



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20250048

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025 and South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025.

Electoral Area: L

Date of Referral: December 18, 2025

Date of Application: September 03, 2025

Property Owner's Name(s): Cheryl Erikson
Raymond Tucker

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 4492, Lillooet District, Plan KAP67432

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

Area of Application: 4.05 ha (10 ac)

Location: 7083 Thomas Rd

Current Designation:

Resource Area

Min. Lot Size Permitted:

32 ha (79.07 ac)

Proposed Designation:

Rural Residential 2

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: It is proposed to rezone the property to allow a two-lot subdivision.

No. and size of Proposed Lots: Proposed Lot 1 - 2.02 ha (4.99 ac)
Proposed Remainder Lot A - 2.03 ha (5.02 ac)

No. and size of Proposed Lots: Proposed Lot 1 - 2.02 ha (4.99 ac)
Proposed Remainder Lot A - 2.03 ha (5.02 ac)

Existing Buildings: RV used as a dwelling - 29.73 sq m (320 sq ft)
Covered deck - 17.84 sq m (192 sq ft)
Shipping container structure - 37.16 sq m (400 sq ft)
Outhouse - 2.23 sq m (24 sq ft)
Shed - 5.29 sq m (57 sq ft)
Shop - 56.49 sq m (608 sq ft)
Shed - 26.76 sq m (288 sq ft)
House - 137.96 sq m (1485 sq ft)
Greenhouse - 42.93 sq m (462 sq ft)
Shop - 78.04 sq m (840 sq ft)

Proposed Buildings: Proposed Remainder Lot A - a dwelling

Road Name: Thomas Rd

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: Highway 24

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Septic Only

Name of Lake/Contributing River: Unnamed watercourse

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	060 , 2 Acres Or More (Single Family Dwelling, Duplex)	4.84 ha (11.97 ac)
(b) South	060 , 2 Acres Or More (Single Family Dwelling, Duplex)	1.42 ha (3.52 ac)
(c) East	061 , 2 Acres Or More (Vacant)	16.71 ha (41.3 ac)
(d) West	150 , Beef	48.58 ha (120.04 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 4.05 ha (10 ac) subject property 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 Resource Area in the Interlakes Area Official Community Plan Bylaw No. 3906, 2004 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 1 (RR 1) to Rural 2 (RR 2) and redesignate the property from Resource Area to Rural Residential 2. Proposed Lot 1 is to be 2.02 ha (4.99 ac) and Proposed Remainder Lot A is to be 2.03 ha (5.02 ac).

There are multiple buildings and structures on the subject property. Proposed Lot 1 contains a 137.96 sq m (1485 sq ft) single-family dwelling, a 56.49 sq m (608 sq ft) shop, a 78.04 sq m (840 sq ft) shop, a 5.29 sq m (57 sq ft) shed, a 26.76 sq m (288 sq ft) shed and a 42.93 sq m (462 sq ft) greenhouse.

Proposed Remainder Lot A contains multiple non-permitted buildings including a 29.73 sq m (320 sq ft) RV used as a dwelling with a 17.84 sq m (192 sq ft) covered deck, a 37.16 sq m (400 sq ft) shipping container structure and a 2.23 sq m (24 sq ft) outhouse.

Location & Surroundings:

The subject property is located at 7083 Thomas Rd, west of Sheridan Lake. The applicant notes the property is partially treed and partially cleared. The surrounding lots are rural and agricultural ranging in size from 1.42 ha (3.52 ac) to 56.66 ha (140 ac). There is an unnamed watercourse to the north of the property.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

5.19 Rural 2 (RR 2)

5.19.2 ZONE PROVISIONS

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

3906- Interlakes Area Official Community Plan, 2004

5.1 Residential Objectives

5.1.1 To maintain the rural character of the area, by permitting a range of lot areas.

5.2.1 Residential Designations

Rural Residential 2: Parcels that shall have a minimum site area of 2 ha. (4.94 ac.)

5.2.6 Applications to re-designate land for additional residential development shall not be considered by the Regional Board, unless the applicant demonstrates through a review of existing residential land available, that the residential stock is insufficient to meet the five-year demand and that the land would be proven capable of supporting residential development, pursuant to Section 5.2.7, below. Where a proposed designation for a maximum of two lots is envisioned, the Regional Board may consider a less stringent supply-demand study.

5.2.7 Any applications to re-designate land to a Residential designation, or to increase the density of an existing Residential designation shall require the proponent to prove that the topography is conducive to residential development, that the soils can support on-site sewage disposal, and that there is sufficient availability of groundwater for year-round use.

