



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250010

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5505, 2025

Electoral Area: L

Date of Referral: March 6, 2025

Date of Application: February 21, 2025

Property Owner's Name(s): Eugene and Lynn Gerwing

Applicant's Name: Thomas and Toni Faulkner

SECTION 1: Property Summary

Legal Description(s): District Lot 7853, Lillooet District Except: (1) Parcel A (DD 266328F) (2) Plan B14731

Property Size(s): 1.57 ha. (3.88 ac.)

Area of Application: 0.124 ha. (0.31 ac.)

Location: 7551 Edall Bay Rd

Current Designation:
Lakefront Residential

Min. Lot Size Permitted:
0.8 ha.

Current Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Proposed Zoning:
Residential 1 (R 1)

Min. Lot Size Permitted:
4000 sq. m. (43, 057 sq. ft.)

Proposal: The applicant would like to adjust the lot line of an adjacent property to increase the size of their lot in order to allow for the installation of a new septic system.

No. and size of Proposed Lots: no new lots

Existing Buildings: pole shed - 82 sq. m (882.64 sq. ft.)
garage - 84.52 sq. m. (909.77 sq. ft.)
garage - 40.96 sq. m. 440.89 sq. ft.)
house - 140.46 sq. m. 1511.90 sq. ft.)
shed - 11.74 sq. m (126.41 sq. ft.)

Proposed Buildings: none

Road Name: Edall Bay Rd

Road Type: Gravel/Dirt Road

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

Services Available: well, septic, hydro.

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: Sheridan Lake

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Ecosystem Protection

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

	Land Use:	Lot Sizes:
(a) North	Single Family Dwelling	0.14 ha (0.34 ac) - 0.15 ha. (0.38 ac.)
(b) South	2 Acres Or More (Single Family Dwelling, Duplex)	2.14 ha. (5.3 ac.)
(c) East	n/a	n/a
(d) West	crown land	n/a

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of the 1.57 ha. (3.88 ac.) subject property to allow for the adjustment of a lot line of an adjacent property. The subject property is currently zoned Rural 3 (RR 3) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is designated Lakefront

Residential in the Interlakes Area Official Community Plan No. 3906, 2004 as shown in Appendix B.

The applicant has requested to rezone a 0.124 ha. (0.31 ac.) portion of the subject property from Rural 3 (RR 3) to Residential 1 (R 1) zone. The proposal includes adding the 0.124 ha. (0.31 ac.) area under application onto an adjacent lot through the adjustment of a lot line to allow for the installation of a new septic system.

The proposed zone is for residential use and is consistent with the current OCP designation and therefore a public hearing is prohibited under Section 464 (3) of the *Local Government Act*.

Location & Surroundings:

The subject property is located at 7551 Edall Bay Rd on the eastern side of Sheridan Lake. The property is treed with spruce, pine, fir and some alder. The subject property abuts Sheridan Lake along part of the northern property boundary and along the entire eastern property boundary.

There are two smaller residential lots adjoining the subject property with larger residential lots ranging in size from 1.59 ha. (3.94 ac.) to 2.14 ha. (5.3 ac.) to the south. There are large parcels of Crown Land in the vicinity of the subject property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.12 Residential 1 (R 1)

5.12.2 ZONE PROVISIONS

(a) LOT AREA (minimum): 4000 sq. m. (43,057 sq. ft.)

3906- Interlakes Area Official Community Plan, 2004

5.1 Objectives

5.1.6 To create lot site areas that permit the effective functioning of on-site septic systems and encourage site planning to provide for a replacement septic field.

5.2 Residential Designations

Lakefront Residential: The minimum lot area shall be 0.8 ha.

Rationale for Recommendations:

Staff have no objection to this proposal. It will be beneficial to the neighbouring property as the intent of the proposal is to allow the owners of the adjacent lot to replace a failing septic system. The proposal is in alignment with the South Cariboo Area Zoning Bylaw by bringing the adjacent property closer to the minimum required lot size for Residential 1 (R 1). The lot size of the adjacent property is currently too small to allow the replacement of the septic system.

