq. ft.)
Shed - 14.61 sq. m. (157.26 sq. ft.)

Proposed Buildings: none.

Road Name: Garrett Rd

Road Type: Paved

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

Services Available: Hydro, telephone, sewage disposal system, well, natural gas.

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: n/a

Lake Classification: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Single Family Dwelling, Duplex)	4.2 ha. (10.38 ac.)
(b) South	2 Acres Or More (Single Family Dwelling, Duplex)	4.06 ha (10.06 ac.)- 4.07 ha. (10.06 ac.)
(c) East	2 Acres Or More (Vacant)	4.05 ha. (10 ac.)
(d) West	2 Acres Or More (Single Family Dwelling, Duplex)	4.05 ha. (10 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the 4.05 ha (10 ac.) subject property in order to allow for a two-lot subdivision. 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 in the South Cariboo Area Official Community Plan Bylaw No. 5171, 2018 as shown in Appendix B.

The proposed zone is consistent with the existing Official Community Plan designation. Proposed Lot 1 is 2.1 ha (5.19 ac.), and proposed Lot 2 is 2.0 ha (4.94 ac.) as shown in Appendix C.

Location & Surroundings:

The subject property is located at 6269 Garrett Rd, 2 km south of Horse Lake. The property is mostly flat and is cleared around the existing house with the remainder of the lot treed. The property is surrounded by lots with single family dwelling. The lot size of surrounding properties is 4.05 ha. (10 ac.) however there are multiple lots within 1.5 km of the subject property that are approximately 2 ha. (4.94 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)

5171 - South Cariboo Area Official Community Plan Bylaw, 2018

8.2 OBJECTIVES

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

8.2.3. Provide a range of lot sizes that reflect the goal of maintaining a rural character.

RURAL RESIDENTIAL

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

Horse Lake

- 8.3.22 Recognizes the potential for additional residential development in the Horse Lake community subject to:
- i Demonstrated demand;
 - ii Adequate water supply from a community water system or on-site well;
 - iii Well and moderately drained soils suitable for on-site wastewater disposal (e.g. Helena, Tyee, Buffalo, Canim, Exeter, Eugene);
 - iv Good access to the major road network;
 - v Slopes under 30%;
 - vi Avoidance of flood and geotechnical hazards;
 - vii Avoidance of environmentally sensitive areas;
 - viii Land outside the ALR; and
 - ix Land not within a Provincial Forest.

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 two lots. The proposed lot sizes are similar to lots that have recently been rezoned in the general vicinity and will align with the objectives and policies of the South Cariboo Area Official Community Plan.

The Ministry of Transportation and Transit (MOTT) has provided comments stating they have no objections to the proposed rezoning and state the comments in no way constitute subdivision approval. The items they will consider at the subdivision stage may include access, drainage, archaeology, road dedication, proof of water, and sewage disposal.

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

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

The Electoral Area 'L' Advisory Planning Commission (APC) has returned comments in support of the application. The comments in support of the application include the proposal is inline with what has previously been approved by the CRD Board, that the proposed lots are larger than 5 ac. which will support well and septic, and the proposal is in line with the South Cariboo Area Official Community Plan to direct density to where there is road access and services.

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.

In summary, planning staff are supportive of the proposed rezoning application. The proposed zone meets the intent of sections 8.2 and 8.3.22 of the South Cariboo Area Official Community Plan and is considered a reasonable proposal given adjacent neighbourhood densities.

Recommendation:

1. That South Cariboo Area Zoning Amendment Bylaw No. 5497, 2025 be read a first, second, and third time this 21st day of March 2025.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5497, 2025 be adopted this 21st day of March 2025.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure: January 8, 2025

The Ministry of Transportation and Transit has no objection in principle to the proposed rezoning. Please note this in no way constitutes subdivision approval.

Items to be considered at the subdivision stage may include but not limited to:

- Access
- Drainage
- Archaeology
- Road dedication
- Proof of Water
- Sewage Disposal

Advisory Planning Commission: January 29, 2005

See attached

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife:

Parks:

No Response

CRD Chief Building Official: January 8, 2025

No objections

CRD – Environmental Services Dept: January 8, 2025

No issues

ATTACHMENTS

- Appendix A: Bylaw 5497
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5497

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 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. 5497, 2025".

