



## **DISTRICT OF 100 MILE HOUSE**

### **AGENDA FOR THE SPECIAL REGULAR MEETING OF THE MUNICIPAL COUNCIL TO BE HELD IN MUNICIPAL COUNCIL CHAMBERS Tuesday, June 3<sup>rd</sup>, 2025 at 5:30 PM**

<b>A.</b>	<b><u>CALL TO ORDER</u></b>
	Mayor to call the regular meeting to order at 5:30 PM.  Acknowledgement that this meeting is being held on Tsqescencúlecw.
<b>B.</b>	<b><u>APPROVAL OF AGENDA:</u></b>
	<b>B1</b>  <b>BE IT RESOLVED THAT</b> the June 3 <sup>rd</sup> , 2025 Special Regular Council agenda <u>be approved</u> .
<b>C.</b>	<b><u>INTRODUCTION OF LATE ITEMS AND FROM COMMITTEE OF THE WHOLE:</u></b>
<b>D.</b>	<b><u>DELEGATIONS / PUBLIC HEARING:</u></b>
<b>532 Horse Lake Road – Zoning &amp; OCP Amendment</b>	<b>D1 – Public Hearing</b>  <b>OPEN PUBLIC HEARING</b>  Mayor Pinkney to read the opening statement summary to call for verbal and written submissions regarding the Zoning and OCP Amendment for 532 Horse Lake Road.
	<b>CLOSE PUBLIC HEARING</b>  Mayor Pinkney to read closing statement.

<b>E.</b>	<b><u>MINUTES:</u></b>
<b>COW – May 6<sup>th</sup>, 2025</b>	<b>E1</b> <b>BE IT RESOLVED THAT</b> the minutes of the Committee of the Whole Council meeting of May 6 <sup>th</sup> , 2025 <u>be adopted</u> .
<b>Special Regular – May 6<sup>th</sup>, 2025</b>	<b>E2</b> <b>BE IT RESOLVED THAT</b> the minutes of the Special Regular Council meeting of May 6 <sup>th</sup> , 2025 <u>be adopted</u> .
<b>Regular – May 6<sup>th</sup>, 2025</b>	<b>E3</b> <b>BE IT RESOLVED THAT</b> the minutes of the Regular Council meeting of May 6 <sup>th</sup> , 2025 <u>be adopted</u> .
<b>F.</b>	<b><u>UNFINISHED BUSINESS:</u></b>
<b>G.</b>	<b><u>MAYOR'S REPORT:</u></b>
<b>H.</b>	<b><u>CORRESPONDENCE:</u></b>
<b>I.</b>	<b><u>STAFF REPORTS:</u></b>



**Agricultural Land  
Commission Non-Farm  
Use application – South  
Cariboo Track & Trail  
Association**

**I1**

**BE IT RESOLVED THAT** Council of the District of 100 Mile House supports the application from the South Cariboo Track & Trail Association to register existing trails in the 99 Mile Recreation Area and the 100 Mile Community Forest; and further

**BE IT RESOLVED THAT** the District of 100 Mile House, as a Community Forest and Woodlot tenure holder, recommends the following conditions:

That trail width be kept to a minimum – not to exceed 5m;

That trail maintenance should be restricted to bucking obstructions and not cutting a buffer of dead or live trees;

That future harvest blocks will be designed to minimize impacts to trails, but crossings and adjacent harvesting will be required;

That future harvesting will likely occur in motocross off-season (winter), however, harvesting operations should be allowed to proceed unhindered regardless of season. Harvesting plans and timing of harvest operations will be communicated during the referral stage, and signage will be installed during operations; and finally

That the South Cariboo Track & Trail Association, at its own expense, install signage to keep trail users to existing trails so as not to increase disturbance in the area, as well as a reminder to leave no trace (pack out what you pack in).

<p><b>Development Variance Permit – 61 Dogwood Avenue</b></p>	<p><b>I2</b></p> <p><b>BE IT RESOLVED THAT</b> Council of the District of 100 Mile House authorize staff to proceed with the notification process, including notification of adjoining property owners, of Council's intent to consider issuance of a Development Variance Permit to Emma Raine for the property located at 61 Dogwood Avenue and legally described as Lot 14, Plan 12075, DL 31, Lillooet District to vary Zoning Bylaw No. 1290, 2016, section 4.12.2 a) and b) fence heights as follows:</p> <ul style="list-style-type: none"> <li>a) To increase the height of a fence by 0.61m between the front parcel line and the building on the parcel from <b>1.2 m to 1.81 m</b>; and</li> <li>b) To increase the height of a fence by 0.61 m elsewhere on the parcel from <b>2.0 m to 2.61 m</b>.</li> </ul> <p>in substantial accordance with the application as submitted on April 29, 2025.</p>
<p><b>J.</b></p>	<p><b><u>BYLAWS:</u></b></p>
<p><b>OCP &amp; Zoning Amendment Bylaw No. 1450 &amp; 1451, 2025</b></p>	<p><b>J1</b></p> <p><b>BE IT RESOLVED THAT</b> Official Community Plan Amendment Bylaw No. 1450, 2025 be read a third time this 3<sup>rd</sup> day of June, 2025; and further</p> <p><b>BE IT RESOLVED THAT</b> Zoning Amendment Bylaw No. 1451, 2025 be read a third time this 3<sup>rd</sup> day of June, 2025</p>
<p><b>OCP &amp; Zoning Amendment Bylaw No. 1452 &amp; 1453, 2025</b></p>	<p><b>J2</b></p> <p><b>BE IT RESOLVED THAT</b> Official Community Plan Amendment Bylaw No. 1452, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025; and further</p> <p><b>BE IT RESOLVED THAT</b> Zoning Amendment Bylaw No. 1453, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025.</p>

<b>OCP &amp; Zoning Amendment Bylaw No. 1454 &amp; 1455</b>	<b>J3</b>  <b>BE IT RESOLVED THAT</b> Official Community Plan Amendment Bylaw No. 1454, 2025 be read a first and second time this 3 <sup>rd</sup> day of June, 2025; and further  <b>BE IT RESOLVED THAT</b> Zoning Amendment Bylaw No. 1455, 2025 be read a first and second time this 3 <sup>rd</sup> day of June, 2025
<b>K.</b>	<b><u>VOUCHERS</u></b>
<b>L.</b>	<b><u>OTHER BUSINESS:</u></b>
<b>M.</b>	<b><u>QUESTION PERIOD:</u></b>  Call for questions from the public for items relevant to the agenda.
	<b><u>IN CAMERA SESSION:</u></b>
<b>N.</b>	<b><u>ADJOURNMENT:</u></b>  <b>BE IT RESOLVED THAT</b> this June 3 <sup>rd</sup> , 2025, meeting of Council be adjourned:       Time:



## **DISTRICT OF 100 MILE HOUSE**

### **MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE MUNICIPAL COUNCIL HELD IN DISTRICT COUNCIL CHAMBERS**

**Tuesday May 6<sup>th</sup>, 2025, AT 3:30 PM**

PRESENT:	Mayor Councillor Councillor Councillor Councillor	Maureen Pinkney Donna Barnett Jenni Guimond Dave Mingo Marty Norgren
STAFF:	CAO Dir. Of Ec. Dev. & Planning Firesmart Coordinator	Tammy Boulanger Joanne Doddridge Ryan Dugaro

OTHERS: (0)                      MEDIA: (1)

	<b><u>CALL TO ORDER</u></b>  Mayor Pinkney called the Committee of the Whole meeting to order at 3:30 PM  Mayor Pinkney acknowledged that this meeting is being held on Tsqescencúlecw.
<b>A</b>	<b><u>APPROVAL OF AGENDA</u></b>
	<b>A1</b>  <b>Res: 18/25</b> Moved By: Councillor Barnett Seconded By: Councillor Mingo  <b>BE IT RESOLVED THAT</b> the May 6 <sup>th</sup> , 2025 Committee of the Whole agenda <u>be approved</u> .  <div style="text-align: right;"><b>CARRIED.</b></div>

<b>B</b>	<b><u>INTRODUCTION OF LATE ITEMS</u></b>
<b>C</b>	<b><u>DELEGATIONS</u></b>
<b>CWRP Overview</b>	<b>C1</b> Hailey Sigalet from Forsite Consulting provided an overview of the planned CWRP development and the process underway.
<b>D</b>	<b><u>UNFINISHED BUSINESS</u></b>
<b>E</b>	<b><u>CORRESPONDENCE</u></b>
<b>F</b>	<b><u>STAFF REPORTS</u></b>
<b>G</b>	<b><u>BYLAWS</u></b>
<b>H</b>	<b><u>OTHER BUSINESS</u></b>
<b>I</b>	<b><u>QUESTION PERIOD</u></b>
<b>J</b>	<b><u>ADJOURNMENT</u></b>  <b>Res: 19/25</b> Moved By: Councillor Barnett Seconded By: Councillor Mingo  <b>BE IT RESOLVED THAT</b> this Committee of the Whole meeting for May 6 <sup>th</sup> , 2025 be adjourned at 4:05 PM  <p style="text-align: right;"><b>CARRIED</b></p>
I hereby certify these minutes to be correct.  <div style="display: flex; justify-content: space-between;"> <div> _____  Mayor </div> <div> _____  Corporate Officer </div> </div>	



## **DISTRICT OF 100 MILE HOUSE**

### **MEETING HELD IN DISTRICT COUNCIL CHAMBERS**

**Tuesday, May 6<sup>th</sup>, 2025, AT 4:30 PM**

PRESENT: Mayor Maureen Pinkney  
 Councillor Donna Barnett  
 Councillor Jenni Guimond  
 Councillor David Mingo  
 Councillor Marty Norgren

STAFF: CAO Tammy Boulanger  
 Dir. of Finance Sheena Elias  
 Dir. of Planning & Ec. Dev. Joanne Doddridge

Other: (2) Media: (1)

<b>A</b>	<p><b><u>CALL TO ORDER</u></b></p> <p>Mayor Pinkney called the special meeting to order at 4:30 PM</p> <p>Mayor Pinkney acknowledged that this meeting is being held on Tsq'escencú'lecw.</p>
<b>B</b>	<p><b><u>APPROVAL OF AGENDA</u></b></p> <p><b>B1</b></p> <p><b>Res: 109/25</b>        Moved By: Councillor Guimond        Seconded By: Councillor Barnett</p> <p><b>BE IT RESOLVED THAT</b> the May 6<sup>th</sup>, 2025 Special Regular Council agenda <u>be approved.</u></p> <p><b>BE IT RESOLVED THAT</b>, pursuant to Section 92 of the <i>Community Charter</i>, this meeting of the Council be closed to the public under Section 90 (1)(l) of the <i>Community</i></p>

	<p>Charter. Regular meeting called back to order at: 4:55 PM</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>C</b>	<b><u>INTRODUCTION OF LATE ITEMS AND FROM THE COMMITTEE OF THE WHOLE:</u></b>
<b>D</b>	<b><u>DELEGATIONS / PUBLIC HEARINGS:</u></b>
<b>E</b>	<b><u>MINUTES</u></b>
<b>F</b>	<b><u>UNFINISHED BUSINESS:</u></b>
<b>G</b>	<b><u>MAYORS REPORT:</u></b>
<b>H</b>	<b><u>CORRESPONDENCE:</u></b>
<b>I</b>	<b><u>STAFF REPORTS:</u></b>
<b>J</b>	<b><u>BYLAWS:</u></b>
<b>K</b>	<b><u>GENERAL VOUCHERS:</u></b>
<b>L</b>	<b><u>OTHER BUSINESS:</u></b>
<b>M</b>	<b><u>QUESTION PERIOD:</u></b>
<b>N</b>	<p><b><u>ADJOURNMENT:</u></b></p> <p><b>Res: 110/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Norgren</p> <p><b>BE IT RESOLVED THAT</b> this May 6<sup>th</sup>, 2025 special meeting of Council be adjourned: 4:55 PM</p> <p style="text-align: center;"><b>CARRIED</b></p>
	<p>I hereby certify these minutes to be correct.</p> <p>_____  Mayor</p> <p>_____  Corporate Officer</p>





**DISTRICT OF 100 MILE HOUSE**

**MEETING HELD IN DISTRICT COUNCIL CHAMBERS**

**Tuesday, May 6<sup>th</sup>, 2025, AT 5:30 PM**

PRESENT:	Mayor	Maureen Pinkney
	Councillor	Donna Barnett
	Councillor	Jenni Guimond
	Councillor	David Mingo
	Councillor	Marty Norgren

STAFF:	CAO	Tammy Boulanger
	Dir. of Community Services	Todd Conway
	Dir. of Finance	Sheena Elias
	Dir. of Planning & Ec. Dev.	Joanne Doddridge

