



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20260009

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5569, 2026

Electoral Area: G2

Date of Referral: March 19, 2026

Date of Application: February 06, 2026

Property Owner's Name(s): Joanna Roberts and Aaron Roberts

SECTION 1: Property Summary

Legal Description(s): Block A, Section 32, Township 28, Lillooet District

Property Size(s): 0.234 ha (0.58 ac)

Area of Application: 0.234 ha (0.58 ac)

Location: 3045 Maze Forbes FSR

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Resource/Agricultural (RA 1)

Min. Lot Size Permitted:

32 ha (79.07 ac)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Proposal: It is proposed to rezone a 0.234 ha (0.58 ac) parcel of Crown land from Resource /Agricultural (RA 1) zone to Rural 1 (RR 1) to allow it to be purchased to correct a building encroachment. The subject property is to be amalgamated with the adjacent 16.19 ha (40 ac) lot that is currently zoned Rural 1 (RR 1).

No. and size of Proposed Lots: 0.234 ha (0.58 ac)

Existing Buildings: Cabin - 37.16 sq m (400 sq ft)
Workshop - 23.78 sq m (256 sq ft)

Proposed Buildings: None proposed

Road Name: Maze Forbes FSR

Road Type: Gravel/Dirt Road

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

Within the confines of the Agricultural Land Reserve: Yes - fully within

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

Name of Lake/Contributing River: Forbes Creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Crown Land	N/A
(b) South	Crown Land	N/A
(c) East	Crown Land	N/A
(d) West	Crown Land	N/A

PLANNING COMMENTS

Background:

It is proposed to rezone a 0.234 ha. (0.58 ac.) portion of Crown land in order to resolve a trespass on Crown Land. The subject Crown land is zoned Resource/ Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and is outside of an Official Community Plan Area as seen in Appendix B.

The applicant (the owner of the adjacent parcel) has requested the subject Crown land be rezoned from Resource/ Agricultural (RA 1) to Rural 1 (RR 1). The intent is for the 0.234 ha. (0.58 ac.) portion of Crown land to be consolidated with the 16.19 ha. (40 ac.) parcel owned by the

applicant. The encroachment was discovered by the landowner and the landowner has approval from Crown Land Authorizations to purchase the subject 0.234 ha. (0.58 ac.) Crown land.

A Crown Grant Offer as well as correspondence from Crown Land Authorizations has been provided by the applicant.

Location & Surroundings:

The subject Crown land is located adjacent to 3045 Maze Forbes Forestry Service Road, 6 km north of Lac la Hache as seen in Appendix B. The subject portion of Crown land is mostly cleared of trees with some gravel and grass. The dwelling 37.16 sq. m. (400 sq. ft.) and outhouse are located on the lot line shared with the adjacent property. The septic system and shed 23.78 sq. m. (256 sq. ft.) are located on the subject Crown land.

CRD Regulations and Policies:

3501 - South Cariboo Area Zoning Bylaw, 1999

5.18.2 Zone Provisions

(a) Lot Area (minimum): 4 hectares (9.88 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The proposal seeks to correct a historical encroachment on Crown land by a previous property owner through the process of rezoning and consolidating the subject Crown land. The proposal will also satisfy the required setback distances from the lot lines once the subject Crown land is consolidated. If the subject Crown land is rezoned it must be consolidated with the adjacent parcel.

The Ministry of Transportation and Transit (MOTT) has not provided a comment on this application.

The Electoral Area 'G' Advisory Planning Commission (APC) has not provided a response to this application.

The Ministry of Water, Land and Resource Stewardship (MWLRS) has responded that they are in support of the proposed rezoning.

The Ministry of Agriculture and Food (MAF) has responded stating that they have no comments or concerns with the proposed rezoning application.

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

In summary, planning staff are supportive of the proposed rezoning application. As the proposed rezoning application will take place within 250 m of a high sensitivity waterbody, the applicant will be required to register a covenant in accordance with the Cariboo Regional District Shoreland Management Policy at the time of lot consolidation.

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5569, 2026 be read a first and second time this May 1, 2026.

REFERRAL COMMENTS

Health Authority: March 30, 2026

We have no objections to this proposal

Ministry of Transportation and Infrastructure:

No Response

Advisory Planning Commission:

No Response

Ministry of Land, Water and Resource Stewardship: April 9, 2026

Approval Recommended

Ministry of Agriculture and Food: April 17, 2026

Ministry staff have reviewed the rezoning and have no comments or concerns

CRD Chief Building Official:

No Response

ATTACHMENTS

Appendix A: Bylaw 5569
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. 5569

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. 5569, 2026".

