

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)

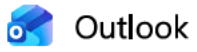
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03039_01

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 [REDACTED]

Date Thu 2026-04-16 7:02 PM

To Daughter [REDACTED]





Sent from my iPhone



RE: Dog issue

From Rick Cunningham <rcunningham@cariboord.ca>

Date Thu 2025-05-08 2:56 PM

To Trinity Sure [REDACTED]

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



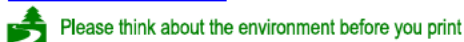
Cariboo Regional District

Phone: 250-392-3351 Ext. 240

Toll Free 1-800-665-1636

Fax: 250-392-2812

www.cariboord.ca



From: Trinity Sure [REDACTED]

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.

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From: Rick Cunningham <rcunningham@cariboord.ca>

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

To: [REDACTED]

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



Cariboo Regional District

Phone: 250-392-3351 Ext. 240

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Fax: 250-392-2812

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Re: 3023 Pigeon

From Trinity Sure <[REDACTED]>
Date Tue 2024-11-05 3:43 PM
To Rick Cunningham <rcunningham@cariboord.ca>
Cc Norma Sure <[REDACTED]>

 1 attachment (91 KB)
image001.png;

Good afternoon,

Thank you for following up.

Additionally, we are having issues with their dog trespassing and going after the horses. I know CRD does not have bylaws for this unfortunately.

We tried communicating with them over the concern but was met with disrespect over the matter and disregarded.

Kindly,
Trinity Sure

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From: Rick Cunningham <rcunningham@cariboord.ca>
Sent: Tuesday, November 5, 2024 3:17:21 PM
To: sure_ [REDACTED]
Subject: 3023 Pigeon

Afternoon Trinity,

The CRD is aware of this situation. Area F is not in the building permit area, that is why there is no permit posted.

The Zoning Bylaw clearly defines what structures, dwellings etc., are allowed based on the zoning of the property. That property is not zoned to allow 2 principle dwellings. A temporary permit may be issued for compassionate reasons (Elderly care), no permit has been applied for or issued. for at this time. There is an option for a Carriage House, a suite inside an accessory building or above a garage. I attended at the house today and advised the owner to contact the Planning Dept to see if the second mobile home can be permitted, if not then it will have to be removed.

This may take sometime to go through the process.

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



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Inquiry Regarding Zoning/Permit Issue for Property

From Trinity Sure [REDACTED]
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

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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

File No. _____

APR 28 2026

April 27, 2026

Referred To _____

Cariboo Regional District
Suite D, 180 North Third Avenue
Williams Lake, BC
V2G 2Z4

RE: Rezoning application Lot 3, District 153, Cariboo District, Plan 28109 3023 Pigeon Road

Dear Board of Directors,

In reference to above mentioned rezoning application, I would like it noted that I have the following concerns over the proposal.

The Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw NO. 5562, 2026 aims to amend Bylaw 3502, 1999.

I called the CRD office on Friday April 24th and spoke to Conner to gain a little information. My lead question was the size of the lot for this rezoning application and I was told the property is 2 acres in size which calculates to .809 hectares. Another question I had for Connor was the minimum land size for a legal septic system and was told the requirement is 1 hectare which is 2.471 acres. Interior Health at their Kelowna head office, has not responded to my inquiry on verification of this number, but from what I can find online, this appears to be the correct number.

The land area already does not meet the provincially mandated minimum size requirement for a septic system. There is no question or debate required to see that it cannot possibly support two dwellings. From the information I can find online, it is not legal to combine two dwellings into one septic system. If the amendment were to be allowed, this would put double the septic discharge into a lot that is already not legally large enough for the one existing dwelling.

The proposal to install a second mobile home signifies that this is neither an ancillary nor accessory dwelling unit.

Section 4.25 a) subsection 1, for the zoning bylaw states: "for properties zoned Residential 1 (R 1).....Rural 3 (RR3), either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

The applicant is requesting to amend for a second dwelling, not a secondary suite or carriage house.

Further reading in section 4.25 b) subsection v states that "the applicant must comply with the servicing standards of the sewage system regulations." As indicated above, the applicant is already in contravention of the provincially mandated septic system requirements and an additional dwelling on the property would put contamination risk at an unacceptable level for neighbours on either side of the applicants property.

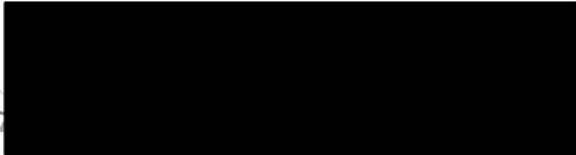
On the Cariboo Regional District website, I located the Official Community Plan for the 150 Mile

House Area. The second, clearly understood goal is “low residential development density”.

Placing a second mobile home dwelling on a lot that is not large enough in size to be subdivided within the bylaw requirements (stated as 4 hectares), is a contravention of not only the bylaw, but also the goals set out for the protection of the many residents in the 150 Mile House area. None of the residents are living in this area because we want high density, multi family style housing. The area must be respected for what it's original intention was and always will be. A peaceful, low density, rural living community.

The board must reject the application for this zoning amendment. The subject property already sits with contraventions to the bylaw and provincial regulations and to pass this application would be an egregious environmental violation and a flagrant disregard for the goals of the community.

Thank you...



Heidi Butters
3282 Brouse Road
150 Mile House BC
V0K 2G0o