



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20250044

Bylaw(s): Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5547, 2025 and Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5548, 2025

Electoral Area: D

Date of Referral: December 18, 2025

Date of Application: August 18, 2025

Property Owner's Name(s): Marty Lauren and Helki Lauren
Dale Lauren and Tania Lauren

Applicant's Name: Veronica Meister - Exton and Dodge Land
Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): The South East 1/4 of District Lot 8821, Cariboo District, Except Plan PGP36748 and PGP37285

Property Size(s): 57.60 ha (142.33 ac)

Area of Application: 57.60 ha (142.33 ac)

Location: 1875 Fox Mountain Road

Current Designation:
Resource Area

Rural Residential 2

Min. Lot Size Permitted:
32 hectares (79.07 acres)

2 ha average lot size,
with parcels ranging from
1.5 ha to 3.0 ha

Proposed Designation:

Rural Residential 1

Min. Lot Size Permitted

4 ha (9.88 ac)

Resource Area

26 ha (64.25 ac)

Current Zoning:

Resource /Agricultural (RA 1)

Min. Lot Size Permitted:

32 hectares (79.07 acres)

Rural 2 (RR 2)

2 hectares (4.94 acres)

Proposed Zoning:

Rural 1 (RR 1)

Min. Lot Size Permitted:

4 ha (9.88 ac)

Special Exception RA 1-1

26 ha (64.25 ac)

Proposal: It is proposed to rezone the property to allow a three lot subdivision. Proposed lot A is proposed to be 4 ha (9.88 ac) and used for residential purposes. Proposed lots B and C are proposed to be 26.8 ha (66.22 ac) and are to be used for agriculture.

No. and size of Proposed Lots: Proposed Lot A - 4 ha (9.88 ac)

Proposed Lot B - 26.8 ha (66.22 ac)

Proposed Lot C - 26.8 ha (66.22 ac)

Existing Buildings: House - 237.83 sq m (2560 sq ft)

Barn - 400.60 sq m (4312 sq ft)

Barn - 490.53 sq m (5280 sq ft)

Barn - 55.74 sq m (600 sq ft)

Barn - 71.35 sq m (768 sq ft)

Shop - 81.75 sq m (880 sq ft)

Shop - 55.74 sq m (600 sq ft)

Shed - 16.72 sq m (180 sq ft)

Pump house - 4.46 sq m (48 sq ft)

Proposed Buildings: None proposed

Road Name: Fox Mountain Rd

Road Type: Paved

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

Services Available: Telephone

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 and waterbody

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	111 , Grain & Forage (Vacant)	64.75 ha (160 ac)
(b) South	060 , 2 Acres Or More (Single Family Dwelling, Duplex)	0.81 ha (2 ac) - 4.69 ha (11.6 ac)
	150 , Beef	13.76 ha (34 ac)
(c) East	063 , 2 Acres Or More (Manufactured Home)	2.01 ha (4.97 ac) - 5.1 ha (12.6 ac)
	060 , 2 Acres Or More (Single Family Dwelling, Duplex) 2.1 ha (5.19 ac)	2.1 ha (5.19 ac) - 5.1 ha (12.6 ac)
(d) West	060 , 2 Acres Or More (Single Family Dwelling, Duplex)	2.28 ha (5.64 ac) - 4.05 ha (10 ac)
	063 , 2 Acres Or More (Manufactured Home)	2.10 ha (5.201 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 57.60 ha (142.33 ac) subject property to allow a three-lot subdivision. The subject property is currently split zoned Resource /Agricultural (RA 1) and Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 and designated Resource Area and Rural Residential 2 in the Williams Lake Fringe Area Official Community Plan Bylaw 4782, 2012 as shown in Appendix B.

Proposed Lot A is 4 ha (9.88 ac) and is proposed to be rezoned to Rural 1 (RR 1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. This lot is intended to be used for residential purposes. Proposed Lots B and C are 26.8 ha (66.22 ac) and are proposed to

be rezoned to Special Exception RA 1-1 in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. These lots are to be used for agricultural purposes.

It is proposed to redesignate Proposed Lot A to Rural Residential 1 in the Official Community Plan. To be consistent with the proposed Special Exception RA 1-1 zoning, the applicant is proposing an Official Community Plan text amendment for Proposed Lots B and C to allow them to remain designated Resource Area, although under the minimum 32.0 ha lot size.

There are multiple existing buildings on the subject property including a 237.83 sq m (2560 sq ft) house, four barns ranging in size from 55.74 sq m (600 sq ft) to 490.53 sq m (5280 sq ft), a 55.74 sq m (600 sq ft) shop, a 81.75 sq m (880 sq ft) shop, a 16.72 sq m (180 sq ft) shed and a 4.46 sq m (48 sq ft) pump house.

Staff note there is an Aquatic Habitat Development Permit Area mapped on the property. If the rezoning application is successful, prior to subdivision an approved Aquatic Habitat Development Permit will be required.

Location & Surroundings:

The subject property is located at 1875 Fox Mountain Rd, northwest of Williams Lake as seen in Appendix B. The applicant notes the property is covered in hayfields and Fir forests. The parcel is flat with a low-lying pond that the applicant has noted has no defined natural boundary and no inlet or outlet drainage. The lot is surrounded by rural properties ranging in size from 0.81 ha (2 ac) – 5.10 ha (12.6 ac) to the west, south and east with larger agricultural parcels to the north.

CRD Regulations and Policies:

3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.3 SPECIAL RA 1 ZONES

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RA 1-1:

- i) Lot Area (minimum) = 26 hectares (64.247 acres)

All other provisions of the RA 1 zone shall apply.

4782 - Williams Lake Fringe Area Official Community Plan, 2012

Wildfire Policies

- 4.3.54 For any subdivision or land use development that will create fewer than four parcels or dwelling units in a high, very high and extreme wildfire probability area, and for any subdivision or land use development in a moderate wildfire probability area (as identified by the relevant provincial agency), the property owner shall register a standard restrictive covenant on the property title encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management to reduce the wildfire hazard in their development

7.2 Residential Objectives

- 7.2.1 To maintain the varied character of the area, by permitting a range of lot sizes.
- 7.2.6 To minimize conflicts with resource uses, such as forestry and agriculture by establishing appropriate buffer zones within the residentially designated properties.

