AGENDA ITEM SUMMARY

TO: Chair and Directors, Cariboo Regional District Board

AND TO: Janis Bell, Chief Administrative Officer

FROM: Rick Brundrige, Manager of Planning DATE: January 11, 2008

Services

DATE OF MEETING: January 18, 2008

SHORT SUMMARY: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4346, 2008

District Lot 5211, Lillooet District, and Lot 13, District Lot 4279, Lillooet District, Plan 32997

From Resource/Agricultural (RA 1) zone and Rural 3 (RR 3) zone to Comprehensive Development 2 (CD 2) zone – Heritage Island

(4600-20-2688 – Cariboo Heritage Land Developments Ltd. (Agent: Nigel Hemingway)

Area L – Director Pinkney

VOTING: Stakeholder Vote – All Electoral Areas

MEMORANDUM: See planning comments on attached information sheet.

ATTACHMENT: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4346, 2007, information sheets, fact sheets, and maps.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

OPTIONS: 1) Endorse the recommendation;

2) Deny the application;

3) Defer.

RECOMMENDATION: That Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4346, 2008 be read a first and second time this 18th day of January 2008. Further, that this application be subject to:

1. Adoption of Cariboo Regional District Interlakes Area Official Community Plan Amendment Bylaw No. 4345, 2008.

2. Submission of a report by a qualified biologist that would identify the impact of the project and mitigative measures to reduce the impact on the environment. Further, that the report include a thorough assessment of the identified Sensitive Fish Habitat Area (FISS) zone.

3. That the Board waive Section 5.7 – Official Community Plans – of the Cariboo Regional District Procedure Manual Policy in lieu of the following:
i) That the official community plan application be given consideration for first and second readings conjointly with the rezoning application.

ii) That publication in the CRD Board Highlights in lieu of the public notice and press release requirements.

iii) Further, that the public consultation sessions as specified in Section 5.7 iii) be replaced by public consultation hosted by the proponent.

Respectfully submitted,

[Signature]

Manager of Planning Services
CARIBOO REGIONAL DISTRICT

BYLAW NO. 4346

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 in accordance with Section 791(1) of the Local Government Act; and

WHEREAS an application has been received to rezone property; and

WHEREAS the Board of Directors of the Cariboo Regional District deems it expedient to rezone the property;

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

1. CITATION

a) This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4346, 2008".

2. AMENDMENT

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

i) Including Section 5.24 after Section 5.23 Comprehensive Development 1 (CD 1) Zone, as follows, and renumbering subsequent sections sequentially:

5.24 COMPREHENSIVE DEVELOPMENT 2 (CD 2) ZONE – HERITAGE ISLAND.

Purpose: The purpose of this zone is to allow for a residential and recreational development in harmony with the unique physical and environmental attributes of Heritage Island and Bridge Lake.
5.24.1 Permitted uses of land, buildings and structures

a. a single family residential dwelling  
b. guest cabins  
c. ancillary buildings  
d. vehicle, boat and trailer parking

5.24.1.1 Limited Common Property Area (LCP)

(a.) This limited common property strip, consisting of the riparian area, shall be a minimum of 20 metres wide or as determined by a qualified professional  
(b.) No structures, or dwelling, or improvements shall be located in the LCP area except for:  
   i) A common dock for each clusters to a maximum of 6 docks  
   ii) Controlled access which must be of porous surface  
(c.) This area shall be managed in accordance with the Development Permit Guidelines for Aquatic Habitat Ecosystem Protection of the Interlakes Area Official Community Plan of Bylaw No. 3906, 2004.

5.24.2 Zone provisions

(a.) Lot Area  
   Lots that are proposed to be subdivided within this zone shall have a minimum area of not less than 0.2 hectares.  

(b.) Maximum Density  
   The maximum density of lots within all lands with this zone is 31.

(c.) Buildings per lot  
   The number of buildings allowed per lot shall not be more than:  
   i. one single family residential dwelling;  
   ii. two ancillary buildings;  
   The number of buildings allowed on all common property shall not be more than:  
   i. one single family residential dwelling;  
   ii. eight ancillary buildings.  
   These structures shall be located outside the Limited Common Property (LCP) and outside the Development Permit Area, unless accompanied by a report from a qualified professional with outlined mitigation measures and recommendation for a setback from the natural boundary of Bridge Lake.

(d.) Floor area  
   i. the floor area of the ground floor for a single family residential dwelling should not be less than 75 square metres (807.3 square feet); this conflicts with ii) below  
   ii. the floor area of the ground floor for a single family residential dwelling should not be more than 170 square metres (1,829.9 square feet);  
   iii. the combined floor area of all ancillary buildings located on a lot should not be more than 40 square metres (430.6 square feet);  
   iv. there shall be no minimum or maximum floor area requirement for ancillary buildings located on common property
(e.) **Lot coverage**
   i. the combined enclosed floor area of all buildings and structures on a lot shall not exceed 13% of the total lot area;
   ii. the combined enclosed floor area of all buildings and structures on common property shall not exceed 5% of the total common property area.

(f.) **Height of buildings and structures**
   i. the maximum height for a single family residential dwelling shall not exceed 9 metres (29.5 feet);
   ii. the maximum height of an ancillary building located on a lot shall not exceed 4 metres (13.1 feet);
   iii. the maximum height of an ancillary building located on common property shall not exceed 7 metres (23.0 feet).