Interim Housing Needs Assessment 100 Mile House – South Cariboo, 2024

Table 41: Area L Housing Need Total

Component	5 Year Need	20 Year Need
Total New Units	203	497

Rationale for Recommendations:

Planning staff are not opposed to the proposed rezoning and Official Community Plan (OCP) amendment. While the proposed lot size is slightly smaller than many of the surrounding lots, the proposed zone and designation will remain rural in nature which aligns with the surrounding properties. The proposed lot size aligns with section 5.1.1 of the OCP as it supports the maintenance of the rural character of the area by permitting a range of lot sizes.

Section 5.2.6 of the Interlakes Area OCP requires a market demand study for a proposed designation change. Where a proposed designation for a maximum of two lots is envisioned, the Board may consider a less stringent supply-demand study. Planning staff consider the Interim Housing Needs Assessment 100 Mile House – South Cariboo, 2024, sufficient to demonstrate this supply and demand analysis. The housing needs assessment identifies the

overall need for new dwelling units in Electoral Area L to be 203 over five years and 497 over 20 years. As such, an infill subdivision such as the proposal is supported.

Staff note there are non-permitted structures, and an RV is being used as an unlawful dwelling unit on the subject property. Staff recommend these structures be brought into compliance as the non-permitted use of the property and the construction of buildings and structures in contravention of the applicable regulations should not be endorsed. The applicant has indicated the plan is to build a dwelling on Proposed Remainder Lot A if the rezoning and subdivision applications are successful.

Although the proposed lots will come into contact with the Agricultural Land Reserve on the western boundary, the roadway is considered an adequate buffer and additional buffering or fencing will not be required in accordance with the Cariboo Regional District Agricultural Policy.

The Interior Health Authority (IHA) has responded stating they have no objection to the proposal.

The Ministry of Transportation and Transit (MoTT) responded stating they have no objection to the proposed rezoning and OCP amendment.

The Electoral Area 'L' Advisory Planning Commission (APC) has returned comments in support of the application. They state the proposal provides additional housing by densification, which also fits with nearby properties. They state there are few differences between Rural 1 (RR 1) and Rural 2 (RR 2) zones. They believe the two-lot subdivision is a better use of the "unused" portion of the existing lot and both lots will have safe access from Thomas Rd. Further, they believe the existing ancillary building square footage is well within allowable parameters for the proposed lot sizes. They also believe the current OCP designation appears to be an error or is outdated as the lot does not meet the minimum size requirement.

The Chief Building Official (CBO) requires all buildings and structures on the property be brought into compliance with the applicable regulations.

In summary, Planning staff are not opposed to the proposed rezoning and Official Community Plan amendment. The proposed zone meets the intent of section 5.1.1 of the Official Community Plan and supports the need identified in the Interim Housing Needs Assessment 100 Mile House – South Cariboo. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal due to the unnamed watercourse north of the subject property.

Proposed Remainder Lot A contains non-permitted structures and the unlawful use of an RV as dwelling unit. Should the Board wish to move this application forward, staff recommend these structures be brought into compliance as a condition of adoption. The non-permitted use of the

property and the construction of buildings and structures in contravention of the applicable regulations should not be endorsed.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025 be read a first and second time this 6th day of February, 2026.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025 be read a first and second time this 6th day of February, 2026 and that adoption be subject to the following conditions:
 - i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025
 - ii. 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
 - iii. All buildings and structures be brought into compliance with applicable bylaws.

Further, that the cost of registration of the CRD Shoreland Management Policy covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority: January 19, 2026

Thank you for the opportunity to provide comments on this application.

This proposal is for the rezoning of the lot at 7083 Thomas Road, Lone Butte BC, from RR-1 to RR2, in order to further apply for a 2 lot subdivision.

This referral has been reviewed from Healthy Community Development and Environmental Public Health perspectives. We have no objection to this proposal.

At the subdivision phase, Interior Health's Environmental Assessment team can provide a technical assessment of the proposed subdivision, if any of the proposed lots are two hectares or less, or if the Approving Officer requests it as per the Subdivision Regulations. If that will be the case, our Subdivision Report Criteria for Authorized Persons [can be found here](#).

Ministry of Transportation and Infrastructure: December 31, 2025

The Ministry of Transportation and Transit has no objection in principle to the proposed bylaws. Please be advised this does not constitute subdivision approval.

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

Access

Proof of water

Sewage Disposal

Archaeology

Drainage

Right-of-way

Road / Driveway Construction

Advisory Planning Commission: January 5, 2026

See attached

CRD Chief Building Official: January 26, 2026

Obtain compliance for all structures requiring a permit over 20 m2.

BOARD ACTION

February 6, 2026:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025 be read a first and second time this 6th day of February 2026.

