

Residential Zoning in Deka Lake

This information is intended as a general guide only and is not legal advice or a legal interpretation of the Cariboo Regional District's bylaws. As every property is unique, please contact the CRD Planning Department if you have questions about your property.

Why the CRD Is Sharing This Information

The Cariboo Regional District (CRD) has received an increase in questions from Deka Lake residents about RV use on residentially zoned properties. While the applicable zoning regulations have been in place for many years, recent discussions have highlighted the need for clear information about how these long-standing regulations apply.

This information explains the purpose of residential zoning, how the zoning bylaw applies to residential properties, and why these regulations help protect public health, public safety, and the long-term character of Deka Lake neighbourhoods.

The goal is to help property owners better understand the applicable regulations, answer common questions, and explain where to find additional information.

Residential Zoning in Deka Lake

The residential zoning that applies to these properties is not new. Most residential properties in the Deka Lake area have been zoned for residential use for many decades. They are intended for permanent dwellings, such as homes and cabins, and are not zoned as recreational lots, campgrounds, or campsites.

Residential zoning supports safe, healthy neighbourhoods by ensuring permanent homes are served by appropriate infrastructure, approved wastewater systems, and development that complies with applicable land use. Recreational vehicles are not permitted to be used as a primary dwelling on residentially zoned properties.

While recreational vehicles may be stored on a residential property that have a primary dwelling, the property itself is not intended to be used as a campsite where people come to camp or stay in RVs. Residential properties are intended to support permanent residential use, not recreational camping or RV accommodation.

Property owners should consult the applicable zoning bylaw or contact the CRD if they have questions about how the regulations apply to their property.

A property's use must comply with the applicable zoning bylaw. A use does not become permitted simply because it has existed for many years or has not previously been the subject of enforcement. The timing of compliance reviews may vary from property to property; however, this does not change the zoning that applies or the expectation for compliance. Where a property does not comply with the zoning bylaw, the property owner is expected to bring it into compliance.

Working With Property Owners

The CRD continues to support residential development in the Deka Lake area. More than 65 building permits have been issued between 2024 and 2026, reflecting ongoing investment in homes, cabins, and other permitted residential improvements.

How the CRD Responds to Concerns

The CRD's objective is to achieve voluntary compliance through education and communication whenever possible.

When a concern or complaint is received:

1. Staff review the applicable zoning bylaw.
2. The property owner is contacted.
3. The regulations are explained.
4. An opportunity is provided to achieve voluntary compliance.
5. Formal enforcement is considered only if compliance cannot be achieved.

The CRD works with property owners whenever possible to achieve voluntary compliance before pursuing formal enforcement.

Why Residential Zoning Matters

Residential zoning helps ensure neighbourhoods develop as intended while supporting public health, safety and compatible land uses. Permanent dwellings are designed to meet building and fire safety standards intended for year-round occupancy, and zoning helps ensure development occurs in a manner that supports safe access for emergency responders, essential services and long-term community planning.

How Are Land Use Decisions Made?

The land use regulations that apply to Deka Lake have been in place for many years. Zoning has applied to the area since the early 1970s, with the current South Cariboo Area Zoning Bylaw adopted in 2000 and the current Interlakes Official Community Plan adopted in 2005. These planning documents were developed through public consultation and adopted by the CRD Board under the Local Government Act. The OCP establishes the community's long-term vision for land use, while the zoning bylaw implements that vision by identifying the permitted uses for each property. Many current property owners purchased their properties after these planning documents were already in place.

Important Notice Regarding Community Information

The CRD is aware that a document titled Fact Sheet – Deka Lake / Sulphurous Lake Area – For the Public Town Hall Meeting – July 15, 2026 has been circulated within the community. This document was not prepared, reviewed or approved by the Cariboo Regional District. Following a review of its contents, the CRD has identified a number of statements that do not accurately reflect the applicable bylaws, planning policies and processes. Residents should not rely on this document as a source of information.

To provide residents with accurate information, the CRD has prepared a series of frequently asked questions addressing common topics related to zoning in the Deka Lake area. The FAQs are available online at cariboord.ca/DLFAQ or by contacting us.

Contact Information