Other:	(5)	Media:	(1)
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<b>A</b>	<p><b><u>CALL TO ORDER</u></b></p> <p>Mayor Pinkney called the meeting to order at 5:30 PM</p> <p>Mayor Pinkney acknowledged that this meeting is being held on Tsq̓escencúlecw.</p>
<b>B</b>	<p><b><u>APPROVAL OF AGENDA</u></b></p>
	<p><b>B1</b></p> <p><b>Res: 111/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Guimond</p> <p><b>BE IT RESOLVED THAT</b> the May 6<sup>th</sup>, 2025, Regular Council agenda <u>be approved.</u></p> <p align="center"><b>CARRIED</b></p>



<b>C</b>	<b><u>INTRODUCTION OF LATE ITEMS AND FROM THE COMMITTEE OF THE WHOLE:</u></b>
<b>D</b>	<b><u>DELEGATIONS / PUBLIC HEARINGS:</u></b>
<b>BDO – 2024 Financial Statements &amp; Audit Presentation</b>	<p><b>D1 - Delegation</b></p> <p>BDO representative Mario Piroddi and Brianne Rauch presented the 2024 Audited Financial Statements.</p> <p><b>Res: 112/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Mingo</p> <p><b>BE IT RESOLVED THAT</b> the District of 100 Mile House 2024 Audited Financial Statements <u>be approved</u> as presented.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>Public Hearing – Capacity Increase</b>	<p><b>D2 – Public Hearing</b></p> <p><b>OPEN PUBLIC HEARING</b></p> <p>Mayor Pinkney to read the opening statement summary to call for verbal and written submissions regarding the Capacity Increase for Cask &amp; Cleaver Brewing.</p> <p>Five (5) people were in attendance / One (1) Media</p> <p>Four (4) letters were received and read aloud; Three (3) were in support of the capacity increase and one declared concerns over parking capacity and planning.</p> <p>Chair requested comments from the public and a variety of comments were made, summarized as follows:</p> <ul style="list-style-type: none"> <li>➤ Businesses in the area already struggle to provide sufficient parking for patrons. The Donex parking lot, privately owned is stretched to capacity and is currently serving multiple businesses within the vicinity.</li> <li>➤ Parking stalls indicated should be delineated to enforce the planned space allotment.</li> <li>➤ Stall measurements are as per bylaw and current regulations.</li> <li>➤ Cask &amp; Cleaver will slowly build to the maximum</li> </ul>

	<p>capacity it is currently requesting. They are not going to have full capacity available at this time.</p> <ul style="list-style-type: none"> <li>➤ Parking provided includes staffing.</li> <li>➤ Cask &amp; Cleaver will monitor parking challenges and will address if allowing mobile vendors on site is causing a disturbance to other business parking.</li> <li>➤ The District should be preparing a long term parking plan to address the community needs in the downtown core.</li> <li>➤ All business owners/operators and the District of 100 Mile House should work together to ensure that parking is properly managed.</li> </ul>
	<p><b>CLOSE PUBLIC HEARING</b></p> <p>Mayor Pinkney to read closing statement.</p>
<b>E.</b>	<b><u>MINUTES:</u></b>
<b>Regular – April 22<sup>nd</sup>, 2025</b>	<p><b>E1</b></p> <p><b>Res: 113/25</b>  Moved By: Councillor Mingo  Seconded By: Councillor Barnett</p> <p><b>BE IT RESOLVED THAT</b> the minutes of the Regular meeting of April 22<sup>nd</sup>, 2025 <u>be adopted</u>.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>F</b>	<b><u>UNFINISHED BUSINESS:</u></b>
<b>G</b>	<b><u>MAYORS REPORT:</u></b>
	<p><b><u>MAYORS REPORT:</u></b></p> <p>Mayor Pinkney noted the following:</p> <ul style="list-style-type: none"> <li>➤ Thank you to all the volunteers for making What's Hoppening a success!</li> <li>➤ It was a sad moment to see the Marmot Ridge site being cleared, however an exciting and promising future for the veterinary clinic.</li> <li>➤ At the recent CRD meeting the presentation from the Fraser Basin Council and Cariboo Fire Centre</li> </ul>

	<p>were fantastic.</p> <ul style="list-style-type: none"> <li>➤ Attended the retirement party for Don Dixon, head of the natural resources department for many years in Canim Lake.</li> <li>➤ Reminder to everyone – Be Fire Smart! There have already been a couple of fires in the area.</li> <li>➤ OCP &amp; Zoning Bylaw open house is on April 30<sup>th</sup>, please come out and get engaged!</li> </ul> <p>Councillor Mingo noted the following:</p> <ul style="list-style-type: none"> <li>➤ Outdoor show at the South Cariboo Recreation Center is gearing up for next weekend, hope to see everyone there!</li> </ul> <p>Councillor Guimond noted the following:</p> <ul style="list-style-type: none"> <li>➤ Women's fair is May 2<sup>nd</sup> &amp; 3<sup>rd</sup> at the South Cariboo Recreation Center.</li> <li>➤ Party in the Park Ball Tournament will be June 27-30, 2025. Spots are being taken up quickly and the funds are being contributed towards the Cariboo Family Enrichment Center.</li> </ul> <p>Councillor Barnett noted the following:</p> <ul style="list-style-type: none"> <li>➤ What's Hoppening was a success, kids had a great time!</li> <li>➤ Work BC Job Fair is April 23<sup>rd</sup></li> <li>➤ The South Cariboo Health Foundation will be at the Women's Fair.</li> <li>➤ May 24<sup>th</sup> there will be a fraud prevention seminar at the Creekside Seniors Center.</li> </ul> <p>Councillor Norgren noted the following:</p> <ul style="list-style-type: none"> <li>➤ The Parkside Art Gallery is hosting the "Pieces of Me" art show presented by the Canadian Mental Health Association, hope to see the community come out and support the artists. Show runs from April 18<sup>th</sup> – May 17<sup>th</sup>.</li> </ul>
<b>H.</b>	<b><u>CORRESPONDENCE:</u></b>
<b>FYI Correspondence</b>	<p><b>H1</b></p> <p><b>Res: 114/25</b></p> <p>Moved By: Councillor Mingo</p> <p>Seconded By: Councillor Guimond</p>

	<p><b>BE IT RESOLVED THAT</b> the For Information Correspondence List dated May 2<sup>nd</sup>, 2025 <u>be received</u>.</p> <p style="text-align: center;"><b>CARRIED</b></p> <hr/> <p><b>Res: 115/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Mingo</p> <p><b>BE IT RESOLVED THAT</b> the District of 100 Mile House submit a letter to Minister Osborne in support of the redesign of the Kamloops Cancer Care Centre.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>I</b>	<b><u>STAFF REPORTS:</u></b>
<b>BC Transit Operating Agreement</b>	<p><b>I1</b></p> <p><b>Res: 116/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Mingo</p> <p><b>BE IT RESOLVED THAT</b> the Council of the District of 100 Mile House hereby authorizes Administration to execute the Annual Operating Agreement between the District and BC Transit.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>2024 Annual Report</b>	<p><b>I2</b></p> <p><b>Res: 117/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Norgren</p> <p><b>BE IT RESOLVED THAT</b> The District of 100 Mile House 2024 Annual Report <u>be received</u> and advertised for public inspection.</p> <p style="text-align: center;"><b>CARRIED</b></p>

**Cask & Cleaver –  
Capacity Increase****I3****Res: 118/25**

Moved By: Councillor Barnett

Seconded By: Councillor Mingo

**WHEREAS** Cask & Cleaver Brewing has applied for a Capacity Increase from 60 patrons to a maximum of 94 seats; and

**WHEREAS**

- The Capacity Increase is an amendment to an existing Manufacturer's Licence for Structural Changes to an Approved Lounge or Special Event Area;
- The location of the establishment is in a commercial highway corridor, zoned C-2, and is removed from nearby residences;
- The maximum patron capacity is presently 60 persons; and

**WHEREAS** the impact of approval of the Capacity Increase on the community has been considered, and comments from the surrounding property owners, tenants, and the community at large have been solicited and heard by written comment and Public Hearing; therefore

**BE IT RESOLVED THAT**

- Council of the District of 100 Mile House confirms that it considers the impact of noise on nearby residents to be minimal;
- Council of the District of 100 Mile House confirms the capacity increase on the community will not generate a significant increase in traffic volumes, nor cause late-night policing concerns;
- Council of the District of 100 Mile House confirms that the capacity increase will demand adequate on-site parking be achieved, and therefore requires the applicant to delineate 25 on-site parking spaces with painted markings as well as arrows to show traffic circulation routes;
- Council of the District of 100 Mile House confirms



	<p>that the views of residents and businesses within 60 metres of the establishment were gathered by written invitation to provide comments in writing or in person at a Public Hearing, held May 6, 2025 at 5:30 pm. Notices were mailed to property owners and hand delivered to commercial tenants within a 60 metre radius and posted on the District of 100 Mile House website on April 25, 2025, and sent to the District's subscription service on May 1, 2025;</p> <p>➤ Council of the District of 100 Mile House confirms its support of the license amendment to a maximum of 94 seats, which would prove favorable to the local economy; support tourism and have a positive social impact in the community; and further</p> <p><b>BE IT RESOLVED THAT</b> the Council of the District of 100 Mile House <b>recommends</b> the issuance of the Capacity Increase.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>Commissionaires Report April 2025</b>	<p><b>I4</b></p> <p><b>Res: 119/25</b>  Moved By: Councillor Mingo  Seconded By: Councillor Barnett</p> <p><b>BE IT RESOLVED THAT</b> the Bylaw report for the period of April 1<sup>st</sup> to 30<sup>th</sup>, 2025 <u>be received</u>.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>J</b>	<b><u>BYLAWS:</u></b>

<b>2025 Tax Rate Bylaw No. 1449, 2025</b>	<p><b>J1</b></p> <p><b>Res: 120/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Mingo</p> <p><b>BE IT RESOLVED THAT</b> Tax Rates Bylaw No. 1449, 2025 be adopted this 6<sup>th</sup> day of May 2025.</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>OCP &amp; Zoning Amendment Bylaw No. 1450 &amp; 1451, 2025</b>	<p><b>J2</b></p> <p><b>Res: 121/25</b>  Moved By: Councillor Mingo  Seconded By: Councillor Guimond</p> <p><b>BE IT RESOLVED THAT</b> Official Community Plan Amendment Bylaw No. 1450, 2025 be read a first and second time this 6<sup>th</sup> day of May, 2025; and further</p> <p><b>BE IT RESOLVED THAT</b> Zoning Amendment Bylaw No. 1451, 2025 be read a first and second time this 6<sup>th</sup> day of May, 2025</p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>K</b>	<p><b><u>GENERAL VOUCHERS:</u></b></p>
<b>Paid Vouchers (April 18<sup>th</sup> – 30<sup>th</sup>, 2025) #30645 – #30664 &amp; EFTs</b>	<p><b>K1</b></p> <p><b>Res: 122/25</b>  Moved By: Councillor Mingo  Seconded By: Councillor Guimond</p> <p><b>BE IT RESOLVED THAT</b> the paid manual vouchers #30645 to #30664 and EFT's totaling <b>\$207,630.28</b> <u>be received.</u></p> <p style="text-align: center;"><b>CARRIED</b></p>
<b>L</b>	<p><b><u>OTHER BUSINESS:</u></b></p>
<b>M</b>	<p><b><u>QUESTION PERIOD:</u></b>  No questions from the gallery.</p>

In Camera	<p><b><u>IN CAMERA SESSION:</u></b></p> <p><b>Res: 123/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Guimond</p> <p><b>BE IT RESOLVED THAT</b>, pursuant to Section 92 of the <i>Community Charter</i>, this meeting of the Council be closed to the public under Section 90 (1)(g) of the <i>Community Charter</i>.</p> <p style="text-align: center;"><b>CARRIED</b></p> <p>Motion to go into in camera at: 6:55 PM  Regular meeting called back to order at: 7:35 PM</p>
N	<p><b><u>ADJOURNMENT:</u></b></p> <p><b>Res: 124/25</b>  Moved By: Councillor Barnett  Seconded By: Councillor Mingo</p> <p><b>BE IT RESOLVED THAT</b> this May 6<sup>th</sup>, 2025 meeting of Council be adjourned: 7:35 PM</p> <p style="text-align: center;"><b>CARRIED</b></p>
	<p>I hereby certify these minutes to be correct.</p> <p>_____  Mayor</p> <p>_____  Corporate Officer</p>





**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Regular Council Meeting  
June 3, 2025**

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**REPORT DATE:** May 13, 2025

**TITLE:** Agricultural Land Commission Non-Farm Use application – South Cariboo Track & Trail Association

**PREPARED BY:** J. Doddridge, Director Economic Development & Planning

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**PURPOSE:** To obtain Council endorsement of the non-farm use application from South Cariboo Track & Trail Association

**RECOMMENDATION:** Recommended Resolution:

**BE IT RESOLVED THAT** Council of the District of 100 Mile House supports the application from the South Cariboo Track & Trail Association to register existing trails in the 99 Mile Recreation Area and the 100 Mile Community Forest; and further

**BE IT RESOLVED THAT** the District of 100 Mile House, as a Community Forest and Woodlot tenure holder, recommends the following conditions:

That trail width be kept to a minimum – not to exceed 5m;

That trail maintenance should be restricted to bucking obstructions and not cutting a buffer of dead or live trees;

That future harvest blocks will be designed to minimize impacts to trails, but crossings and adjacent harvesting will be required;

That future harvesting will likely occur in motocross off-season (winter), however, harvesting operations should be allowed to proceed unhindered regardless of season. Harvesting plans and timing of harvest operations will be communicated during the referral stage, and signage will be installed during operations; and finally

That the South Cariboo Track & Trail Association, at its own expense, install signage to keep trail users to existing trails so as not to increase disturbance in the area, as well as a reminder to leave no trace (pack out what you pack in).

