



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20260006

Bylaw(s): Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5558, 2026

Electoral Area: D

Date of Referral: May 14, 2026

Date of Application: January 16, 2026

Property Owner's Name(s): Four Green Properties Inc.

Applicant's Name: Mark Schmidt

SECTION 1: Property Summary

Legal Description(s): That Part of the South East 1/4 of District Lot 9114, Cariboo District, Lying North of Plan A155

Property Size(s): 14.97 ha. (37 ac.)

Area of Application: 11.07 ha. (27.35 ac.)

Location: 560 Soda Creek Road

Current Designation:

Commercial, Manufactured Home Park, Rural Residential 3

Min. Lot Size Permitted:

Commercial- n/a
Manufactured Home Park- 2 ha.
Rural Residential 3- 0.8 ha

Current Zoning:

General Commercial (C 1), Mobile Home Park (R 4), Rural 3 (RR 3)

Min. Lot Size Permitted:

General Commercial (C 1) - 4000 sq. m.
Mobile Home Park (R 4) - 2 ha.
Rural 3 (RR 3) - 0.8 ha.

Proposed Zoning:

Multi-Family Residential (R 4-1)

Min. Lot Size Permitted:

2 ha. (4.94 ac.)

Proposal: The applicant proposes rezoning a 11.07 ha. (27.35 ac.) part of the lot to allow for the reconstruction of an existing triplex building 427 sq. m. (4601 sq. ft.).

No. and size of Proposed Lots: none

Existing Buildings: Mobile Homes - 86 x 88.44 sq. m. (952 sq. ft.)
Triplex - 427 sq. m. (4601 sq. ft.)

Proposed Buildings: triplex 427 sq. m. (4601 sq. ft.)

Road Name: Soda Creek Rd

Road Type: Paved

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

Services Available: Telephone available

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Unnamed creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Geotechnical Hazards Development Permit Area

Commercial Industrial Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	crown land	n/a
(b) South	manufactured home, single family dwelling and crown land	0.8 ha. - 1.82 ha. (2 ac.- 4.5 ac.)
(c) East	manufactured home	4.21 ha. (10.4 ac.)
(d) West	crown land	n/a

ATTACHMENTS

Appendix A: Bylaw 5558
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5558

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. 5558, 2026".

2. AMENDMENT

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

A) Inserting Section 5.15.3.1 Exception Special R 4-1 Zone as follows:

5.15.3.1 Special Exception R 4-1 (3360-20/20260006)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R 4-1, permitted residential uses shall also include:

- i) A three-family residential dwelling unit/triplex

- B) Rezoning part of That Part of the South East $\frac{1}{4}$ of District Lot 9114, Cariboo District, Lying North of Plan A155 be rezoned from Mobile Home Park (R 4) to Special Exception (R 4-1) zone as shown on Schedule "A"; and
- C) amending Schedules "C" & "D" 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.