2. AMENDMENT

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

- i) rezoning Block A, Section 32, Township 28, Lillooet District from Resource/Agricultural (RA 1) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "C" accordingly.

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

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

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2026.

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

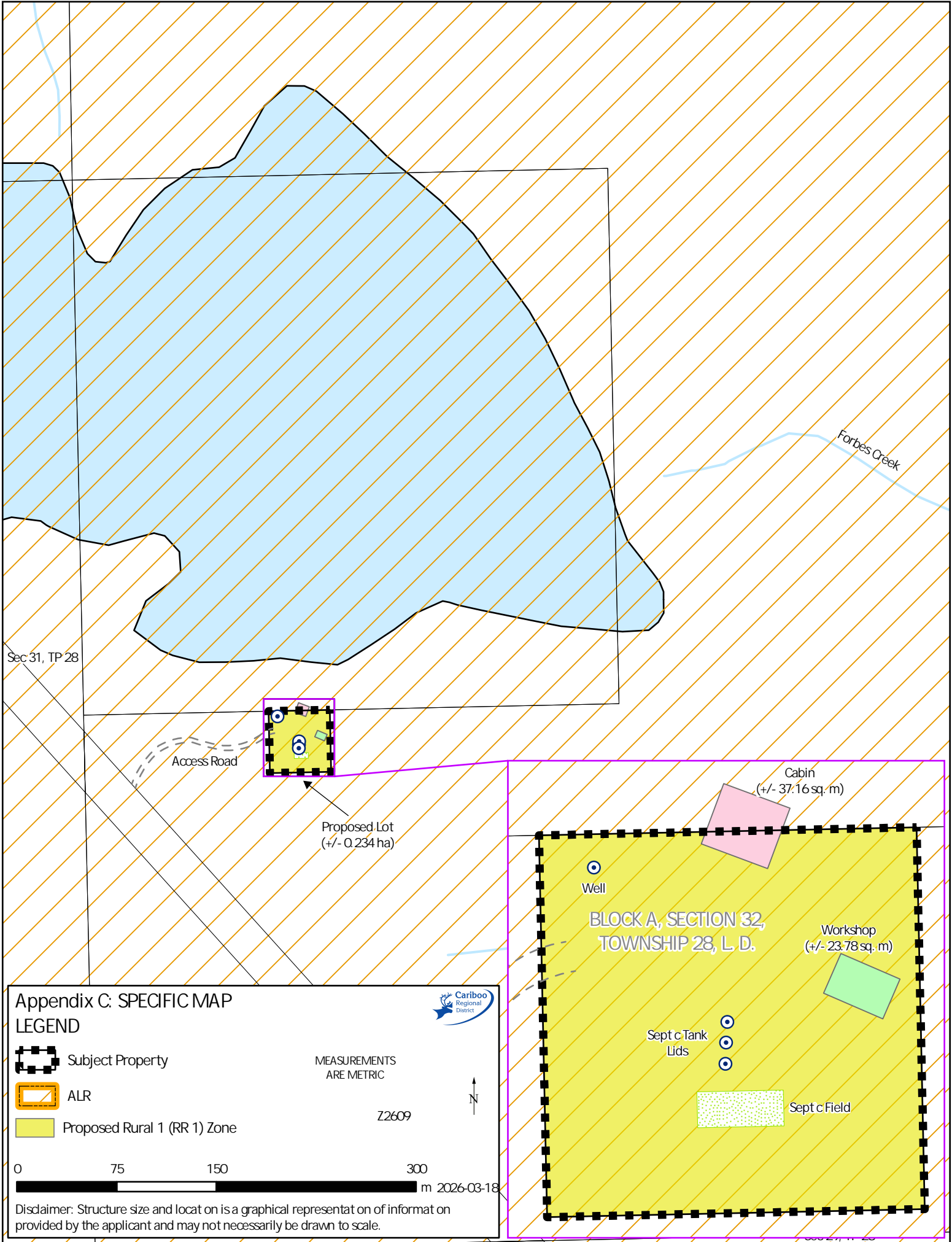
ADOPTED THIS _____ DAY OF _____, 2026.

Chair




Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5569, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5569, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer



Appendix C: SPECIFIC MAP
LEGEND

-  Subject Property
-  ALR
-  Proposed Rural 1 (RR 1) Zone

MEASUREMENTS
 ARE METRIC

Z2609



Disclaimer: Structure size and locat on is a graphical representat on of informat on provided by the applicant and may not necessarily be drawn to scale.