2. AMENDMENT

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

- i) rezoning Lot 13, District Lot 4048, Lillooet District, Plan 22971 from Rural 1 (RR 1) to Rural 2 (RR 2); and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2025.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME THIS _____ DAY OF _____, 2025.

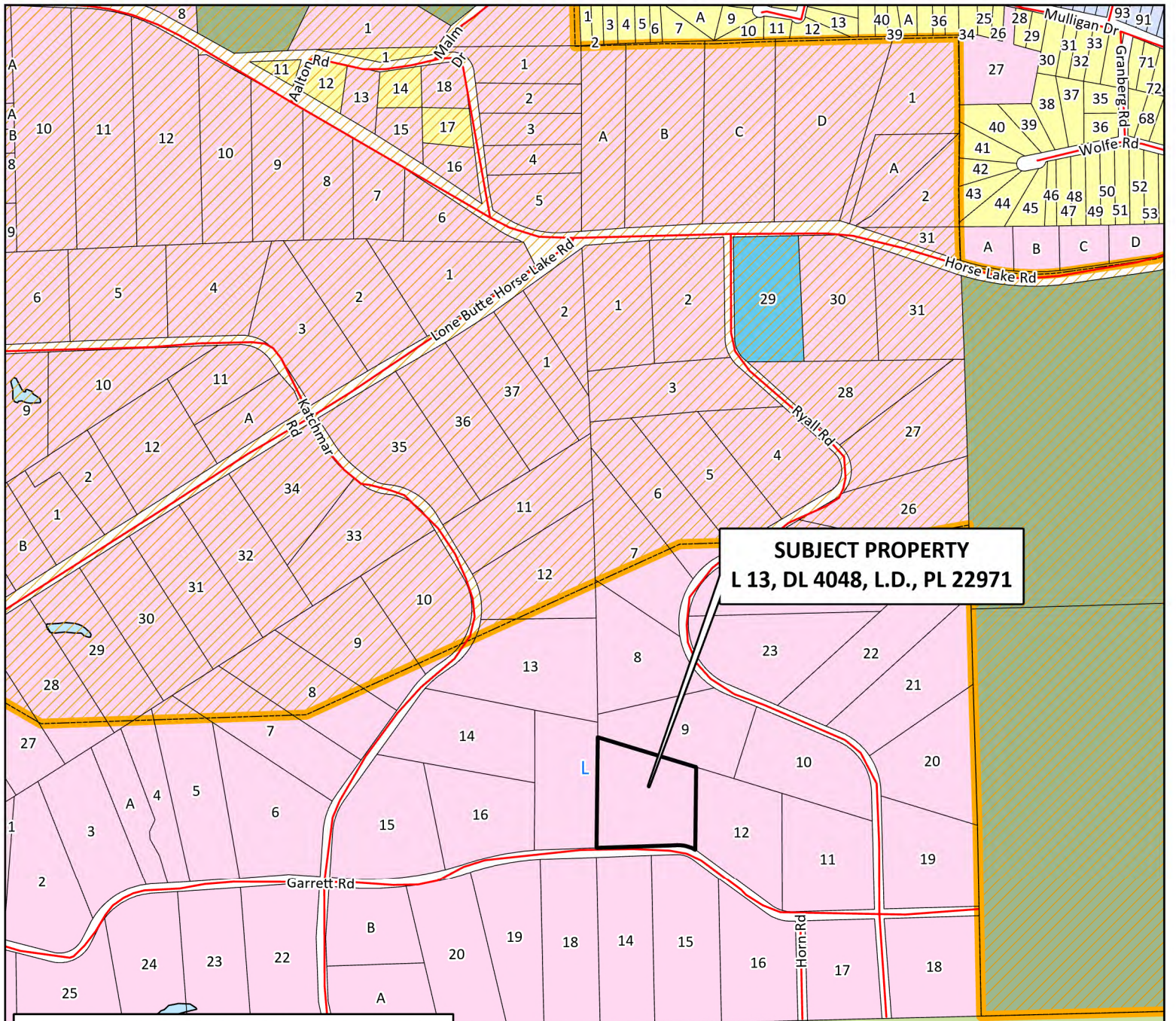
ADOPTED THIS _____ DAY OF _____, 2025.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5497, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5497, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2025.