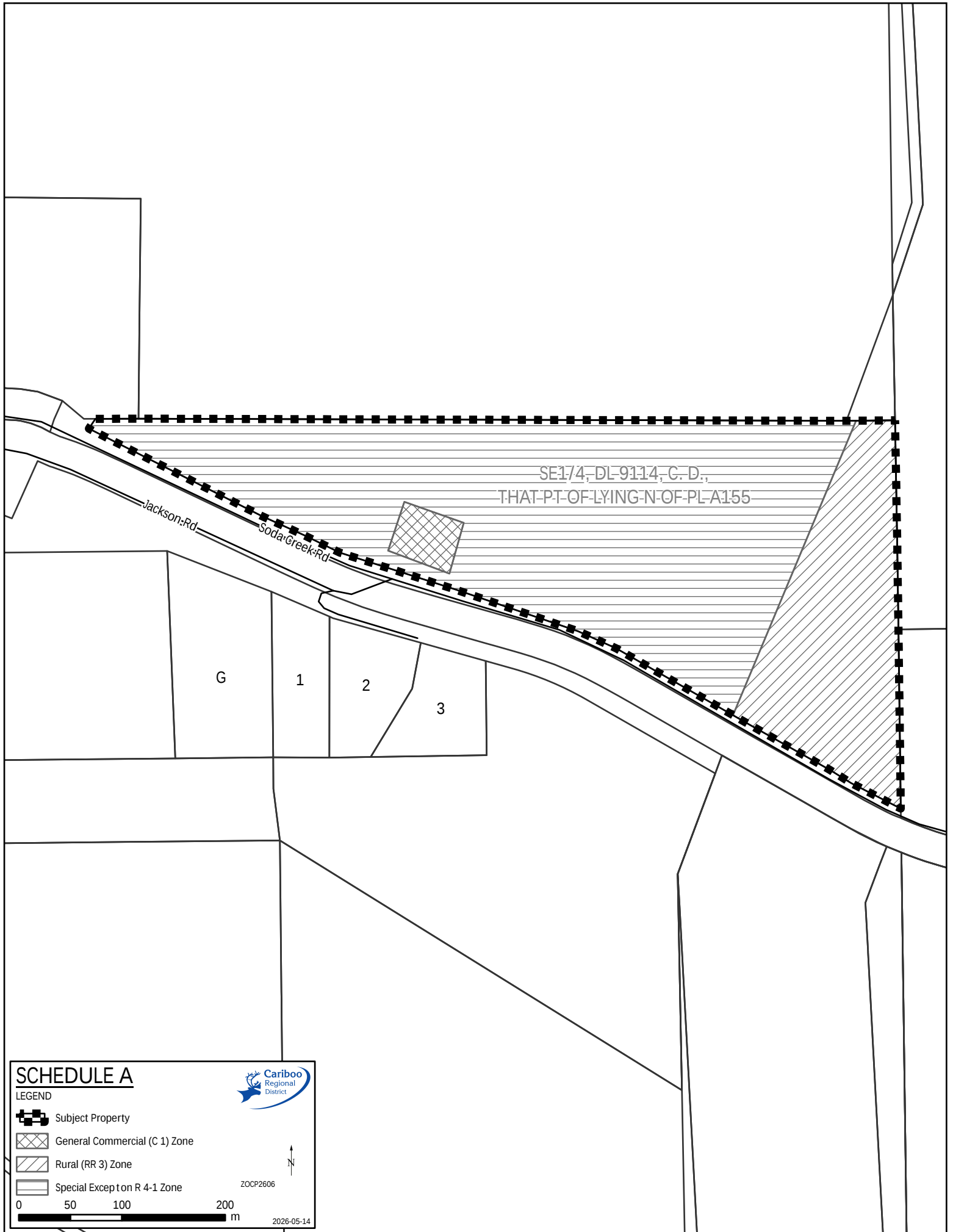
ADOPTED THIS _____ DAY OF _____, 2026.

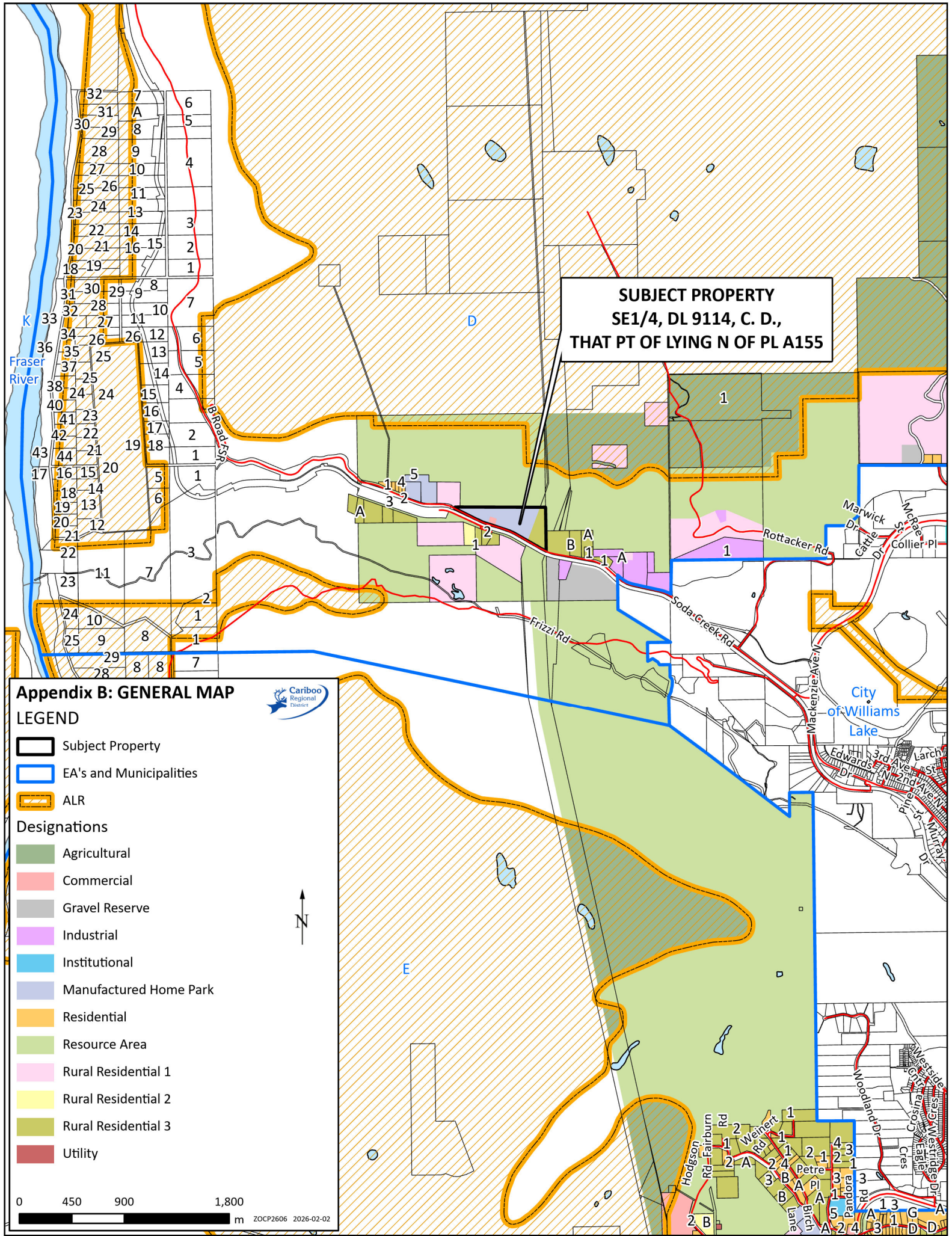
Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5558, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5558, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer





SUBJECT PROPERTY
SE1/4, DL 9114, C. D.,
THAT PT OF LYING N OF PL A155

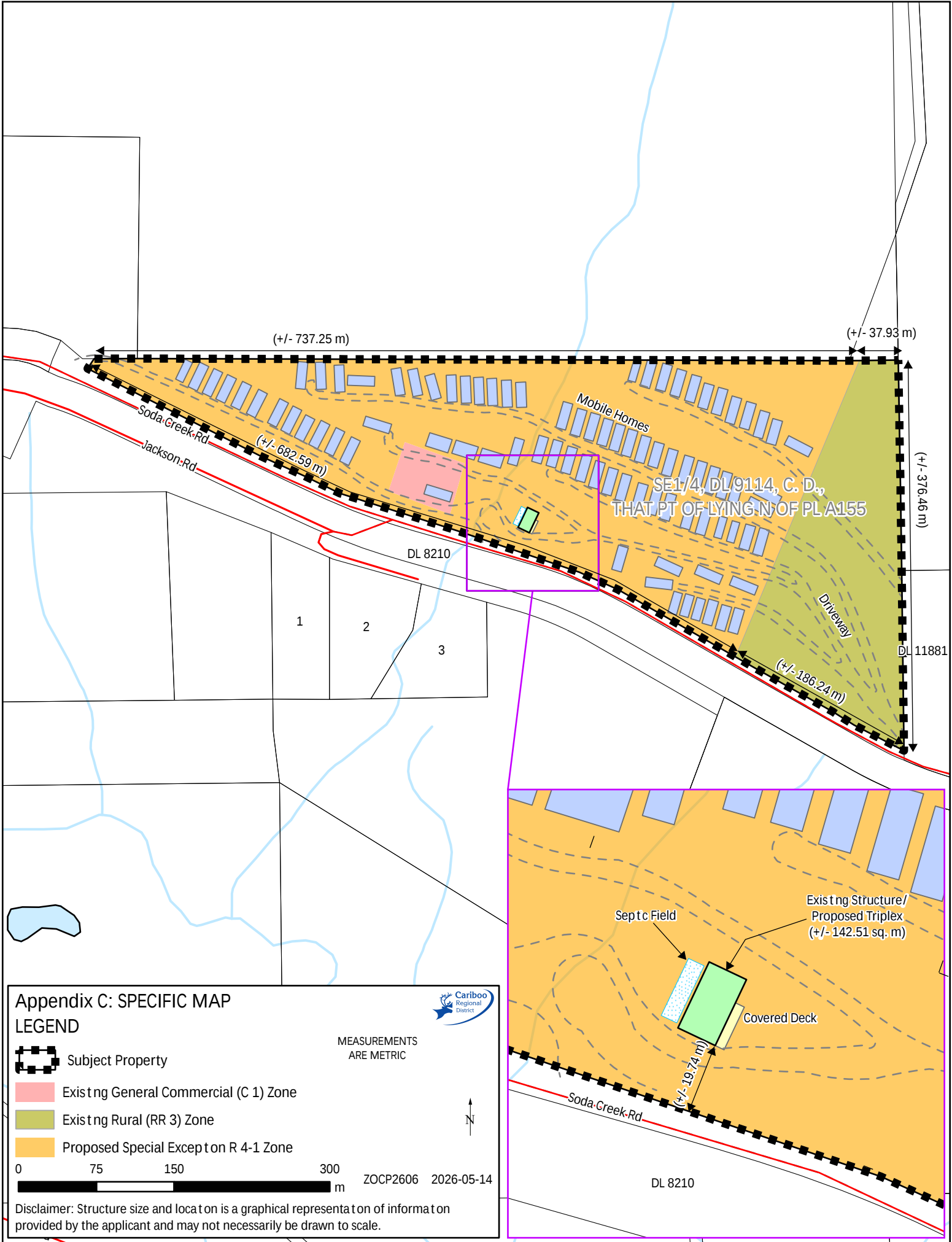
Appendix B: GENERAL MAP

LEGEND

- Subject Property
- EA's and Municipalities
- ALR

Designations

- Agricultural
- Commercial
- Gravel Reserve
- Industrial
- Institutional
- Manufactured Home Park
- Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Utility