The proposal is in compliance with section 5.1.6 of the Interlakes Area Official Community Plan (OCP) as it would allow the creation of a lot area that permits the effective functioning of on-site septic systems. It is also in compliance with section 5.2 of the Interlakes Area Official Community Plan (OCP) as it would allow the adjacent property to be closer to the minimum lot size for the Lakefront Residential designation.

The Ministry of Transportation and Transit (MOTT) has provided comments stating they have no objections to the proposed rezoning as it will facilitate the subdivision application.

The Interior Health Authority (IHA) has provided comments stating they support the proposed rezoning in order to create a more sustainable lakeshore lot.

The Area 'L' Advisory Planning Commission (APC) has returned comments in support of the proposal. The comments in support of the application include that they believe the current septic system is too close to the lake and options are restricted due to the lot size. They believe the proposed engineered septic system will be beneficial for the environment and it will be appropriate for its intended use. They also believe the applicants are only asking for the amount of land required for proposed septic system.

The Ministry of Water, Land and Resource Stewardship (MWLRS) has not provided comments on this application.

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 will align with the current OCP designation and allow for the replacement of a failing septic system. Compliance with the CRD Shoreland Management Policy is required due to the proximity of Sheridan Lake. The registration of a covenant for riparian protection and septic will be required prior to adoption.

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5505, 2025 be read a first, second, and third time this 2nd day of May 2025. 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: April 7, 2025

Thank you for the opportunity to review this proposed rezoning at 7551 Edall Bay Rd, Lone Butte.

This referral has been reviewed from Healthy Community Development and Environmental Public Health perspectives. The following information is for your consideration.

The applicant would like to rezone the property from Rural- 3 to Residential-1 with the intention of further adjusting the property lot line in order to accommodate a replacement on-site septic treatment system.

We support this proposed rezoning, in order to create a more sustainable lakeshore lot.

At the subdivision phase, the lot line proposal will be sent to Interior Health's Environmental Assessment Team for technical review and comments. The applicant can be made aware of the [Subdivision Report Criteria](#), which will be required at that stage.

Ministry of Transportation and Infrastructure: March 18, 2025

The Ministry has no objections to the bylaw amendment proposed for property at District Lot 7853, Lillooet District Except: (1) Parcel A (DD 266328F) (2) Plan B14731 as it will facilitate their Subdivision Application

Advisory Planning Commission: March 31, 2025

See attached

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

No response

CRD Chief Building Official:
No Response

BOARD ACTION

May 2, 2025:

That South Cariboo Area Zoning Amendment Bylaw No. 5505, 2025 be read a first, second, and third time this 2nd day of May 2025. 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.

ATTACHMENTS

Appendix A: Bylaw 5505
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. 5505

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. 5505, 2025".

2. AMENDMENT

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

- i) Rezoning part of District Lot 7853, Lillooet District Except: (1) Parcel A (DD 266328F) (2) Plan B14731 from Rural 3 (RR 3) zone to Residential 1 (R 1) zone as shown on attached Schedule "A";
- ii) Amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 2nd DAY OF May, 2025.

READ A SECOND TIME THIS 2nd DAY OF May, 2025.

READ A THIRD TIME THIS 2nd DAY OF May, 2025.

ADOPTED THIS__ DAY OF _____, 2025.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5505, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5505, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2025.

