



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250058

Bylaw(s): Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5544, 2025

Electoral Area: E

Date of Referral: December 16, 2025

Date of Application: November 6, 2025

Property Owner's Name(s): Kristine Little

SECTION 1: Property Summary

Legal Description(s): Parcel 1, District Lots 4940, 5711 and 9849, Cariboo District, Plan 28913

Property Size(s): 0.59 ha (1.456 ac)

Area of Application: 0.59 ha (1.456 ac)

Location: 1123 Denny Rd

Current Designation:
Residential

Min. Lot Size Permitted:
0.04 ha for serviced lots

Current Zoning:
Residential 2 (R 2)

Min. Lot Size Permitted:
4,000 square metres (43,057 square feet)

Proposed Zoning:
Special Exception R 2-1

Min. Lot Size Permitted:
0.425 ha (1.05 ac)

Proposal: The applicant is proposing to rezone the lot to allow two single family dwellings. It is proposed to convert an existing 48.31 sq m (520 sq ft) ancillary building into a second dwelling.

No. and size of Proposed Lots: No new lots.

Existing Buildings: House - 130.44 sq m (1404 sq ft)
Shop to be converted into a dwelling - 48.31 sq m (520 sq ft)
Shop - 178.37 sq m (1920 sq ft)
Chicken Coop and run - 20.07 sq m (216 sq ft)
Pump House - 4.23 sq m (45.5 sq ft)

Proposed Buildings: Second dwelling; 48.31 sq m (520 sq ft)

Road Name: Denny Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: N/A

Lake Classification: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Geotechnical Hazard Development Permit

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

	Land Use:	Lot Sizes:
(a) North	038 , Manufactured Home (Not In Manufactured Home Park)	0.26 ha (0.64 ac)
(b) South	Crown Land	N/A
(c) East	234 , Manufactured Home Park	7.80 ha (19.27 ac)
(d) West	Crown Land	N/A

ATTACHMENTS

Appendix A: Bylaw 5544
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5544

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. 5544, 2025".

2. AMENDMENT

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

- i) rezoning Parcel 1, District Lot 4940, 5711 and 9849, Cariboo District, Plan 28913 from Residential 2 (R 2) zone to Special Exception R 2-1 zone; and
- ii) 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.

