



Date: 01/04/2026

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Apr10_2026

File: 3090-20/20260008

Short Summary:

Area H – DVP20260008

3774 Bowers Lake Rd

The South West ¼ of District Lot 2057, Lillooet District

(3090-20/20260008 – Megan Marshall and Jesse Groves) (Agent: Prime Quality Construction

Inc. – Jamie Fletcher)

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

See planning comments on attached information package.

Attachments:

Information Package

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.

- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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Recommendation:

That the application for a Development Variance Permit pertaining to The South West ¼ of District Lot 2057, Lillooet District be approved subject to the following conditions:

- i. The applicant offering to enter into and entering into a covenant to ensure that the CRD is not liable for any future consequences with respect to elevation of the agricultural building in relation to the watercourse.
- ii. That the covenant be registered in priority to any financial charges on title.
- iii. The construction of the proposed berm be completed according to Octo Engineering's report and that the berm be inspected by a qualified professional prior to final inspection of the proposed agricultural building.

Further, that the cost of preparation and registration of the covenant be borne by the applicant.

Further, that a Development Variance Permit be issued to vary Section 4.2 (c) (ii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999 as follows:

That the required elevation above a watercourse be reduced from 3.0 m. (9.84 ft.) to 0.55 m. (1.8 ft.) to allow for the construction of a 1190.72 sq. m. (12,800 sq. ft.) agricultural building.