That South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025 be read a first and second time this 6th day of February 2026 and that adoption be subject to the following conditions:

- i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025
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Further, that the cost of registration of the CRD Shoreland Management Policy covenant be borne by the applicant.

ATTACHMENTS

- Appendix A: Bylaw 5545 and 5546
- 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. 5545

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot A, District Lot 4492, Lillooet District, Plan KAP67432 from Resource Area designation to Rural Residential 2 designation.

READ A FIRST TIME THIS 6th DAY OF February, 2026.

READ A SECOND TIME THIS 6th DAY OF February, 2026.

A PUBLIC HEARING WAS HELD ON THE 14th DAY OF April, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

ADOPTED this _____ day of _____, 2026.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5545, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5546

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 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 "South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025".

2. AMENDMENT

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

- i) rezoning Lot A, District Lot 4492, Lillooet District, Plan KAP67432 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 6th DAY OF February, 2026.

READ A SECOND TIME THIS 6th DAY OF February, 2026.

A PUBLIC HEARING WAS HELD ON THE 14th DAY OF April, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2026.

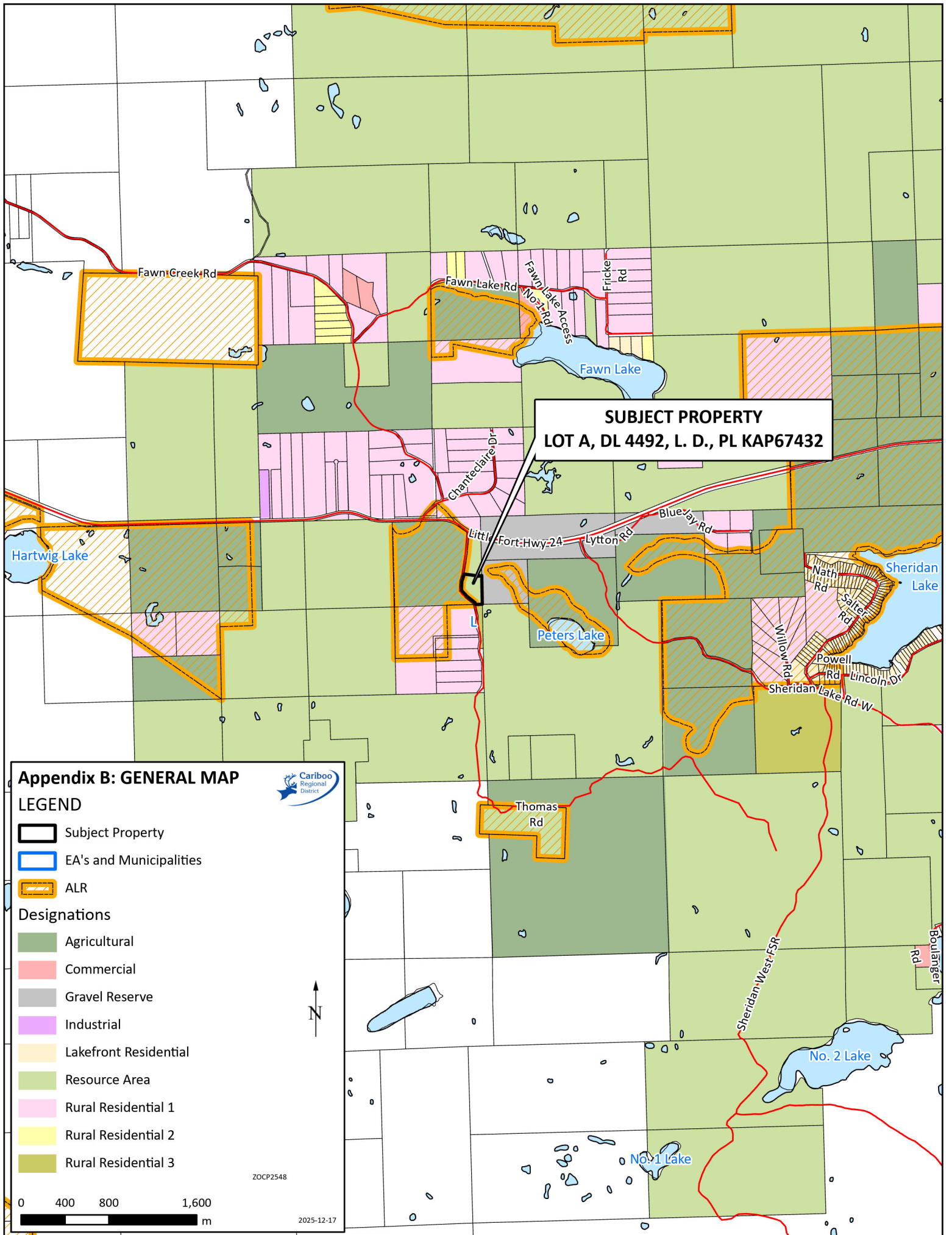
ADOPTED THIS _____ DAY OF _____, 2026.

