



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250041

Bylaw(s): Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026

Electoral Area: F

Date of Referral: March 18, 2026

Date of Application: December 10, 2025

Property Owner's Name(s): Sharon Woods

Applicant's Name: Leah Worthington

SECTION 1: Property Summary

Legal Description(s): Lot 3, District Lot 153, Cariboo District, Plan 28109

Property Size(s): 0.81 ha (2.01 ac)

Area of Application: 0.81 ha (2.01 ac)

Location: 3023 Pigeon Rd

Current Designation:
Neighbourhood Residential

Min. Lot Size Permitted:
Range 0.8 ha to 1.5 ha with an average lot size of 1.15 ha

Current Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 hectare (1.98 acres)

Proposed Zoning:
Special Exception RR 3-2

Min. Lot Size Permitted:
0.8 hectare (1.98 acres)

Proposal: The applicant is proposing to rezone the lot from Rural 3 (RR 3) zone to Special Exception RR 3-2 zone to allow two single-family dwellings to legalize an existing mobile home.

The application is a result of bylaw enforcement action for the unlawful placement of the mobile home. The mobile home was placed after staff advised that is not a permitted use.

No. and size of Proposed Lots: No proposed lots

Existing Buildings: Mobile home with attached deck and carport - 188.57 sq m (2029.75 sq ft)
Shop - 101.83 sq m (1096.08 sq ft)
Shed - 6.93 sq m (74.59 sq ft)
Shed - 10.97 sq m (118.08 sq ft)
Greenhouse - 20.71 sq m (222.92 sq ft)
Outhouse - 2.30 sq m (24.76 sq ft)
Mobile home - 90.85 sq m (977.90 sq ft)

Proposed Buildings: None proposed

Road Name: Pigeon Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97

Within the confines of the Agricultural Land Reserve: No

Name of Lake/Contributing River: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Crown Provincial	47.98 ha (118.58 ac)
(b) South	038 , Manufactured Home (Not In Manufactured Home Park)	0.73 ha (1.803 ac)
(c) East	063, 2 Acres Or More (Manufactured Home)	0.81 ha (2.02 ac)
(d) West	060, 2 Acres Or More (Single Family Dwelling, Duplex)	0.93 ha (2.31 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.81 ha (2.01 ac) subject property to legalize an unlawfully placed second mobile home. The subject property is currently zoned Rural 3 (RR 3) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 and designated Neighbourhood Residential in the 150 Mile House and Area Official Community Plan Bylaw No. 4660, 2010 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 3 (RR 3) to Special Exception RR 3-2 to allow two single-family residential dwelling units. The proposed zone is consistent with the current OCP designation and therefore a public hearing is prohibited under Section 464 (3) of the Local Government Act.

The property contains a 188.57 sq m (2029.75 sq ft) mobile home with an attached deck and carport, a 101.83 sq m (1096.08 sq ft) shop, two sheds that are 6.93 sq m (74.59 sq ft) and 10.97 sq m (118.08 sq ft), a 20.71 sq m (222.92 sq ft) greenhouse, a 2.30 sq m (24.76 sq ft) outhouse and a 90.85 sq m (977.90 sq ft) second mobile home. A location certificate dated November 14th, 2025, shows a shed is not compliant with the minimum required interior side yard setback and the shop is not compliant with the front yard setback for the Rural 3 (RR 3) zone.

The application is a result of bylaw enforcement action for the unlawful placement of the second mobile home. The mobile home was placed after the applicant was informed numerous times by Cariboo Regional District staff that a second mobile home is not a permitted use of the subject property under the current Rural 3 (RR 3) zone in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. On January 26, 2024, planning staff sent an email to the applicant advising of zoning regulations for the property, stating a second mobile home is not permitted. On February 1st, 2024, the applicant and property owner met with Planning staff in the Williams Lake CRD office to further discuss zoning regulations. They were informed again a second single-family residential dwelling is not permitted on the subject property.

On March 21st, 2024, planning staff sent another email advising a mobile home does not meet the Cariboo Regional District's carriage house requirements as a carriage house is a dwelling located within an ancillary building. Structurally, a mobile home cannot be located within an ancillary building and is therefore classified a secondary dwelling.

Bylaw enforcement action was triggered by a bylaw enforcement complaint dated November 1, 2024, for the placement of the second mobile home on the subject property. A Bylaw Offence Notice dated December 5th, 2024, accompanied by a Bylaw fine was delivered to the property owner by the Bylaw Enforcement Officer. On December 11th, 2024, the applicant and property owner met with the Manager of Planning Services regarding the Bylaw Offence Notice. The

applicant and property owner were advised again on the permitted uses in accordance with the Rural 3 (RR 3) zone and the rezoning process. Staff received an incomplete rezoning application on August 8th, 2025. The rezoning application was deemed complete on December 10th, 2025.

Location & Surroundings:

The subject property is located at 3023 Pigeon Rd in the 150 Mile House Community as seen on Appendix B. The property is covered in grass, the center of the lot is partially treed, and the rear of the property is cleared around the second mobile home. The subject property is surrounded by similarly sized rural properties to the west, south and east with a large agricultural parcel abutting the subject property to the north. The applicant notes there is an overflow ditch from Borland Creek at the rear.

CRD Regulations and Policies:

3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999.

5.20 RURAL 3 (RR 3) ZONE

5.20.3.2 SPECIAL EXCEPTION RR 3-2 ZONE

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-2:

- i) the permitted residential uses shall include two, single-family residential dwelling units;

All other provisions of the RR 3 zone shall apply.

4660 - 150 Mile House Area Official Community Plan Bylaw, 2012

6.3 POLICIES

6.3.1 The Regional District will attempt to minimize conflicts between agricultural and other land uses (residential/recreational) through the use of

- development does not impact neighbouring agricultural or resource based uses;
- development demonstrates the principles of sustainability with approved servicing systems that are either independent on-site or community systems;
- uses reflect the rural character of the area

Cariboo Regional District Agricultural Policy, 2016

4.0 GENERAL POLICIES

- d) Development Applications (Official Community Plan amendments, Rezoning and Temporary Use Permit) proposing land use other than agricultural or parcel size less than 4.0 hectares (9.88 acres) that are adjoining lands located in the Agricultural Land Reserve or that is adjoining lands associated with active agricultural operations, should incorporate and maintain buffering and fencing on the non-agricultural side of the edge in accordance with Sections 5.1 and 5.2.