**BACKGROUND INFORMATION / DISCUSSION:**

The resolution contains the recommendations from the District's Community Forest / Woodlot Manager.

**LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):** N/A

**ATTACHMENTS:**

- Agricultural Land Commission Referral Package with maps
- Letters from Rec Sites & Trails BC
- Referral comments from Tyrell Law, District of 100 Mile House Community Forest / Woodlot Manager

**Prepared By:** J. Doddridge  
J. Doddridge, Dir Ec Dev & Planning

**Date:** May 13/25

**Reviewed By:** T. Boulanger  
T. Boulanger, CAO

**Date:** May 13 25



## Provincial Agricultural Land Commission - Applicant Submission

<b>Application ID:</b>	103977
<b>Application Type:</b>	Non-Farm Uses within the ALR
<b>Status:</b>	Submitted to L/FNG
<b>Name:</b>	FrontCounterBC
<b>Local/First Nation Government:</b>	District of 100 Mile House

### 1. Parcel(s) Under Application

#### Parcel #1

<b>Parcel Type</b>	Crown
<b>Legal Description</b>	District Lot 2889, Lillooet Land District, The Remainder of
<b>Approx. Map Area</b>	620 ha
<b>PID (optional)</b>	No Data
<b>PIN (optional)</b>	24-727-41221.055
<b>Farm Classification</b>	No
<b>Civic Address</b>	N/A - Crown Land
<b>Certificate Of Title</b>	No Data

#### Government Parcel Contact

<b>First Name</b>	Curtis
<b>Last Name</b>	Ofstie

<b>Ministry or Department</b>	FrontCounterBC
<b>Phone</b>	2503025680
<b>Email</b>	Curtis.ofstie@gov.bc.ca
<b>Crown Type</b>	provincial

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

<b>Type</b>	Third-Party Agent
<b>First Name</b>	Madden
<b>Last Name</b>	Sarver
<b>Organization (If Applicable)</b>	South Cariboo Track and Trail Association
<b>Phone</b>	
<b>Email</b>	

## 4. Government

**Local or First Nation Government:** District of 100 Mile House

## 5. Land Use

### Land Use of Parcel(s) under Application

<b>Describe all agriculture that currently takes place on the parcel(s).</b>	The land is bare crown land. Currently, walkers, hikers and bikers use the trails.
--	--

<b>Describe all agricultural improvements made to the parcel(s).</b>	N/Applicable
--	--------------

**Describe all other uses that currently take place on the parcel(s).**

The land is bare crown land. Currently used by walkers, hikers, bikers.

## Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Unused	Walking, hiking, dirt biking
East	Unused	Walking, hiking, dirt biking
South	Unused	Walking, hiking, dirt biking
West	Unused	Walking, hiking, dirt biking

## 6. Proposal

**How many hectares are proposed for non-farm use?** 0.5 ha

**What is the purpose of the proposal?**

the purpose is to allow off road motorcycles to continue to use a trail that is through a section of ALR and have it legally registered. it is used currently by bikes, game and the odd pedal bike rider. the background behind the application is to provide riders a registered trail to travel on that avoids all high value agriculture land that exists in our area. currently they are riding with no areas legally registered on all sort of crown and private land with active grazing, fences and high value fields. by registering and providing a current trail it is our hope to reduce riders infractions on sensitive grasslands, livestock scares and fence down problems by giving them a legal and mapped area to ride that avoids all the primary concerns

**Could this proposal be accommodated on lands outside of the ALR?**

most of the trail system is outside of the ALR but to follow a full complete trail it passes through the ALR. the section would double back on itself and be unsafe and to short to attract any riders. if we were to cut out the section of ALR the riding area would be reduced and to quick to attract repeat riders. it needs to be minimum length it is now to ensure riders are continually returning to the site.

**Does the proposal support agriculture in the short or long term?**

it neither supports or degrades any agriculture use now or in the future. no visible agriculture use is present. no evidence of livestock has been present on the trail for over 10 years. the trail users have never spotted livestock in

the past 10 years. the foot print left is that of a cow trail and would most likely attract livestock to use but has not to any markable degree. our presence requires us to cut blowdown trees and clear them from the trail. most of the area is either in a 20 year old plantation or dense douglas fir stands with old lodgepole pine mixed in. in the older stand of timber lots of cutting of downed class 1 dead trees and class 2 snow damaged trees have to be cleared with each new season. no falling, no digging, no construction and no equipment will ever be needed or used to maintain the active trail

#### Proposal Map / Site Plan

horse lake existing.kml

**Do you need to import any fill to construct or conduct the proposed Non-farm use?**

No

## 7. Optional Documents

Type	Description	File Name
Professional Report	Map of Existing Trail	horse lake existing (5).kml
Professional Report	Map of Proposed Trail	New Horse lake Trail (1) (4).kmz
Other files that are related	Letter from the Ministry of Environment and Parks Recreation Sites and Trails BC	South Cariboo Track and Trail Association - ALR Notificiation - Horse Lake Trails - 2025-03-20 (1).pdf
Other files that are related	Letter from the Ministry of Environment and Parks Recreation Sites and Trails BC	South Cariboo Track and Trail Association - 99 Mile ALR Notificiation - 2024-11-27 (1).pdf



File: 16660-20 / REC261475

November 27, 2024

South Cariboo Track and Trail Association

PO Box  
100 Mile House, British Columbia  
V0K 2E0

Dear South Cariboo Track and Trail Association;

This letter acknowledges receipt of your application seeking authorization to construct, rehabilitate or maintain off-road motorcycle recreation trails on Crown land in the 99 Mile recreation area near the community of 100 Mile House, in accordance with the requirements of section 57 of the [Forest and Range Practices Act \(FRPA\)](#). Your application also included a request to have these trails recognized and legally established as public recreation trails in accordance with section 56 of *FRPA*.

A review of your application indicates your proposal includes lands within the [Agriculture Land Reserve \(ALR\)](#). The [Agriculture Land Commission Act](#) prohibits *non-farm use* of lands in the ALR without authorization from the Agriculture Land Commission (*"the commission"*). The [Agriculture Land Reserve General Regulation](#) requires that an application be filed directly with the commission for construction of a recreation trail or a new use of an existing right of way for a recreation trail. As the applicant, you are responsible for submitting this application to the commission; Recreation Sites and Trails BC (RSTBC) cannot submit the application on your behalf.

Although your proposal indicates that these off-road motorcycle trails in the 99 Mile recreation area have been in existence and used for this purpose and activity for many years, without evidence of a decision from the Agriculture Land Commission to permit this non-farm use within the ALR, Recreation Sites and Trails BC are unable to move forward with your request for authorization and legal establishment of these trails under the *Forest and Range Practices Act (FRPA)*. Therefore, your application to Recreation Sites and Trails BC has been placed on hold until you can provide evidence that you have received the necessary permission from the ALC.

Page 1 of 2

Should you receive this permission from the ALC, please contact the undersigned and RSTBC will reactivate your section 57 application.

Permission for a non-farm use of land in the ALR that is granted by the Agriculture Land Commission does not grant to you the authority to construct, rehabilitate or maintain a recreation trail on Crown land as required by section 57 of *FRPA*. The section 57 authorization process is administered and adjudicated by Recreation Sites and Trails BC and is independent from the decision processes followed by the ALC for permitting non-farm use within the ALR.

This letter also acknowledges that you have notified Recreation Sites and Trails BC (*"the Province"*), as the landowner of the subject area, of your intent to file an application with the ALC in consideration of the requirements of [section 22\(2\)](#) of the *Agriculture Land Reserve General Regulation*. You may provide a copy of this letter to support your application to the ALC.

To find more information regarding the application process for permission for a non-farm use of land in the Agriculture Land Reserve, please visit <https://www.alc.gov.bc.ca/alr/content/home>.

Should you require any further information, please feel free to contact me via email at [Curtis.Ofstie@gov.bc.ca](mailto:Curtis.Ofstie@gov.bc.ca) or by telephone at (250) 302-5680.

Sincerely,



Curtis Ofstie, RFT  
District Recreation Officer  
100 Mile House - Chilcotin Recreation District

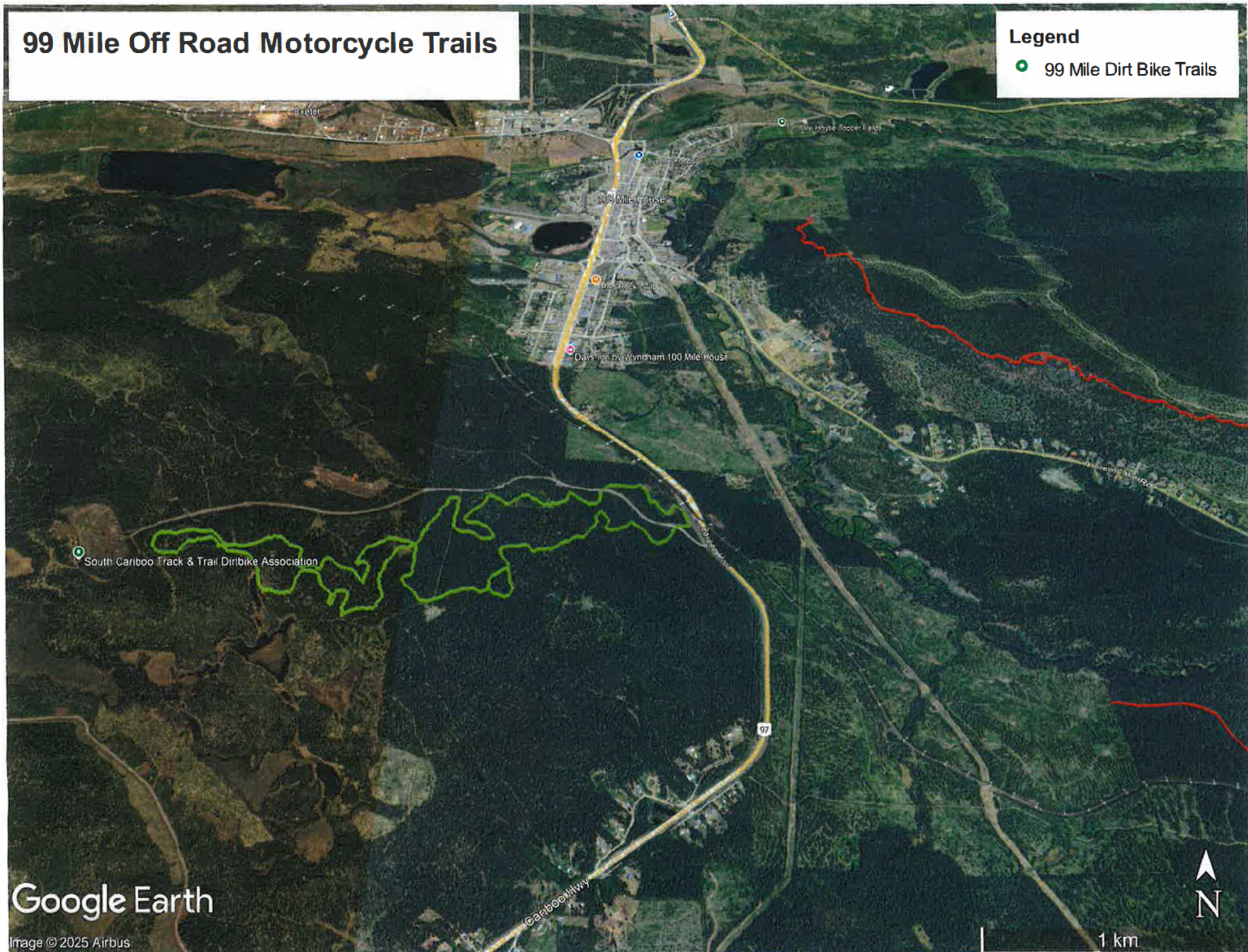
Page 2 of 2



# 99 Mile Off Road Motorcycle Trails

## Legend

- 99 Mile Dirt Bike Trails



Google Earth

Image © 2025 Airbus





File: 16660-01

March 20, 2025

South Cariboo Track and Trail Association

PO Box  
100 Mile House, British Columbia  
V0K 2E0

Dear South Cariboo Track and Trail Association.