(g.) **Waterfrontage**
   Within this zone no waterfront lots are permitted

(h.) **Guest cabins**
   i. the maximum number of guest cabins within this zone is two;
   ii. guest cabins are only permitted on the common property;
   iii. the floor area of the ground floor for a guest cabin should not be less than 75 square metres (807.3 square feet).

(i.) **Required yards**
   The following definitions are applicable to all lands within this zone:

   1.) Lot line means the legal boundary of a lot that divides one lot from another lot or from a road right of way or from lands designated as common property and is further described as follows:
      i. front lot line means the line fronting Bridge Lake and a lot may have more than one front lot line
      ii. rear lot lines means the line fronting a road right of way or common property and a lot may have more than one rear lot line;
      iii. side lot line means a lot line other than a front or rear lot line.

   2.) Setbacks
      i. front yard
         a.) a front yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet) and where a lot contains more than one front yard, this setback is applicable to all front yards;
         b.) for those lots situated on Pine Point, a front yard free of buildings and structures shall be provided with a depth of 10 metres (32.8 feet); or as determined by a qualified professional and where a lot contains more than one front yard, this setback is applicable to all front yards;
ii. rear yard
   a.) where a rear lot line is adjacent to a public road right of way, a rear yard free of buildings and structures shall be provided with a depth of 7.6 metres (24.9 feet);
   b.) where a rear lot line is adjacent to common property a rear yard free of buildings and structures shall be provided as follows:
      i. a depth of 10 metres (30.5 feet) shall be provided for the shortest rear lot line;
      ii. a depth of 5 metres (16.4 feet) shall be provided for all other rear lot lines.

iii. side yard
    i. a side yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet).

(j) Off street parking
   Off street parking shall be provided in accordance with the following requirements:
   i. 1.5 off street parking spaces shall be provided for every residential dwelling unit;
   ii. 1 off street parking space shall be provided for every guest cabin;
   iii. a minimum of 1 oversized vehicle parking space shall be provided for every 4 parking spaces;
   iv. off street parking spaces shall be a minimum of 2.8 metres (9.2 feet) wide and 5.4 metres (17.7 feet) long;
   v. an oversized vehicle and trailer parking space must be a minimum of 3 metres (9.8 feet) wide and 12 metres (39.4 feet) long.

(k.) Servicing
   All dwelling units must be serviced with a community sewer system operating under permit from the Ministry of Environment under the municipal sewage regulations.

   The Heritage Island development will be done under the Strata Property Act. The bare land development operates under the regulations and provisions of the comprehensive development zone; but through the strata corporation bylaws and possibly a statutory building scheme, is able to establish design principles, lifestyle opportunities, and management of common amenities through a secondary level of governance specific to the site. Responsibility for the upkeep and maintenance of the infrastructure rests with the strata corporation, through the strata council. Under the strata council, a design review committee will administer and enforce the design guidelines which are established to ensure that an architectural and landscape character that is appropriate for the island environment will be met. The landscaping associated with the Limited Common Property shall be in accordance with the Aquatic Habitat Ecosystem Guidelines of the Interlakes Area Official Community Plan, which can include recommendations from a qualified professional.
ii) amending Section 5.0 by including Lakeshore Residential 2 (RL 2), Comprehensive Development 1 (CD 1), and Comprehensive Development 2 (CD 2) zones under “USES PERMITTED AND ZONE PROVISIONS”

iii) rezoning District Lot 5211, Lillooet District and Lot 13, District Lot 4279, Lillooet District, Plan 32997 from Resource/Agricultural (RA 1) zone and Rural 3 (RR 3) zone to Comprehensive Development 2 (CD 2) zone by; and

iv) amending Schedule “A” and “C” accordingly.

READ A FIRST TIME THIS _____ DAY OF ________________, 2008.

READ A SECOND TIME THIS _____ DAY OF ________________, 2008.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF ________________, 2008.

READ A THIRD TIME THIS _____ DAY OF ________________, 2008.

ADOPTED THIS ___ DAY OF ________________, 2008.

__________________________
Jon Wolbers, Chair

__________________________
Jo-Anne Frank, Corporate Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4346, cited as the “Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4346, 2008”, as adopted by the Cariboo Regional District Board on the ___ day of ________________, 2008.

__________________________
Jo-Anne Frank, Corporate Secretary
### APPLICATION FOR REZONING - INFORMATION SHEET

<table>
<thead>
<tr>
<th>File No:</th>
<th>4600-20-2688</th>
<th>Date Referred: January 4, 2008</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Cariboo Heritage Land Developments Ltd. Inc. No. BC0800226 (Agent: Nigel Hemingway)</td>
<td></td>
</tr>
<tr>
<td>Legal Description:</td>
<td>District Lot 5211, Lillooet District and Lot 13, District Lot 4279, Lillooet District, Plan 32997</td>
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<tr>
<td>Zone Classification:</td>
<td>Resource/Agricultural (RA 1) zone and Rural 3 (RR 3) zone</td>
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**Planning Department**

Planning staff recommend that this rezoning application be considered for approval.