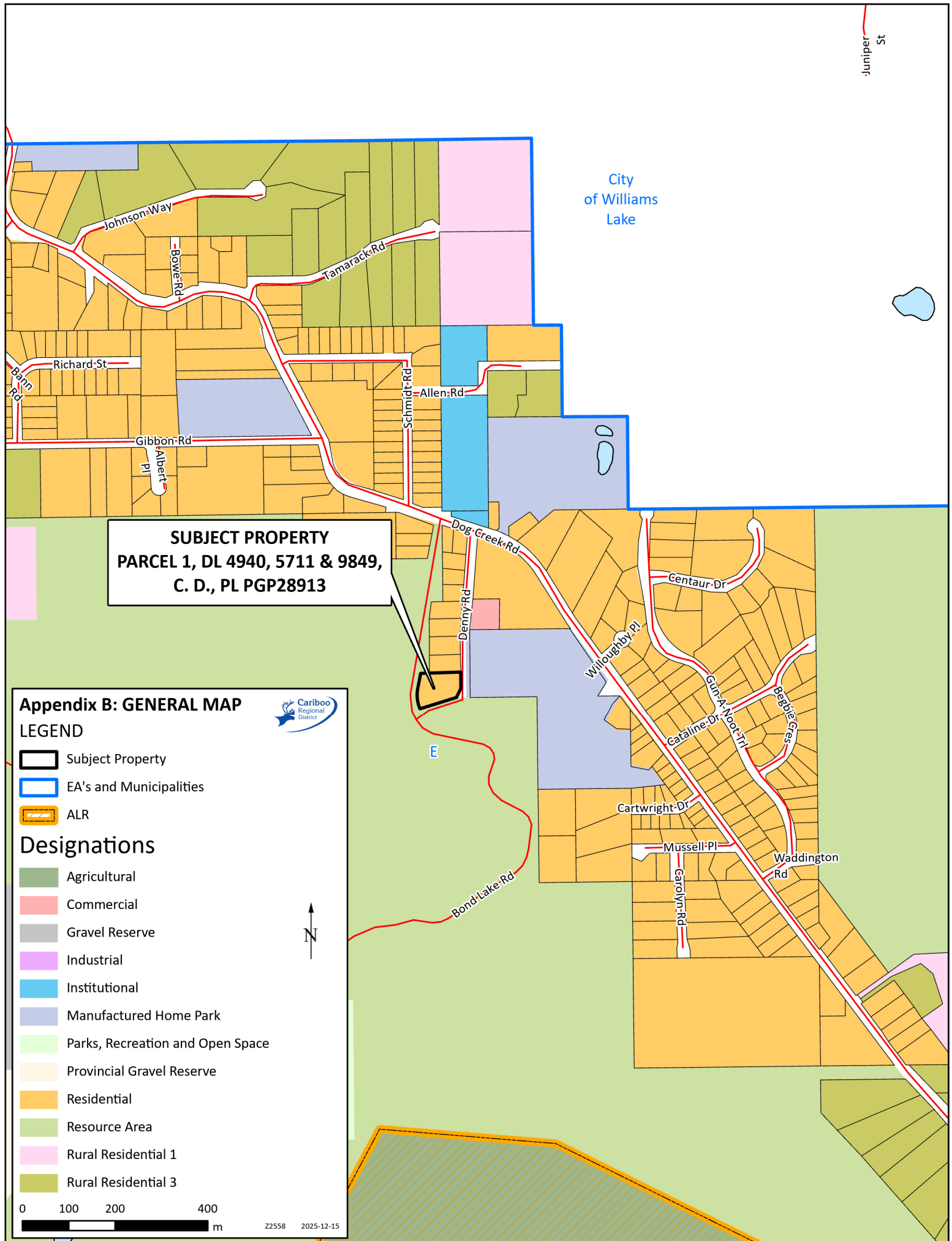
ADOPTED THIS _____ DAY OF _____, 2026.

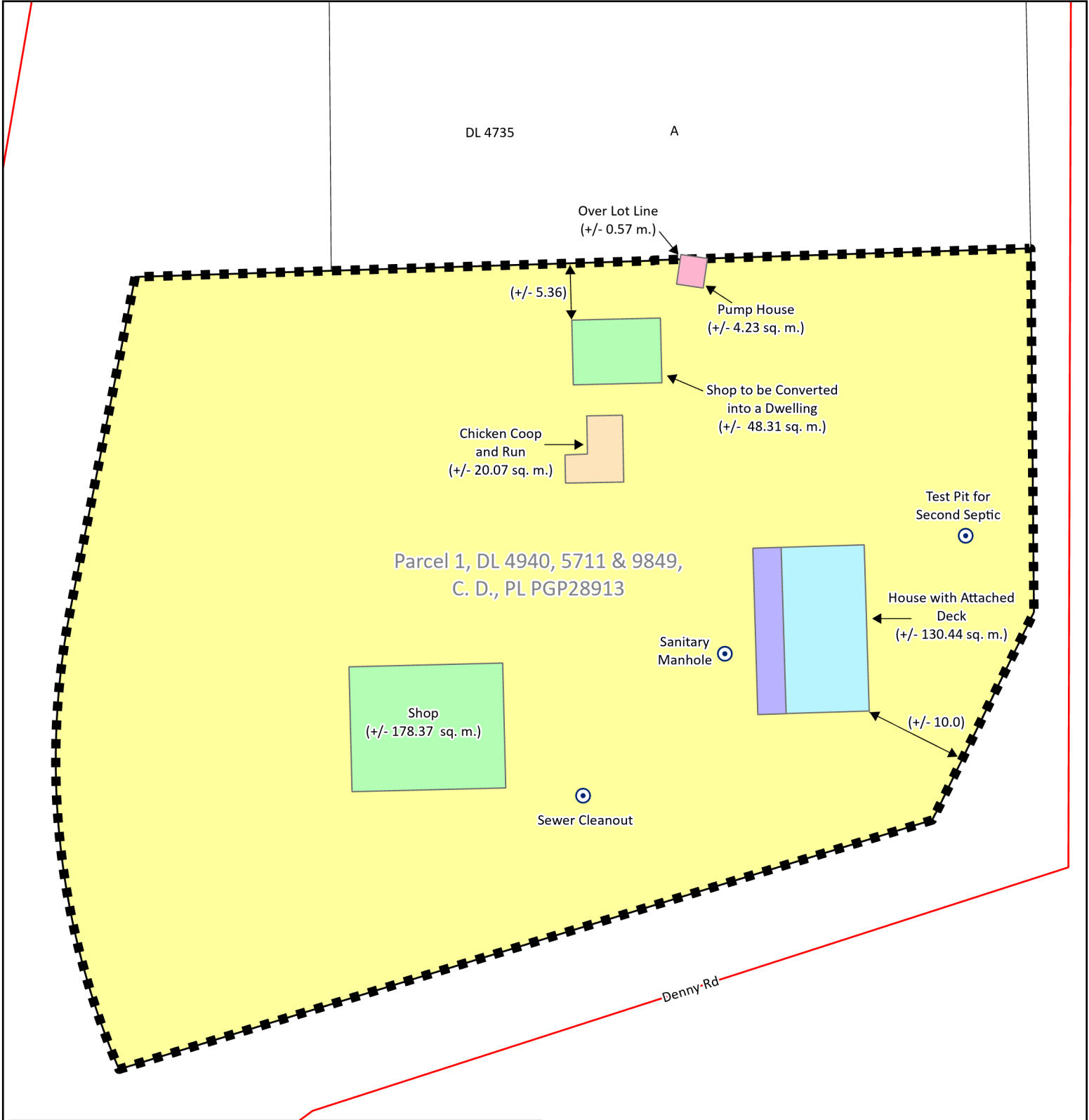
Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5544, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5544, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.