SUBJECT PROPERTY
SE1/4, DL 9114, C. D.,
THAT PT OF LYING N OF PL A155

Jackson Rd

Soda Creek Rd

DL 8210

DL 11881

DL 12405

1

2

3

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 60 120 240
m

ZOCP2606 2026-02-02

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

Describe the existing use of the subject property and all buildings: Manufactured Home Park

Describe the proposed use of the subject property and all buildings: Multi-Family Residential

Describe the reasons in support for the application: Revitalize existing building with three units.

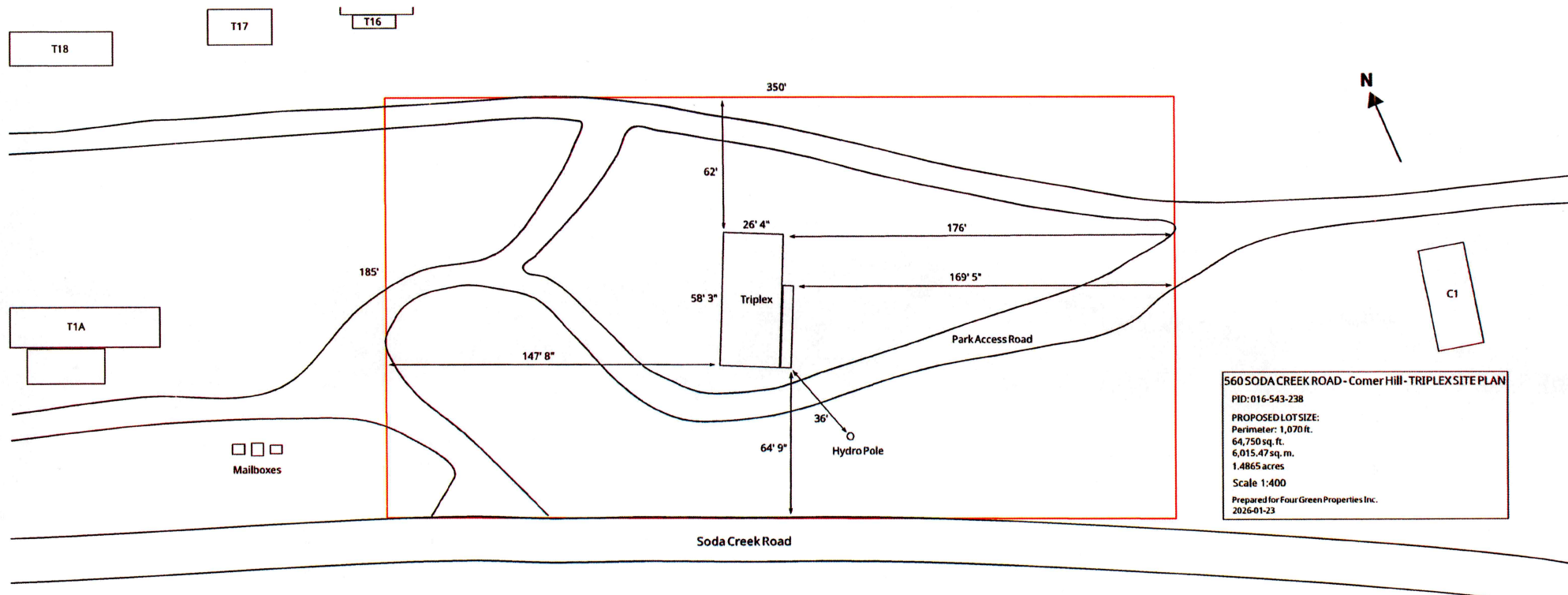
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Grass, trees.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
Five terraced levels on a slope.