5.1 BUFFERS

5.1.2 Policies

- d) Construction of, or addition to, any building or structure is prohibited within the buffer area.

Rationale for Recommendations:

Planning staff are not supportive of the proposed rezoning to legalize the second mobile home. To allow the second mobile home as proposed could set a precedence to allow the significant increase in the overall density of the 150 Mile House area by way of doubling the permitted single-family dwellings over time. The subject property is designated Neighbourhood Residential in the 150 Mile House and Area Official Community Plan (OCP) which encourages the uses to reflect the rural character of the area. It is stated in the 150 Mile House and Area Official Community Plan that during the consultation process for the OCP, residents expressed their desire to see the 150 Mile House area retain its low density and quiet rural atmosphere. While the proposed density is consistent with the Neighbourhood Residential designation, staff's assessment has determined that two single-family dwellings on a small rural lot does not meet the objectives or the intent of the Neighbourhood Residential designation or the character of the 150 Mile House area.

Staff note many of the surrounding rural properties contain only single-family dwellings and other buildings and structures associated with residential use. Two single-family dwellings per lot does not reflect the rural character of the area. The current Rural 3 (RR 3) zone already permits a secondary suite or a carriage house subordinate to a single-family residential dwelling as an accessory dwelling unit. The design of a carriage house allows properties to remain visually rural in nature while allowing for increased housing.

The proposal does not align with section 4 (d) of the Cariboo Regional District Agricultural Policy, 2016 which requires the incorporation and maintenance of buffering and fencing for rezoning applications proposing land use other than agricultural or parcel size less than 4.0 hectares (9.88 acres) that are adjoining lands located in the Agricultural Land Reserve or that is adjoining lands associated with active agricultural operations. The subject property abuts an active agricultural operation in the Agricultural Land Reserve to the north. Section 5.1.2 (d) of

the policy requires a minimum 15 metres wide vegetative buffer on the non-agricultural side of the edge and prohibits the construction of, or addition to, any building or structure in the buffer area. The mobile home was placed 8.43 metres (27.66 ft) from the rear lot line. Further, the vegetation at the rear of the subject property surrounding the mobile home has been cleared.

The rezoning application is a result of Bylaw Enforcement action that was triggered by a Bylaw Enforcement complaint. This demonstrates the use is already having an impact on the neighbourhood. The applicant was informed on numerous occasions by Cariboo Regional District staff prior to and after placement of the second mobile home that two-single family dwellings is not a permitted use of the property. Staff also note concerns with the sewage disposal on the property as the Interior Health Authority stated the applicant did not receive any approvals for the installation of the sewage disposal system.

The applicant submitted 20 form letters of support, solicited from neighbourhood residents regarding the placement of the second mobile home (see example attached). The letters are dated between June 28 and July 6, 2025. Pursuant to the Freedom of Information and Protection of Privacy Act (FOIPPA), the letters cannot be included in the Board agenda package, as they contain the personal information of third parties. CRD staff are also unable to confirm what background information, if any, was provided to signatories at the time of signing.

In direct response to the Cariboo Regional District public notification process, public comments were received from two residents of the neighbourhood in opposition to the proposed rezoning. Concerns regarding the unresolved enforcement concerns, public safety risks, potential environmental and public health impacts, and ongoing adverse effects to neighbouring properties were raised. Additional concerns regarding on-site servicing including the sewage disposal system and the electrical connection were raised.

The Manager of Building and Bylaw Services has responded stating Bylaw Enforcement has attended the subject property on multiple occasions regarding the unlawful placement of an additional mobile home on the parcel. The existing second mobile home was placed on the property after staff had advised that this was not a permitted use under the current zoning. As a result, several bylaw enforcement steps have occurred, including warnings and fines. The applicants have generally been cooperative during the enforcement process; however, they have consistently failed to meet the compliance deadlines that were provided. If the rezoning is adopted, the non-compliance related to the second mobile home would be resolved; however, all outstanding fines, enforcement matters, and related compliance issues must be addressed. If the rezoning is rejected, the second mobile home would remain in contravention of the zoning bylaw and continued enforcement action would be required, including voluntary removal or seeking an injunction/compliance order requiring its removal.

The Ministry of Transportation and Transit (MOTT) has responded stating they do not object to the proposed rezoning to allow the legalization of an existing mobile home. They note the applicant should be aware the shop does not appear to meet the minimum 4.5 metre setback to Pigeon Rd so no alterations can be made to the building.

Pembina Pipeline Corporation responded stating they have no concern.

The Ministry of Agriculture and Food (MAF) has responded stating at this time they do not have any notable comments regarding this application.

The Interior Health Authority (IHA) has responded with concern. They note the lot is smaller than their recommended size of 1.0 hectare for properties with onsite sewage and water. They also state they do not have any sewerage records for the property, so they require the applicant submit copies of their Letters of Certification for both septic systems to ensure they have been installed correctly. If records are not available, a compliance inspection must be done by a Registered Onsite Wastewater Practitioner to ensure the full functionality of the systems and identifying reserve dispersal fields to ensure there is adequate space for sewage disposal in the event of a future system failure. They require the outhouse to be decommissioned, as outhouses are not currently permitted per the BC Sewerage System Regulation without a proper Holding Tank Permit.

The Electoral Area 'F' Advisory Planning Commission (APC) has responded with a recommendation for support. They state the applicant made an effort to determine the requirements for locating the mobile home on the property but received unclear or vague information from Cariboo Regional District staff. They also believe the mobile home is set up and functional in accordance with regulation and its removal would be unjustified and unrealistic. Staff disagree with the APC's conclusion and note that they do not receive the entirety of Bylaw Enforcement files for consideration.