Corporate Officer

Sheridan Lake

DL 7853, L.D., EXCP: (1) PARCEL A
(DD 266328F), (2) PL B14731

SCHEDULE A

LEGEND



Subject Property

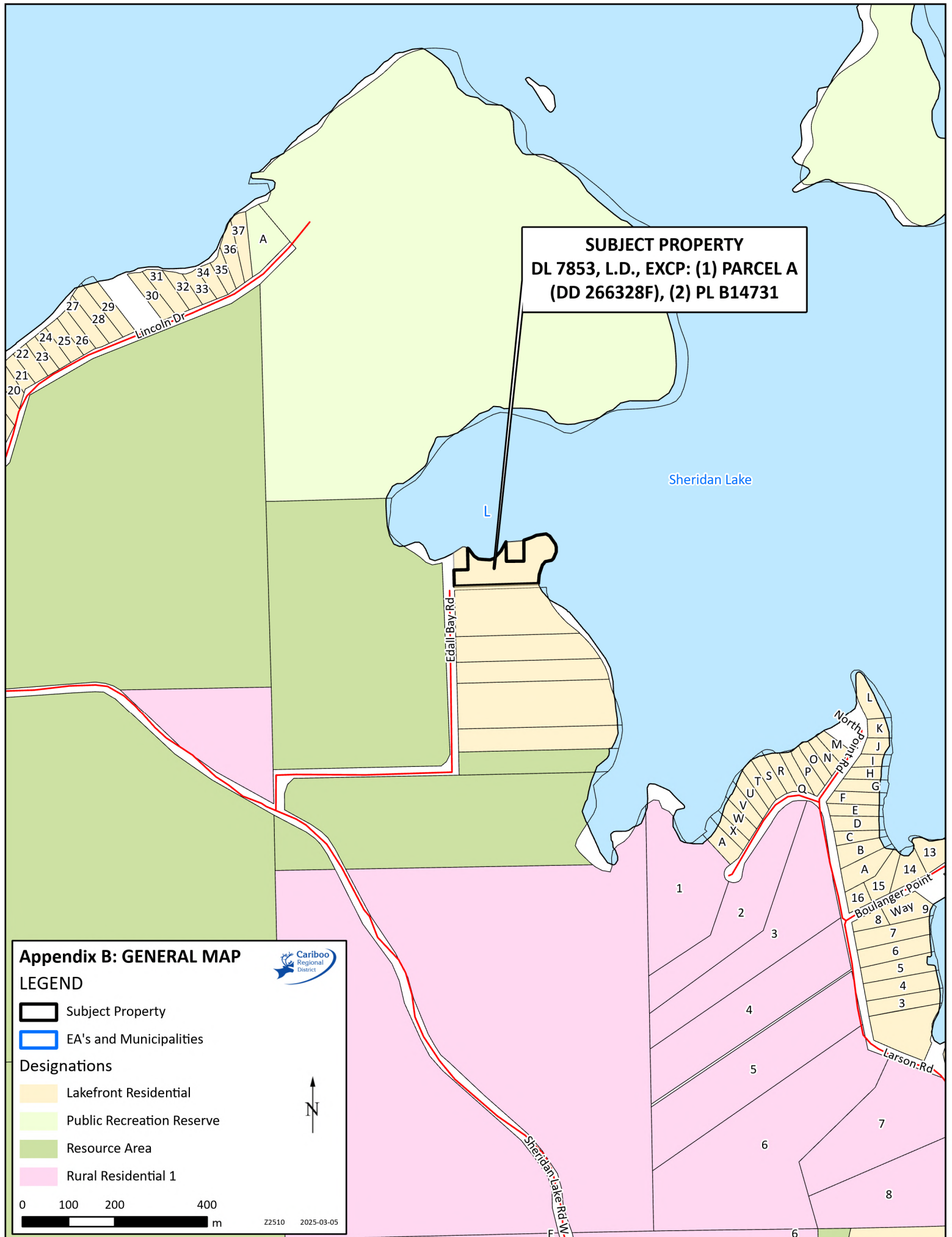


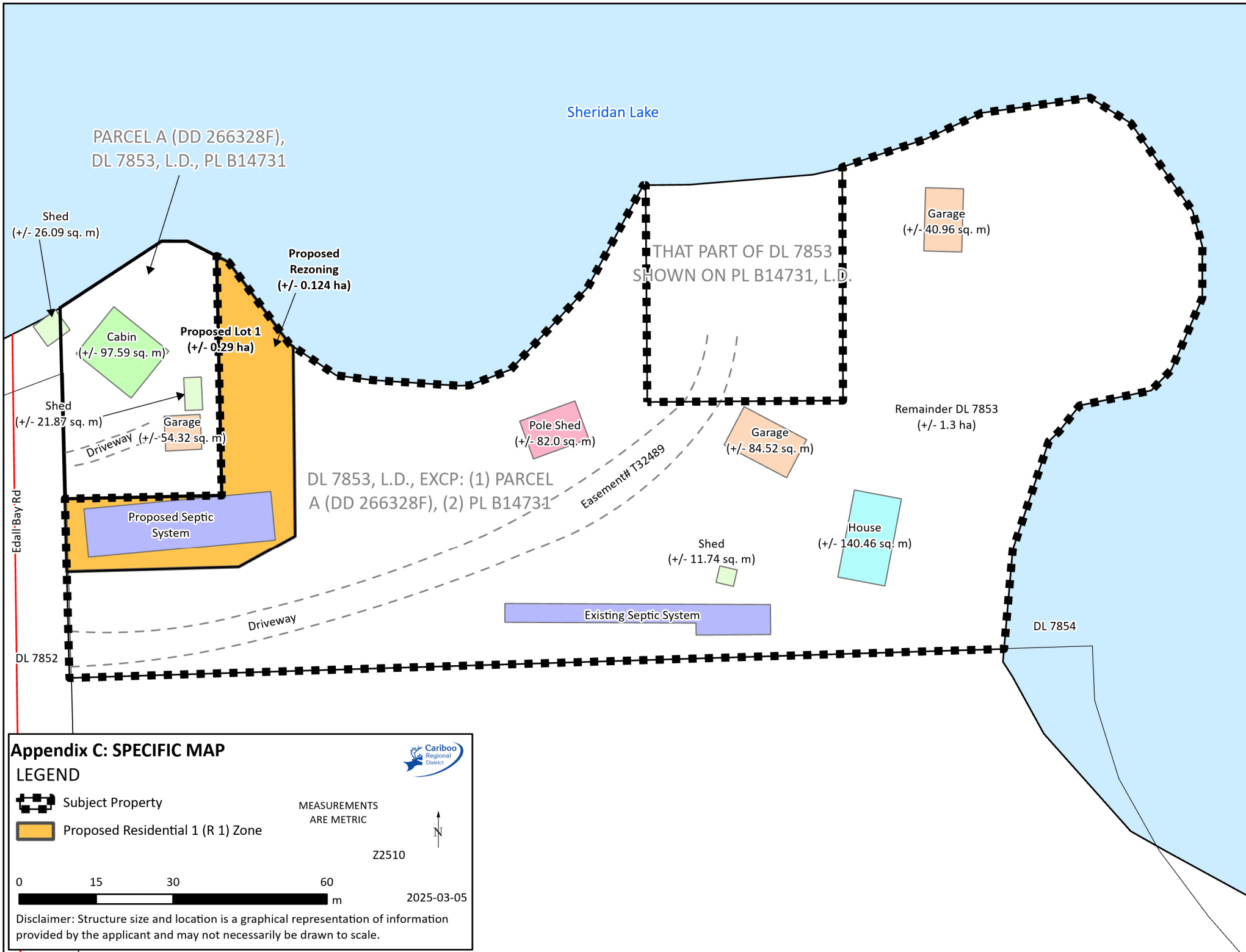
Residential 1 (R 1) Zone



0 10 20 40
m

Z2510 2025-03-05





SUBJECT PROPERTY
DL 7853, L.D., EXCP: (1) PARCEL A
(DD 266328F), (2) PL B14731

Sheridan Lake


DL 7854

DL 7852

Edall Bay Rd

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 15 30 60
m

Z2510 2025-03-05

DL 7855

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

Describe the existing use of the subject property and all buildings: Vacant, no buildings

Describe the proposed use of the subject property and all buildings: To increase size of lot to provide room for a new engineered septic system.