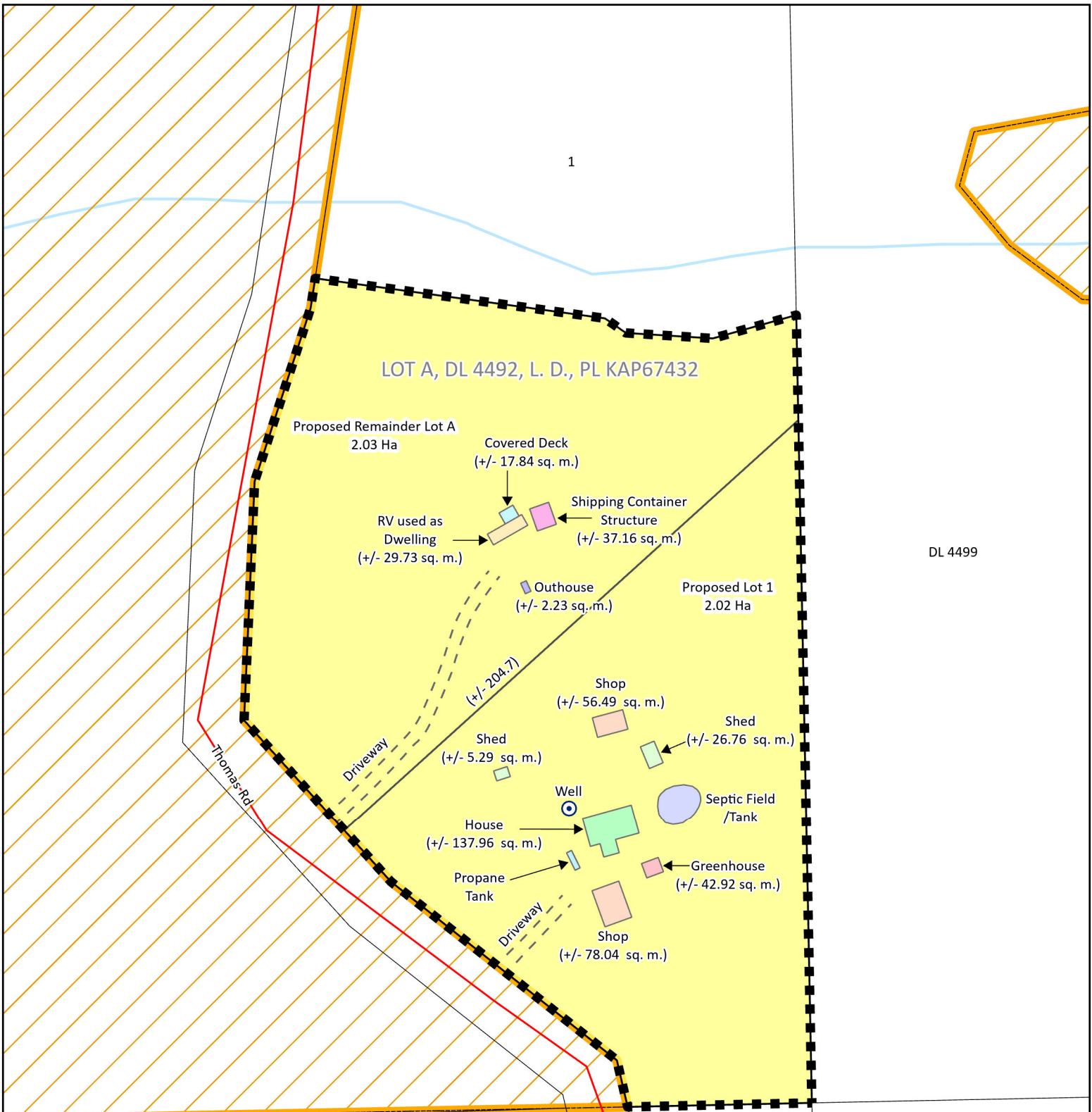
Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5546, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2025.




Corporate Officer





Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
 -  ALR
 -  Proposed Rural 2 (RR 2) Zone/ Rural Residential 2 Designation
- MEASUREMENTS ARE METRIC
- ZOCP2548



2025-12-17
 Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.