Corporate Officer



SUBJECT PROPERTY
L 13, DL 4048, L.D., PL 22971

Appendix B: GENERAL MAP

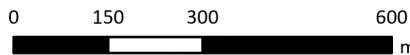


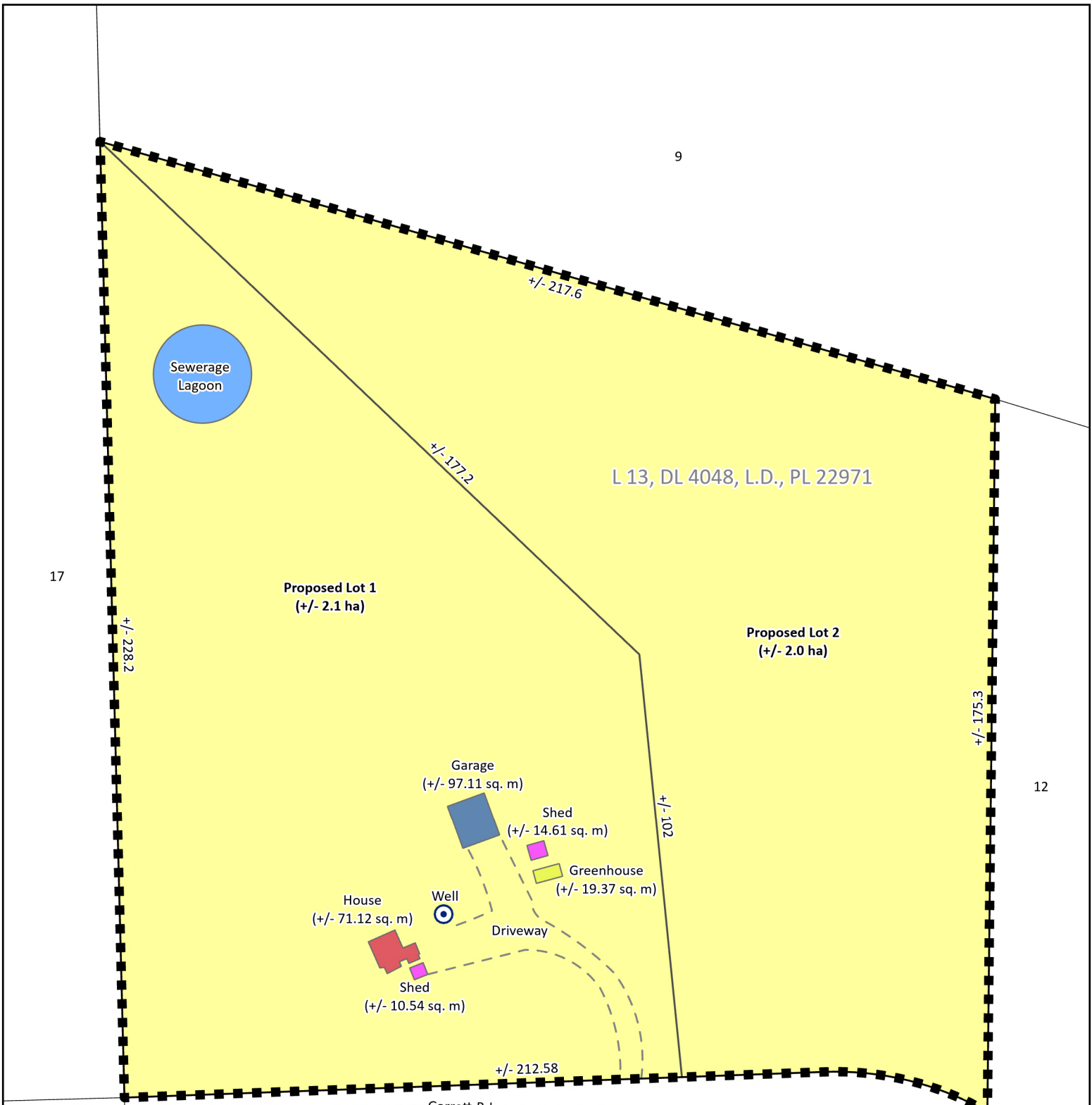
LEGEND

- Subject Property
- EA's and Municipalities
- ALR

Designations

- Acreage Residential
- Agriculture
- Institutional
- Lakeshore Residential
- Resource Area
- Rural Residential
- Upland Residential