7.3 Residential Policies

- 7.3.3 Schedule C identifies “Priority Development Areas” that have been highlighted as part of this planning process as having potential for future residential use. Three of these parcels will require re-designation from Resource to Residential designation. All development applications including OCP Amendments, Subdivision and Rezoning Applications, must be formally considered as part of the CRD Development Approval Process, a process that includes an assessment of consistency with the OCP policies together with a detailed technical analysis

7.3.2 Rural Residential 1

4 ha minimum lot size

Resource Use

6.3.14 The minimum parcel size for lands with the Resource Use designation shall be 32 ha. Large parcel sizes and setbacks are encouraged to support large scale resource activities (e.g. rangeland, woodlots) and to minimize land use conflicts.

Proposed Text

6.3.14 i) Notwithstanding Policy 6.3.14, which establishes a minimum parcel size of 32 hectares for lands designated Resource Use, the lands legally described as:

The South East $\frac{1}{4}$ of District Lot 8821, Cariboo District, Except Plans PGP36748 and PGP37285, may remain designated Resource Use and have a minimum parcel size of 26 hectares each, provided that:

- The lands are zoned Special Exception RA 1-1 zone which maintains a minimum lot size of 26 hectares (64.247 ac)
- Subdivision layout demonstrates consideration of topography, access, water resources, and compatibility with adjacent land uses.

Cariboo Regional District Agricultural Policy, 2016

4.0 GENERAL POLICIES

(f) To protect agricultural lands, a minimum lot size of 4.0 hectares (9.88 acres) will be required for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations or for subdivision that are adjoining the Agricultural Land Reserve's boundary. Larger parcels are encouraged for subdivision in the ALR, such as the 32 ha (79.07ac) minimum lot size requirement referenced in Official Community Plans Agricultural Designation or as approved by the Agricultural Land Commission.

Rationale for Recommendations:

Planning staff are not opposed to the proposed rezoning application to allow a three-lot subdivision. The proposed zone and Official Community Plan (OCP) designation of Proposed Lot A aligns with sections 7.2.1 and 7.2.6 of the OCP. This lot will remain rural in nature, which aligns with many of the surrounding properties. Further, the proposed layout of the lot and lot size allows adequate buffering between surrounding agricultural uses. Staff note the entire property is identified in the OCP as a "Priority Development Area" as having potential for future residential use.

While Proposed Lots B and C are smaller than the minimum required lot size for the Resource Area designation, they will still align with section 6.3.14 of the OCP if subdivided as proposed as both lots are intended to be used for agriculture. The applicant states they do not currently have plans to construct a dwelling on either lot.

All three proposed lots align with Section 4 (f) of the CRD Agricultural Policy, 2016 which encourages a minimum lot size of 4.0 hectares (9.88 acres) for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations or for subdivision that are adjoining the Agricultural Land Reserve's boundary.

The Ministry of Transportation and Transit (MOTT) has responded that they have no objection in principle to the proposed bylaws however that does not constitute subdivision approval.

The Interior Health Authority (IHA) has not provided comments on this application.

The Electoral Area 'D' Advisory Planning Commission (APC) has responded in support of the application.

The Ministry of Agriculture and Food (MAF) has responded generally not in support of the application. They state concerns with potential construction of a dwelling or other buildings on the lots. Their staff acknowledged that the subject property is adjacent to many small to medium sized lots, but overall it does not appear that this application will benefit the viability of agricultural activity on the subject parcel or the larger agricultural sector in the region.

On balance, planning staff are not opposed to the proposed rezoning application. The proposed zones and designations generally align with the surrounding area. Compliance with the CRD Shoreland Management Policy is required due to the pond on the subject property. Further, the subject property lies within the high wildfire probability area as identified in the Williams Lake Fringe Area Official Community Plan. Planning staff recommend that as a condition of adoption a wildfire interface covenant be registered on title in accordance with section 4.3.54 of the Official Community Plan. The registration of the covenants will be required prior to adoption.

Recommendation:

- 1) That Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5547, 2025 be given first and second reading.
- 2) That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5548, 2025 be given first and second reading, and that adoption be subject to the following conditions:
 - i. Adoption of the Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5547
 - ii. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.

- iii. The applicant offering to enter into and entering into a Wildfire Interface covenant encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management on the subject property.

Further, that the cost of registration of the shoreland management covenant and wildfire covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure: December 31, 2025

The Ministry of Transportation and Transit has no objection in principle to the proposed bylaws. Please be advised this does not constitute subdivision approval.

Items to be considered at the subdivision stage may include but are not limited to:

Access

Proof of water

Sewage Disposal

Archaeology

Drainage

Right-of-way

Road / Driveway Construction

Advisory Planning Commission: January 21, 2026

See attached

Ministry of Agriculture and Food: January 8, 2026

See attached

CRD Chief Building Official:

No Response

BOARD ACTION

February 6, 2026:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025 be read a first and second time this 6th day of February 2026.

That South Cariboo Area Zoning Amendment Bylaw No. 5546, 2025 be read a first and second time this 6th day of February 2026 and that adoption be subject to the following conditions:

- i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5545, 2025
- ii. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal
- iii. All buildings and structures be brought into compliance with applicable bylaws.

Further, that the cost of registration of the CRD Shoreland Management Policy covenant be borne by the applicant.

ATTACHMENTS

Appendix A: Bylaw 5547 and 5548
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments
Ministry of Agriculture and Food Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5547

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 4782, being the "Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012".

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited as the "Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5547, 2025".

2. AMENDMENT

Bylaw No. 4782 of the Cariboo Regional District is amended as follows:

- i) Schedule "A" of Bylaw No. 4782 of the Cariboo Regional District is amended by inserting the following text after Section 6.3.14:

- i) Notwithstanding Policy 6.3.14 which establishes minimum parcel size of 32 hectares of lands designated Resource Use, the lands legally description as:

The South East ¼ of District Lot 8821, Cariboo District, Except Plan PGP36748 and PGP37285, may remain designated Resource Use and have a minimum parcel size of 26 hectares each, provided that:

- The lands are zoned Special Exception RA 1-1 zone which maintains a minimum lot size of 26 hectares (64.247 ac)
- Subdivision layout demonstrates consideration of topography, access, water resources, and compatibility with adjacent land uses.

- ii) Schedule “C” of Bylaw No. 4782 of the Cariboo Regional District is amended by:

Redesignating the South East ¼ of District Lot 8821, Cariboo District, Except Plan PGP36748 and PGP37285 from Resource Area and Rural Residential 2 designations to Resource Area and Rural Residential 1 designations as shown on attached Schedule “A”;

READ A FIRST TIME THIS 6th DAY OF February, 2026.