The application seeks to create a Comprehensive Development zone for an island on Bridge Lake, as well as a shoreland lot. The total land under application is some 26 ha (65 ac), where the island is proposed to contain some 31 strata recreational-residential lots of some 0.2 ha (0.49 ac) each, serviced by a municipal sewer system approved by the Ministry of Environment.

Planning staff had an opportunity to visit the site by float plane and have attached a photo of the island, taken from the north-west.
The shoreland property is located across the narrow channel.

The applicant wishes to create a residential and recreational green project. The applicant has retained the service of various registered qualified professionals to assist with the project. The island is the only privately owned island on Bridge Lake. Access is proposed to be by boat only.

The proposal is indicated below:
Staff note that in order for this application to proceed, it is required to amend the Interlakes Area OCP to provide the density and service levels envisioned. At present, the density for lakeshore properties in the Interlakes area is 0.8 ha (1.98 ac) lots, with this CD zone providing a density average of 0.8 ha lots, but clustered pursuant to the depiction above.

It is proposed to provide parking on Lot 13, as well as a boat launch site and point of departure for a barge used to transport building materials. Shared dock access will serviced the island for a total of 6 docks permitted. Of note, there will be no direct waterfront lots with a minimum of a 20 m setback from the lake to the lots. This 20 m strip will be limited common property, for use and enjoyment of the property owner whose lots abuts the strip, but will prohibit structures.

There is no other application comparable to this one in the Cariboo Regional District; however this application could set a precedent towards redevelopment of recreational properties within the
CRD. Hence, it is the opinion of Planning Staff that the Comprehensive Development Zone can adequately regulate the land use and additionally protect the natural features associated with this proposal.

The property is located in the Development Permit for the Protection of Aquatic Habitat Ecosystem of the Interlakes Area Official Community Plan Bylaw No. 3906, 2004. The CRD requests that the applicant, prior to third reading, submit a report by a qualified biologist for planning staff perusal in order to assess if a development permit will be required.

Staff have no objections to this application as presented since the density proposed and zoning provisions will adequately buffer the project impacts on the aquatic ecosystem and the nearby community.

**Recommendation:** That the application be considered for approval subject to:

2. Submission of a report by a qualified biologist that would identify the impact of the project and mitigative measures to reduce the impact on the environment. Further, that the report include a thorough assessment of the identified Sensitive Fish Habitat Area (FISS) zone.

Further, that for this application the Regional Board waive Section 5.7 – Official Community Plans – of the Cariboo Regional District Procedure Manual Policy; and

**5.7.2 - Major Text Amendments**

The following policy applies when dealing with rezoning applications requiring major text amendments to official community/settlement plan bylaws:

i) That, where a rezoning application is submitted which requires a major text amendment to an official community/settlement plan bylaw, only the rezoning application amendment bylaw proceed to consideration of first and second readings. Further, that if the rezoning application receives first and second readings staff prepare the necessary official community/settlement plan text amendment bylaw for regional board consideration of first and second readings. Further, that the text amendment bylaw be referred to all Advisory Planning Commissions for electoral areas within the plan area.

ii) That, in advance of a public hearing notice, a public notice be prepared which indicates that a major text amendment to the official community/settlement plan is currently under review by the regional district and that further information can be obtained from the planning department. Further, that the public notice be inserted in one edition of each local newspaper which circulates in the plan area, posted in all rural post offices in the plan area, and all offices of the Cariboo Regional District. Further, that a press release indicating that the planning department is currently reviewing a major amendment to the
specific official community/settlement plan be prepared and distributed to the local newspapers serving the plan area and the rural post offices.

iii) That, following the placing of a notice of public hearing relating to the proposed major text amendment to the specific official community/settlement plan, in accordance with the usual practice for official community/settlement plan amendment bylaws, a public hearing be held with sessions in all electoral areas which are within the plan area to solicit concerns from the public and to discuss the proposed amendment. All sessions of the public hearing will be chaired by a director appointed by the regional board with the consent of all directors whose electoral areas are within the plan area. A report of all sessions of the public hearings would be presented to the regional board prior to third reading of the text amendment bylaw.

(Resolution No. 94-1-94)

Staff point out that the policy was written in 1994, and the CRD has since established a Communication department which provides regular information to the media.

As such, it is recommended;

i) That the official community plan application be given consideration for first and second readings conjointly with the rezoning application.

ii) That publication in the CRD Board Highlights in lieu of the public notice and press release requirements.

iii) That the public hearing sessions as specified in iii) above be replaced by public consultation hosted by the proponent.

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Cariboo Regional District Board

Date of Meeting:
Description of Proposed Use / Development

This application is requesting that District Lot 5211 and Lot 13, Plan 32997, District Lot 4279, Lillooet District, be rezoned and redesignated within the Interlakes Area Official Community Plan. Lot 13 is located on Bell Road near the western end of the lake and District Lot 5211 is an island located about 270 metres from Lot 13. We are proposing that both properties be given a new comprehensive development zone which respects the unique nature of these lands and their special attributes. A comprehensive development area will be created within the community plan to accommodate the land use policies which will be established for what will be an exceptional development in the Interlakes area.