In summary, planning staff are not supportive of the proposed rezoning to legalize a second mobile home. Two single-family residential dwellings on a small rural lot does not reflect the rural character, is not in keeping with neighbourhood character, and likely exceeds environmental limits of on-site servicing systems.

Staff caution the Board that approval of the proposed rezoning may set a public expectation for approval of uses in contravention of Cariboo Regional District Bylaws. Further, allowing the second mobile home as proposed could set a precedence for the significant increase in the overall density of the 150 Mile House area by way of doubling the single-family dwellings over time.

Should the application continue to move forward, compliance with Interior Health requirements and the Cariboo Regional District Agricultural Policy with respect to fencing and buffering along the northern boundary of the lot due to the presence of farmland. Should the Board reject the application as recommended, Bylaw Enforcement staff will be enabled to continue enforcement action on the property.

Recommendation:

That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026 be rejected as the proposed use is not in keeping with the neighbourhood character.

REFERRAL COMMENTS

Health Authority: April 17, 2026

From a healthy community development perspective, we have a few concerns and recommendations that could be implemented before granting the rezoning approval.

The lot is smaller than our recommended size of 1.0 hectare for properties with onsite sewage and water, and with the many outbuildings and easements on the property, there is minimal room for sewage disposal. We currently do not have any sewerage records for the property, so at minimum we recommend that the applicant submit copies of their Letters of Certification for both septic systems to ensure they have been installed correctly. If no records are available, then we recommend a compliance inspection be done by a Registered Onsite Wastewater Practitioner to ensure the full functionality of the systems, as well as identifying reserve dispersal fields to ensure there is adequate space for sewage disposal in the event of a future system failure. We also recommend the applicant decommission the outhouse listed on the property, as outhouses are not currently permitted per the BC Sewerage System Regulation without a proper Holding Tank Permit.

Ministry of Transportation and Transit: March 27, 2026

The Ministry of Transportation and Transit has no objection to the proposed application to rezone to allow legalization of an existing mobile home. The applicant should be aware that the shop does not appear to meet the minimum 4.5 metre setback to Pigeon Road so no alternations should be made to this building.

Advisory Planning Commission: April 13, 2026

See attached

Pembina Pipeline Corporation: March 19, 2026

No concern

Ministry of Agriculture and Food: April 13, 2026

Ministry staff have reviewed the proposed rezoning to permit an existing mobile home on the subject parcel outside of the Agricultural Land Reserve. Ministry staff do not have any notable comments regarding this application at this time. Please be aware that this does not suggest implicit support or non-support for the proposal.

CRD Chief Building Official:

No Response

CRD Manager of Building and Bylaw Services: April 24, 2026

Bylaw Enforcement has attended the subject property on multiple occasions regarding the unlawful placement of an additional mobile home on the parcel.

The existing second mobile home was placed on the property after staff had advised that this was not a permitted use under the current zoning. As a result, several bylaw enforcement steps have occurred, including warnings and fines.

The applicants have generally been cooperative during the enforcement process; however, they have consistently failed to meet the compliance deadlines that were provided.

If the rezoning is adopted, the non-compliance related to the second mobile home would be resolved; however, all outstanding fines, enforcement matters, and related compliance issues must be addressed.

If the rezoning is rejected, the second mobile home would remain in contravention of the zoning bylaw and continued enforcement action would be required, including voluntary removal or seeking an injunction/compliance order requiring its removal.

No Building Departments comments as property is outside of the Building Inspection Service Area.

ATTACHMENTS

Appendix A: Bylaw 5562
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Example Form Letter of Support
Advisory Planning Commission Comments
Adjacent Property Owner Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5562

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 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 "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026".

2. AMENDMENT

Bylaw No. 3502 of the Cariboo Regional District is amended by:

A) Inserting Section 5.20.3.2 as follows:

Special Exception RR 3-2 (3360-20/20250041)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-2:

- i) The permitted residential uses shall include two, single-family residential dwelling units

All other provisions of the RR 3 zone shall apply.

B) rezoning Lot 3, District Lot 153, Cariboo District, Plan 28109 be rezoned from Rural 3 (RR 3) zone to Special Exception RR 3-2 zone; and

C) amending Schedule "C" accordingly.

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

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

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

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

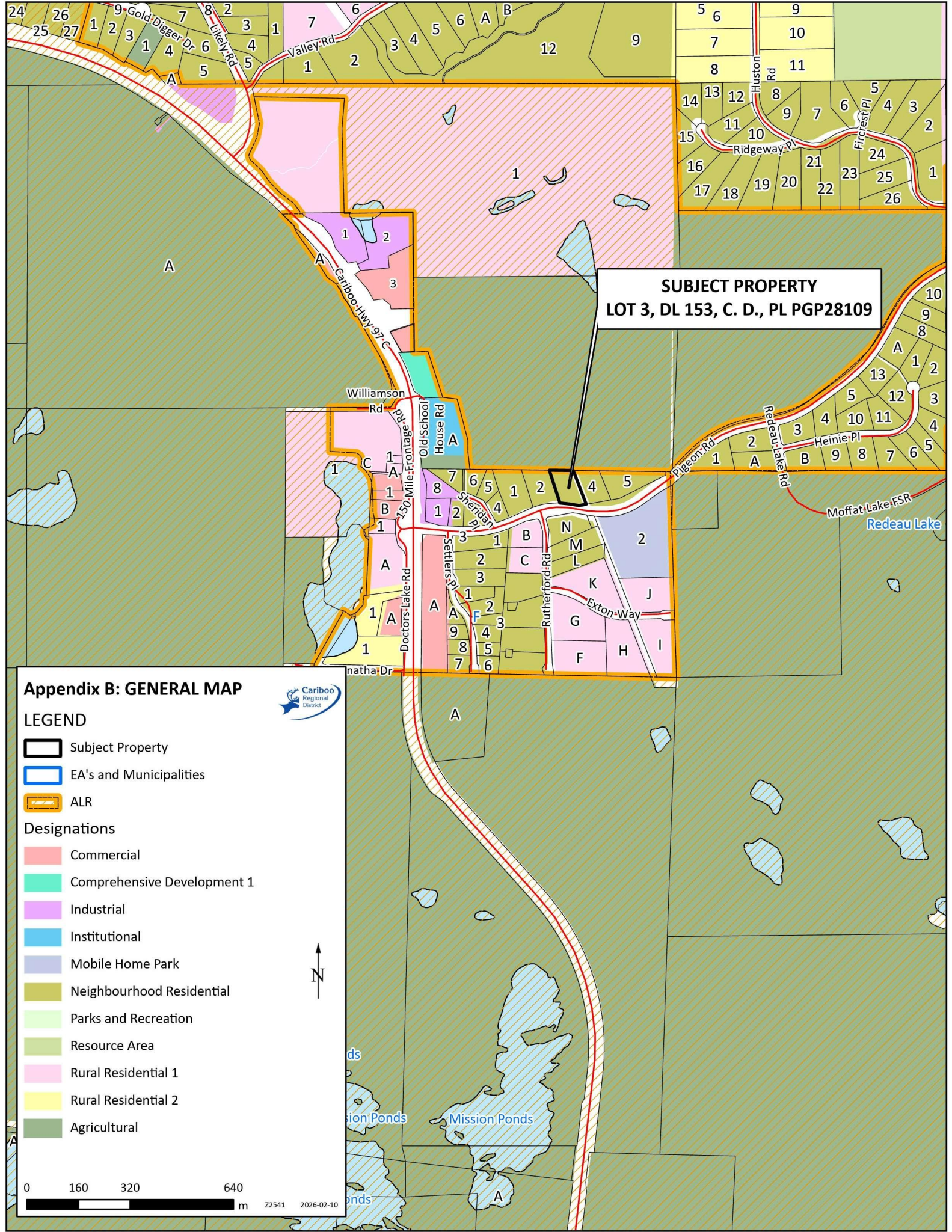
ADOPTED THIS _____ DAY OF _____, 2026.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5562, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.