READ A SECOND TIME THIS 6th DAY OF February, 2026.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

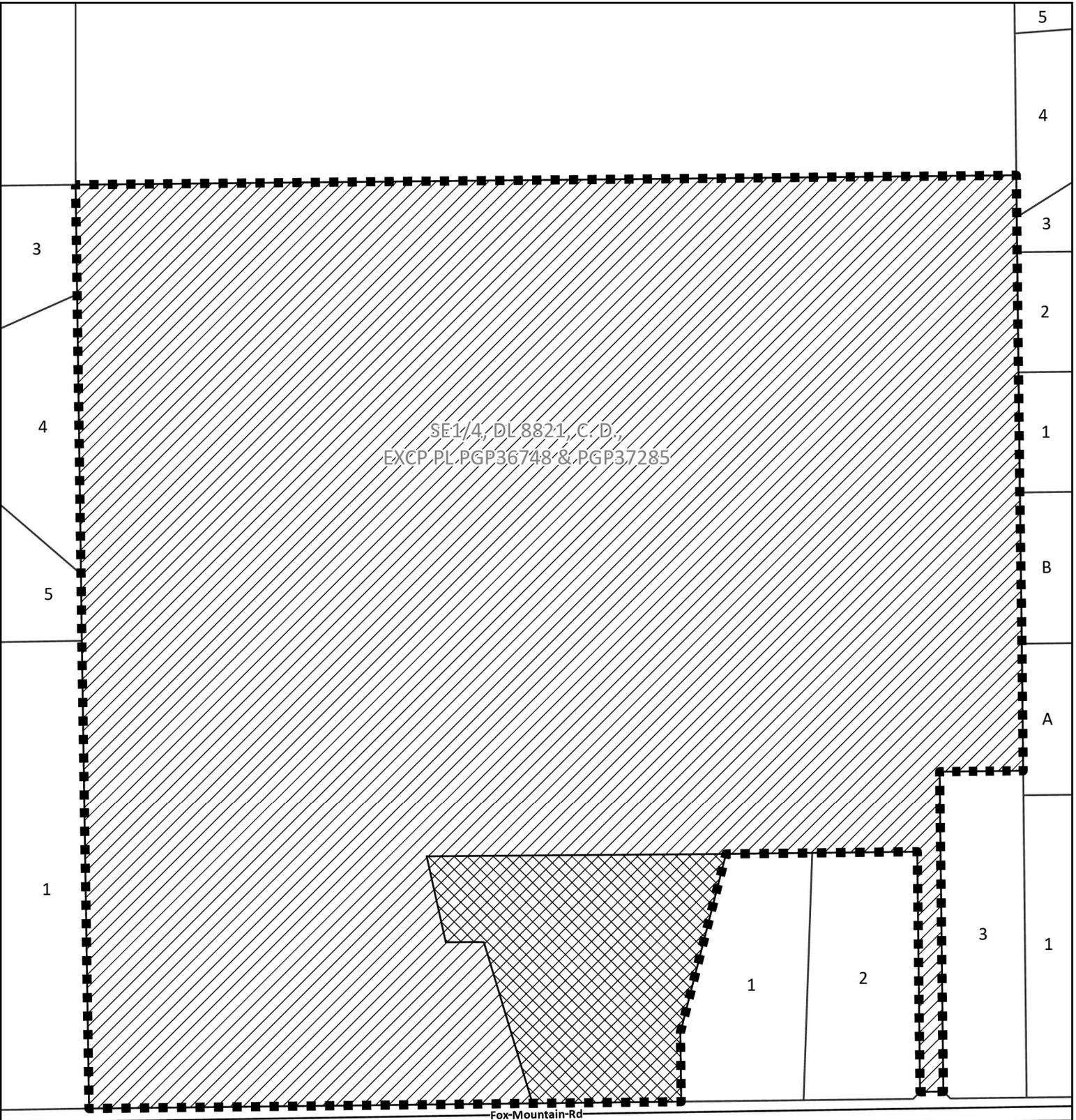
ADOPTED this _____ day of _____, 2026.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5547, cited as the "Williams Lake Fringe Area Official Community Plan Amendment Bylaw No. 5547, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer

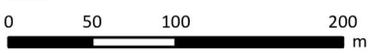


SCHEDULE A

- LEGEND
- Subject Property
 - Rural Residential 1 Designation
 - Resource Area Designation

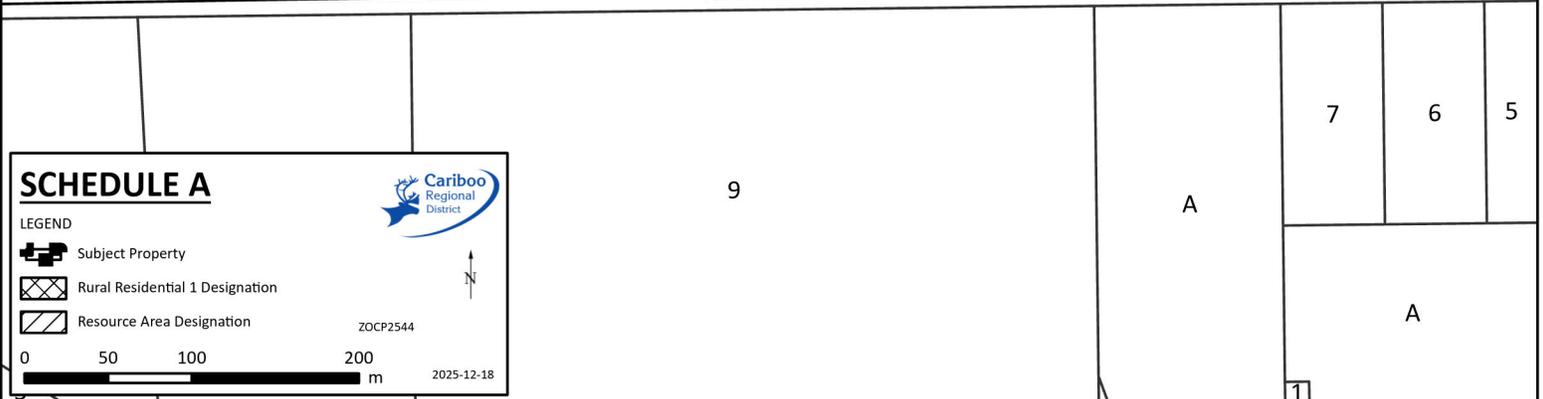


ZOCP2544



2025-12-18

Fox-Mountain-Rd





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5548

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 after a public hearing and 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. 5548, 2025".

2. AMENDMENT

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

A) Inserting Section 5.21.3.1 as follows:

Special Exception RA 1-1 (3360-20/20250044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RA 1-1:

A) Lot Area (minimum) = 26 hectares (64.247 acres)

All other provisions of the RA 1 zone shall apply.