This letter acknowledges receipt of your application seeking authorization to construct, rehabilitate or maintain off-road motorcycle trails on Crown land in the Horse Lake area near the community of 100 Mile House, in accordance with the requirements of section 57 of the Forest and Range Practices Act (FRPA).

A preliminary review of your application indicates your proposal includes lands within the Agriculture Land Reserve (ALR). The Agriculture Land Reserve (ALR) is a provincial land designation in which agriculture is recognized as the priority use for specific tracts of land. Agriculture and farming are encouraged in the ALR, while non-agricultural uses (including recreation trails) are restricted to protect the land and ensure that it remains suitable for agricultural use into the future. The ALR currently protects approximately 4.6 million hectares of agriculturally suitable land across British Columbia.

The Agriculture Land Commission Act prohibits *non-farm use* of lands in the ALR without written authorization from the Agriculture Land Commission ("the commission"). The Agriculture Land Reserve General Regulation requires that an application be filed directly with the commission for construction of a recreation trail or a new use of an existing right of way for a recreation trail; your proposal has been determined to be a combination of both new trail construction and use and maintenance of existing off-road motorcycle trails.

Page 1 of 2

Before your section 57 application can be considered by Recreation Sites and Trails BC, your proposal for the construction and maintenance of off-road motorcycle trails in the Horse Lake area will first require a decision by the Agriculture Land Commission to permit a non-farm use within the ALR.

**As the applicant, you are responsible for applying to the Agriculture Land Commission;** Recreation Sites and Trails BC (RSTBC) cannot apply on your behalf. Therefore, your section 57 application will be placed on hold until you can provide evidence that the ALC has approved your application for non-farm use within the ALR. Once you receive authorization from the ALC, please contact RSTBC and we will reactivate your section 57 application.

Permission for a non-farm use of land in the ALR that is granted by the Agriculture Land Commission does not grant to you the authority to construct, rehabilitate or maintain a recreation trail on Crown land as required by section 57 of *FRPA*. The section 57 authorization process under *FRPA* is administered and adjudicated by Recreation Sites and Trails BC and is independent from the decision-making processes followed by the ALC for permitting non-farm use within the ALR.

This letter also acknowledges that you have notified Recreation Sites and Trails BC ("*the Province*"), as the landowner of the subject area, of your intent to file an application with the ALC in consideration of the requirements of section 22(2) of the *Agriculture Land Reserve General Regulation*. If you wish, you may provide a copy of this letter to support your application to the ALC.

To find more information regarding the application process for permission for a non-farm use of land in the Agriculture Land Reserve, please visit <https://www.alc.gov.bc.ca/alc/content/home>.

Should you require any further information, please feel free to contact me via email at [Curtis.Ofstie@gov.bc.ca](mailto:Curtis.Ofstie@gov.bc.ca) or by telephone at (250) 302-5680.

Sincerely,



Curtis Ofstie, RFT  
District Recreation Officer  
100 Mile House - Chilcotin Recreation District

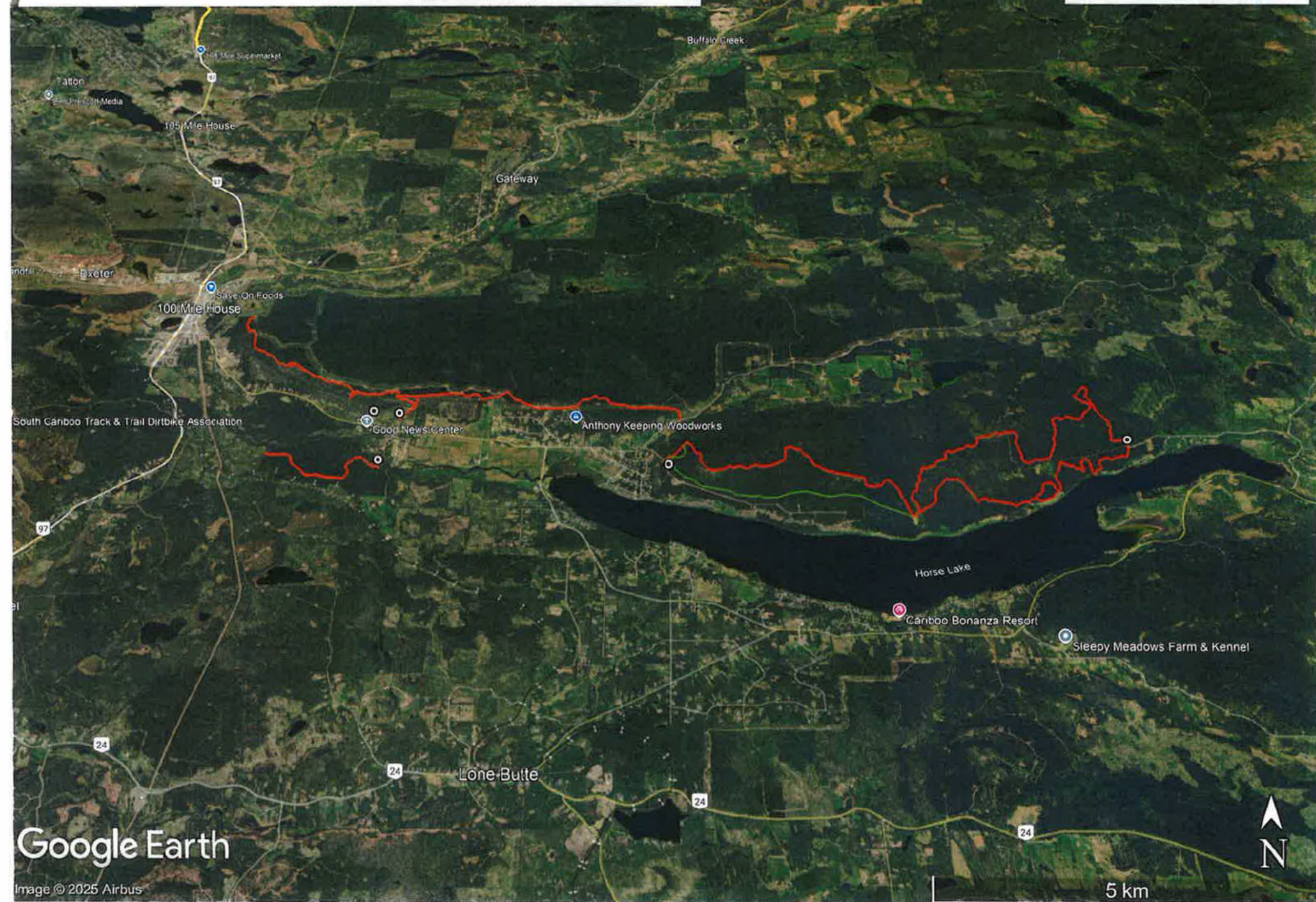
Page 2 of 2



# Horse Lake Road Off Road Motorcycle Trails

## Legend

 New Horse lake Trail



Google Earth

Image © 2025 Airbus



## Joanne Doddridge

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**From:** Tyrell Law  
**Sent:** May 13, 2025 10:25 AM  
**To:** Joanne Doddridge  
**Subject:** Motocross trail referral comments

Joanne,

I had a review of the referral and I feel that the comments from the earlier 99 mile motocross trail referral review apply to the greater trail system:

Keep trail width to a minimum - not to exceed 5m.

Trail maintenance should be restricted to bucking obstructions and not cutting a buffer of dead or live trees.

Future harvest blocks will be designed to minimize impacts to trails, but crossings and adjacent harvesting will be required.

Future harvesting will likely occur in motocross off season (winter), however, harvesting operations should be allowed to proceed unhindered regardless of season. Harvesting plans and timing of harvest operations will be communicated during the referral stage, and signage will be installed during operations.

Another thought I had was potentially having the club install signage informing users that they are on crown land and to keep to the existing trails so as to not increase the disturbance area. The map didn't look like the trail system had overlap with much or any grassland which will keep the roaming way down - just a thought. If they are installing signage could add a reminder to leave no trace (pack out what you pack in).

-T



**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Regular Council Meeting  
June 3, 2025**

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**REPORT DATE:** May 20, 2025

**TITLE:** Development Variance Permit – 61 Dogwood Ave.

**PREPARED BY:** J. Doddridge, Director of Economic Development & Planning

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**PURPOSE:** To present Council with a Development Variance Permit (DVP) application and request a decision to move forward with the notification process.

**RECOMMENDATION:** Recommended Resolution

BE IT RESOLVED THAT Council of the District of 100 Mile House authorize staff to proceed with the notification process, including notification of adjoining property owners, of Council's intent to consider issuance of a Development Variance Permit to Emma Raine for the property located at 61 Dogwood Avenue and legally described as Lot 14, Plan 12075, DL 31, Lillooet District to vary Zoning Bylaw No. 1290, 2016, section 4.12.2 a) and b) fence heights as follows:

- a) To increase the height of a fence by 0.61m between the front parcel line and the building on the parcel **from 1.2 m to 1.81 m**; and
- b) To increase the height of a fence by 0.61 m elsewhere on the parcel **from 2.0 m to 2.61 m**.

in substantial accordance with the application as submitted on April 29, 2025.

**BACKGROUND INFORMATION / DISCUSSION:**

Attached is a Development Variance Permit (DVP) application from Emma Raine for the property located at 61 Dogwood Ave., legally described as Lot 14, Plan 12075, DL 31, Lillooet District.

The property is zoned Residential Duplex (R-2) Zone and there is a home on the property. Attached is a drawing showing where the front area for fences is measured.



The application requests Council's consideration to vary the allowable fence height

- from 1.2 metres (3.94 ft) to 1.81 metres (5.94 ft) at the front and
- from 2.0 metres (6.56 ft) to 2.61 metres (8.56 ft) elsewhere on the property.

The application has been referred to affected agencies and municipal departments. To date, the following comments have been returned:

- Community Services & Building Inspection –
- Fire Department – This variance application doesn't affect the Fire Department.
- Ministry of Transportation - Ministry of Transportation and Transit's interests are unaffected by this application.

Should Council concur, the following process and timeline are in order:

Council Resolution authorizing DVP to proceed	June 3, 2025
Notification to adjoining property owners	June 12, 2025
Post to District Website & send to subscribers	June 12, 2025
Post at the District's posting place	June 12, 2025
Council consideration of issuing a DVP	June 23, 2025

**OPTIONS:** Should Council elect not to proceed with the notification process, the application stops immediately, and the applicant will be entitled to a partial refund.

**BUDGETARY IMPACT:** N/A

**LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):**

Zoning Bylaw 1290, 2016

**ATTACHMENTS:** DVP application; subject property map

**Prepared By:** J. Doddridge  
J. Doddridge, Dir Ec Dev & Planning

**Date:** May 20/25

**Reviewed By:** T. Boulanger  
T. Boulanger, CAO

**Date:** May 20/25



DISTRICT OF  
**100 Mile House**

#1-385 Birch Avenue, PO Box 340  
100 Mile House, BC, V0K 2E0  
250-395-2434  
district@100milehouse.com

**LAND USE APPLICATION**

**RECEIVED**  
APR 29 2025

Reference to Land Use Application Procedure and Fees Bylaw No. 1258

Official Community Plan  
Zoning Amendment  
Board of Variance

Development Permit  
Development Variance Permit

**Applicants are advised to consult with the District of 100 Mile House staff  
before submitting an application.**

**\*\*This application will not be accepted unless it is complete, and the required fee(s) and plans are attached\*\***

**APPLICATION TYPE**

Check appropriate box(s)

- |   |                      |
|---|----------------------|
| <input type="checkbox"/> Development Permit                                       | Fee \$               |
| <input checked="" type="checkbox"/> Development Variance Permit                   | Fee \$ <u>400.00</u> |
| <input type="checkbox"/> Zoning Bylaw Amendment                                   | Fee \$               |
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                  | Fee \$               |
| <input type="checkbox"/> Joint Zoning and Official Community Plan Bylaw Amendment | Fee \$               |
| <input type="checkbox"/> Board of Variance  | Fee \$               |
| <b>Total Fee \$ <u>400.00</u></b>   |                      |

**PROPERTY INFORMATION**

Legal Description of Property(s): Residential Lot 14, Plan 12075, DL 31  
Civic Address of Property(s): 101 Dogwood Ave.  
Size of Property(s): 7920 ft<sup>2</sup> BC Assessment Roll No.: 138.000  
Current Zoning: R-2 Current OCP Designation: Low Density Residential  
Proposed Zoning: N/C Proposed OCP Designation: N/C

**FOR OFFICE USE ONLY**

Application Fee Paid: \$ <u>400.00</u>	Receipt Number: <u>103161</u>
Received by: <u>[Signature]</u>	Date: <u>Apr. 29/25</u>



# INFORMATION FORM

APPLICANT/AGENT	OWNER(S)
Name: <u>Emma Raine</u>	Name: <u>Emma Raine</u>
Mailing Address: <u>[REDACTED]</u>	Mailing Address: <u>[REDACTED]</u>
<u>61 Dogwood Ave</u>	<u>Sam</u>
Postal Code: <u>VOK 2E0</u>	Postal Code: <u>as</u>
Phone Numbers: (Bus): <u>[REDACTED]</u>	Phone Numbers: (Bus): <u>[REDACTED]</u>
(Home): <u>[REDACTED]</u>	(Home): <u>Beside</u>
(Fax): <u>[REDACTED]</u>	(Fax): <u>[REDACTED]</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>

If the applicant is not the registered owner, complete the owner information and have the property owner(s) sign the application form. Note also the owner requirement in Attachment H.