Corporate Officer



SUBJECT PROPERTY
LOT 3, DL 153, C. D., PL PGP28109

Appendix B: GENERAL MAP

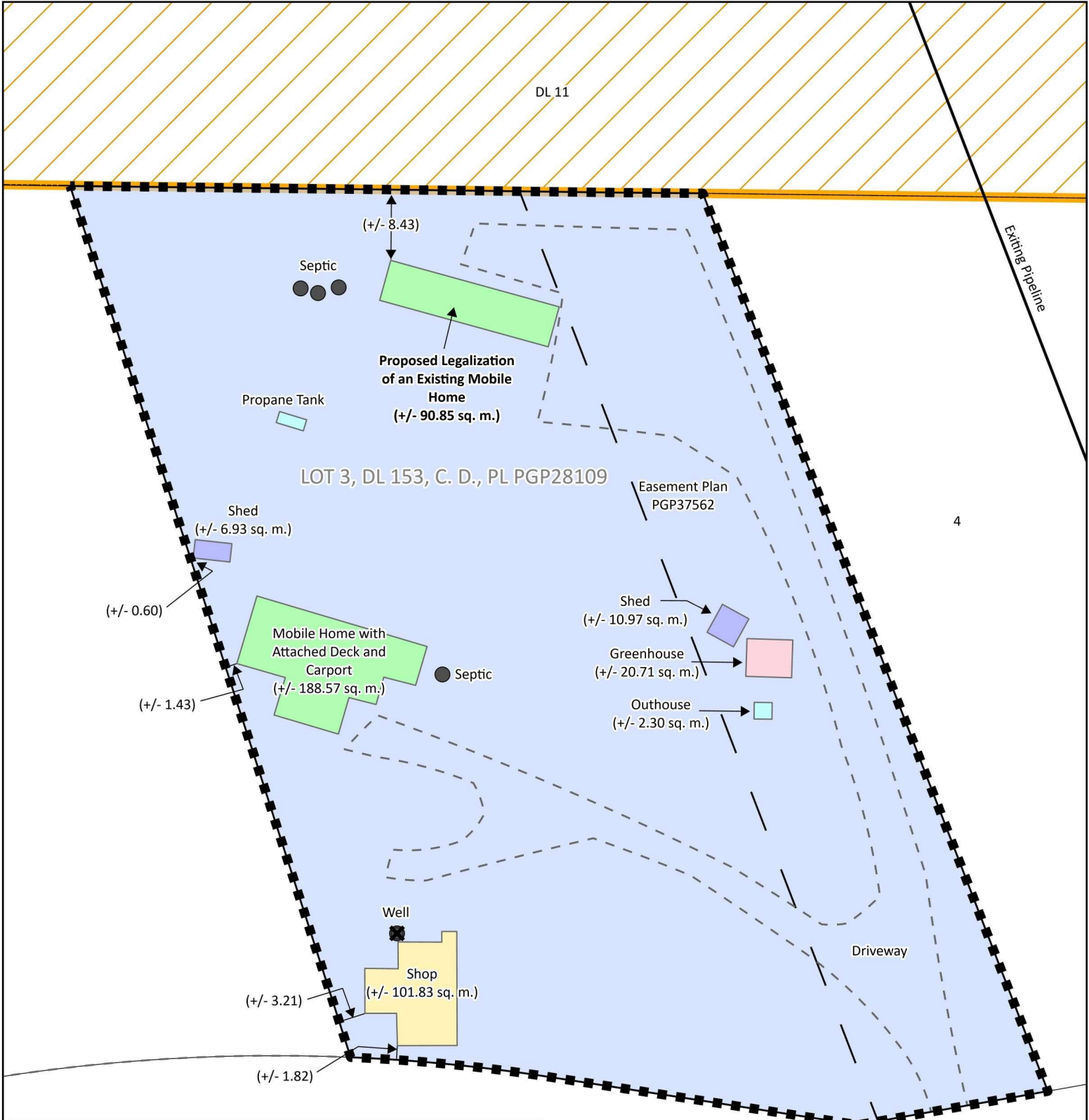
LEGEND

-  Subject Property
-  EA's and Municipalities
-  ALR

Designations




-  Commercial
-  Comprehensive Development 1
-  Industrial
-  Institutional
-  Mobile Home Park
-  Neighbourhood Residential
-  Parks and Recreation
-  Resource Area
-  Rural Residential 1
-  Rural Residential 2
-  Agricultural