- B) rezoning The South East ¼ of District Lot 8821, Cariboo District, Except Plan PGP36748 and PGP37285 from Rural 2 (RR 2) zone and Resource/Agricultural (RA 1) zone to Rural 1 (RR 1) zone and Special Exception RA 1-1 zone; as shown on Schedule "A"
- C) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 6th DAY OF February, 2026.

READ A SECOND TIME THIS 6th DAY OF Februay, 2026.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

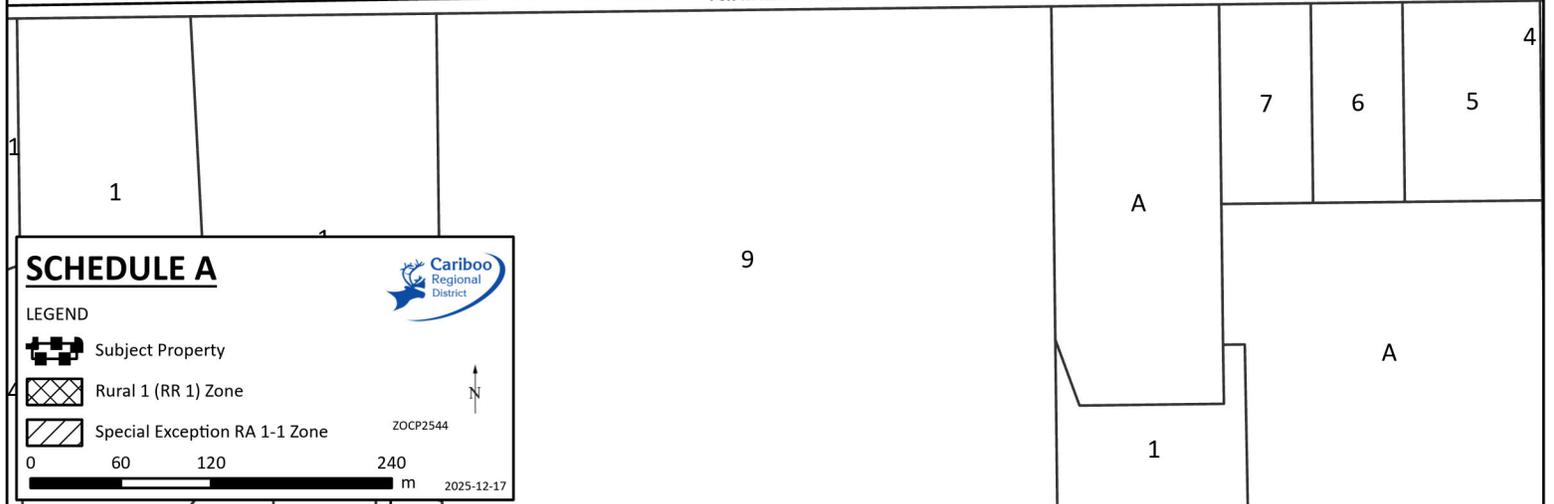
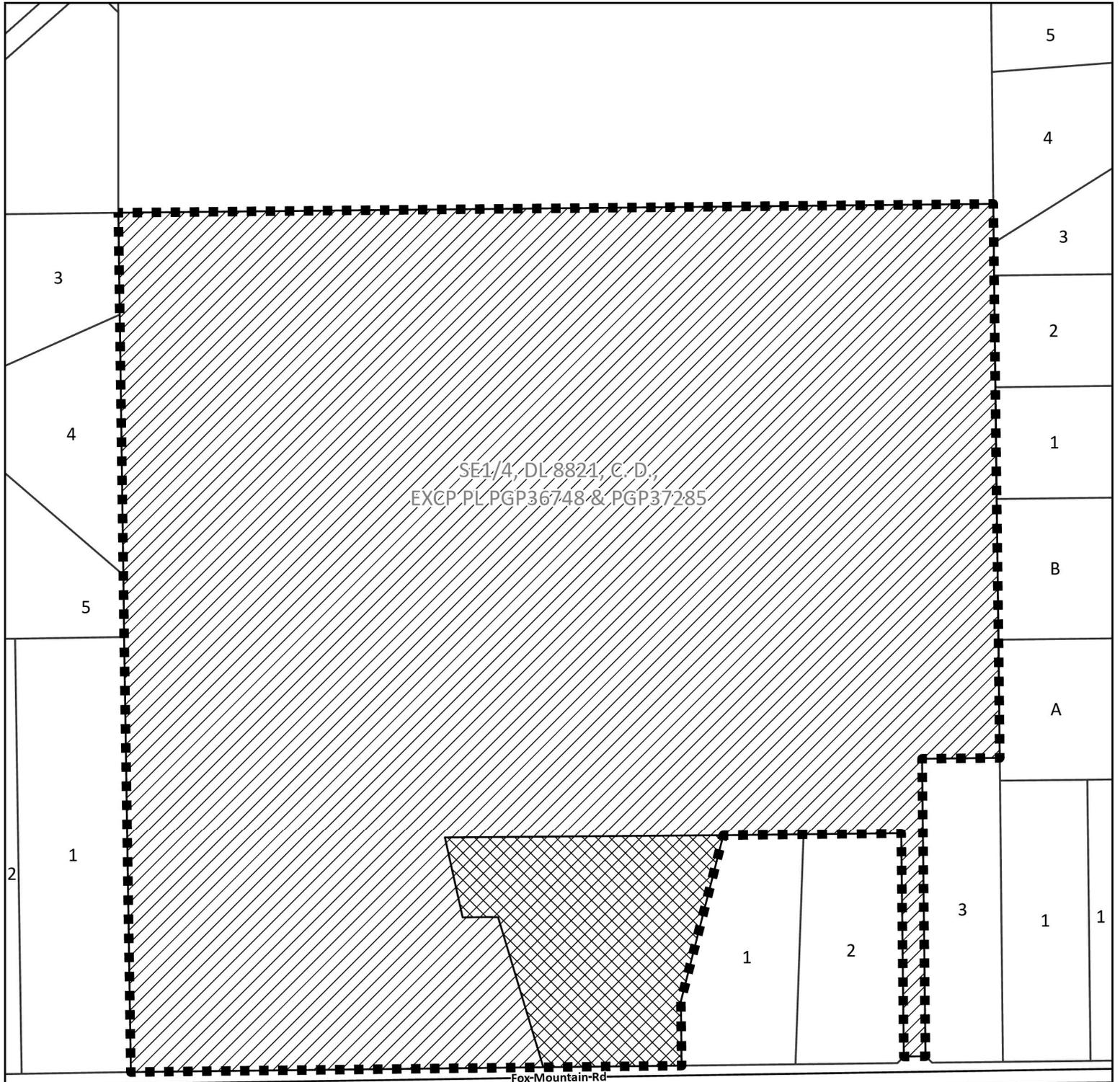
ADOPTED THIS _____ DAY OF _____, 2026.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5548, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5548, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer



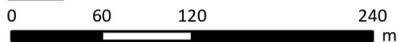
SCHEDULE A

LEGEND

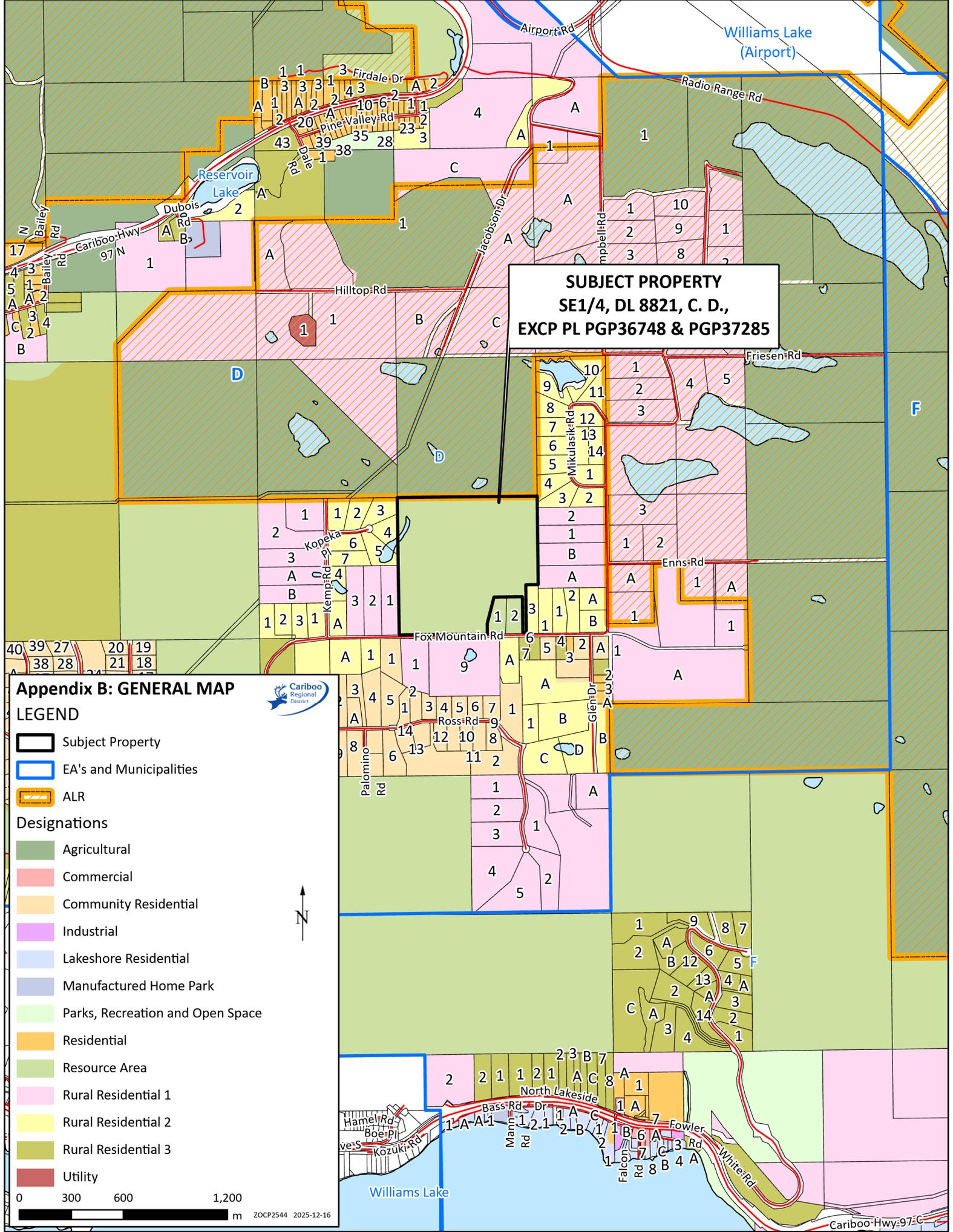
-  Subject Property
-  Rural 1 (RR 1) Zone
-  Special Exception RA 1-1 Zone