These properties are at the western end of Bridge Lake and are accessed from Highway 24 by Bell Road. Lot 13 is approximately 0.8 hectares in size and District Lot 5211 is 25.5 hectares. The lands will be consolidated into a single property prior to any development so the combined area will be 26.3 hectares (65 acres). The island has been known locally in the past as Rickenbacher Island and more recently as Rainbow Island, but there has been no official geographic name assigned to it. We intend to apply to the Crown to have the geographical name of the island changed to Heritage Island.

Lot 13 is a generally level piece of property which slopes gently down from the road towards the lake. There is a steeper drop from the upper bench down to the lake and it has approximately 60 metres of water frontage. It presently contains a well-built log home, a combined carport and woodshed, as well as a small garden house. The property has an existing driveway constructed all the way to the lake, ending at the dock. The front part of the land is vacant with all improvements clustered at the lake end of the land.

Heritage Island is a special place. With just under a mile of irregular shaped shoreland, the foreshore ranges from shallow rock and sand slopes to areas where the deep water comes right up to the shore. The island is moderately wooded with large fir, aspen groves, spruce and pine. The island slopes up from the lake with the highest point near the middle, which is about 26 metres above the water. The island is located at the entrance to a large bay of the lake and is one of several islands in this location. It is the largest and only privately owned island; all others are reserved to the Crown for public purposes. There is a large district lot immediately south of the island group which is also a Crown Reserve and it contains the Bridge Lake Ice Caves.

The development of these consolidated properties will create a subdivision like no other in the Regional District. Respecting natural beauty of the land, a
wilderness experience will be provided on the island by grouping the lots into clusters located around the island. This preserves the majority of the land in a natural undisturbed state, protects viewscapes, environmental assets and wildlife while providing fully serviced properties. The development of Heritage Island will be done under the Strata Property Act and will be a cohesive neighbourhood of recreational homes built under strict building guidelines.

The Heritage Island development will consist of 31 individual strata lots. The strata lots will be clustered into six groups in separate areas around the island. All strata lots will be upland properties with a limited common property (LCP) zone between them and the lake. The LCP zone will be a minimum of 20 metres deep and is intended to protect the riparian attributes and environmental considerations along the waterfront. The strata corporation bylaws will govern the LCP land use and together with the comprehensive development zone and Lakeshore Development Guidelines, will restrict vegetation removal while allowing for controlled access provisions for the individual strata lots. One common dock will be provided for each strata cluster.

The individual strata lots on Heritage Island will be fully serviced. Sewage disposal will be provided by an engineered sewage system for each cluster. These will operate under permit from the Ministry of Environment. Each lot will have an individual well and be serviced by hydro and high speed internet. The strata lots will range in size from 0.2 to 0.3 hectares (1/2 to 3/4 of an acre), and each will have a predetermined building envelope of approximately 150 square metres (1,614.5 square feet) which is less than 10% of the total lot area. Outside the building envelope an additional 900 square metres (9,687.5 square feet) will be managed to comply with the Priority Zone 1 principles of the province’s FireSmart principles.

Approximately 71% of the island will be common property and left as much as possible in its natural state. A network of walking and bicycle paths and trails will be provided along with one internal circular road to service the development stage. The road is at the back of all the lots and will be no more than five metres wide so it will not be visible from the water or the mainland around Bridge Lake. This road corridor will also be the location for the utilities which will all be underground. Once the island is fully developed vehicular traffic will be restricted to only a service vehicles authorized by the strata corporation.

The mainland portion of the development will be common property owned by the strata corporation. The existing home will become the residence for a full-time manager employed by the strata corporation. The manager will be responsible for maintenance of all common facilities, security, and assisting the owners while they are on the island. A secure parking area will be provided on this 0.8 hectare (2 acre) property along with a storage area for boats and trailers. These will be fenced and screened so that they are well buffered from Bell Road and neighbouring properties.
Environmental integrity and protection is a priority within the Heritage Island neighbourhood. Extra steps will be taken during construction and post development to ensure that it will be truly “green”. These design concepts include such things as the following.

1. A transportation barge will be designed and constructed for transport of equipment and materials to and from the island. A solid hulled structure, it will include catchments to entrap any dirt, oil or other contaminants which may fall off of the cargo. The barge will convert to a dock on the island when not in use.

2. Building design which is appropriate for the location, allow for a relatively small building footprint and requires all buildings and roof finishes to be natural or earth tones only. All house plans will need to be approved by the strata corporation’s design review committee prior to a Regional District building permit application. This committee will promote green building techniques and materials while ensuring that the visual landscape is protected on, and looking at, the island.

3. Research is presently being conducted into the potential and viability of geothermal heating of all homes. This would result in a 50-65% reduction in electrical usage for each home if it proves feasible for this site.

4. Each strata lot will have a package treatment plant for sewage disposal. Designed by an engineer, these are the most environmentally responsible types of systems, have water recycling capabilities and discharge under pressure to a centrally located disposal field for each cluster. While these systems can be installed within 50 feet of the lake, Heritage Island will position their fields at over five times this distance. The sewage disposal system is not approved for construction until an environmental impact study is done and approved by the Ministry of Environment. This study includes testing and certification by a hydrogeologist that the horizontal travel time of effluent complies with all environmental requirements.