Corporate Officer






Appendix C: SPECIFIC MAP

LEGEND

 Subject Property

 Proposed Special Exception R 2-1 Zone

MEASUREMENTS
ARE METRIC

Z2558

0 10 20 40 m 2025-12-16

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



Bond Lake Rd


DL 4735

SUBJECT PROPERTY
PARCEL 1, DL 4940, 5711 & 9849,
C. D., PL PGP28913

Denny Rd

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 5 10 20
m

Z2558 2025-12-15

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

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

House for living. Large shop for storage. Chicken coop for chickens. Small shop is empty.

Describe the proposed use of the subject property and all buildings: All buildings to stay the same except for small shop. Proposed renovation into a house.

Describe the reasons in support for the application: Small shop is in great shape. Proposed renovation is for our son to live in.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Entire property is lawn with a few trees.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Flat ground. lawn with a few trees.

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The property has an existing sewer system for the house.

The proposed new house will have its own separate sewer system. Brian Schmautz has done a test pit for the new proposed sewer system. The information for the test pit is on file.

There are two wells on the property. The secondary well is in the pump house.

SITE PLAN OF PARCEL 1, DISTRICT LOTS 4940, 5711, AND 9849, CARIBOO DISTRICT, PLAN 28913.

1123 Denny Road, Williams Lake, BC

PID: 004-400-402

Zoning: R-2 Residential

BCGS 93B.010

10 8 6 4 2 0 10 20 30 metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:300.

LEGEND

All distances are in metres and decimals thereof.

- ⊕ Sewer Clean-out
- ⊙ Hydro Pole
- ⊙ Service Pole
- ⊕ Well
- ⊕ Sanitary Manhole
- P — Overhead Hydro

NOTES:

Lot dimensions are derived from Plan EPP28913.

This Plan was prepared for planning purposes, and is for the exclusive use of Kristine Little. 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.

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

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

Parcel 1 is subject to the following non-financial charges and interest which may affect the positioning of structures on the property:

—Easement E16278

—Covenant S10178

Unregistered interests have not been included or considered.

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Certified Correct this 10th day of October, 2025



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EXTON AND DODGE

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Drawn October 7, 2025
according to field survey
conducted on September 29, 2025.