ZOCP2544



2025-12-17



SUBJECT PROPERTY
SE1/4, DL 8821, C. D.,
EXCP PL PGP36748 & PGP37285

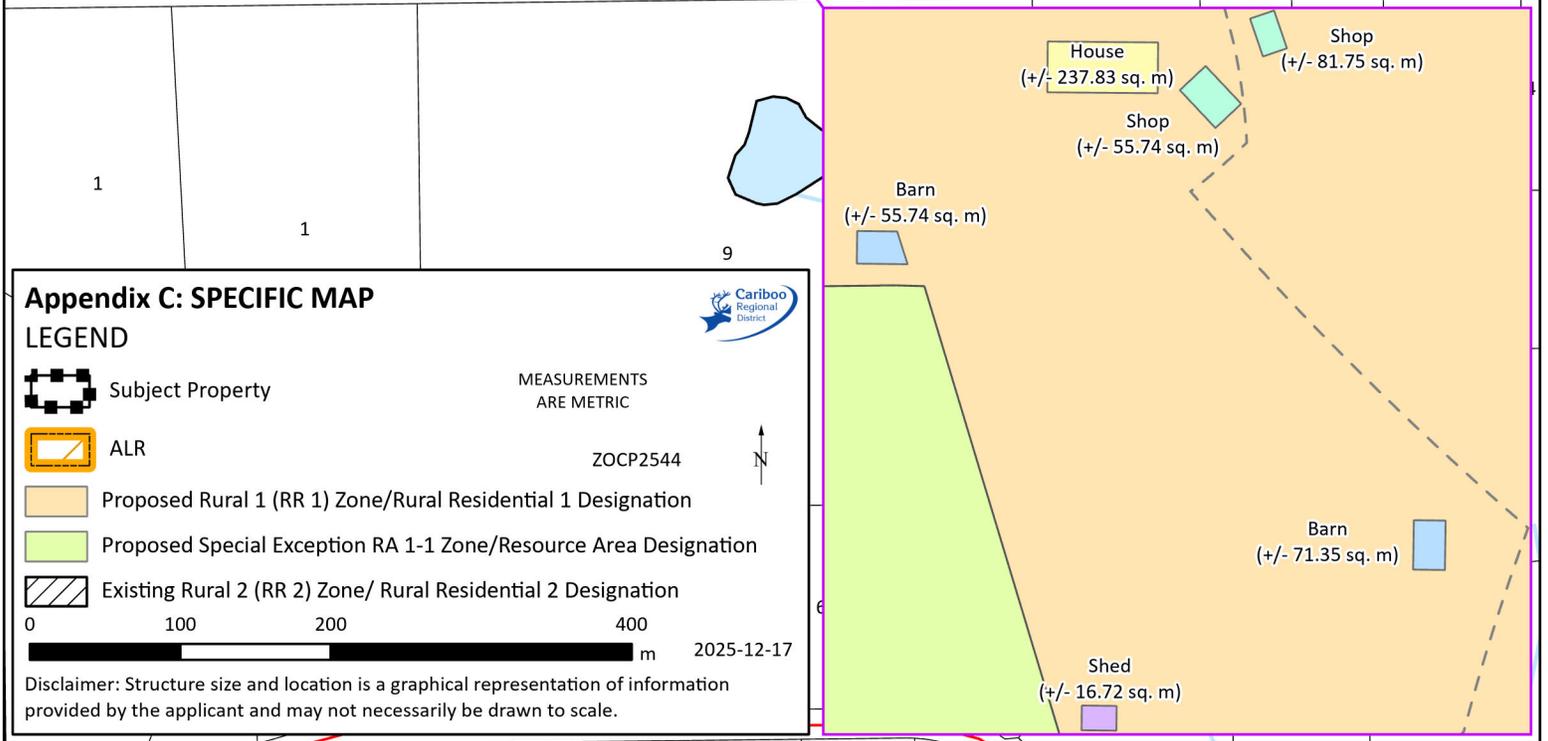
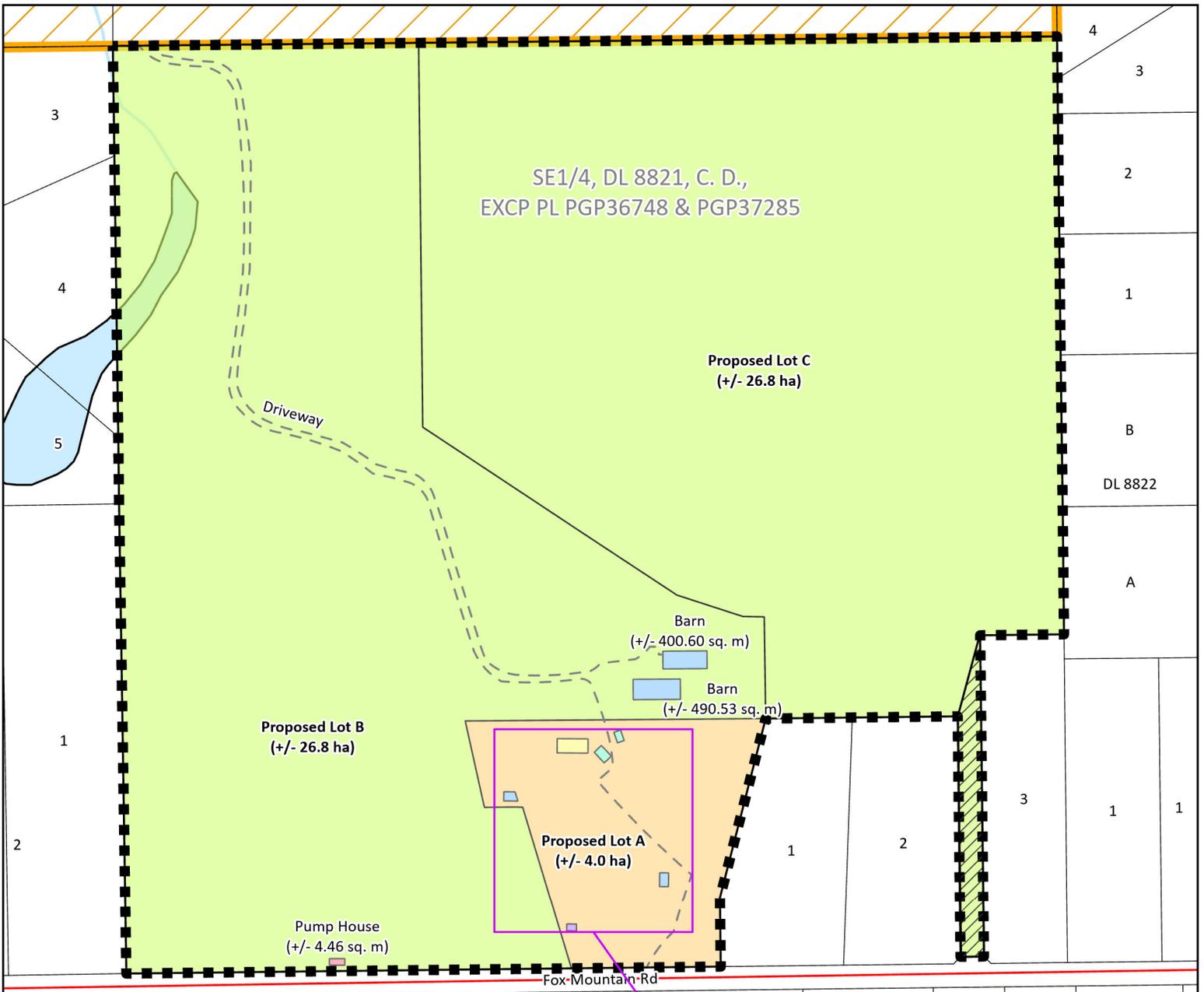
Appendix B: GENERAL MAP

LEGEND

- Subject Property
- EA's and Municipalities
- ALR
- Designations**
- Agricultural
- Commercial
- Community Residential
- Industrial
- Lakeshore Residential
- Manufactured Home Park
- Parks, Recreation and Open Space
- Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Utility



0 300 600 1,200
 m



Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  ALR
-  Proposed Rural 1 (RR 1) Zone/Rural Residential 1 Designation
-  Proposed Special Exception RA 1-1 Zone/Resource Area Designation
-  Existing Rural 2 (RR 2) Zone/ Rural Residential 2 Designation