As owner(s) of the land described in this application, I/we hereby authorize \_\_\_\_\_ to act as applicant in regard to this land development application.

Signature: N/A      Signature: N/A  
 Date: \_\_\_\_\_      Date: \_\_\_\_\_

I have attached the required documentation as noted on the Application Submission Checklist, along with the required application fee and hereby agree to submit further information deemed necessary for processing this application. Furthermore, I hereby acknowledge that any fees paid are non-refundable except as noted on the fee schedule, if applicable.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application, including any plans submitted, is public information.** I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

Signature: [REDACTED]      Date: March

I/We Emma Raine agree to allow the agents of the District of 100  
 (Applicant's Name)

Mile House to enter onto the subject property to inspect the land and buildings.

**A copy of a State Title of Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership.**

**DESCRIPTION OF EXISTING LAND USE: (use separate sheet if necessary)**

Backyard with mesh fencing which allows neighbour video surveillance to record all action behind and beside house - As the owner of the home I would enjoy my home if I weren't being recorded or had view of junk piles surrounding the neighbour house on all sides - This is also a space my dog uses. She has been taunted from the other side of the fence, been kicked while on my property - The neighbour also despite my protest use the area to put trucks and boats into the back yard!

**DESCRIPTION OF PROPOSED DEVELOPMENT/USE/BYLAW CHANGE:**  
(use separate sheet if necessary)

Fence build to an added 2 feet for privacy and peaceful enjoyment of space in back yard

- I am not on good relations with this neighbour and am tired of the trespassing, the spray paint on my land and the unease of them knowing all that happens on my property - Including leaving times when my dog is outside etc.



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

Services	Currently Existing		Readily Available*	
	YES	NO	YES	NO
Road Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School Bus Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**NOTE:**\*Readily available means existing services can be easily extended to the subject property.

**Proposed Water Supply Method**

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**Proposed Sewage Disposal Method**

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**Approximate Commencement Date of Proposed Project**

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**Reasons in Support of Application**

Reasons and comments in support of the application (use separate sheet if necessary)

Peaceful enjoyment of home where I can feel that I and my dog are safe - Presently I do not feel safe - Neighbours trespass spray paint the ground beside my home demonstrating where they believe an incorrect property line is despite my legal survey, have yelled at me over the mesh fence - I have also been harassed in the street bc I want to build this fence [REDACTED] told me he would sue me [REDACTED] among some other unrepeatable words.

## FENCE LOCATION

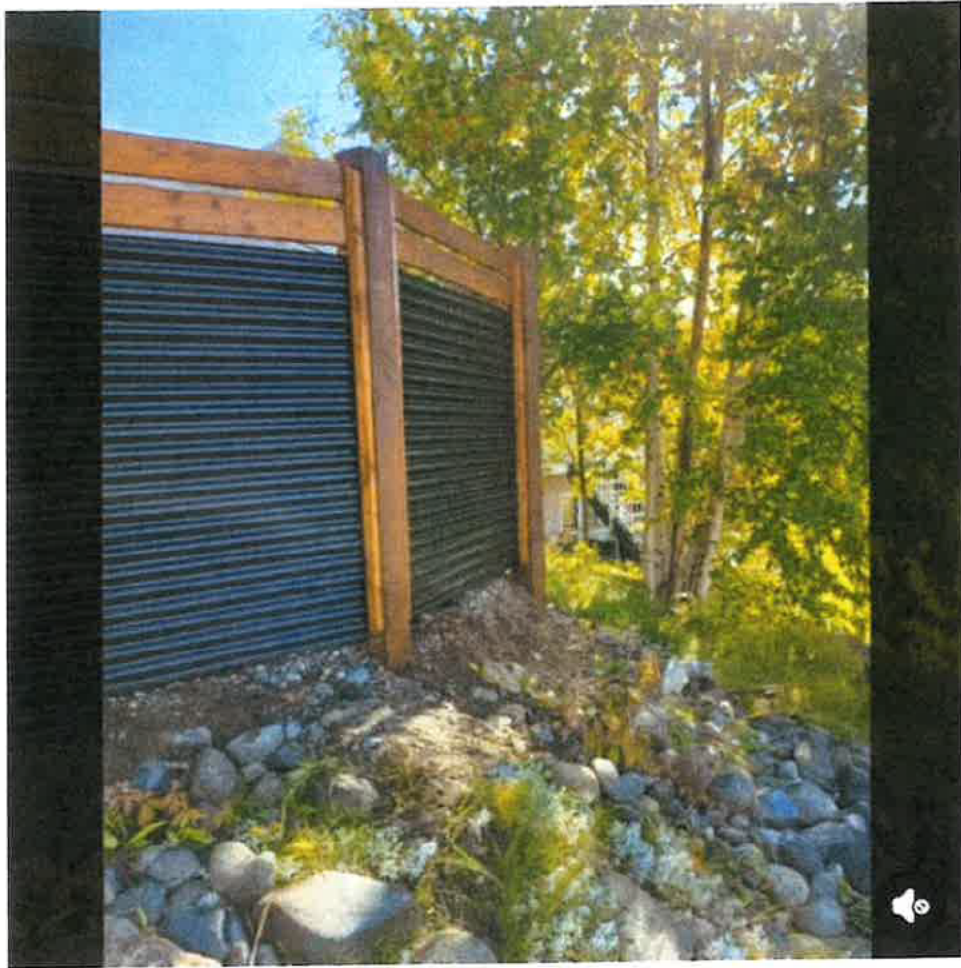




## EXAMPLE



## EXAMPLE



**SUBDIVISION PLAN OF A PORTION OF DISTRICT LOT 31, DISTRICT DISTRICT - B.C.**

SCALE: 100 FEET = 1 INCH

LEGEND:  
 Bearings determined from L.R.O. Plan 0000  
 5.00 Acres old land and land  
 1.00 acre old land and land  
 0.94 x 120' Wood post 200'



DIST. LOT 31.

PLAN NO 12075

Deposited in the Land Registry  
 Office at Vancouver, B.C. this  
 5th day of FEB. 1998.

*[Signature]*  
 Registrar

WESTCOAST TRANSMISSION COMPANY LIMITED

By *[Signature]*  
 Vice President

By *[Signature]*  
 Secretary

MONTREAL TRUST CO.

By *[Signature]*

By *[Signature]*

WESTERN PACIFIC PRODUCTS & CRUDE OIL  
 PIPELINES LTD.

By *[Signature]*  
 Vice President

By *[Signature]*  
 Asst. Secretary

Approved by the Land Registry and  
 this 2nd day of FEB. 1998  
 By *[Signature]*  
 Registrar  
 Office of the Registrar - Victoria, B.C.

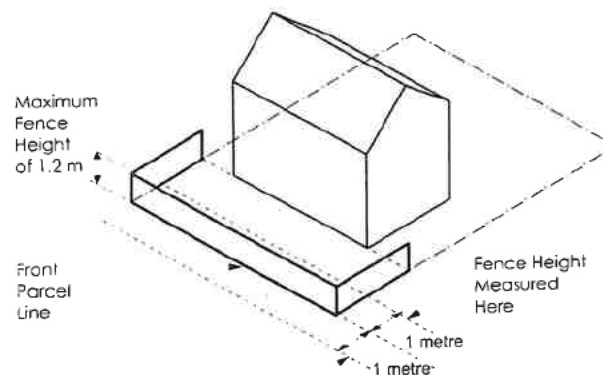
Witness:  
*[Signature]*  
 Debra-Ann Hager  
 2. I, Thomas Williams, of the Province of British Columbia, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan as submitted to me by the applicant and that I am a Justice of the Peace for the Province of British Columbia.  
 At the City of Victoria this 1st day of FEB. 1998  
 T. Williams  
 Justice of the Peace





- i. Meets all the requirements of the zone in which it is situated;
- ii. The proposed temporary dwelling would not constitute or cause a public hazard;
- iii. The Building Inspector shall require a bond or other security to be posted to ensure removal of the temporary building in the case of non-compliance. Such permit may be renewed once, upon written application for a period not to exceed 12 months; and
- iv. The temporary dwelling must be removed within 30 days of the completion of the permanent dwelling unit, and the site thereof restored as nearly as possible to its condition prior to the erection of the temporary dwelling.

#### 4.12 Fence Heights



4.12.1 The height of a fence, wall or hedge will be measured from the average grade one metre from both sides of the said fence, wall or hedge.

4.12.2 In all zones, fences other than required screening, subject to Section 4.15, must not exceed:

- a) 1.2 metres in height between the front parcel line and the building or use on the parcel; and
- b) 2.0 metres in height elsewhere on the parcel except for agricultural and industrial zones in which the height must not exceed 3.0 metres.

- 4.12.3 Despite the regulations contained in this section, open mesh or chain link type fences may be erected in an agricultural, industrial or institutional/public use zone to a maximum height of 4.0 metres.



#### **4.13 Screening and Landscaping**

- 4.13.1 Any part of a parcel not used for storage, building, parking, or loading facilities or outdoor recreation must be landscaped except in the A1, A-2 and A-3 zones.

##### **4.13.2 Storage Yards:**

- a) Except in the I-1 and I-2 zones, no storage yard or area shall be permitted in a required front yard; or in any required yard which is across a street from or abutting a parcel in a residential zone; and
- b) Except in the I-1 and I-2 zones, storage yards must be screened with a solid fence or wall 2.4 metres in height, or a compact evergreen hedge not less than 1.5 metres in height.

#### **4.14 Exterior Lighting**

- 4.14.1 All exterior floodlighting or spotlighting must be deflected away from adjacent properties.

#### **4.15 Vision Clearance at Intersections**

Bylaw No. 1327

- 4.15.1 No person being the owner, occupier or lessee of a parcel in any zone except C-1 shall place or permit to be placed any landscaping, building or structure exceeding 1 metre in height other than a chain link fence, above the established grade of the intersecting highway or street within a triangular plane 5 metres along the lot lines from the intersecting highway or streets.

Please see the illustration on the following page.



Birch Ave

SUBJECT PROPERTY

350

230

Elm Ave

Aspen St

Dogwood Ave

Evergreen Cres

First St

Cedar Ave

0 12.5 25 50 Meters

Date: April 2025



100 Mile House

Cariboo Hwy 97

SUBJECT PROPERTY

**DISTRICT OF 100 MILE HOUSE**

**Bylaw No. 1450**

A bylaw to amend the District of 100 Mile House Official Community Plan  
Bylaw No. 1288-2016

---

This bylaw may be cited for all purposes as ***"Official Community Plan Amendment Bylaw No. 1450, 2025."***

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
  - a. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of part of Lot 2, Plan KAP83927, DL 2138, Lillooet District, located at 532 Horse Lake Road and shown in heavy black outline and labelled Proposed Lot B on attached Schedule A, from Commercial Vehicle Oriented to **Low Density Residential**.

READ A FIRST AND SECOND TIME this 6<sup>th</sup> day of May, 2025.

POSTED on WEBSITE this 22<sup>nd</sup> day of May, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this 30<sup>th</sup> day of May, 2025.

PUBLIC HEARING held this 3<sup>rd</sup> day of June, 2025.

READ A THIRD TIME this 3<sup>rd</sup> day of June, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this \_\_\_\_ day of \_\_\_\_\_, 2025. \_\_\_\_\_  
Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**DISTRICT OF 100 MILE HOUSE**

**Bylaw No. 1451**

A bylaw to amend the District of 100 Mile House Zoning Bylaw No. 1290, 2016

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This bylaw may be cited for all purposes as ***"Zoning Amendment Bylaw No. 1451, 2025"***.

