



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250008

Bylaw(s): Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025

Electoral Area: J

Date of Referral: March 6, 2025

Date of Application: February 18, 2025

Property Owner's Name(s): Judy Whitehead
Allan Whitehead

Applicant's Name: Veronica Meister - Exton and Dodge Land
Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 181, Range 2, Coast District, Plan 43802

Property Size(s): 11.56 ha. (28.56 ac.)

Area of Application: 2 ha. (4.94 ac.)

Location: 4880 McGhee Rd

Current Designation:
n/a

Min. Lot Size Permitted:
n/a

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 a 2 ha. (4.94 ac.) portion of the lot in order to facilitate a 2 lot subdivision.

No. and size of Proposed Lots: Lot A - 2 ha. (4.94 ac.)
Remainder - 9.6 ha. (23.72 ac.)

No. and size of Proposed Lots: Lot A - 2 ha. (4.94 ac.)
Remainder - 9.6 ha. (23.72 ac.)

Existing Buildings: House - 239.28 sq. m. (2575.59 sq. ft.)
shed - 15.96 sq. m. (171.79 sq. ft.)
shed - 7.25 sq. m. (78.04 sq. ft.)
shed - 21.56 sq. m. (232.07 sq. ft.)
outbuilding - 37.08 sq. m. (399.13 sq. ft.)
shed - 13.80 sq. m. (148.54 sq. ft.)
shed - 23.68 sq. m. (254.89 sq. ft.)

Proposed Buildings: house- size unknown

Road Name: McGhee Rd

Road Type: Gravel/Dirt Road

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

Services Available: Hydro, telephone, Sewage Disposal System, 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: Cochin Creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Vacant)	(17.69 ac.)
(b) South	TNG Title Lands	n/a
(c) East	Seasonal Resort	(31.62 ac.)
(d) West	TNG Title Lands	n/a

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of the 11.56 ha. (28.56 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 Chilcotin Area Rural Land Use Bylaw No. 3500, 1999 as shown in Appendix B.

The applicant has requested to rezone a 2 ha. (4.94 ac.) portion of the subject property from Rural 1 (RR 1) to Rural 2 (RR 2).

Location & Surroundings:

The subject property is located at 4880 Mcghee Rd, northeast of Cochin Lake. The property is partially cleared and partially covered by pine trees and is bisected by Cochin Creek.

The proposed lot is smaller than adjacent lots used for residential purposes.

There is T̓ilhqot'in Declared Title Lands to the south and west of the subject property and residential lots to the north and east of the subject property.

CRD Regulations and Policies:

3500- Chilcotin Area Rural Land Use Bylaw, 1999

3.3 Residential

- (c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations.

8.12 Rural 2 (RR 2)

8.12.2 ZONE PROVISIONS

- (a) LOT AREA (minimum): 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning amendment application as it is unlikely to have an impact on the neighbouring properties. The subject property is currently used for residential purposes. It is a considerable distance from the nearest community of Tatla Lake.

The property owners intend to downsize to a property size that is more manageable by subdividing the 2 ha. (4.94 ac.) section off the existing lot. The proposal creates a range of lot

sizes and uses for rural and rural residential type developments as encouraged in Section 3.3 of the Rural Land Use Bylaw while preserving the rural character of the area.

Staff recognize there is an identified need for housing in the [Central Cariboo-Williams Lake Interim Housing Needs Assessment](#). The housing needs report identifies both a suppressed need for housing and anticipated need for housing in Electoral Area J. The proposed growth is incremental and aligns with the housing needs assessment.

The Ministry of Transportation and Transit (MOTT) has no concerns with the rezoning application.

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

The Electoral Area 'J' Advisory Planning Commission (APC) has provided a recommendation in support of the proposal. They do not have major concerns.

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

T̓silhqot'in National Government has not provided comments on this application. An additional notice will be provided prior to public hearing should this application move forward.

In summary, planning staff are supportive of the proposed rezoning application. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection due to Cochin Creek traversing the property. Cochin Creek has a high sensitivity rating under the CRD Shoreland Management Policy.

Recommendation:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025 be read a first and second 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:

No Response

Ministry of Transportation and Infrastructure: March 7, 2025

The Ministry has no concerns regarding the bylaw Amendment No. 5504 at 4880 McGhee Rd, Legal Description Lot 2, District Lot 181, Range 2, Coast District, Plan 43802

Advisory Planning Commission: March 24, 2025

See attached

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

No Response

CRD Chief Building Official:

No Response

Tsilhqot'in National Government:

No Response

BOARD ACTION

May 2, 2025:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025 be read a first and second 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.