MEASUREMENTS
ARE METRIC

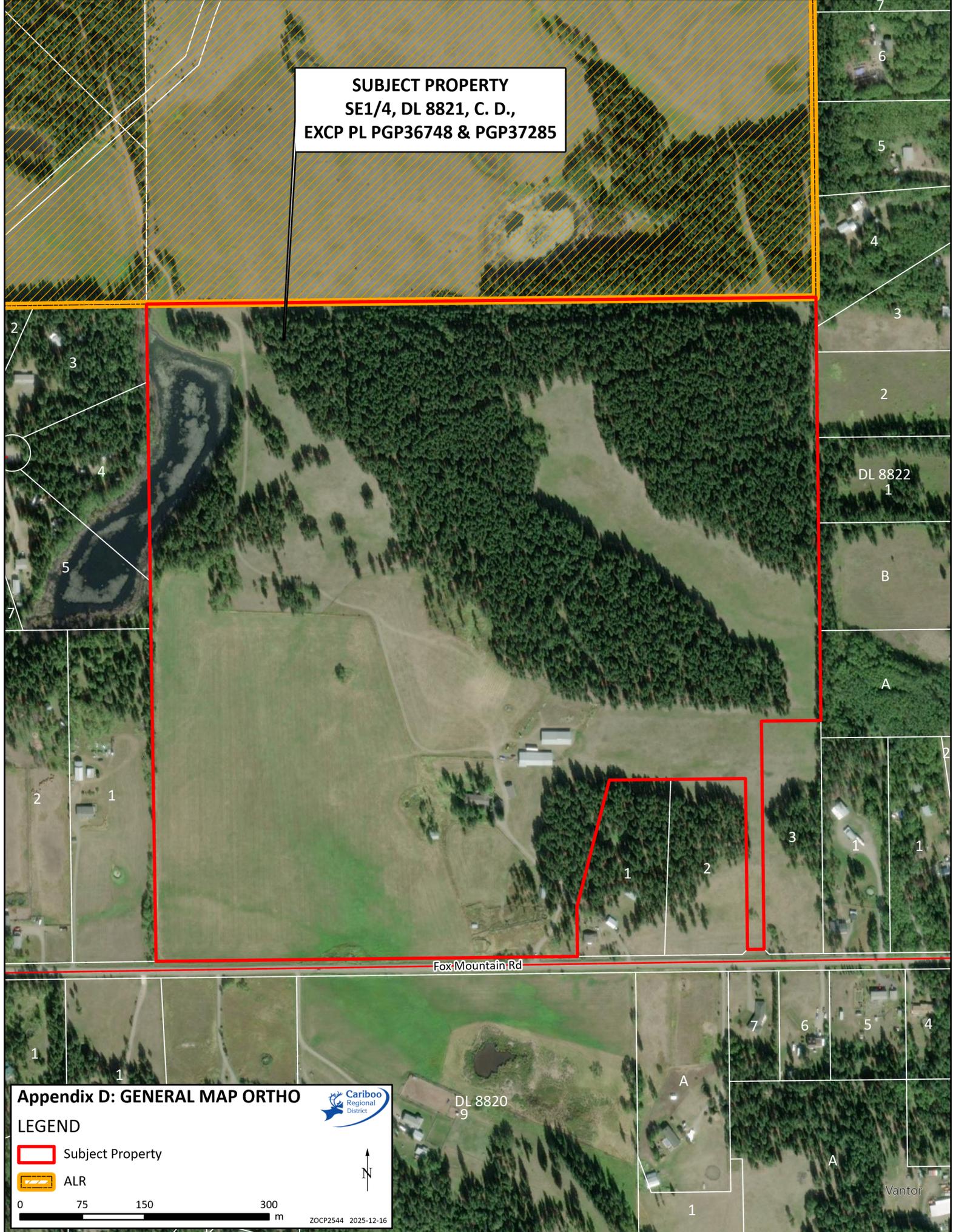
ZOCP2544



2025-12-17

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

SUBJECT PROPERTY
SE1/4, DL 8821, C. D.,
EXCP PL PGP36748 & PGP37285



Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR



0 75 150 300
m

ZOCP2544 2025-12-16

Describe the existing use of the subject property and all buildings: _____
 Haying and cattle grazing. The barns are used for hay storage. There is one residence.

Describe the proposed use of the subject property and all buildings: _____
 Proposed Lots B and C will remain for haying and grazing. Proposed Lot A will be for residential used only.

Describe the reasons in support for the application: The subdivision will not remove the land from agricultural production. The subdivision allows the farm to remain in the family while avoiding future disputes or forced sale of the entire property. The land will continue to be used for agriculture, preserving the community's rural identity.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): _____
 Hay field, and fir forests.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____
 Property is flat. There is a low lying pond/marshy area, that has no defined natural boundary, and has no inlet or outlet drainage.

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 checked="" 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"/>

**PLAN OF PROPOSED SUBDIVISION
OF THE SOUTH EAST 1/4 OF
DISTRICT LOT 8821,
CARIBOO DISTRICT, EXCEPT
PLAN PGP36748 AND PGP37285.**

BCGS 9.3B.020
100 80 60 40 20 0 200 metres

The intended plot size of this plan is 560mm in width by 432mm in height (C-Size) when plotted at a scale of 1:2500.

'Lauren Subdivision'
1875 Fox Mountain Road, Williams Lake, BC
PID: 015-527-026
Current Zoning: RA1 and RR2
Proposed Zoning: RA1 (Special Exemption) & RR 1

LEGEND

All distances are in metres and decimals thereof.

- x—x—x— Driveway
- - - - - Fence
- p—p—p— Overhead Hydro
- e—e—e— Edge of pavement
- s—s—s— Septic
- ⊕ Well
- ⊙ Hydro Pole
- ⊙ Service Pole

NOTES:

Legal boundaries are based on Land and Survey records and field survey and are subject to change.