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for part of Lot 2, Plan KAP83927, DL 2138, Lillooet District, located at 532 Horse Lake Road and shown in heavy black outline and labelled Proposed Lot B on attached Schedule A, to be rezoned from Horse Lake Road Commercial Zone (C-5) to **Residential Duplex Zone (R-2)**;
- (2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

READ A FIRST AND SECOND TIME this 6<sup>th</sup> day of May, 2025.

POSTED on WEBSITE this 22<sup>nd</sup> day of May, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this 30<sup>th</sup> day of May, 2025.

PUBLIC HEARING held this 3<sup>rd</sup> day of June, 2025.

READ A THIRD TIME this 3<sup>rd</sup> day of June, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this \_\_\_\_ day of \_\_\_\_\_, 2025. \_\_\_\_\_  
Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer





**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Regular Meeting  
June 3, 2025**

---

**REPORT DATE:** May 20, 2025

**TITLE:** 590 Horse Lake Rd – OCP & Zoning Amendment Application

**PREPARED BY:** J. Doddridge, Director Economic Development & Planning

---

**PURPOSE:** To present a joint Official Community Plan and Zoning amendment application to Council for consideration

**RECOMMENDATION:** Recommended Resolution:

BE IT RESOLVED THAT Official Community Plan Amendment Bylaw No. 1452, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025; and further

BE IT RESOLVED THAT Zoning Amendment Bylaw No. 1453, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025.

#### **BACKGROUND INFORMATION / DISCUSSION:**

Attached is an Official Community Plan (OCP) and Zoning amendment application from Cariboo Geographic Systems for Khotan Holdings Ltd. The application requests changes to the District of 100 Mile House bylaws to allow for residential use on the land. These amendments are required before bareland strata subdivision approval can be obtained.

The subject property is located at 590 Horse Lake Road, legally known as Lot 1, Plan EPP139003, DL 2138, Lillooet District. A subject property map is attached.

#### **Planning Considerations and Impacts**

##### **Official Community Plan**

The Official Community Plan (OCP) provides guidance on future land use decisions. The subject property is designated Commercial Vehicle Oriented in the OCP. The application seeks to amend the designation of the land to Low Density Residential.



## Zoning

The subject property is in the Comprehensive Development 2 (CD-2) Zone, a zone created specifically for the former Findlay Meats use. The application seeks to change the zoning to Small Lot Residential (R-3) Zone to continue the same type of residential development as on the adjacent strata lot.

## Referrals

The application has been referred to municipal departments and other agencies with an interest in the property. Comments received to date are copied below.

**Building Inspection / Community Services** – No objections.

**Fire Department** – The Fire Department has no objection to this OCP & Zoning referral for 590 Horse Lake Rd at this time.

## Other

OCP and Zoning approvals do not constitute or guarantee future subdivision approval.

**BUDGETARY IMPACT:** N/A

**LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):** N/A

## ATTACHMENTS:

- Joint OCP & Zoning Amendment application
- Subject property map
- Current (CD-2) zoning and proposed (R-3) zoning

## PROCESS & TIMELINE:

Should Council concur, the following process and timeline are in order:

- |   |               |
|---|---------------|
| • 1 <sup>st</sup> and 2 <sup>nd</sup> Reading         | June 3, 2025  |
| • Notify adjacent property owners (within 60m radius) | June 12, 2025 |
| • Posting on District website                         | June 12, 2025 |
| • Distribution to District subscription service       | June 18, 2025 |
| • Public Hearing                                      | June 23, 2025 |





- 3<sup>rd</sup> Reading
- Adoption

June 23, 2025  
July 8, 2025

Prepared By: J. Doddridge  
J. Doddridge, Dir Ec Dev & Planning

Date: May 20/25

Reviewed By: T. Boulanger  
T. Boulanger, CAO

Date: May 20/25



DISTRICT OF  
**100 Mile House**

#1-385 Birch Avenue, PO Box 340  
100 Mile House, BC, V0K 2E0  
250-395-2434  
district@100milehouse.com

## LAND USE APPLICATION

Reference to Land Use Application Procedure and Fees Bylaw No. 1258

Official Community Plan  
Zoning Amendment  
Board of Variance

Development Permit  
Development Variance Permit

***Applicants are advised to consult with the District of 100 Mile House staff  
before submitting an application.***

**\*\*This application will not be accepted unless it is complete, and the required fee(s) and plans are attached\*\***

### APPLICATION TYPE

Check appropriate box(s)

- |   |        |         |
|---|--------|---------|
| <input type="checkbox"/> Development Permit                                       | Fee \$ | _____   |
| <input type="checkbox"/> Development Variance Permit                              | Fee \$ | _____   |
| <input type="checkbox"/> Zoning Bylaw Amendment                                   | Fee \$ | _____   |
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                  | Fee \$ | _____   |
| <input type="checkbox"/> Joint Zoning and Official Community Plan Bylaw Amendment | Fee \$ | 1000.00 |
| <input type="checkbox"/> Board of Variance  | Fee \$ | _____   |

**Total Fee \$** 1000.00

### PROPERTY INFORMATION

Legal Description of Property(s): Lot 1, District Lot 2138, Lillooet District, Plan EPP139003. PID 032-337-647

Civic Address of Property(s): 590 Horse Lake Road (old one, there may be a new one with the subdivision just done)

Size of Property(s): 1.61 hectares BC Assessment Roll No.: 24-557-41051.300

Current Zoning: CD-2 Current OCP Designation: Commercial Vehicle Orientated

Proposed Zoning: Residential Small Lot Zone (R-3) Proposed OCP Designation: Lot Density Residential

### FOR OFFICE USE ONLY

Application Fee Paid: \$ 1000.00

Receipt Number: 103041

Received by:

Date: Apr. 22/25

## INFORMATION FORM

APPLICANT/AGENT	OWNER(S)
Name: <u>Cariboo Geographic Systems, Nigel Hemingway</u>	Name: <u>Khotan Holdings Inc.</u>
Mailing Address: <u>PO Box 1270</u> <u>100 Mile House, BC</u>	Mailing Address: <u>PO Box 309</u> <u>100 Mile House, BC</u>
Postal Code: <u>V0K 2E0</u>	Postal Code: <u>V0K 2E0</u>
Phone Numbers: (Bus): <u>250-706-8155</u>	Phone Numbers: (Bus): <u>250-706-9395</u>
(Home): _____	(Home): _____
(Fax): _____	(Fax): _____
E-mail: <u>cgs_nigel@telus.net</u>	E-mail: <u>trevor@breecon.ca</u>

If the applicant is not the registered owner, complete the owner information and have the property owner(s) sign the application form. Note also the owner requirement in Attachment H.

As owner(s) of the land described in this application, I/we hereby authorize See Attached Sheet to act as applicant in regard to this land development application.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

I have attached the required documentation as noted on the Application Submission Checklist, along with the required application fee and hereby agree to submit further information deemed necessary for processing this application. Furthermore, I hereby acknowledge that any fees paid are non-refundable except as noted on the fee schedule, if applicable.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application, including any plans submitted, is public information.** I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

Signature:  \_\_\_\_\_

Date: APRIL 17 2025

I/We Nigel Hemingway agree to allow the agents of the District of 100  
(Applicant's Name)

Mile House to enter onto the subject property to inspect the land and buildings.

**A copy of a State Title of Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership.**

**Maps and Drawings:**

The following maps and drawings must accompany the application:

1. A dimensional Sketch Plan drawn to scale showing the parcel(s) or part of the parcel(s) and the location of existing buildings, structures and uses.

Minimum size required: 11 x 17 (ledger size)

2. A dimensional Site Plan drawn to scale showing the proposed use, buildings and structures, elevations, highway access etc.

Minimum size required: 11 x 17 (ledger size)

3. A Contour Map (Plan) drawn to scale with contour interval of up to no more than 10 metres, if warranted by the topographic condition (of the subject site).

Required: Yes

☐

No

☐

FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Application Form Complete	<input checked="" type="checkbox"/> Dimensioned Sketch Plan Submitted
<input checked="" type="checkbox"/> Application Fee Received	<input type="checkbox"/> Dimensioned Site Development Plan Submitted
<input checked="" type="checkbox"/> Certificate of Title Received	<input type="checkbox"/> Contour Map Submitted
<input checked="" type="checkbox"/> Authorization of Owner Submitted (if applicable)	<input type="checkbox"/> Other studies/Reports Submitted (if applicable)
<input checked="" type="checkbox"/> Contaminated Sites Declaration Form	

**DESCRIPTION OF EXISTING LAND USE: (use separate sheet if necessary)**

The land is currently vacant and unused

**DESCRIPTION OF PROPOSED DEVELOPMENT/USE/BYLAWS CHANGE:**

(use separate sheet if necessary)

The creation of 21 bare land strata lots for residential purposes.

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

Services	Currently Existing		Readily Available*	
	YES	NO	YES	NO
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Bus Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**NOTE:**\*Readily available means existing services can be easily extended to the subject property.

**Proposed Water Supply Method**

Municipal Water System

**Proposed Sewage Disposal Method**

Municipal Sewer System

**Approximate Commencement Date of Proposed Project**

Fall 2025

**Reasons in Support of Application**

Reasons and comments in support of the application (use separate sheet if necessary)

See attached sheet

This application is requesting that Lot 1, District Lot 2138, Lillooet District, Plan EPP139003 be rezoned and re-designated to accommodate a residential bare land strata development. The property is 1.61 hectares in size and is located on Horse Lake Road in the Blackstock neighbourhood. To the west is Horse Lake Road, to the north is an existing 22 lot bare land residential strata development, to the east are residential lots and to the south is a residential property. This land used to contain the Findlay Meats facility.

The proposal is to create 21 bare land strata lots to be used for future residential purposes, similar to the existing strata development (Plan EPS9628) between this land and Forest Ridge Road. Municipal services and other utility infrastructure are at the property line with Strata Plan EPS9628 and can easily be extended into the development. Access will also be through the existing strata development and will have a circular common property access route within the proposed development in this application. No direct access will be required to Horse Lake Road. For residents that need a vehicle, access to Horse Lake Road will be at the Forest Ridge Road intersection which is safe and is built to current intersection standards. There will be 0.37 hectares of common property amenity areas provided, and 0.05 hectares provided for RV storage.

The land is presently designated Commercial Vehicle Oriented in the Official Community Plan. The land has a Comprehensive Development 2 (CD-2) zone. Both the designation and the zone were in place to accommodate the previous use of the land by Findlay Meats.

In the last several years there has been a strong demand for this type of development as many people moving to 100 Mile House prefer the smaller lot sizes that are being proposed. This has been demonstrated by the success of the Heron Ridge development and the homes being built on the adjacent strata development. These properties appeal to people who wish to downsize, have smaller easier to maintain homes and properties while still being close to all services offered within 100 Mile House. The higher densities also meet local government and provincial objectives. One of the recommendations in the South Cariboo Housing Needs Report was to encourage development of independent living seniors housing in secondary clusters. While the proposed development is not age restricted this type of development is ideal to meet that recommendation.