July 11, 2025:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025 be read a third time, this 11th day of July 2025.

ATTACHMENTS

- Appendix A: Bylaw 5504
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5504

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3500, being the "Chilcotin Area Rural Land Use Bylaw No. 3500, 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, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025".

2. AMENDMENT

Bylaw No. 3500 of the Cariboo Regional District is amended by:

- i) Rezoning part of Lot 2, District Lot 181, Range 2, Coast District, Plan 43802 from Rural 1 (RR 1) zone to Rural 2 (RR 2) 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.

A PUBLIC HEARING WAS HELD ON THE 24th DAY OF June, 2025.

READ A THIRD TIME THIS 11th DAY OF July, 2025.

ADOPTED THIS _____ DAY OF _____, 2025.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5504 cited as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5504, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2025.

Corporate Officer

B


L 2, DL 181, R2. COAST DISTRICT, PL 43802


1

McIntee Rd

SCHEDULE A

LEGEND

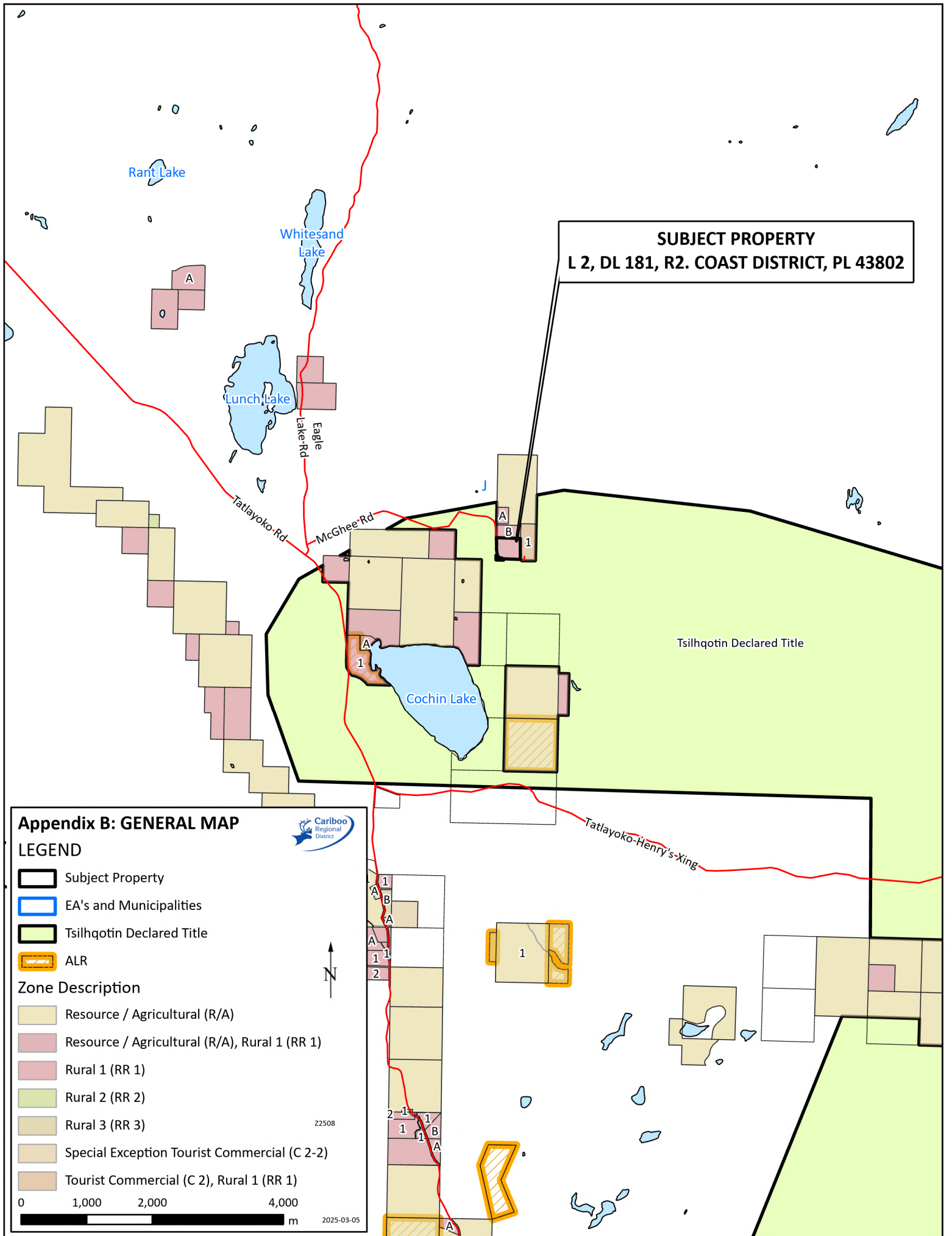
 Subject Property

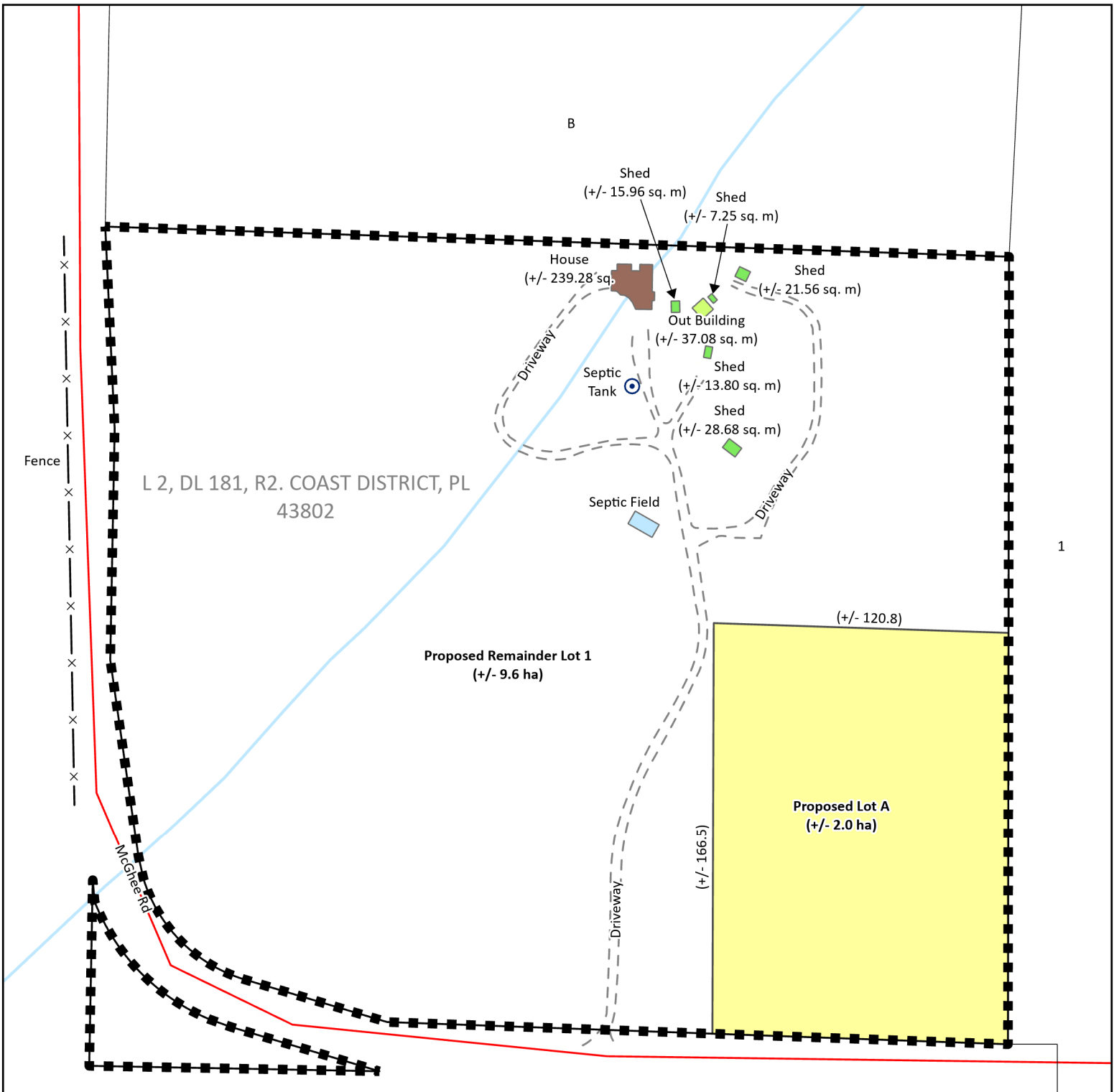
 Rural 2 (RR 2) Zone



0 15 30 60
m

Z2508 2025-03-05







1

Appendix C: SPECIFIC MAP



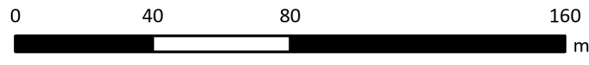
LEGEND

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

MEASUREMENTS
ARE METRIC



Z2508



2025-03-05

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 2, DL 181, R2. COAST DISTRICT,
PL 43802



McGhee Rd

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property



0 50 100 200 m

Z2508 2025-03-05

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

Describe the existing use of the subject property and all buildings: The property is a residential property. the owner would like to subdivide a small section off.

