



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) |

ATTACHMENTS

- Appendix A: Bylaw 5562
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documentation



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.

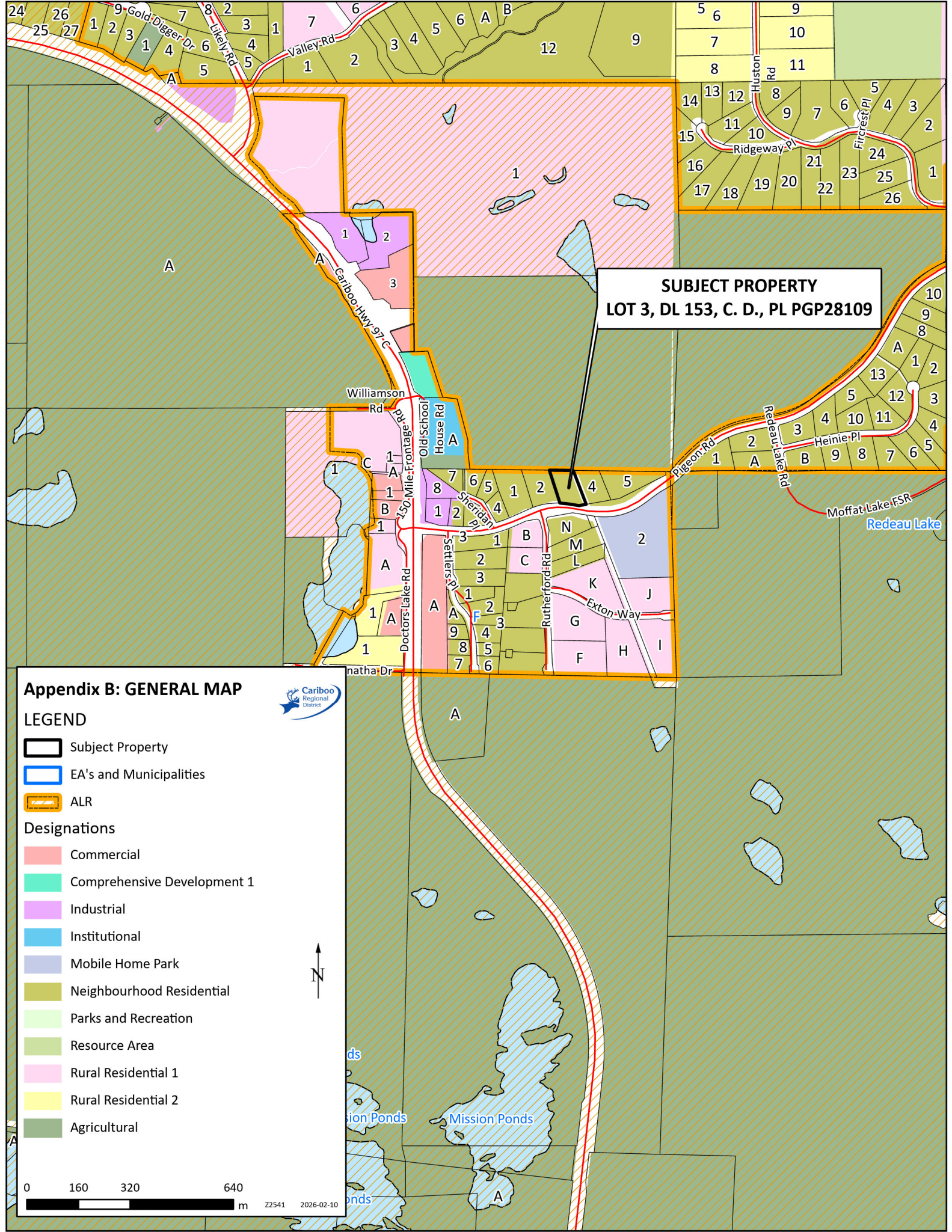
ADOPTED THIS _____ DAY OF _____, 2026.