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	☒	☐	☐	☐
Telephone	☐	☐	☒	☐
Community Water System	☒	☐	☐	☐
Community Sewer System	☐	☐	☐	☐
Sewage Disposal System	☒	☐	☐	☐
Well	☐	☐	☐	☐
Other (please specify)	☐	☐	☐	☐

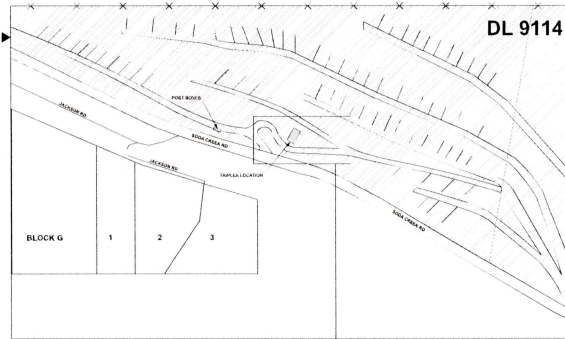
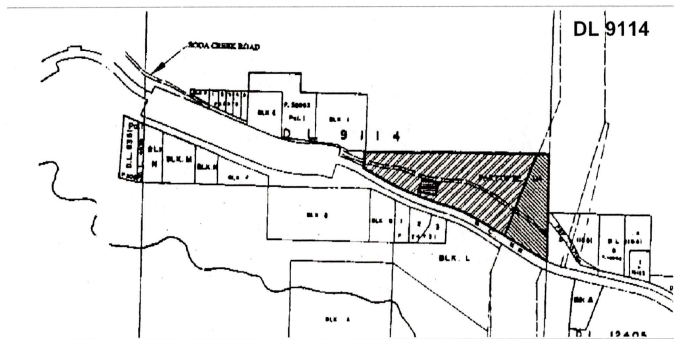


560 Soda Creek Rd.

Comers Hill Triplex Renovation



SHEET INDEX			
ISSUED	DRAWING ID	DRAWING NAME	DATE
	A.01	BASEMENT / WALKOUT	
	A.02	MAIN FLOOR	
	E.01	ELEVATIONS	
	S.01	BUILDING SECTIONS	
	D.01	BUILDING DETAILS	
	G.01	SITE PLAN	