Describe the proposed use of the subject property and all buildings: Residential

Describe the reasons in support for the application: Owners would like to downsize to a property more manageable for them
There are not many properties available to families who would like to live in or return to the Valley.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Pine regrowth many fallen pine due to beetle epidemic several year ago.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Cochin Creek travels through the property

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 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 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"/>

**PLAN OF PROPOSED SUBDIVISION
OF LOT 2, DISTRICT LOT 181,
RANGE 2, COAST DISTRICT,
PLAN 43802.**

'Whitehead Subdivision'
4800 McGee Road, Tatlayoko, BC
PID: 016-475-631
Zoning: RR1 Rula Residential, CRJ Bylaw 3500
BCGS 93N.078 & 93N.088



The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:1250.

LEGEND

Elevations are in ellipsoidal and derived from GNSS observations processed using NRCAN PPP Service. Local benchmark established on control spike 100C = 1106.25m.

All distances are in metres and decimals thereof.

- Hydro Pole
- ⊙ Service Pole
- Anchor
- P — Overhead Hydro
- x — Fence
- △ Control Hub Placed
- Driveway
- Edge of Gravel Road

Contour interval = 1m
Major contour —
Minor Contour —

NOTES:

Legal boundaries are based on Land Title Office Records and field survey and are subject to change.

This Plan was prepared for design purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this documents without the consent of the signatory.

Drawn July 10, 2024
according to field survey
conducted on June 21, 2024.

Certified Correct
Dated this 10th Day of July, 2024

BCLS, CLS
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111
FILE No. 24015 Dwg. 1

UNSURVEYED CROWN LAND

D L 1 8 1

B
Plan KAP63942

McGee Road

Plan KAP43802

Proposed Remainder Lot 1
Plan KAP43802
Area = 9.6 ha

Lot 2
Proposed Lot A
Area = 2.0 ha
Proposed Zoning is RR2

1
Plan KAP43802

Main Channel
2m Wide Cochin Creek

House
Garden & Outbuildings
100C
Septic Tank
Shed
45 m
Septic Field

1060

1095

1100

1105

1110

1115

166.5

120.8

120.6

166.3

**PLAN OF PROPOSED SUBDIVISION
OF LOT 2, DISTRICT LOT 181,
RANGE 2, COAST DISTRICT,
PLAN 43802.**

'Whitehead Subdivision'

4800 McGee Road, Tatlayoko, BC

PID: 016-475-631

Zoning: RR1 Rula Residential, CRD Bylaw 3500

BCGS 93N.078 & 93N.088

50 40 30 20 10 0 40 80 120 Metres

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UNSURVEYED CROWN LAND



B
Plan KAP63942

DL 181

McGee Road

Plan KAP43802

Proposed Remainder Lot
Plan KAP43802
Area = 9.6 ha

Proposed Lot A
Area = 2.0 ha
Proposed Zoning is RR2

1
Plan KAP43802



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: March 24, 2025

Location of Meeting: Zoom

File Number: 3360-20/20250008

Application Type: Rezoning

Electoral Area: J

Legal Description: Lot 2, District Lot 181, Range 2, Coast District, Plan 40802

Property Location: 4880 McGhee Rd

ATTENDANCE

Present:

Chair: Terra Hatch

Members:

Wayne Murray

Richard Jones

Paul Christian

Deborah Kannegiesser

Leslie Milton

Recording Secretary: Terra Hatch

Owners/Agent: Veronica Meister

Also Present:

Electoral Area Director: Tolin Pare

RESOLUTION

THAT application with File Number 3360-20/20250008 be **SUPPORTED** for the following reasons:

- 1) No major concerns. Questions were answered satisfactorily.

For: Unanimously in favor of the application moving forward.

CARRIED

Termination:

That the meeting terminate.

Moved: Wayne Murray

Seconded: Paul Christian

Time: 8:24am

CARRIED

Recording Secretary


Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20250008

Date: June 24, 2025

Location: Tatla Lake Community Hall


Re: **CHILCOTIN AREA RURAL LAND USE AMENDMENT BYLAW NO. 5504, 2025**

Persons Present:

- Director: Tolin Pare
 - Owner(s): Allan and Judy Whitehead
 - Agent: Veronica Meister – Exton and Dodge Land Surveying Inc.
 - Public: See attached list
 - Staff:
 - No public in attendance** (excluding owner/agent)
-

- Meeting called to order at 07:01.
- 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:
NA
 - Comments of concern/opposition:
N/A
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 07:11. (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.


Signature of Chair