5. No motorized vehicles will be permitted to operate on the island except the strata corporation's maintenance vehicle and other vehicles authorized by the strata corporation bylaws. Personal watercraft (jet skis) will be prohibited by strata corporation bylaws and only one dock for boat moorage will be provided for each cluster.

6. Vegetation retention will be paramount with due regard for all FireSmart principles. The common property areas will be a managed forest with minimal disturbance during development. This asset of the strata corporation will be protected and promoted as a balanced ecosystem. The riparian zone along the waterfront is owned by the strata corporation with restricted rights of access granted to the individual owners.

7. Noise pollution will be controlled both during construction and afterwards and regulated within the strata bylaws. By having a resident manager on site this can be controlled so as not to be a nuisance.
A comprehensive development zone provides for the development of a larger site allowing for innovative development approaches. This zoning tool allows the Regional District to control detailed guidelines and specifications in an integrated manner where land should have an innovative treatment because of its strategic location, overall community importance, and unique assets. The proposed Heritage Island comprehensive development zone is applicable to all 26.3 hectares and is designed to protect the Heritage Island and Bridge Lake attributes, preserve the natural and environmentally sensitive areas, maintain topographic integrity and promote liveability within an attractive country atmosphere. It is a single cohesive zone which guarantees that the development proposed is the only one which ever occurs.

The proposed Heritage Island comprehensive zone is:

1.1 **Purpose**

The purpose of this zone is to allow for a residential and recreational development in harmony with the unique physical and environmental attributes of Heritage Island and Bridge Lake.

2.1 **Permitted uses of land, buildings and structures**

   a. a single family residential dwelling  
   b. guest cabins  
   c. ancillary buildings  
   d. vehicle, boat and trailer parking

2.1.1 **Limited Common Property Area (LCP)**

   (a.) This limited common property strip, consisting of the riparian area, shall be a minimum of 20 metres wide or as determined by a qualified professional  
   (b.) No structures, or dwelling, or improvements shall be located in the LCP area except for:  
      i) A common dock for each cluster to a maximum of 6 docks  
      ii) Controlled access which must be of porous surface  
   (c.) This area shall be managed in accordance with the Development Permit Guidelines for Aquatic Habitat Ecosystem Protection of the Interlakes Area Official Community Plan of Bylaw No. 3906, 2004.

3.1 **Zone provisions**

   (a.) **Lot Area**  
       Lots that are proposed to be subdivided within this zone shall have a minimum area of not less than 0.2 hectares.
(b.) **Maximum Density**
The maximum density of lots within all lands with this zone is 31.

(c.) **Buildings per lot**
The number of buildings allowed per lot shall not be more than:

i. one single family residential dwelling;
ii. two ancillary buildings;

The number of buildings allowed on all common property shall not be more than:

i. one single family residential dwelling;
ii. eight ancillary buildings.

These structures shall be located outside the Limited Common Property (LCP) and outside the Development Permit Area, unless accompanied by a report from a qualified professional with outlined mitigation measures and recommendation for a setback from the natural boundary of Bridge Lake.

(d.) **Floor area**

i. the floor area of the ground floor for a single family residential dwelling should not be less than 75 square metres (807.3 square feet);
ii. the floor area of the ground floor for a single family residential dwelling should not be more than 170 square metres (1,829.9 square feet);
iii. the combined floor area of all ancillary buildings located on a lot should not be more than 40 square metres (430.6 square feet);
iv. there shall be no minimum or maximum floor area requirement for ancillary buildings located on common property.

(e.) **Lot coverage**

i. the combined enclosed floor area of all buildings and structures on a lot shall not exceed 13% of the total lot area;
ii. the combined enclosed floor area of all buildings and structures on common property shall not exceed 5% of the total common property area.

(f.) **Height of buildings and structures**

i. the maximum height for a single family residential dwelling shall not exceed 9 metres (29.5 feet);
ii. the maximum height of an ancillary building located on a lot shall not exceed 4 metres (13.1 feet);
iii. the maximum height of an ancillary building located on common property shall not exceed 7 metres (23.0 feet).

(g.) **Waterfrontage**

Within this zone no waterfront lots are permitted.
(h.) **Guest cabins**
   i. the maximum number of guest cabins within this zone is two;
   ii. guest cabins are not permitted on any lot within this zone or in the LCP area;
   iii. the floor area of the ground floor for a guest cabin should not be less than 75 square metres (807.3 square feet).

(i.) **Required yards**

The following definitions are applicable to all lands within this zone:

1.) Lot line means the legal boundary of a lot that divides one lot from another lot or from a road right of way or from lands designated as common property and is further described as follows:
   i. front lot line means the line fronting Bridge Lake and a lot may have more than one front lot line
   ii. rear lot lines means the line fronting a road right of way or common property and a lot may have more than one rear lot line;
   iii. side lot line means a lot line other than a front or rear lot line.