Describe the reasons in support for the application: Current septic tank + rock pit was installed in 1979 (no final inspection). See attached letter with more information

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Treed with spruce, pine, fir and some alder

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

Proposed Lot Line Re-Alignment 7543 Edall Bay Road and 7551 Edall Bay Road, Sheridan Lake. Subdivision of District Lot 7853 Lillooet District Except: (2) Plan B14731 Parcel A (DD 266328F) of District Lot 7853 Lillooet District – 7543 Edall Bay Road, Lone Butte

MoTI file#MK-2179 Sub eDAS File #2024-03845

We would like to purchase a piece of our neighbour's property so we can replace our existing failing septic system with an engineered septic field. There would be no increase in the number of lots. Currently our property is too small to accommodate a new engineered system.

Our non-compliant lot was created before zoning or an Official Community Plan. The current septic tank and rock pit was installed in 1979. The completed Application to Construct from the Ministry of Health is dated August 29, 1979 and stamped "No Final Inspection".

In 2022 it was noticed that we had a saturated field when the septic was emptied. We were told to have it emptied again in the following summer (2023) to keep an eye on it. In the past, the septic tank was emptied once every 3 – 4 years. In 2023 the septic tank was emptied three times between May and November. The field was still saturated.

At that time, it was recommended that we remove some trees in the yard that were providing shade to the septic field, as the field required more sunlight to aid in the evaporation of the saturated field. We removed the trees in the spring of 2024.

Due to our failing septic system, we have done our due-diligence by reducing our water consumption drastically. Currently, we are limiting ourselves to one shower per week; flushing the toilet 5 times per day; and doing two loads of washing per week.

We would like to improve the septic system to today's standards and be proactive preventing any environmental issues in years to come.

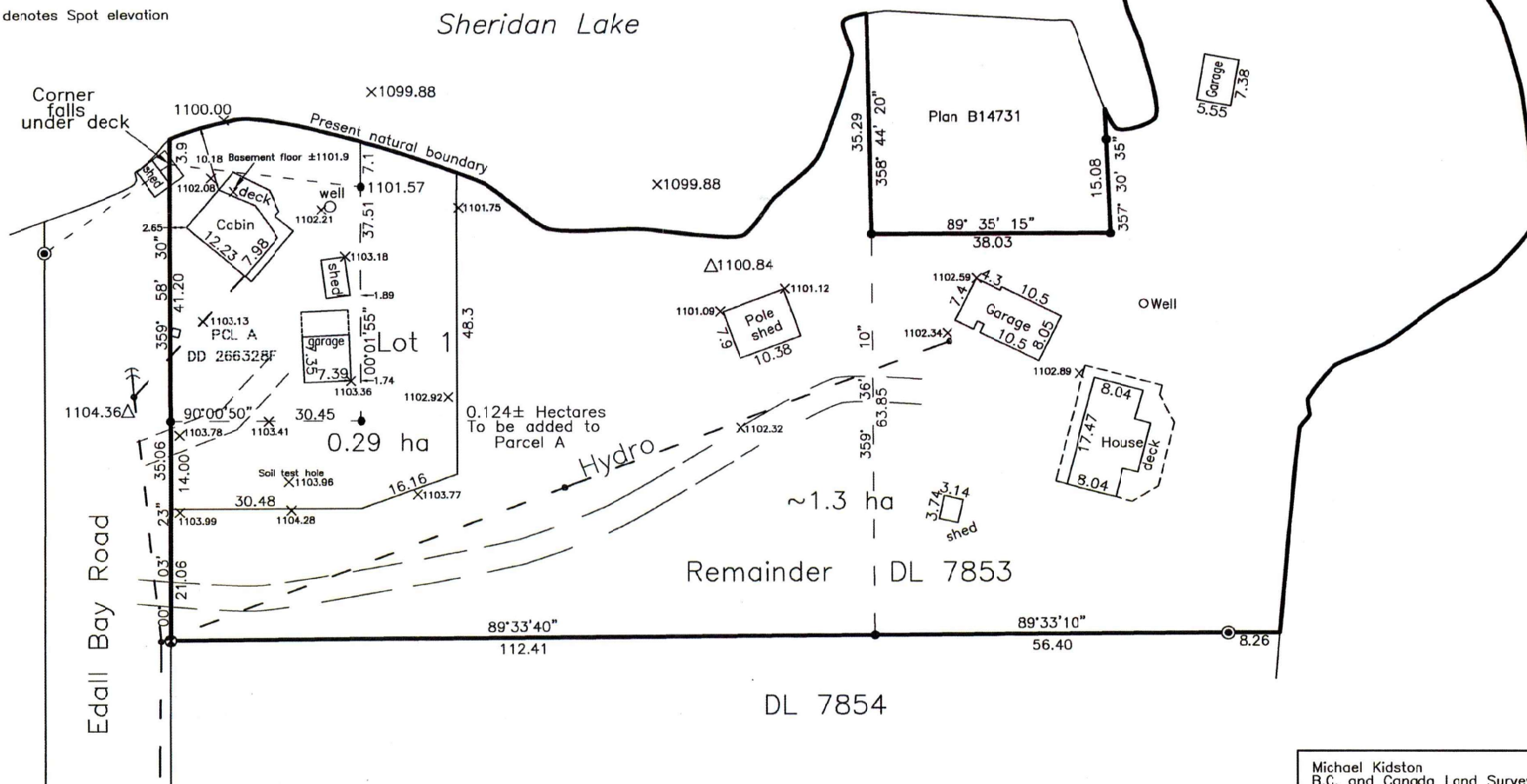
Also, our driveway (approx. 30 feet) is on the neighbour's property. Increasing the size of our property would include the driveway on our lot.