560 SODA CREEK ROAD
COMER HILL TRIPLEX

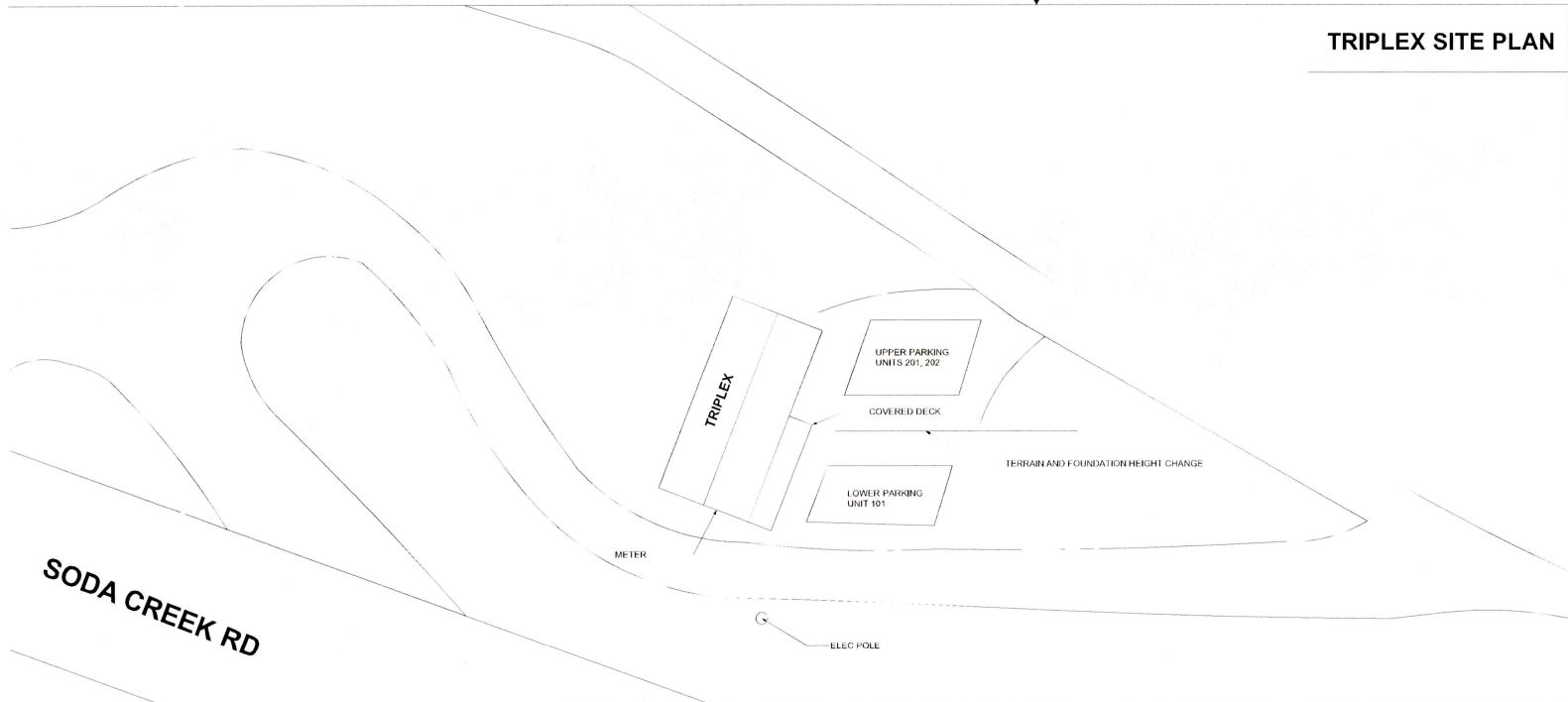
RELEVANT LOT INFO

ADDRESS

BUILDING SPECS

CONTACTS

TRIPLEX SITE PLAN

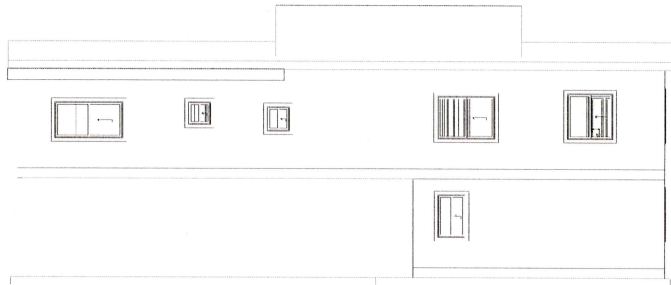




E-01

East Elevation

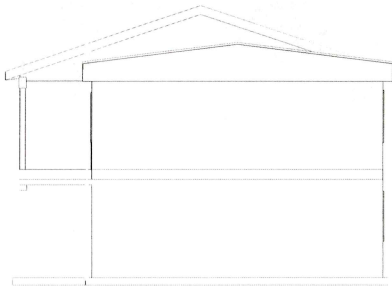
3/16" = 1'-0"



E-04

West Elevation

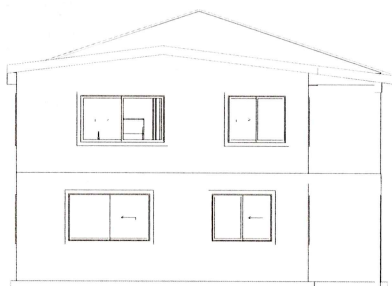
3/16" = 1'-0"



E-02

North Elevation

3/16" = 1'-0"