2.) **Setbacks**
   i. front yard
      a.) a front yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet) and where a lot contains more than one front yard, this setback is applicable to all front yards;
      b.) for those lots situated on Pine Point, a front yard free of buildings and structures shall be provided with a depth of 10 metres (32.8 feet); or as determined by a qualified professional and where a lot contains more than one front yard, this setback is applicable to all front yards;
   ii. rear yard
      a.) where a rear lot line is adjacent to a public road right of way, a rear yard free of buildings and structures shall be provided with a depth of 7.6 metres (24.9 feet);
      b.) where a rear lot line is adjacent to common property a rear yard free of buildings and structures shall be provided as follows:
         i. a depth of 10 metres (30.5 feet) shall be provided for the shortest rear lot line;
         ii. a depth of 5 metres (16.4 feet) shall be provided for all other rear lot lines.
   iii. side yard
      i. a side yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet).
(j) **Off street parking**

Off street parking shall be provided in accordance with the following requirements:

i. 1.5 off street parking spaces shall be provided for every residential dwelling unit;

ii. 1 off street parking space shall be provided for every guest cabin;

iii. a minimum of 1 oversized vehicle parking space shall be provided for every 4 parking spaces;

iv. off street parking spaces shall be a minimum of 2.8 metres (9.2 feet) wide and 5.4 metres (17.7 feet) long;

v. an oversized vehicle and trailer parking space must be a minimum of 3 metres (9.8 feet) wide and 12 metres (39.4 feet) long.

(k.) **Servicing**

All dwelling units must be serviced with a community sewer system operating under permit from the Ministry of Environment under the municipal sewage regulations.

The Heritage Island development will be done under the Strata Property Act. The bare land development operates under the regulations and provisions of the comprehensive development zone; but through the strata corporation bylaws and possibly a statutory building scheme, is able to establish design principles, lifestyle opportunities, and management of common amenities through a secondary level of governance specific to the site. Responsibility for the upkeep and maintenance of the infrastructure rests with the strata corporation, through the strata council. Under the strata council, a design review committee will administer and enforce the design guidelines which are established to ensure that an architectural and landscape character that is appropriate for the island environment will be met. The landscaping associated with the Limited Common Property zoned shall be in accordance with the Aquatic Habitat Ecosystem Guidelines of the Interlakes Area Official Community Plan, which can include recommendations from a qualified professional.
Most of the items included into the strata corporation bylaws are things which cannot be included within the comprehensive development zone. These include such things as the following.

1. Architectural design guidelines for all buildings and structures within the development with a primary design objective of minimizing the visual impact. The design guidelines will respond to the unique island environment with a character intended to be harmonious with the wooded site.

2. Control over landscaping and vegetation removal on individual strata lots and all common property areas.

3. The provision for a full-time manager to manage the interests of the strata corporation and to assist the needs of all strata lot owners.

4. An ability to set maintenance fees on the strata lots for the upkeep of all assets of the owners including the community sewer system, the maintenance vehicle, the access barge, the path and trail network, garbage pick-up, snow removal and the common docks at each strata cluster.

5. The restriction on motorized vehicles on the island and the mooring of jet skis at any dock on the island.

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As stated previously, environmental integrity and protection is a priority within the Heritage Island neighbourhood. Because this is an island extra precautions have been established within the design and proposed zone. Mr. Don Holmes from Lakeshore Environmental Ltd. has assisted and his expertise in this field will be
relied on throughout the development stage. The proposal does not create any privately owned waterfront lands and a ribbon of strata corporation owned land is between all lots and the lake. This limited common property strip is a minimum of 20 metres wide and will be fully managed as per the Cariboo Regional District's Lakeshore Management Policy. In addition to this, other specific items to support environmental responsibility are as follows.

1. A further setback from the lake of 5 metres on the individual strata lots. This means all buildings and structures will be at least 25 metres (82 feet) from the lake.
2. Vegetation retention and management plans on all land within the zone boundaries.
3. A non-vehicular road, trail and pathway network which will be built out of porous materials creating no stormwater runoff.
4. Increased setbacks for sewage disposal systems and no installation until an environmental impact assessment is approved by the Ministry of Environment.
5. A planned riparian enhancement program in areas where some minimal disturbance during construction is unavoidable.

Because of the high development objectives and the uniqueness of the site many professionals have been involved in preparing the concepts included within the proposed zone to ensure that the highest integrity and standards are met.

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Dr. Yaworsky is assisting with the project from a general consulting perspective. He has reviewed it on the ground and is providing additional expertise in “green” development concepts. Dr. Yaworsky’s company is responsible for the geothermal assessment, design and permitting; electrical servicing supervision; some of the design guidelines, and other civic engineering matters as they arise.

In Closing

Heritage Island is a unique development which will appeal to people who appreciate everything it has to offer. By its very nature it will be predominately recreational use, but built to a full-time residential standard. The comprehensive development zone and strata corporation bylaws will attract residents who will appreciate and respect the island environment, the area, and the lake and ensure all future owners will enjoy these features. Landowners on Heritage Island will be governed by land use regulations which do not exist in any other development in the Cariboo. This protection and the island location are the reasons why they will want to reside here. The type of development being proposed will offer an ownership opportunity which will be carried out with little or no sacrifice to the habitat, the water, or the rights of existing residents to enjoy their lake.
ZONING BYLAW AMENDMENT – FACT SHEET

Date of Application: December 06, 2007

Zoning Bylaw: South Cariboo Area Zoning Bylaw 3501, 1999

GENERAL INFORMATION:

Property Owner’s Name(s): Cariboo Heritage Land Developments LTD. Inc. No. BC0800226