L 13, DL 4048, L.D., PL 22971

Proposed Lot 1
(+/- 2.1 ha)

Proposed Lot 2
(+/- 2.0 ha)

Garage
(+/- 97.11 sq. m)

Shed
(+/- 14.61 sq. m)

Greenhouse
(+/- 19.37 sq. m)

House
(+/- 71.12 sq. m)



Shed
(+/- 10.54 sq. m)

Garrett-Rd

Appendix C: SPECIFIC MAP



LEGEND

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

MEASUREMENTS
ARE METRIC



Z2455 2025-01-07


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

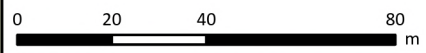


SUBJECT PROPERTY
L 13, DL 4048, L.D., PL 22971

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



Z2455 2024-12-23

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

Describe the existing use of the subject property and all buildings: Residence and home based business.

Describe the proposed use of the subject property and all buildings: Split property into two lots; Proposed Lot 2 is tree covered and undeveloped.

Describe the reasons in support for the application: Shape and size of Lot 13 allows creation of one new lot with good configuration and no significant constraints.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
Proposed Lot 1 - some clearing around house & buildings, tree
" Lot 2 - mostly treed, cleared of underbrush. behind.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

Services Currently Existing or Readily Available to the Property (check applicable area)

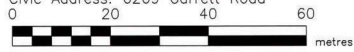
* Readily Available means existing services can be easily extended to the subject property.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" 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"/>

natural gas along Garrett Rd.

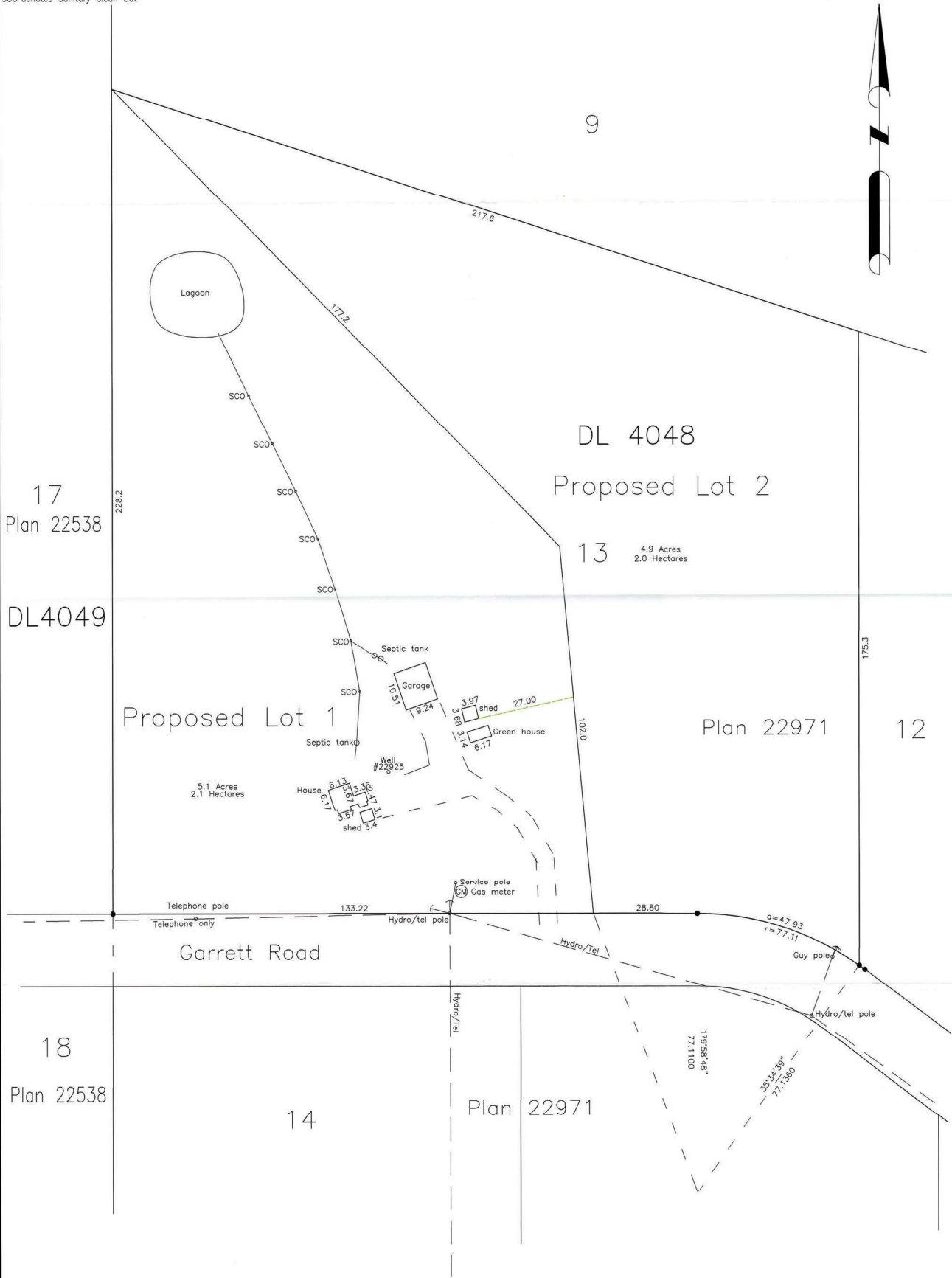
Proposed Subdivision of Lot 13, DL 4048,
Lillooet District, Plan 22971.