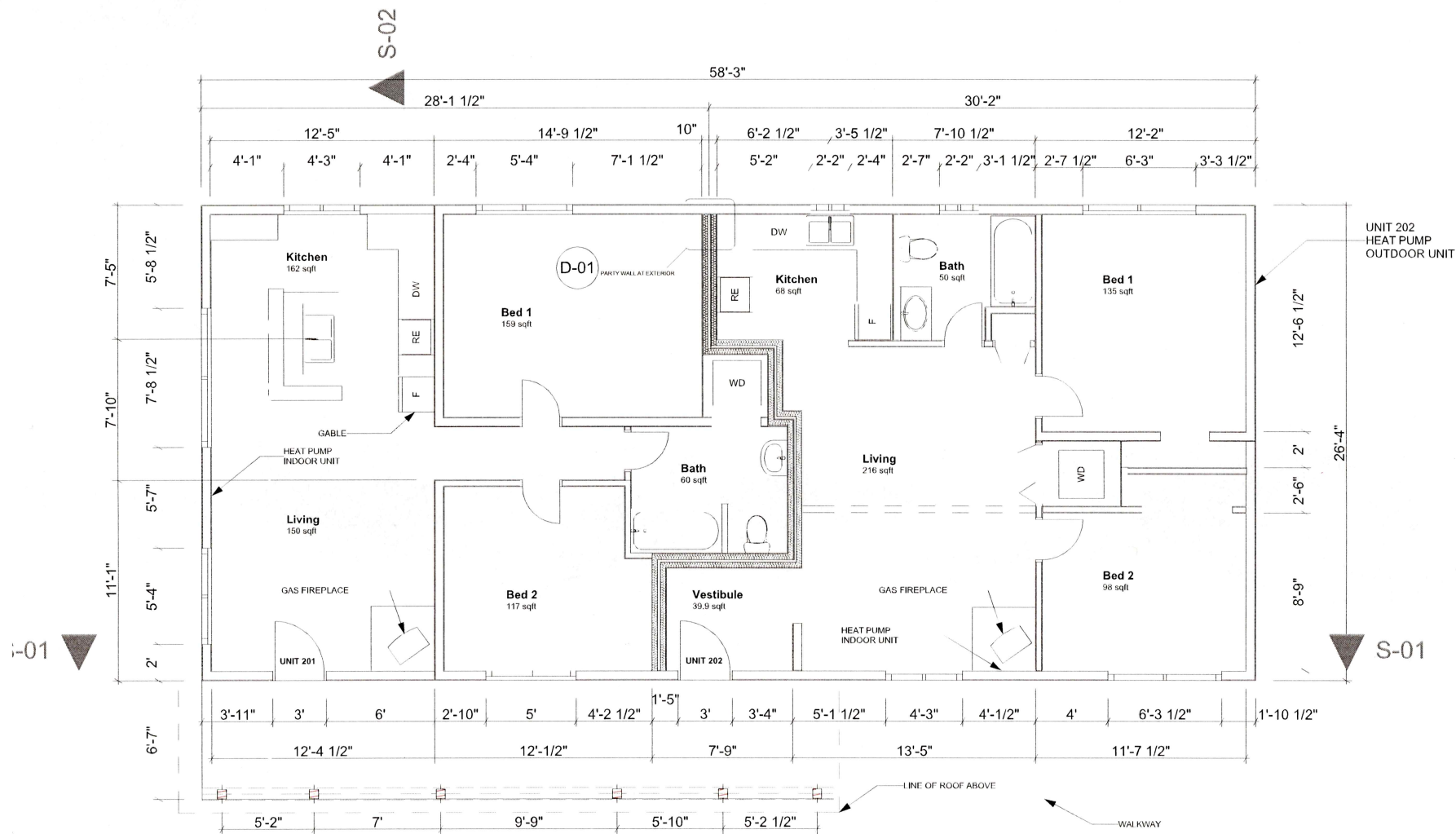
E-03

South Elevation

3/16" = 1'-0"

#Drawing Name Framing Notes

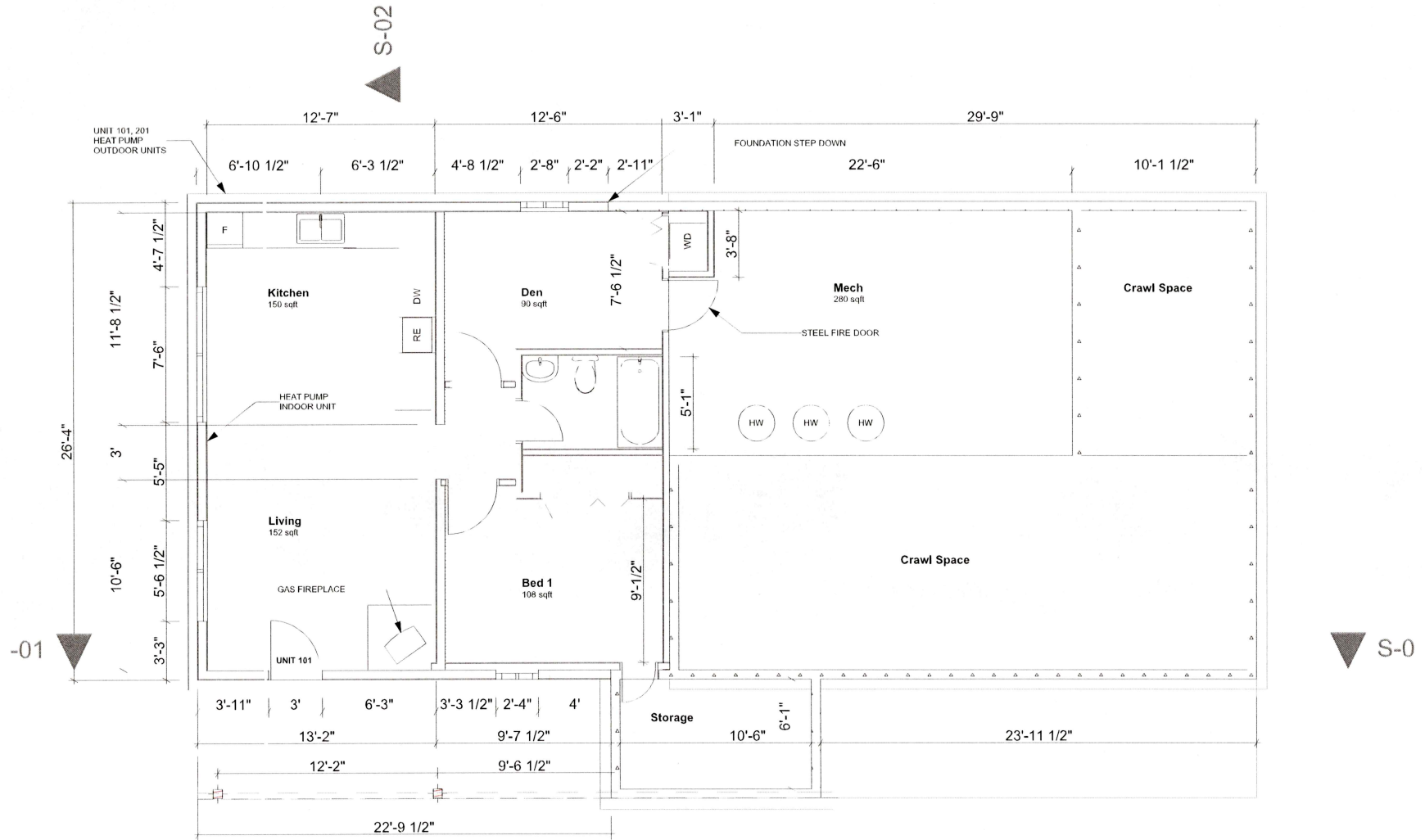
Four Green Properties	
#Central Address 1	
#Central City	
#Central County	
#Central Province	
Triplex Renovation	
560 Sola Creek	
Williams Lake	
Canada	
V2G1	
Drawing Name	
East Elevation, North Elevation,	
South Elevation, West	
3/16" = 1'-0"	
Layout ID	Revision
E.01	