Applicant’s Name: Cariboo Geographic Systems (Nigel Hemingway)

Legal Description(s):
District Lot 5211 Lillooet District, & Lot 13 District Lot 4279, Lillooet District, Plan 32997

Size of Parcel:
+/- 26.3 ha (65.15 ac) whereas lot 13 is 0.87 ha & DL 5211 is 25.49 ha

Existing Zoning:
Resource/Agricultural (RA 1) zone
Rural 3 (RR 3) zone

Min. Lot Size Permitted:
32.0 ha (79.07 ac)
0.8 ha (1.98 ac)

Proposed Zoning:
Comprehensive Development 2 (CD 2) zone
– Heritage Island

Min. Lot Size Permitted:

See attached Proposed Section 5.24

Approximate Location: 7898 Bell Road and Heritage Island on Bridge Lake, Interlakes Area

No. of Proposed Lots: Thirty one

Size of Proposed Lots: Lots on DL 5211 will range from +/- 0.2 ha (0.49) to +/- 0.3 ha (0.74 ac), and Lot 13 at 0.87 ha (2.14 ac).

Proposed Use: Use in accordance with the proposed Comprehensive Development zone to allow for a residential and recreational development.

ADJOINING PROPERTIES: (SOURCE: B.C.A.A.)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Lot Sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) North</td>
<td>060 – Acreage 2 Acres or More – Single Family Dwelling, Duplex</td>
</tr>
<tr>
<td>(b) South</td>
<td>Crown – Bridge Lake</td>
</tr>
<tr>
<td>(c) East</td>
<td>060 – Acreage 2 Acres or More – Single Family Dwelling, Duplex</td>
</tr>
<tr>
<td>(d) West</td>
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</tr>
</tbody>
</table>
Vegetative Cover (Cleared area, crop type, etc.): Lot 13 is nicely landscaped around the home with lawn and large fir tree. Aspen and grassy areas are found closer to the road. District Lot 5211 (Heritage Island) is moderately timbered with fir, aspen, spruce and birch.

General Topography and Soil Type (if available): Lot 13 is bordering on Bridge Lake. The lot is generally levelled with a 3 to 4 metres drop to the lake. DL 5211 is an island with approximately 1,600 metres of water frontage. The land slopes gently up from the lake to a height of 26 metres above it.

Name and type of existing road system: Bell Road (local road)

SERVICES AVAILABLE:

Lot 13
(a) Hydro: available
(b) Telephone: available
(c) Septic Disposal: Existing
(d) Water: existing
(e) Other:

DL 5211
(a) Hydro: Readily available
(b) Telephone: Readily available
(c) Septic Disposal: Proposed engineered sewage disposal system
(d) Water: Proposed drilled wells
(e) Other:

Existing Structures (type and construction): Lot 13 is developed as a residential property with all improvements situated near the lake including a 94 sq m house, carport, woodshed, and a garden house. A 50 sq m lodge building is located on DL 5211.

Within the influence of a Controlled Access Highway: No

Within the confines of the Agricultural Land Reserve: No

Within an Official Community/Settlement Plan Area or Rural Land Use Bylaw Area: Yes

Name of OCP/OSP or RLUB: Interlakes Area Official Community Plan Bylaw 3906, 2004

Plan Designation: Resource Area (RA) and Lakefront Residential (RL)

In Conformance with OCP/OSP Designation or RLUB Policies: No, applicant is proposing comprehensive development zone and comprehensive development designation.

Required to comply with the Shoreland Management Policy: Yes

Name of Lake/Contributing River: Bridge Lake

Lake Classification: High Sensitivity
ZONING BYLAW AMENDMENT - FACT SHEET (Cont'd)

A) PREVIOUS APPLICATIONS WITHIN CLOSE PROXIMITY OF THE PROPOSAL:
(Locations numbered on attached map)

*No previous or similar applications on file.*
The proposed Heritage Island comprehensive zone is:

1.1 Purpose
The purpose of this zone is to allow for a residential and recreational development in harmony with the unique physical and environmental attributes of Heritage Island and Bridge Lake.

2.1 Permitted uses of land, buildings and structures
   a. a single family residential dwelling
   b. guest cabins
   c. ancillary buildings
   d. vehicle, boat and trailer parking

2.1.1 Limited Common Property Area (LCP)
   (a.) This limited common property strip, consisting of the riparian area, shall be a minimum of 20 metres wide or as determined by a qualified professional
   (b.) No structures, or dwelling, or improvements shall be located in the LCP area except for:
      i) A common dock for each clusters to a maximum of 6 docks
      ii) Controlled access which must be of porous surface
   (c.) This area shall be managed in accordance with the Development Permit Guidelines for Aquatic Habitat Ecosystem Protection of the Interlakes Area Official Community Plan of Bylaw No. 3906, 2004.

3.1 Zone provisions
   (a.) Lot Area
      Lots that are proposed to be subdivided within this zone shall have a minimum area of not less than 0.2 hectares.

   (b.) Maximum Density
      The maximum density of lots within all lands with this zone is 31.