SUBJECT PROPERTY
BLOCK A, SECTION 32,
TOWNSHIP 28, L. D.

Sec 31, TP 28

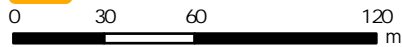
Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

 ALR



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

Describe the existing use of the subject property and all buildings: Recreational only. A summer cabin.

Describe the proposed use of the subject property and all buildings: Continuation of same, i.e., recreation only.

Describe the reasons in support for the application: See attached supporting document titled "Property Information".

In summary, development was done on the 0.234 ha with the understanding that it was part of our property.

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

Mostly cleared: gravel and short grass, however, some trees remain around the septic field.

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

Land is mostly flat and a beaver maintained lake that fluctuates in size is north of the 0.234 ha.

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

Description of the Situation

In July of 2007, we found the 40 acres (PID 003-917-568) listed and requested the real estate agent for a viewing of the property. When we arrived at the property, we stopped at the gate and the real estate agent pointed to the right, indicating that in that direction was the southern property line. We were told that a survey of the property boundary did not exist. This was confirmed years later when we inquired about having a survey performed.

A few years after we bought the property, the previous landowner visited us and told us they had received permission to add a gate in the fence that is now the entryway from the BC Hydro right of way. We do not know who that permission came from. They added the road and immediate clearing around the cabin that they built.

Based on our understanding of the property boundaries, we proceeded to build a workshop, drill a well, and install a septic field. The locations of these are shown on the map. For a time, we also had solar panels next to and on the house and a back-up generator. This recreational property is completely off the grid.

In 2021 we contacted a surveyor in Williams Lake who confirmed what the previous surveyor had told us. We decided to proceed with the survey as we wanted to build an extension to the existing cabin and build a fence along the boundary to keep out the cows that are pastured in the area during the summer and are destroying our infrastructure.

The survey was completed in June 2021 and this is when we learned that the property line was not where we had been told by the real estate agent, but actually ran through the existing cabin and outhouse that the previous owners had built. Based on this information, we applied to the government to purchase the Crown land where part of the existing cabin and improvement lay. The survey showing where the .234 ha is in relationship to the 40 acres already Zoned as Rural 1.

SKETCH PLAN OF BLOCK A, SECTION 32, TOWNSHIP 28, LILLOOET DISTRICT.

Scale 1:500



The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:500.

NW 1/4
of SW 1/4

LEGEND

All distances are in metres and decimals thereof.

- ⊗ Septic Tank Lid
- ⊠ Well

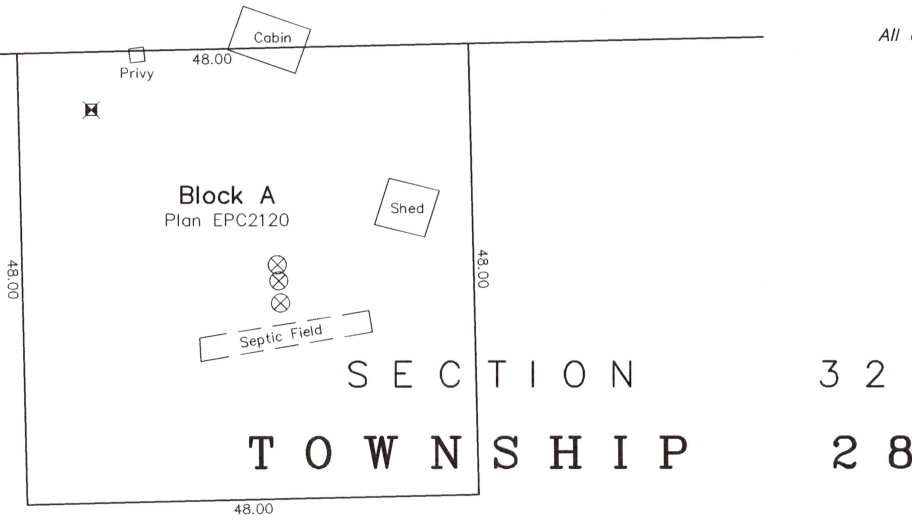
NOTES:

Lot dimensions are derived from Plan EPC2120.

This Plan was prepared for planning purposes, and is for the exclusive use of Jo Roberts. 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.

Certified Correct as to the practice of land surveying in accordance with Part 11-5(2) of the Survey and Plan Rules.

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Part
Section 32

Field survey was completed
on the 4th day of December, 2025
Certified Correct this 3rd day of February, 2026



THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY AUTHENTICATED

EXTON AND DODGE

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

FILE No. 21820 Dwg. 3