BCGS 92P.056
0 20 40 60 metres

This plan shows horizontal ground-level distances unless otherwise specified.
The intended plot size of this plan is 432mm in height by 560mm in width (C size) when plotted at a scale of 1:500

- denotes standard iron post found (OIP)
 ○ denotes standard iron post placed (IP)
 ⊙ denotes standard capped post in concrete
 ⊗ denotes standard capped post found
 △ denotes Traverse nail
 Ice elevation (assumed datum) = 1099.88
 Present Natural Boundary = 1100.00m

X1101.12 denotes Spot elevation



Survey for elevations conducted February 14, 2025.
Survey conducted April 18, 2024 for Toni and Tom Faulkner.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
250-395-6025 mkls100@outlook.com
File: 2179
Dwg: MK-2179-PR02-Elevations

LOADING RATE INFORMATION

- DESIGN FLOW = 1600 L/d BASED ON: 4 BEDROOM RESIDENCE MAX. 330 sq.m
- DISPOSAL FIELD AREA BASED ON 3m WIDE X 36.8m LONG AT-GRADE BED
- PRIMARY DISPOSAL FIELD AREA = 109.8m²
- RESERVE DISPOSAL FIELD AREA = 109.8m²
- DESIGN HYDRAULIC LOADING RATE FOR BASAL AREA IS 15 L/sq.m./D.