Appendix C: SPECIFIC MAP

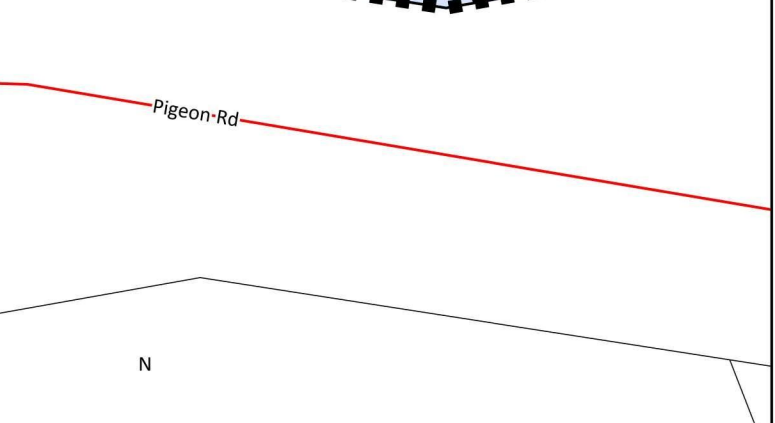
LEGEND

-  Subject Property
-  ALR
-  Proposed Special Exception RR 3-2 Zone

MEASUREMENTS ARE METRIC



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



DL 11

Existing Pipeline

LOT 3, DL 153, C. D., PL PGP28109

Easement Plan PGP37562

4

Driveway

Pigeon Rd

N

DL 11

SUBJECT PROPERTY
LOT 3, DL 153, C. D., PL PGP28109

2

4

Pigeon Rd

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

 ALR



0 5 10 20
m

Z2541 2026-02-05

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

Rezoning Application Responses – Page 3

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

The property is a 2-acre rural parcel that has been in my family for over 30 years, and I have personally owned it for the past 12 years. The property contains my residence along with a shop, shed, greenhouse, garden, and open land that has been used for gardening and small-scale rural use.

I originally moved onto the property to care for my mother, Grace, until she passed away. Since then, I have continued to live on and maintain the property.

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

The proposed use is to allow shared family residency on the property with my daughter and her family living in a modular home located on a lower portion of the property.

The modular home has certified utility connections and shares the existing well, which is sufficient to support both homes. The shop, shed, greenhouse, and garden will continue to be shared between our households.

At this time, construction and improvements have paused while we work through the rezoning process and ensure we are following the appropriate zoning requirements.

We are also taking steps to be responsible neighbours and maintain the property, including keeping our dog secured within the property through tying and a perimeter collar system. We are planning future improvements such as fencing, grading, and exterior finishing so the property remains safe, tidy, and well-maintained.

Describe the reason in support of the application:

This application supports multigenerational living and family support. I am 70 years old and approaching retirement, and having my daughter and her family nearby will allow them to assist with caring for me and helping maintain the property as I age. At the same time, it provides stable housing for her family of five.

We have made efforts to connect with our neighbours and community. We have also received letters of support from several nearby neighbours who would like to see our family remain here safely. These letters have been included with our application.

This arrangement allows our family to make efficient use of an existing rural property without creating additional development pressure in the area while keeping our long-standing family property within the family.

We want to continue improving the property so it remains safe, presentable, and contributes positively to the community.

We sincerely apologize for any misunderstandings during this process. Our intentions have always been to support our family and do the right thing. We are committed to working with the CRD to ensure the property meets all requirements moving forward, and we respectfully ask for consideration so our family can continue living together and supporting one another. Thank you for your time.

D L 1 1

D L 1 5 3

SITE PLAN OF LOT 3, DISTRICT LOT 153, CARIBOO DISTRICT, PLAN 28109.

'Worthington Site Plan'

3023 Pigeon Road, Williams Lake, BC

PID: 006-116-906

Zoning: RR3 Residential, Bylaw 3502

BCGS 93A.011



The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:400.

LEGEND

All distances are in metres and decimals thereof.
Dimensions are derived from Land Title Office records (Plan EPP28109).

- Hydro Pole
- ⊙ Service Pole
- P — Overhead Hydro
- ALR — ALR Boundary
- Septic Lid
- Driveway
- X — Fence
- SRW Statutory Right of Way

NOTES:

Lot dimensions are derived from Plan 28109.

This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.

Drawn November 7th, 2025 according to field survey conducted on November 4th, 2025.

Offset measurements are to the siding of the building and are perpendicular to the property line.

Offsets shown on this plan are not to be used to re-establish property lines or corners.

This Plan was prepared for planning purposes, and is for the exclusive use of Leah Worthington. 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.

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Lot 3 is subject to the following non-financial charges and interests which may affect the positioning of structures on the property:
-Right of Way E1922 (Plan 18505)
-Statutory Building Scheme 05167
-Easement PG42032 (Plan PGP37562)
-Right of Way PJ36046