DL 4499

DL 4498

SUBJECT PROPERTY
LOT A, DL 4492, L. D., PL KAP67432

DL 4499

Thomas Rd

DL 4498

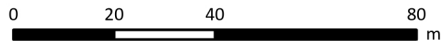
Appendix D: GENERAL MAP ORTHO



LEGEND

- Subject Property
- ALR

ZOCP2548



2025-12-15

4493

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

Describe the existing use of the subject property and all buildings: House and shop

Describe the proposed use of the subject property and all buildings: subdivide off 4.94 Acres.

Describe the reasons in support for the application: To help with The mortgage on The property

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Raw land / spruce trees.

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

PLAN OF PROPOSED SUBDIVISION OF LOT A, DISTRICT LOT 4492, LILLOOET DISTRICT, PLAN KAP67432.

20 10 0 25 50 75 Metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:750.

7083 Thomas Road, Lone Butte, BC

PID: 024-839-931

Zoning: RR 1 Bylaw 3501, Resource Area Interlakes Bylaw 3906

Proposed Zoning: RR 2

Remainder 1
Plan 29342

DL

4492

Proposed Remainder Lot A
Plan KAP67432
2.03 Ha

THOMAS ROAD

Covered Deck
RV Converted into Home
Outhouse
Seaman Shed

Proposed Lot 1
2.02 Ha
A
Plan KAP67432

Shop
Shed
Well
House
Propane Tank
Greenhouse
Septic Field/Tank

Remainder
E 1/2
DL 4492

Certified Correct this 14th day of November, 2025



THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY AUTHENTICATED

DL

B
Plan 29932

4493

LEGEND

All distances are in metres and decimals thereof.

- Driveway
- Overhead Hydro
- Hydro Pole
- ⊙ Service Pole
- ALR — ALR Boundary



PART OF
DL 4498

NOTES:

Lot dimensions are derived from Plan KAP67432.

This Plan was prepared for development application purposes, and is for the exclusive use of Tony Van Hunt. 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 document without the consent of the signatory.

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Drawn November 14, 2025 according to field survey conducted on November 6, 2025.

Entire Lot A, Pain KAP67432 is cow fenced.

PART OF
DL 4498

EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111

FILE No. 25167 Dwg. 1



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Monday January 5, 2026
Start Time: 7:07 pm
Location of Meeting: Interlakes - Steve Brown's house

File Number: 3360-20/20250048
Application Type: Rezoning/OCP Amendment
Electoral Area: L
Legal Description: Lot A, District Lot 4492, Lillooet District, Plan KAP67432
Property Location: 7083 Thomas Rd

ATTENDANCE

Present:

Chair:

Members:

Sharron Woloshyn
Dori Denison, Barb Matfin, Greg Atherton,
Manuela Betchart, Glen Clark,
Steve Brown

Recording Secretary:

Owners/Agent:

Contacted but
declined to attend

Sharron Woloshyn
Cheryl Erikson & Raymond Tucker

Absent:

Ursula Hart, Gordon Ross

Also Present:

Electoral Area Director:

Staff Support:

Eric de Vries
n/a

RESOLUTION

Steve Brown made motion, seconded by Barb Mattin
THAT application with File Number 3360-20250048 be SUPPORTED REJECTED for the following reasons:

- ① Provides additional housing by densification which also fits in with nearby property sizes.
- ② There are only a few differences between RRI & RRZ zones, other than the minimum lot size and lot coverage %.
- ③ This 2 lot subdivision is a better use of the "unused" portion of the existing lot.
- ④ Both lots will have good and safe access from Thomas Road.
- ⑤ The existing ancillary building square footage is well within the allowable for the proposed reduced lot size.
- ⑥ The existing OCP designation of the existing lot appears to be an error or is outdated as the lot size does not meet the OCP requirement for "Resource Area".

For: 7 Against: 0

CARRIED/DEFEATED

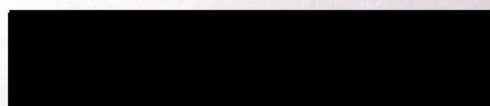
Termination:
That the meeting terminate.
Moved: Barb Mattin
Seconded: Greg Atherton

CARRIED

Time: 7:27



Recording Secretary



Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20250048

Date: April 14, 2026

Location: Lone Butte Community Hall

Re: **INTERLAKES AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5545, 2025 AND SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5546, 2025**

Persons Present:

- Director: Eric de Vries
- Owner(s): Raymond Tucker and Cheryl Erikson
- Agent: N/A
- Public: See attached list
- Staff:
- No public in attendance** (excluding owner/agent)

-
- Meeting called to order at 19:00.
 - 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:

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 19:10. (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.

S