   (c.) Buildings per lot
      The number of buildings allowed per lot shall not be more than:
      i. one single family residential dwelling;
      ii. two ancillary buildings;
      The number of buildings allowed on all common property shall not be more than:
      i. one single family residential dwelling;
      ii. eight ancillary buildings.
      These structures shall be located outside the Limited Common Property (LCP) and outside the Development Permit Area, unless accompanied
by a report from a qualified professional with outlined mitigation measures and recommendation for a setback from the natural boundary of Bridge Lake.

(d.) Floor area
   i. the floor area of the ground floor for a single family residential dwelling should not be less than 75 square metres (807.3 square feet);
   ii. the floor area of the ground floor for a single family residential dwelling should not be more than 170 square metres (1,829.9 square feet);
   iii. the combined floor area of all ancillary buildings located on a lot should not be more than 40 square metres (430.6 square feet);
   iv. there shall be no minimum or maximum floor area requirement for ancillary buildings located on common property

(e.) Lot coverage
   i. the combined enclosed floor area of all buildings and structures on a lot shall not exceed 13% of the total lot area;
   ii. the combined enclosed floor area of all buildings and structures on common property shall not exceed 5% of the total common property area.

(f.) Height of buildings and structures
   i. the maximum height for a single family residential dwelling shall not exceed 9 metres (29.5 feet);
   ii. the maximum height of an ancillary building located on a lot shall not exceed 4 metres (13.1 feet);
   iii. the maximum height of an ancillary building located on common property shall not exceed 7 metres (23.0 feet).

(g.) Waterfrontage
   Within this zone no waterfront lots are permitted

(h.) Guest cabins
   i. the maximum number of guest cabins within this zone is two;
   ii. guest cabins are not permitted on any lot within this zone or in the LCP area;
   iii. the floor area of the ground floor for a guest cabin should not be less than 75 square metres (807.3 square feet).

(i.) Required yards
   The following definitions are applicable to all lands within this zone:
   1.) Lot line means the legal boundary of a lot that divides one lot from another lot or from a road right of way or from lands designated as
common property and is further described as follows:
   i. front lot line means the line fronting Bridge Lake and a lot may have more than one front lot line
   ii. rear lot lines means the line fronting a road right of way or common property and a lot may have more than one rear lot line;
   iii. side lot line means a lot line other than a front or rear lot line.

2.) Setbacks
   i. front yard
      a.) a front yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet) and where a lot contains more than one front yard, this setback is applicable to all front yards;
      b.) for those lots situated on Pine Point, a front yard free of buildings and structures shall be provided with a depth of 10 metres (32.8 feet); or as determined by a qualified professional and where a lot contains more than one front yard, this setback is applicable to all front yards;
   ii. rear yard
      a.) where a rear lot line is adjacent to a public road right of way, a rear yard free of buildings and structures shall be provided with a depth of 7.6 metres (24.9 feet);
      b.) where a rear lot line is adjacent to common property a rear yard free of buildings and structures shall be provided as follows:
         i. a depth of 10 metres (30.5 feet) shall be provided for the shortest rear lot line;
         ii. a depth of 5 metres (16.4 feet) shall be provided for all other rear lot lines.
   iii. side yard
      i. a side yard free of buildings and structures shall be provided with a depth of 5 metres (16.4 feet).

(j) Off street Parking
Off street parking shall be provided in accordance with the following requirements:
   i. 1.5 off street parking spaces shall be provided for every residential dwelling unit;
   ii. 1 off street parking space shall be provided for every guest cabin;
   iii. a minimum of 1 oversized vehicle and trailer parking space shall be provided for every 4 parking spaces;
   iv. off street parking spaces shall be a minimum of 2.8 metres (9.2 feet) wide and 5.4 metres (17.7 feet) long;
v. an oversized vehicle and trailer parking space must be a minimum of 3 metres (9.8 feet) wide and 12 metres (39.4 feet) long.

(k.) Servicing
All dwelling units must be serviced with a community sewer system operating under permit from the Ministry of Environment under the municipal sewage regulations.

The Heritage Island development will be done under the Strata Property Act. The bare land development operates under the regulations and provisions of the comprehensive development zone; but through the strata corporation bylaws and possibly a statutory building scheme, is able to establish design principles, lifestyle opportunities, and management of common amenities through a secondary level of governance specific to the site. Responsibility for the upkeep and maintenance of the infrastructure rests with the strata corporation, through the strata council. Under the strata council, a design review committee will administer and enforce the design guidelines which are established to ensure that an architectural and landscape character that is appropriate for the island environment will be met. The landscaping associated with the Limited Common Property zoned shall be in accordance with the Aquatic Habitat Ecosystem Guidelines of the Interlakes Area Official Community Plan, which can include recommendations from a qualified professional.

From here below, this will not be part of the bylaw

Most of the items included into the strata corporation bylaws are things which cannot be included within the comprehensive development zone. These include such things as the following.

1. Architectural design guidelines for all buildings and structures within the development with a primary design objective of minimizing the visual impact. The design guidelines will respond to the unique island environment with a character intended to be harmonious with the wooded site.
2. Control over landscaping and vegetation removal on individual strata lots and all common property areas.
3. The provision for a full-time manager to manage the interests of the strata corporation and to assist the needs of all strata lot owners.
4. An ability to set maintenance fees on the strata lots for the upkeep of all assets of the owners including the community sewer system, the maintenance vehicle, the access barge, the path and trail network,
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