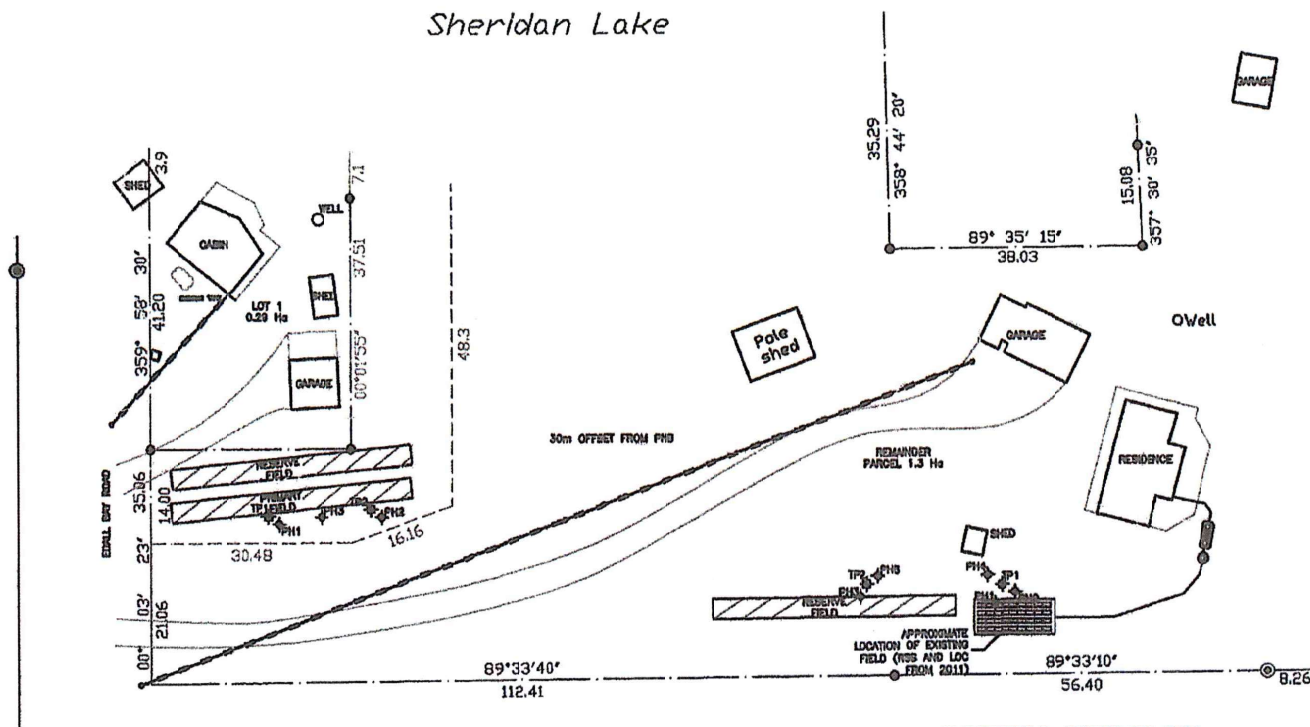
- APPROXIMATE LOCATION OF TEST PIT
- APPROXIMATE LOCATION OF PERMEAMETER TEST
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- CONCEPTUAL DISPOSAL FIELD AREA
- CONCEPTUAL DISPOSAL FIELD AREA

NOTES:

1. DISPOSAL FIELD LOCATION PRESENTED IS FOR CONCEPTUAL PURPOSES ONLY TO ILLUSTRATE FEASIBILITY. ACTUAL SEWERAGE SYSTEM DESIGN WILL BE ON A SITE SPECIFIC BASIS. A SEPARATE RECORD OF SEWERAGE SYSTEM FILING WILL BE REQUIRED FOR EACH LOT AT THE TIME OF SITE DEVELOPMENT
2. SITE WILL BE SERVICED BY WATER WELL
3. DETAILED TEST PIT LOGS AND PERCOLATION RATES ARE PRESENTED IN THE REPORT.
4. PRIMARY AND RESERVE FIELD AREA PRESENTED TO ILLUSTRATE THE SUSTAINABILITY OF THE LOT FOR ONSITE SEWERAGE.