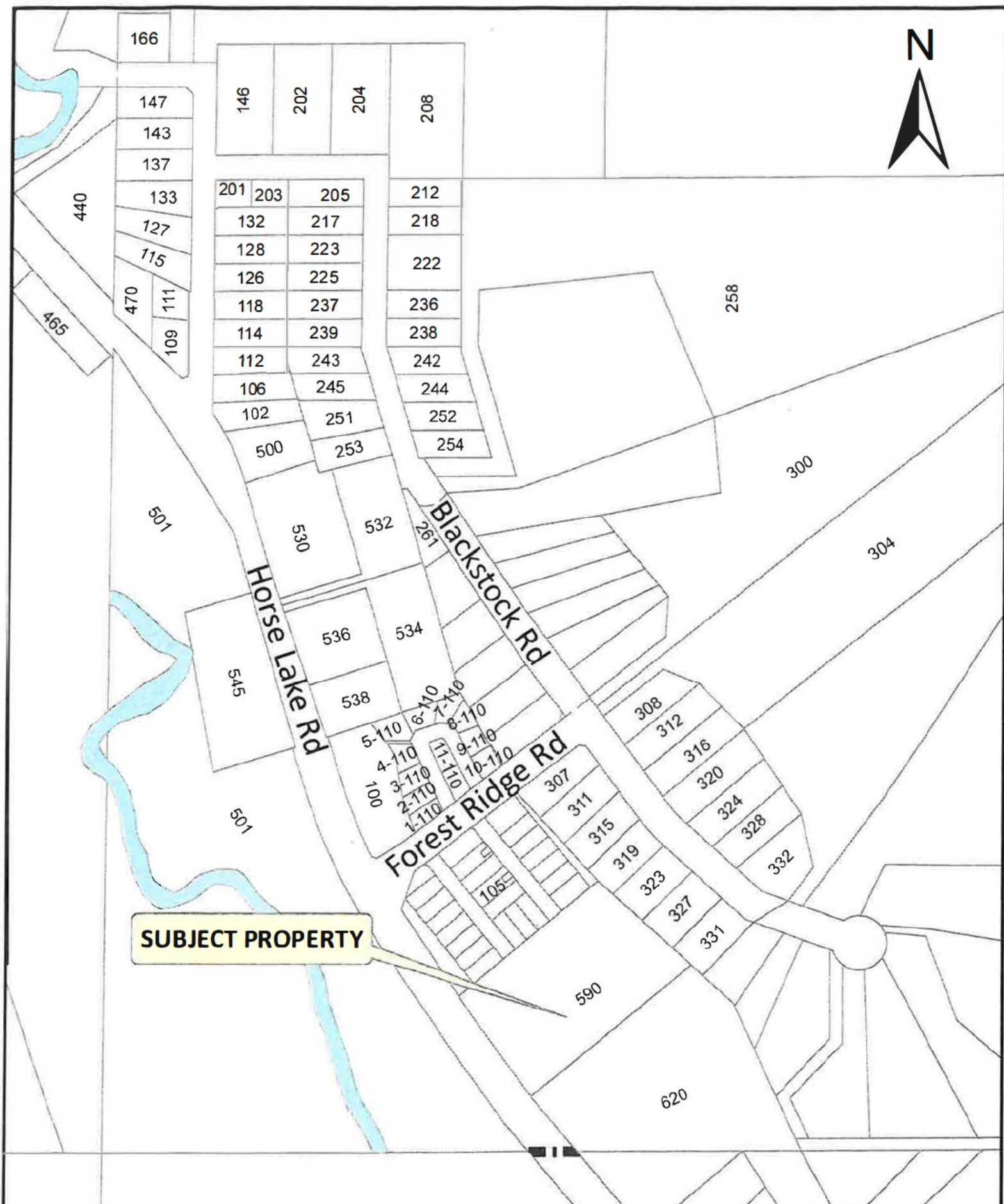
The Official Community Plan has a community goal to support a range of housing types and tenures to meet the needs of existing and future residents. There are currently only three developments in the municipality that meet this goal for this type of development, Heron Ridge, the strata development across Forest Ridge Road next to the Uptown Mall and the adjacent strata development. This proposal will meet the goal as only one of the existing developments presently have any lots for sale.

The proposed development will appear to be a second phase of the existing strata development. The Strata Bylaws will be the same, the future homes will be constructed by the same firm and when done it will appear to the public and future residents as one residential development. The strata lots proposed with this application will contribute to



the maintenance of the common property access routes and infrastructure in both developments. Discussions are underway to possibly amalgamate both strata developments into a single strata corporation.

This development is needed within 100 Mile House to meet current and future needs for this style of living and the lifestyle opportunities it provides. The location is ideal with the proximity to Uptown Mall, the hospital, medical and dental offices along with the retail services provided in the downtown core. All of which can be accessed by vehicle or easily by foot on the existing pathways and sidewalks.



**SUBJECT PROPERTY**



100 Mile House

— Cariboo Hwy 97

SUBJECT PROPERTY

0 25 50 100 Meters

Date: April 2025



# CURRENT



## 13.2 Comprehensive Development 2 (CD-2)

### 13.2.1 Purpose:

The purpose of this zone is to accommodate the Findlay Meats site located on Horse Lake Road.

### 13.2.2 Principal Permitted Uses:

- a) abattoir and meat processing; and
- b) single detached dwelling.

### 13.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) accessory residential dwelling;
- c) home occupation, accessory to a single detached dwelling; and
- d) retail sales, accessory to an abattoir and meat processing use.

### 13.2.4 Application

This zone applies to Lot A, Plan KAP45878, District Lot 2138, Lillooet District also known as 590 Horse Lake Road (Findlay Meats).

### 13.2.5 Minimum Parcel Area:

The minimum parcel area is 1,000 square metres.

### 13.2.6 Minimum Parcel Width:

The minimum parcel width is 20 metres.

### 13.2.7 Minimum Setbacks:

The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; the rear and interior side parcel line is 3 metres except where adjacent to a residential zone, in which case the setback is 4.5 metres.



**13.2.8 Maximum Height:**

The maximum height for all buildings and structures is 12 metres.

**13.2.9 Maximum Density:**

The maximum density is a floor area ratio of 0.3.

**13.2.10 Maximum Site Coverage:**

The maximum site coverage for all buildings and structures is 30% of the parcel area.

**13.2.11 Off-Street Parking and Loading:**

Off-street parking and loading must be in accordance with the provisions of Section 5.0.

**13.2.12 General Regulations:**

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

**13.2.13 Specific Use Regulations:**

Not applicable.



# PROPOSED



## 8.6 Residential Small Lot Zone (R-3)

### 8.6.1 Purpose:

The purpose of this zone is to provide low density residential housing on smaller lots on a traditional "fee simple" parcel or as part of comprehensively planned bareland strata development.

### 8.6.2 Principal Permitted Uses:

- a) single detached dwelling; and
- b) one side or unit of a duplex.

### 8.6.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) child care; and
- c) home occupation.

### 8.6.4 Minimum Parcel Area:

The minimum parcel area is 360 square metres for a fee simple parcel or strata lot.

### 8.6.5 Minimum Parcel Width:

The minimum parcel width is 11 metres for an individual interior parcel or strata lot and 12 metres for a corner parcel or strata lot. The minimum parcel width for a bareland strata development is 40 metres.

### 8.6.6 Minimum Setbacks:

- a) The principal dwelling must be 4 metres from a front parcel line or bareland strata lot line; 6 metres from a rear parcel line or bareland strata lot line; 1.5 metres from the interior side parcel line or bareland strata lot line; 3.0 metres from an exterior side parcel line or bareland strata lot line; and 0 metres to the interior side parcel line or strata lot line where one unit of the duplex is located on each parcel or strata lot;

- b) Accessory buildings or structures must be 6 metres from a front parcel line or bareland strata lot line; 1.5 metres from an interior side parcel line or bareland strata lot line; 1 metre from the rear parcel line or bareland strata lot line; and 3.0 metres from an exterior side parcel line or bareland strata lot line; and
- c) Despite the above setback provisions, detached and semi-detached dwellings in a bareland land strata subdivision must be 4.5 metres from any exterior parcel line, abutting another zone.



**8.6.7 Maximum Height:**

- a) The maximum height is 10 metres for the principal dwelling; and
- b) 5 metres for accessory buildings or structures.

**8.6.8 Minimum floor Area:**

The minimum floor area for the principal dwelling is 85 square metres.

**8.6.9 Maximum Site Coverage:**

The maximum site coverage for all buildings and structures is 50% of the parcel area.

**8.6.10 Off-Street Parking and Loading:**

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

**8.6.11 General Regulations:**

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

**8.6.12 Specific Use Regulations:**

- a) ~~A duplex is only permitted as part of a bareland strata development; and~~
- b) An amenity area not less than 10% of the site area must be provided for a bareland strata development.

Bylaw No.  
1369,2020

- c) Despite Section 8.6.12 a) a duplex is permitted on a fee simple Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, labelled Lots 2-13 on attached Schedule A, and located in the Heron Ridge Road area.



**DISTRICT OF 100 MILE HOUSE**

**Bylaw No. 1452**

A bylaw to amend the District of 100 Mile House Official Community Plan  
Bylaw No. 1288-2016

---

This bylaw may be cited for all purposes as ***"Official Community Plan Amendment Bylaw No. 1452, 2025."***

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
  - a. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of Lot 1, Plan EPP139003, DL 2138, Lillooet District, located at 590 Horse Lake Road from Commercial Vehicle Oriented to **Low Density Residential**.

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

POSTED on WEBSITE this \_\_\_\_ day of \_\_\_\_\_, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor

---

Corporate Officer

DISTRICT OF 100 MILE HOUSE

Bylaw No. 1453

A bylaw to amend the District of 100 Mile House Zoning Bylaw No. 1290, 2016

---

This bylaw may be cited for all purposes as ***"Zoning Amendment Bylaw No. 1453, 2025"***.

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot 1, Plan EPP139003, DL 2138, Lillooet District, located at 590 Horse Lake Road to be rezoned from Comprehensive Development 2 (CD-2) Zone to **Residential Small Lot (R-3) Zone**;
- (2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

POSTED on WEBSITE this \_\_\_\_ day of \_\_\_\_\_, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor

---

Corporate Officer





**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Regular Meeting  
June 3, 2025**

---

**REPORT DATE:** May 20, 2025

**TITLE:** 810 & 820 Exeter Truck Route – OCP & Zoning Amendment Application

**PREPARED BY:** J. Doddridge, Director Economic Development & Planning

---

**PURPOSE:** To present a joint Official Community Plan and Zoning amendment application to Council for consideration

**RECOMMENDATION:** Recommended Resolution:

BE IT RESOLVED THAT Official Community Plan Amendment Bylaw No. 1454, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025; and further

BE IT RESOLVED THAT Zoning Amendment Bylaw No. 1455, 2025 be read a first and second time this 3<sup>rd</sup> day of June, 2025.

**BACKGROUND INFORMATION / DISCUSSION:**

Attached is an Official Community Plan (OCP) and Zoning amendment application from Cariboo Geographic Systems for Bel Investments Ltd. The application requests changes to the District of 100 Mile House bylaws to allow for a mini-storage use on the two lots.

The subject properties are located at 810 and 820 Exeter Truck Route, legally known as Strata Lots 2 & 3, Plan EPS5367, DLs 625 & 4179, Lillooet District. A subject property map is attached.

As stated in the application, these properties were re-designated and rezoned to "industrial" in 2019 to accommodate the storage facility use, but the owner subsequently changed his mind, and the lots were changed back to "commercial" in February 2024. Now another prospective buyer wants to start up the mini-storage use.

In 2019, the lots were rezoned to industrial to avoid a site-specific zoning amendment. Then a covenant was applied, restricting industrial uses to only mini-storage and associated uses, and not the full range of industrial uses permitted under the I-1 Zone.



## **Planning Considerations and Impacts**

### **Official Community Plan**

The Official Community Plan (OCP) provides guidance on future land use decisions. The subject property is designated Commercial Vehicle Oriented in the OCP. The application seeks to amend the designation of the land to Industrial. It is currently in the Highway 97 Corridor Development Permit Area and no change to that DP area is proposed. Therefore, any new construction will be required to first obtain a Development Permit.

### **Zoning**

The subject property is in the Commercial Vehicle Oriented (C-3) Zone. The application seeks to change the zoning to Light Industrial (I-1) Zone to accommodate the 'warehouse' use, which encompasses mini-storage facilities.

As defined in the Interpretation section of Zoning Bylaw 1290:

**"warehouse"** means a building or the use of land for the receiving and storage of goods or personal property for compensation and includes self-service or mini-storage and the storage of goods by a distributor or supplier for retail sale at other locations but does not include retail sales.

The covenant, which was never discharged when the zoning reverted back to commercial in early 2024, is attached. It references further conditions in sections 1-3, such as:

- the only permitted use being a self-storage or mini-storage facility;
- the only accessory permitted uses being a caretaker residence, accessory buildings and structures, and an accessory office for the warehouse use; and
- no outside storage whatsoever.

### **Referrals**

The application has been referred to municipal departments and other agencies with an interest in the property. Comments received to date are copied below.

**Building Inspection / Community Services** – No objection to this referral.

**Fire Department** – The Fire Department has nothing to add for this referral at this time.

**Ministry of Transportation & Transit** – The Ministry has no further comments.



**BC Hydro** – BC Hydro has no concerns with this proposal. The main BC Hydro infrastructure is existing along the access road and the customer will need to make applications to service each lot.