PID: 006-629-997
Civic Address: 6269 Garrett Road



Scale 1:500
All distances are in metres and decimals thereof.

● denotes standard iron post found
SCO denotes Sanitary Clean Out





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: January 29, 2025 7:00 pm
Location of Meeting: Steve Brown's house, Interlakes.
File Number: 3360-20/20240055
Application Type: Rezoning
Electoral Area: L
Legal Description: Lot 13, District Lot 4048, Lillooet District, Plan 22971
Property Location: 6269 Garrett Rd

ATTENDANCE

Present:
Chair: Sharron Woloshyn
Members: Barb Matfin, Manuela Betschart,
Greg Atherton, Steve Brown, Glen Clark,
Dori Dennison, Ursula Hart, Gordon Ross.

Recording Secretary: Sharron Woloshyn
Owners/Agent: Alan Single, Michael Kidston.
 Contacted but declined to attend

Absent: N/A.

Also Present:
Electoral Area Director: Eric de Vries
Staff Support:

Public: Bernie Schopf, Leslie Schopf. (To discuss their application afterwards)

RESOLUTION

Motion: Steve Brown Seconded: Glen Clark
THAT application with File Number 3360-20/20240055 be SUPPORTED / REJECTED for the following reasons:

- 1) The entire area was zoned RR1 (10 acre minimum) many years ago. Most, if not all, subdivision applications in this area have received Board approval.
- 2) The application is for roughly 2 - 5 acre lots... big lots that will support water wells, sewer options and will provide privacy.
- 3) The application is in-line with the South Cariboo Area OCP, policy 8.3.3 to "direct higher density (smaller lot) ... where road access and services already exist."
- 4) The applicant pointed out that it is increasingly difficult and expensive for any owner to maintain a treed 10 acre parcel such as fencing, clearing and recommended fire mitigation.
- 5) An APC member suggested, and it was confirmed after the meeting, that there are potential future capital gains tax implications for properties exceeding 1 acre if the entire property is not utilized by the owner as part of their tax excluded "principal residence"

For: 8 Against: 1

CARRIED/DEFEATED

Note - Several APC members questioned the proposed diagonal lot line that ends in the corner of the property as it restricts use and future development.

Termination:

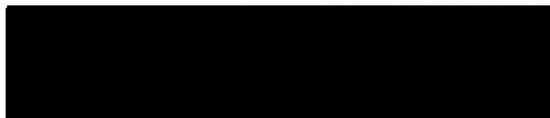
That the meeting terminate.

Moved: Barb Matfin

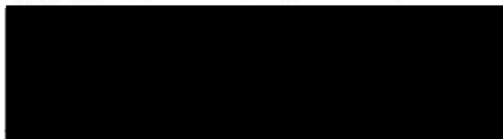
Seconded: Manuela Betschart

CARRIED

Time: 7:23 pm



Recording Secretary



Chair