Certified Correct this 14th day of November, 2025

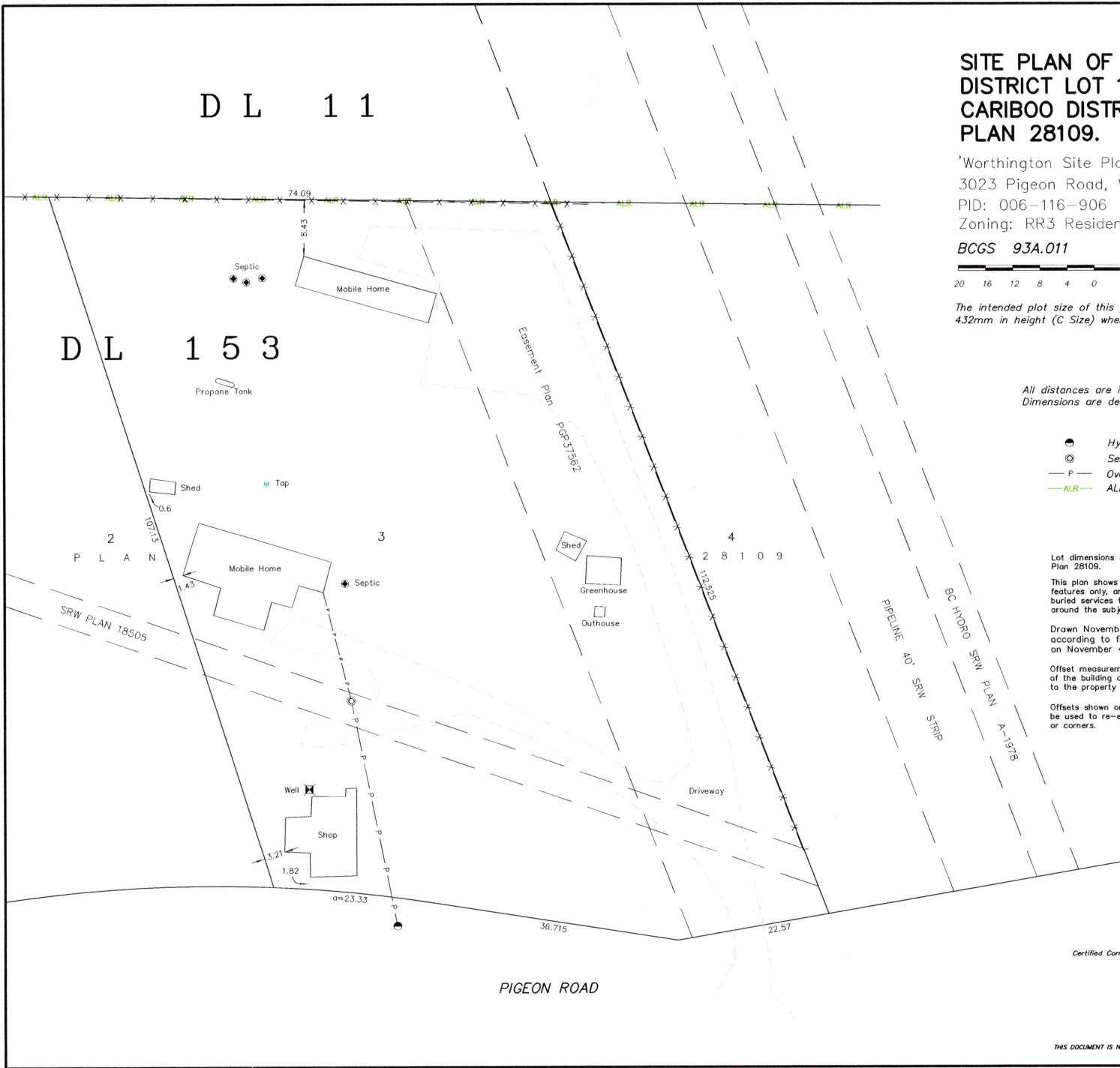


EXTON AND DODGE

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

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY AUTHENTICATED

FILE No. 25171 Dwg. 2



PIGEON ROAD



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: April 13th, 2026
Start Time: 1:30PM
Location of Meeting: CRD meeting room, Williams Lake

File Number: 3360-20/20250041
Application Type: Rezoning
Electoral Area: F
Legal Description: Lot 3, District Lot 153, Cariboo District, Plan 28109
Property Location: 3023 Pigeon Rd

ATTENDANCE

Present:
Chair: John Hoyrup
Members: Bee Hooker, Ross McCoubrey, Carla Krogan
Jill Kurki (conf. phone)

Recording Secretary: John Hoyrup
Owners/Agent: Derek & Leah Worthington, Sharon Woods
 Contacted but declined to attend

Absent: Dianna McQueen, Jack Darney

Also Present:
Electoral Area Director: Maureen |LeBourdais
Staff Support:

RESOLUTION

THAT application with File Number 3360-20/20250041 be **SUPPORTED / ~~REJECTED~~**
for the following reasons:

- 1) That the applicant made an effort to determine the requirements for locating the trailer on the property but rec'd unclear or vague information from CRD staff!

There have apparently been letters from neighbors supporting this trailer installation.(not privy to us!)

- 2)The trailer is set up and functional in accordance to regulation and it's removal would be unjustified and unrealistic.

For: 5 Against: 0

CARRIED/~~DEFEATED~~

Termination:

That the meeting terminate. 2:30PM

Moved: Bee Hooker

Seconded: Ross McCoubrey

CARRIED

Time: 2:30PM

John Hoyrup

Recording Secretary

John Hoyrup

Chair

To Whom It May Concern,

I am writing to confirm that I am completely fine with my neighbors adding a second dwelling to their property. I understand their reasons and agree that it's a practical step for growing families. I've have known them to be responsible and respectful, and I have no doubt they will ensure the second dwelling is well-planned and properly maintained. I fully support this addition.

Neighbor's Address:

Section 22(1) – Disclosure harmful to personal privacy

My Address:

Signature:

Name (Print

Date:

From: [Trinity Sure](#)
To: [REDACTED]; [CRD Planning](#); [Olivia Richardson](#); [REDACTED]; EA@interiorhealth.ca
Subject: Formal Objection – Bylaw 5562 (3023 Pigeon Road) | File: 3360-20/20250041
Date: April 16, 2026 8:19:19 PM
Attachments: [File 3360-20.20250041_ Rezoning Obiection 3023 Pigeon Rd April 16, 2026.pdf](#)
[3023 Pigeon Issues.pdf](#)
[Doq Issue Comlaint 05 28 2025.pdf](#)
[Doq Issue Complain2.pdf](#)
[Zoning Complaint_ 11 01 2024.pdf](#)
[Photo of tralier 3023 pigeon.pdf](#)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Ms. Williamson,

Please find attached my formal written objection to the proposed rezoning application identified as Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026 (3023 Pigeon Road), File No. 3360-20/20250041.