Sheridan Lake



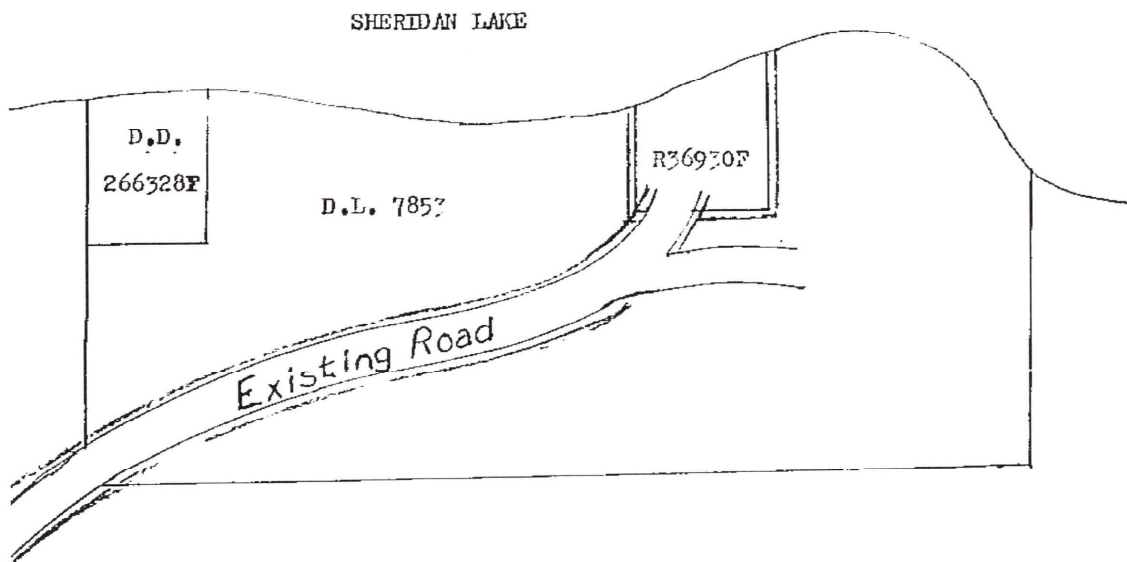
PARTIAL SITE PLAN

1:500 (11" x 17")

4832 DUNN LAKE ROAD, BARRIERE BC
LOT 2, PLAN KAP58105, DISTRICT LOT 1482, KAMLOOPS DIV OF YALE LAND DISTRICT

<div>REVISION:</div>	CLIENT		PROJECT				
	FAULKNER		SEPTIC FEASIBILITY STUDY FOR 7543 AND 7551 EDALL BAY ROAD, SHERIDAN LAKE, BC				
	1070 MADISON CIRCLE, CHALMERS, BC V2B 6P9 TEL: 250-266-0000 EMAIL: info@cleartechconsulting.com WWW: www.cleartechconsulting.com BANK: PAPER TO PAPER 1/100167		TITLE				
			PROPOSED ON-SITE SEWERAGE SYSTEMS - SITE PLAN				
SCALE		SCALE	SHOWN	DATE OF ISSUE	PROJECT No.	SHEET No.	DATE
		CM	CM	JAN. 2025	524-0149	1 OF 1	A
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SCHEDULE "A"





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Monday, March 31, 2025 7:22 pm
Location of Meeting: Interlakes, Steve Brown's House
File Number: 3360-20/20250010
Application Type: Rezoning
Electoral Area: L
Legal Description: District Lot 7853, Lillooet District Except: (1) Parcel A (DD266328F) (2) Plan B14731
Property Location: 7551 Edall Bay Rd

ATTENDANCE

Present:
Chair: Sharron Woloshyn
Members: Dori Dennison, Greg Atherton, Steve Brown,
Glen Clark, Ursula Hart, Marvella Betschart

Recording Secretary: Sharron Woloshyn
Owners/Agent: APPLICANTS: Thomas & Toni Faulkner (doing this application on behalf of property owners)
☐ Contacted but declined to attend

Absent: Barb Matfin, Gordon Ross

Also Present:
Electoral Area Director: Eric deVries
Staff Support: none

RESOLUTION

Motioned by Steve & Greg

THAT application with File Number 3360-20/20250010 be SUPPORTED REJECTED for the following reasons:

- 1) The current rock pit septic system has failed and is (by current standards) too close to the lake. Options are restrictive due to the size of the lot.
- 2) The proposed engineered system will provide:
 - improved environmental impact,
 - appropriate design for residence which is being used year-round instead of its original use as a seasonal "cabin",
 - adequate capacity for the existing 4 bedroom house.
- 3) The applicants are only asking for the amount of land required for the septic field, which the current land owner has agreed to.

For:

7

Against:

0

CARRIED DEFEATED

Termination:

That the meeting terminate.

Moved: Steve Brown

Seconded: Greg Atherton

CARRIED

Time: 7:40 pm

Recording Secretary

Chair