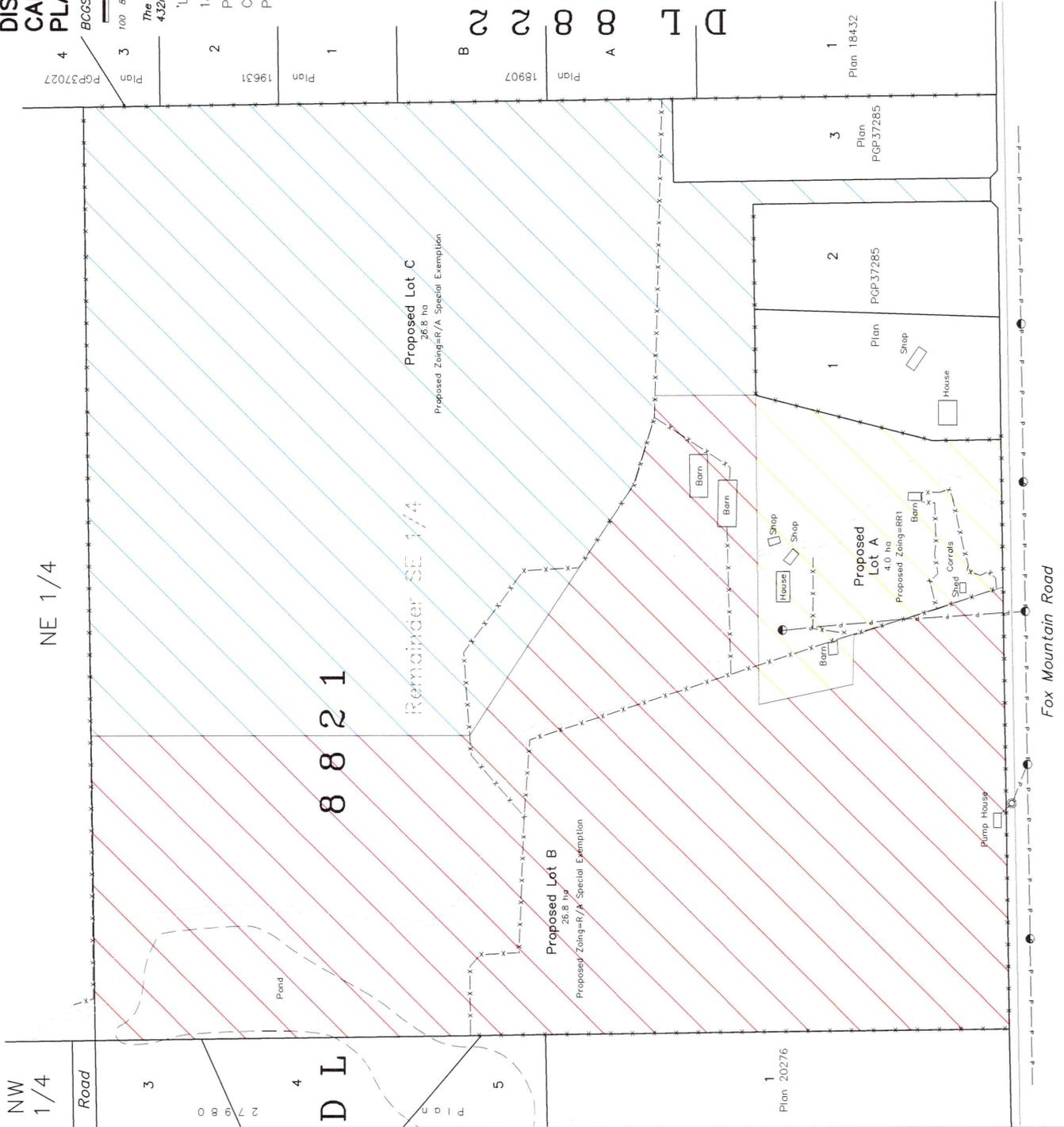
This Plan was prepared for design purposes only. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any error, omission, or alteration to this documents without the consent of the signatory.

Zoning information derived from the Cariboo Regional District Bylaw 3502.

This Plan was prepared for design purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any error, omission, or alteration to this documents without the consent of the signatory.

Drawn: June 27, 2025
according to Bing Satellite imagery (no field survey).
Updated September 2, to update proposed zoning and lot boundaries.

EXTON AND DODGE
LAND SURVEYING INC.
133 BURLAND STREET
WILLIAMS LAKE, B.C.
(250) 392-7111
FILE No. 25058 Dwg. 1



Fox Mountain Road



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Jan. 21, 2026
Start Time: 1:30pm
Location of Meeting: CRD WL Committee Meeting Room
File Number: 3360-20/20250044
Application Type: Rezoning/OCP Amendment
Electoral Area: D
Legal Description: The South East ¼ of District Lot 8821, Cariboo District, Except Plan PGP36748 and PGP37285
Property Location: 1875 Fox Mountain Road

ATTENDANCE

Present:

Chair: _____

Members:

Claudia Blair

Gord Keenan

Howie Chamberlin

Torey Lee

Recording Secretary:

Steve Forsyth

Owners/Agent:

Veronica Meuter

Contacted but declined to attend

Absent:

Ron Kaufman, Terry Ashley, Dan Jalbert

Also Present:

Electoral Area Director:

Steve Forsyth

Staff Support:

n/a

RESOLUTION

THAT application with File Number 3360-20/20250044 be **SUPPORTED** / REJECTED for the following reasons:

1)

2)

For: 4 Against: 0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Howe Chamberlin

Seconded: Tovey Lee

Time: 1:46 pm

CARRIED



Recording Secretary



Chair



January 8, 2026

Olivia Richardson
Planning Officer 1
Cariboo Regional District

Sent by email

Dear Olivia:

Re: File 3360-20/20250044 – Rezoning/OCP Amendment Application at 1875 Fox Mountain Road (PID: 015-527-026) – The Subject Property

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 3360-20/20250044 that proposes both a rezoning and OCP amendment to facilitate the subdivision of the 57.6 ha Subject Property into one 4 ha lot and two 26.8 ha lots. From an agricultural planning perspective, Ministry staff offer the following comments:

- Ministry staff acknowledge that the Subject Property is not located within the Agricultural Land Reserve (ALR) and borders many 2–5 ha lots outside of the ALR to the west, east and south. However, the Subject Property also borders a large ALR property to the north and generally, is located in an agricultural area.
- While the applicant has indicated that no buildings/houses will be constructed on the two 26.8 ha lots and that they will continue to be used for agricultural purposes, from a zoning perspective, an approved rezoning/OCP amendment application will permit houses to be constructed on both properties when/if the current and/or future owners wish to do so. Additional residential development in an agricultural area may lead to increased traffic on roads used by farm vehicles and an increase in potential farm nuisance complaints from non-ALR residents. Further, Ministry staff note that the Subject Property is located within a Livestock District where livestock at large conflicts may occur and as such, the Regional District may want to confirm with the applicant if they intend to fence out livestock from the newly created lots.
- Ministry staff note that the proposed subdivision configuration will result in some of the farming infrastructure, specifically two barns and corrals, being located on the smaller, 4 ha residential lot as opposed to the two larger agricultural properties.

- Ultimately, while Ministry staff acknowledge that the Subject Property is not located within the ALR and is adjacent to many small to medium sized lots, it does not appear that this application will benefit the viability of agricultural activity on the Subject Parcel or the larger agricultural sector in the region.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



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