This submission outlines concerns related to documented non-compliance with CRD bylaws, unresolved enforcement matters, public safety risks, and potential environmental and public health impacts, as well as ongoing effects to neighbouring properties.

The objection is supported by prior correspondence, supporting documentation, and relevant legislative and regulatory references. I respectfully request that this submission be included as part of the official record for consideration in the review of this application.

For ease of reference, I have also included supporting documentation and relevant materials referenced within the letter.

Should additional information or clarification be required, I would be available to provide further detail.

Thank you for your time and consideration.

Sincerely,

Norma & Trinity Sure
3027 Pigeon Rd, 150 Mile House, BC V0K 2G0

April 16, 2026

Leasa Williamson
Development Services Clerk
Cariboo Regional District

Re: Formal Objection to Rezoning Application – Bylaw 5562 (3023 Pigeon Road)
File: 3360-20/20250041

Dear Ms. Williamson,

I am writing as an adjacent property owner to formally object to the proposed rezoning application identified as Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5562, 2026, affecting 3023 Pigeon Road.

My objection is grounded in documented non-compliance with applicable Cariboo Regional District bylaws, unresolved enforcement concerns, public safety risks, potential environmental and public health impacts, and ongoing adverse effects to neighbouring properties. These concerns are supported by prior correspondence with the Cariboo Regional District and ongoing observations.

Pursuant to the Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, no person shall use land or place a structure except as permitted under the bylaw and in accordance with applicable approvals . The placement of a second mobile home on the subject property occurred approximately 1.5 years ago (September 9, 2024 Photos attached) without adherence to these requirements, including the absence of proper zoning compliance and permitting.

This matter was brought forward at the time of installation. Correspondence from CRD Bylaw Enforcement confirms that the property is not zoned to allow two principal dwellings and that no permit had been issued, and further indicates that the structure would be required to be removed if it could not be permitted . Trinity my daughter who currently lives at the residence also submitted an inquiry dated November 1, 2024, seeking confirmation of compliance and permits . Multiple neighbouring residents raised similar concerns at that time. Emails will be attached.

It is therefore concerning that these initial complaints and enforcement direction do not appear to be acknowledged or addressed within the current rezoning proposal. Instead, the application seeks to retroactively legalize a development previously identified as non-compliant. This undermines the integrity of the CRD's regulatory framework and is inconsistent with the intent of the Local Government Act (British Columbia).

There are ongoing concerns regarding wastewater management on the subject property. Recurring sewer odours raise concern that sewage systems may not have been properly installed, permitted, or maintained. These conditions raise potential non-compliance with the Sewerage System Regulation (BC Reg. 326/2004) and may also engage provisions under the

Environmental Management Act (British Columbia) where environmental impacts are present. Given the persistence of these conditions, review by the appropriate health authority is warranted.

Further to the above, there are additional concerns regarding site servicing and utility connections associated with the second dwelling. A trench extending from the primary residence to the location of the second mobile home was visibly present for an extended period, suggesting the installation of underground servicing. In the absence of any visible water storage infrastructure, I question how potable water is being supplied and whether such servicing complies with applicable regulations, including requirements under the British Columbia Plumbing Code and related health authority filing requirements. It also raises the concern that they did not consult with the water right owner of 130 Mile Ranch.

Similarly, I question the legality of electrical servicing to the second dwelling. Electrical installations and connections to provincial infrastructure are regulated under the Safety Standards Act (British Columbia) and the Electrical Safety Regulation (British Columbia), which require proper permits, inspection, and certification of work. Any connection to BC Hydro infrastructure must comply with utility standards and approved service connections. The existence of a second, non-permitted dwelling raises concern as to whether electrical servicing has been extended or modified without appropriate authorization, inspection, or compliance with applicable safety requirements.

These concerns collectively raise serious questions as to whether the additional dwelling has been established with lawful and inspected utility connections, or whether development has proceeded outside of established regulatory processes. I respectfully request confirmation that all water, sewage, and electrical servicing associated with the additional dwelling has been installed, permitted, and inspected in accordance with applicable provincial legislation and utility requirements.

Of further concern is the proximity of the subject property to a provincial natural gas pipeline. Damage prevention in British Columbia is governed by the BC Energy Regulator, which establishes prescribed safety zones within which excavation and construction activities are strictly regulated. Excavation within 30 metres of a pipeline requires adherence to prescribed procedures, including contacting BC 1 Call, and activities within 10 metres require explicit authorization from the pipeline operator, such as Enbridge Inc..

The installation of the mobile home involved excavation and heavy equipment; however, there is no indication that required procedures were followed. This raises concern regarding potential non-compliance with provincial safety requirements and introduces avoidable risk to neighbouring properties.

Industry data from FortisBC (April 2026) indicates that approximately 90% of gas line damage incidents are preventable and that a significant proportion occur where BC 1 Call was not

contacted. Industry safety policies further emphasize that public safety must not be compromised and that risks must be proactively managed. Enbridge materials confirm that natural gas is hazardous and potentially explosive, and that activities near pipelines are strictly regulated.

In addition to regulatory and safety concerns, there have been ongoing impacts to neighbouring properties, including repeated trespassing incidents and issues involving an uncontrolled dog entering my property and chasing livestock. CRD correspondence confirms this behaviour and indicates limited enforcement options. Despite attempts to resolve these matters directly, they remain ongoing.

Taken together, the circumstances surrounding this property reflect non-compliance with CRD bylaws, unresolved enforcement concerns, potential violations of provincial regulations, public safety risks, and ongoing adverse impacts to neighbouring residents. Approval of this rezoning application would legitimize a previously identified non-compliant development and undermine the CRD's ability to enforce its bylaws consistently and equitably.

For these reasons, I respectfully request that the proposed rezoning application be denied and that appropriate enforcement action be pursued.

Thank you for your consideration.