#Drawing Name Framing Notes

Main Floor

Four Green Properties	
#Contact Address	3/5" = 1'-0"
#Contact City	
#Contact Country	
#Contact Postcode	
Triplex Renovation	
560 S. 1st Street	
Williams Lake	
Canada	
V2C	
Drawing Name	
Main Floor	
Drawing Scale	
3/8" = 1'-0"	
Layout ID	Revision
A.02	



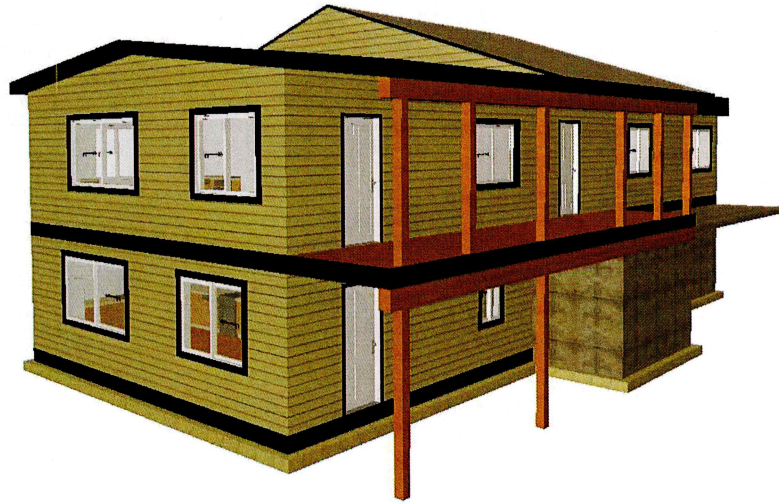
#Drawing Name Framing Notes

A.01

Basement Walkout

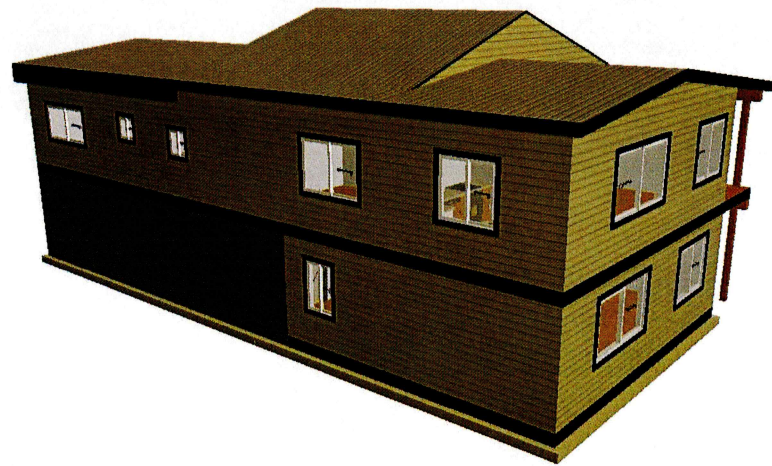
3/8" = 1'-0"

Four Green Properties	
#Contract Address:	
#Contract City:	
#Contract Country:	
#Contract Province:	
Triplex Renovation	
560 Boka Creek	
Williams Lake	
Canada	
V2G	
Drawing Name	
Basement Walkout	
Drawing Scale	
3/8" = 1'-0"	
Layout ID	Revision
A.01	



Generic Perspective

1:100



Generic Perspective (1)

1:100