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

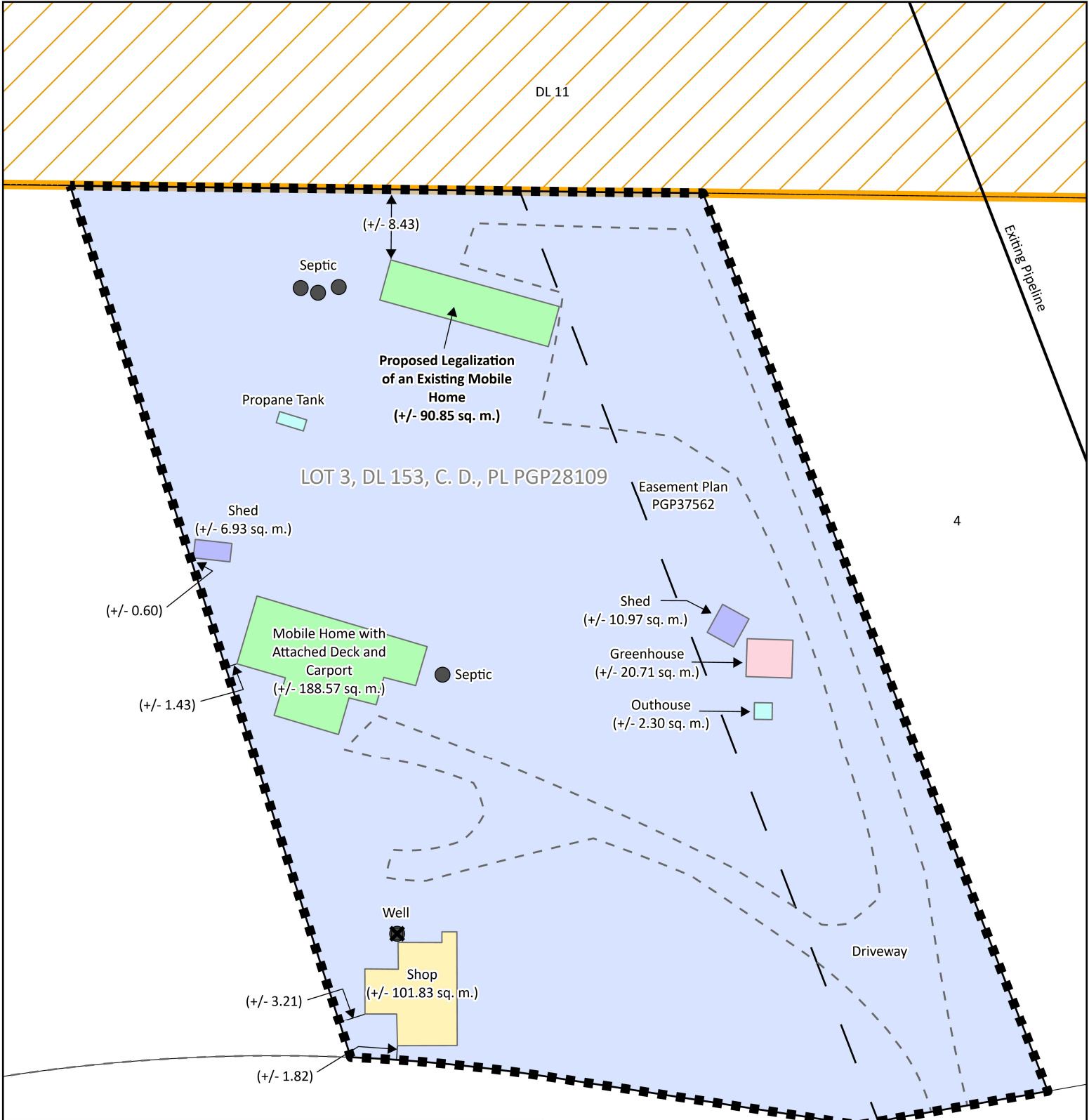
LEGEND

-  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

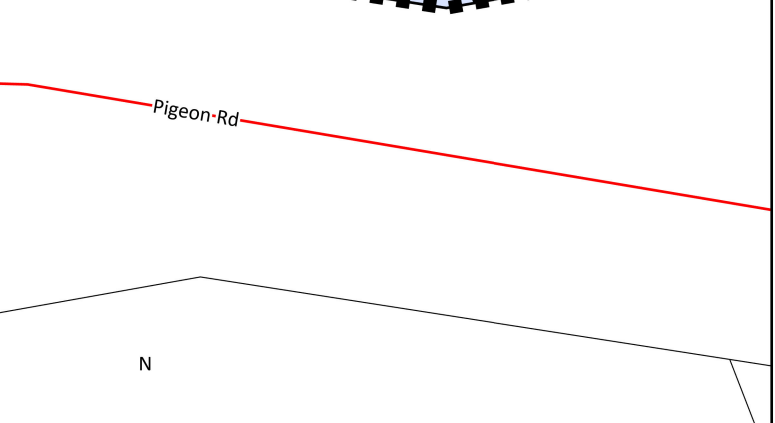
LEGEND

-  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

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

4

2

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.

**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

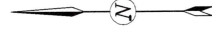
All distances are in metres and decimals thereof.
Dimensions are derived from Land Title Office records (Plan EPP28109).

- 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 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.

Lot 3 is subject to the following non-financial charges and interests registered against the following structures on the property:
-Right of Way E1922 (Plan 18505)
-Statutory Building Scheme 05167
-Easement P92032 (Plan P937562)
-Right of Way F-38846



Certified Correct this 14th day of November, 2025



PIGEON ROAD

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY AUTHENTICATED

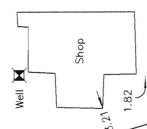
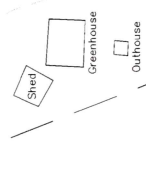
D L 1 1

D L 1 5 3

P L A N
SRW PLAN 18505

BC HYDRO SRW PLAN A-1978
PIPELINE 40' SRW STRIP

Easement Plan PGP37562



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