Sincerely,

Norma & Trinity Sure

3027 Pigeon Rd,

150 Mile House, BC V0K 2G0

Email:

Norma Sure: [REDACTED]

Trinity Sure: [REDACTED]

cc:

Interior Health – Environmental Health (EA@interiorhealth.ca)

Enbridge Inc. Kelly Griffith Land & Community Advisor (kelly.griffith@enbridge.com)

Resources Referenced:

Cariboo Regional District Zoning Bylaw No. 3502, 1999 (as amended)

BC Laws – Sewerage System Regulation (BC Reg. 326/2004)

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/22_326_2004

BC Energy Regulator – Energy Resource Activity Operations Manual (Chapter 11)

<https://www.bc-er.ca/files/operations-documentation/Energy-Resource-Activity-Operations-Manual/ERAOM-Chapter-11.pdf>

FortisBC – Gas Line Damage Prevention (April 2026)

<https://www.fortisbc.com/about-us/news-events/media-centre-details/2026/04/14/bc-continues-to-make-progress-in-reducing-preventable-damage-to-gas-lines>

FortisBC – Safety and Environmental Policy

<https://www.fortisbc.com/about-us/corporate-information/safety-environmental-policy>

FortisBC – Natural Gas System Safety

<https://www.fortisbc.com/about-us/corporate-information/natural-gas-and-electricity-system-safety>

Enbridge – Pipeline Safety & Emergency Response

https://www.enbridge.com/~/_media/Enb/Documents/Brochures/2025-Canadian-brochures/2025_Westcoast_ERPO_web.pdf

BC Laws – Safety Standards Act (British Columbia)

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03039_01

BC Laws – Electrical Safety Regulation (British Columbia)

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/100_2004

BC Hydro – New Electrical Service Connections

<https://app.bchydro.com/accounts-billing/electrical-connections.html>



Pic of trailer day moved in

From Norma Sure Section 22(1) – Disclosure harmful to personal privacy

Date Thu 2026-04-16 7:02 PM

To Daughter Section 22(1)





Sent from my iPhone



RE: Dog issue

From Rick Cunningham <rcunningham@cariboord.ca>

Date Thu 2025-05-08 2:56 PM

To Trinity Sure Section 22(1) – Disclosure harmful to personal privacy

Hey Trinity,

I believe it has to be chasing livestock on your property, here is the number for FrontCounterBC, they answer for all provincial agencies and would direct your call to the proper office since it is on crown land. I did stop by 667 Best about the issue, and advised her of the complaint and that I can't do anything. She said she doesn't want her dogs chasing the horses either, and is going to but a gate at the end of the driveway. I believe also wants to resolve this but I am not involved without a bylaw.

Conservation Officers would get involved if the dogs were chasing wild life so maybe the same applies on the road, good question as a former horse breeder myself.

1-877-855-3222

Cheers,

Rick

Rick Cunningham

Senior Bylaw Enforcement Officer

rcunningham@cariboord.ca



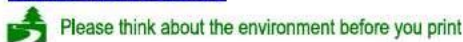
Cariboo Regional District

Phone: 250-392-3351 Ext. 240

Toll Free 1-800-665-1636

Fax: 250-392-2812

www.cariboord.ca



From: Trinity Sure Section 22(1) – Disclosure harmful to personal privacy

Sent: May 8, 2025 2:38 PM

To: Rick Cunningham <rcunningham@cariboord.ca>

Subject: Re: Dog issue

Hello Rick,

That's so unfortunate for people living in the CRD and makes it limited for neutral and non-conformational resolution.

Technically a horse is livestock and if the dog leaves the property's, it's at large so how would the B.C. livestock Act apply especially since it's chasing up a public road.

Get [Outlook for iOS](#)

From: Rick Cunningham <rcunningham@cariboord.ca>

Sent: Thursday, May 8, 2025 1:38:59 PM

To: Section 22(1) – Disclosure harmful to personal privacy

Subject: Dog issue

Good afternoon,

The CRD does not have animal control bylaws so there is nothing I can do about this.

People in regional districts without animal control have the option of using small claims court. Sue the dog owner as a "Nuisance Neighbour"

The Judge can put conditions on the dog and these if the conditions are broken it is contempt of court and the RCMP have to get involved.

Regards,

Rick

Rick Cunningham

Senior Bylaw Enforcement Officer

rcunningham@cariboord.ca



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Please think about the environment before you print



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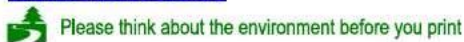
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Inquiry Regarding Zoning/Permit Issue for Property

From Trinity Sure Section 22(1) – Disclosure harmful to personal privacy
Date Fri 2024-11-01 12:36 PM
To info@cariboord.ca <info@cariboord.ca>

Dear CRD Planning Department,

I hope this message finds you well. I am writing to inquire if a property in the 150 Mile Area has permits for building a secondary dwelling because I have not noticed any permits posted. The property located at 3023 Pigeon Road, 150 Mile House.

It appears that a second dwelling is being constructed on the property, and I am unsure whether this is permitted under the current zoning regulations for this area. I would appreciate it if you could confirm whether any permits have been issued for this construction and if the second dwelling complies with applicable land use bylaws.

Please let me know if any additional information is required from my side, and I would be grateful for your guidance on how best to address this matter if a violation is present.

Thank you for your time and assistance.

Kind regards,
Trinity Sure

From: [Georges Beaulieu](#)
To: [CRD Planning](#)
Subject: Notice of rezoning of 3023 Pigeon Road
Date: April 21, 2026 5:20:17 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Leasa Williamson,

I am writing as an adjacent property owner to oppose the proposed rezoning of 3023 Pigeon Road. My primary objections pertain to infrastructure and health requirements:

- Sewer System: There is a lack of documentation ensuring that health requirements are met. The current system does not appear to be properly installed, and given the 7,500 sq. ft. size of my own system, I am concerned about soil saturation and whether the property has sufficient space for a system that accommodates two households. Based on previous persistent odor issues at the John Louie trailer park that required Health Authority intervention, what mitigation steps are the property owners taking to prevent similar risks?

- Electricity: I would like clarification on the property's power source. It is my understanding that BC Hydro does not provide a connection until all necessary permits are obtained.

According to the Cariboo Regional District, no person shall use land or place a structure except as permitted under the bylaw. I look forward to your response regarding how these issues will be addressed.

Sincerely,

Lorraine Beaulieu