**Telus** -

**BUDGETARY IMPACT:** N/A

**LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):** N/A

**ATTACHMENTS:**

- Joint OCP & Zoning Amendment application
- Subject property map
- Current C-3 Zoning and Proposed I-1 Zoning
- Covenant CA7920310

**PROCESS & TIMELINE:**

Should Council concur, the following process and timeline are in order:

- |   |               |
|---|---------------|
| • 1 <sup>st</sup> and 2 <sup>nd</sup> Reading         | June 3, 2025  |
| • Notify adjacent property owners (within 60m radius) | June 12, 2025 |
| • Posting on District website                         | June 12, 2025 |
| • Distribution to District subscription service       | June 18, 2025 |
| • Public Hearing                                      | June 23, 2025 |
| • 3 <sup>rd</sup> Reading                             | June 23, 2025 |
| • Adoption  | July 8, 2025  |

**Prepared By:** J. Doddridge  
J. Doddridge, Dir Ec Dev & Planning

**Date:** May 20/25

**Reviewed By:** T. Boulanger  
T. Boulanger, CAO

**Date:** May 20/25



DISTRICT OF  
**100 Mile House**

#1-385 Birch Avenue, PO Box 340  
100 Mile House, BC, V0K 2E0  
250-395-2434  
district@100milehouse.com

## LAND USE APPLICATION

Reference to Land Use Application Procedure and Fees Bylaw No. 1258

Official Community Plan  
Zoning Amendment  
Board of Variance

Development Permit  
Development Variance Permit

***Applicants are advised to consult with the District of 100 Mile House staff  
before submitting an application.***

**\*\*This application will not be accepted unless it is complete, and the required fee(s) and plans are attached\*\***

### APPLICATION TYPE

Check appropriate box(s)

- |  |        |         |
|--|--------|---------|
| <input type="checkbox"/> Development Permit  | Fee \$ | _____   |
| <input type="checkbox"/> Development Variance Permit   | Fee \$ | _____   |
| <input type="checkbox"/> Zoning Bylaw Amendment  | Fee \$ | _____   |
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                             | Fee \$ | _____   |
| <input checked="" type="checkbox"/> Joint Zoning and Official Community Plan Bylaw Amendment | Fee \$ | 1000.00 |
| <input type="checkbox"/> Board of Variance   | Fee \$ | _____   |

**Total Fee \$ 1000.00**

### PROPERTY INFORMATION

Legal Description of Property(s): see attached sheet

Civic Address of Property(s): 810 & 820 Exeter Truck Route

Size of Property(s): Strata Lot 2 - 0.366ha & Strata Lot 3 - 0.366 ha BC Assessment Roll No.: 24-557-40029.560 & 24-557-40029.565

Current Zoning: Vehicle Oriented Commercial (C-3) Current OCP Designation: Commercial Vehicle Oriented

Proposed Zoning: Light Industrial Zone (I-1) Proposed OCP Designation: Industrial

### FOR OFFICE USE ONLY

Application Fee Paid: \$ 1000.00

Receipt Number: 103226

Received by: CP

Date: May 6 / 25

# INFORMATION FORM

APPLICANT/AGENT	OWNER(S)
Name: Cariboo Geographic Systems - Nigel Hemingway	Name: Bell Investments Ltd.
Mailing Address: PO Box 1270	Mailing Address: 205-256th Street
100 Mile House, BC	Langley, BC
Postal Code: V0K 2E0	Postal Code: V4W 2H6
Phone Numbers: (Bus): 250-706-8155	Phone Numbers: (Bus): 250-706-9395
(Home): _____	(Home): _____
(Fax): _____	(Fax): _____
E-mail: cgs_nigel@telus.net	E-mail: trevor@breecon.ca

If the applicant is not the registered owner, complete the owner information and have the property owner(s) sign the application form. Note also the owner requirement in Attachment H.

As owner(s) of the land described in this application, I/we hereby authorize See Attached Sheet to act as applicant in regard to this land development application.

Signature: \_\_\_\_\_

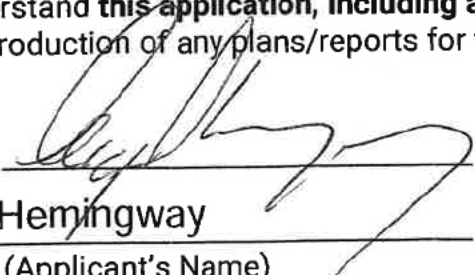
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

I have attached the required documentation as noted on the Application Submission Checklist, along with the required application fee and hereby agree to submit further information deemed necessary for processing this application. Furthermore, I hereby acknowledge that any fees paid are non-refundable except as noted on the fee schedule, if applicable.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application, including any plans submitted, is public information.** I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

Signature: 

Date: MAY 2, 2025

I/We Nigel Hemingway agree to allow the agents of the District of 100  
(Applicant's Name)

Mile House to enter onto the subject property to inspect the land and buildings.

**A copy of a State Title of Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership.**



**DESCRIPTION OF EXISTING LAND USE: (use separate sheet if necessary)**

Property is presently vacant. The land is being prepared to accomodate the overall 101 Mile development

**DESCRIPTION OF PROPOSED DEVELOPMENT/USE/BYLAW CHANGE:**  
(use separate sheet if necessary)

The properties were originally zoned Vehicle Oriented Commercial (C-3) zone and designated Commercial Vehicle Oriented in the Official Community plan. In 2019, due to expressed interest from a purchaser the properties an application was made to rezone them to accommodate a mini storage facility. That sale never proceeded and the mini storage facility was never constructed. In 2024, the owner rezoned and redesignated both lots back to the original zone. There is now another purchaser who would like to construct a mini storage facility on the properties and this application is being made to accommodate that use.

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

Services	Currently Existing		Readily Available*	
	YES	NO	YES	NO
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Bus Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**NOTE:**\*Readily available means existing services can be easily extended to the subject property.

#### Proposed Water Supply Method

Community water supply

#### Proposed Sewage Disposal Method

The overall strata sewage system. Note that when the municipal sewer system is brought up to the 101 they will be able to connect to it.

#### Approximate Commencement Date of Proposed Project

As soon as land is rezoned

#### Reasons in Support of Application

Reasons and comments in support of the application (use separate sheet if necessary)

see attached sheet

**Maps and Drawings:**

The following maps and drawings must accompany the application:

1. A dimensional Sketch Plan drawn to scale showing the parcel(s) or part of the parcel(s) and the location of existing buildings, structures and uses.

Minimum size required: 11 x 17 (ledger size)

2. A dimensional Site Plan drawn to scale showing the proposed use, buildings and structures, elevations, highway access etc.

Minimum size required: 11 x 17 (ledger size)

3. A Contour Map (Plan) drawn to scale with contour interval of up to no more than 10 metres, if warranted by the topographic condition (of the subject site).

Required: Yes

☐

No

☐

FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Application Form Complete	<input checked="" type="checkbox"/> Dimensioned Sketch Plan Submitted
<input checked="" type="checkbox"/> Application Fee Received \$1000.00	<input type="checkbox"/> Dimensioned Site Development Plan Submitted
<input checked="" type="checkbox"/> Certificate of Title Received x2	<input type="checkbox"/> Contour Map Submitted
<input checked="" type="checkbox"/> Authorization of Owner Submitted (if applicable)	<input checked="" type="checkbox"/> Other studies/Reports Submitted (if applicable)
<input checked="" type="checkbox"/> Contaminated Sites Declaration Form	Easements, Covenants, Stolls.

**Legal Description of Properties:** Strata Lots 2 and 3 District Lots 625 and 4179,  
Lillooet District, Strata Plan EPS5367

Together with an interest in the common property in proportion to the unit entitlement of  
the strata lot as shown on Form V.

This application is requesting that two strata lots within the 101 Mile development be rezoned and redesignated within the Official Community Plan. We are proposing a Light Industrial Zone and an Industrial Designation to accommodate a self-storage or mini-storage facility under the warehouse definition. This is the only use of the zone planned for the lots. There currently exists a covenant with the municipality that restricts the uses to what is proposed in this application. The only proposed uses on the lands are:

- 1) Principle permitted use – warehouse
- 2) Accessory permitted uses:
  - a) Caretaker residence;
  - b) Accessory buildings and structures; and
  - c) Accessory office to a principle use

The landowner has entered into an agreement with a company subject to the zoning and OCP change who would like to build a self-storage facility in this location. They would like to construct one here to meet the existing need within 100 Mile House and area. The self-storage facility would be constructed in two phases conforming to the two strata lots.

While this location is adjacent to Highway #97, these two properties are away from the highway, they are buffered by other lots within the strata development (presently undeveloped), Exeter Truck Route and then the boulevard. This use may not be visible from the highway especially when the other lots develop. A Highway 97 Development Permit Application will be submitted prior to construction so that Council's vision for this area will be met for form and character.

The self-storage facility is planned as a series of 3.65 (12') x 9.14 (30') self contained units in a single structure. There will be two of those buildings and they will be parallel to the highway. The building closest to the highway is planned with log accents utilizing the guidelines in the Official Community Plan. The second building will be to the west of the first one and well screened by it. The secure facility will be landscaped.

This is a good location for the proposed use. It is not a use that generates high traffic volumes but provides convenient and safe access to Highway 97. The location and its visibility greatly enhances the security aspect, and it is compatible with the uses of the other lots in this area. It will be designed to meet the guidelines of the Official Community Plan and the objectives of the developer for the commercial components of the remaining strata lots. All storage will be inside the buildings and no outside storage will be allowed.



# CURRENT



## 10.3 Vehicle Oriented Commercial Zone (C-3)

### 10.3.1 Purpose:

The purpose of this zone is to designate sites for the development of business areas intended to serve vehicular traffic.

### 10.3.2 Principal Permitted Uses:

- a) assembly use;
- b) club or lodge;
- c) commercial recreation;
- d) fleet services;
- e) health and fitness facility;
- f) hotel;
- g) motel;
- h) office;
- i) restaurant;
- j) retail sales;
- k) service station; and
- l) vehicle sales, rental and repair.

### 10.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and
- b) accessory residential dwelling above a ground floor principal use.

### 10.3.4 Minimum Parcel Area:

- a) The minimum parcel area is 1,000 square metres; and
- b) Despite Section 10.3.4(a), a hotel or motel must have a minimum parcel area of 1,800 square metres.



#### 10.3.5 Minimum Parcel Width:

- a) The minimum parcel width is 20 metres; and
- b) Despite Section 10.3.5(a), a hotel and motel must have a minimum parcel width of 30 metres.

#### 10.3.6 Minimum Setbacks:

- a) The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; the rear and interior side parcel line is 0 (zero) metres except where adjacent to a residential zone in which case the setback is 4.5 metres; and
- b) Despite Section 10.3.6(a), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

#### 10.3.7 Maximum Height:

- a) The maximum height for all buildings and structures is 12 metres.

#### 10.3.8 Maximum Density:

- a) The maximum density is a floor area ratio of 0.5; and
- b) Despite 10.3.8(a), the maximum density for hotel developments is a floor area ratio of 1.0.

#### 10.3.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 55% of the parcel area.

#### 10.3.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0.

#### 10.3.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.



### 10.3.12 Specific Use Regulations:

- a) The maximum floor area for office uses on a parcel is 500 square metres and not exceeding two stories;
- b) The maximum floor area for retail uses on a parcel is 500 square metres and not exceeding one storey;
- c) The minimum floor area for an accessory residential dwelling is 50 square metres;
- d) No more than one accessory residential dwelling is permitted on a parcel;
- e) Fleet services and warehouse uses are permitted as principal uses on District Lot 2139, Lillooet District, except Plans 20083, 22474, 22604, 25848, 27418, 30110, 32659, 37379, and H949 as shown on Schedule A of Bylaw 1107 and Lot 1, Plan 32868, District Lots 2139 and 4847, Lillooet District with a civic address or 201 Seventh Street; and
- f) A civic use is permitted as a principal use on Lot A, District Lot 2139, Plan 29125 Lillooet District with a civic address of 199 Seventh Street;

Bylaw No. 1311

- g) Drive-through food service is permitted as a principal use on Lot 1, Plan EPP68819, District Lots 625 and 4179, Lillooet District, also known as 850 Exeter Truck Route;
- h) Despite Section 10.3.12 b), the maximum floor area for retail uses on Lot 1, Plan EPP68819, District Lots 625 and 4179, Lillooet District, also known as 850 Exeter Truck Route is 3700m<sup>2</sup>, not exceeding one storey, and is limited to one building of this size used for retail uses.

Bylaw No. 1392

- i) Veterinary services is permitted as a principal use on that portion of Lot 1, Plan 29292, DLs 31, 33 and 4175, Lillooet District, also known as 200 Exeter Station Road, shown on the attached Schedule A in heavy black outline.

Bylaw No. 1441

- i) Agricultural sales and service and commercial heavy truck repair are permitted as principal uses on the properties located at Lots 13 & 14, Plan 10101, DL4847, Lillooet District, also known as 980 & 988 Alpine Ave.



# PROPOSED

## SECTION 11.0 INDUSTRIAL ZONES



### 11.1 Light Industrial Zone (I-1)

#### 11.1.1 Purpose:

The purpose of this zone is to designate sites for the manufacturing, processing, assembly, distribution, service and repair of industrial businesses including uses required to support such industry.

#### 11.1.2 Principal Permitted Uses:

- a) agricultural sales and service;
- b) auctioneering establishment;
- c) auto towing and storage;
- d) auto wrecking, salvage of materials and storage;
- e) building supplies;
- f) bulk fuel storage and distribution;
- g) cannabis production;
- h) educational institution;
- i) equipment sales and service;
- j) fleet services;
- k) greenhouse and plant nursery;
- l) health and fitness facility;
- m) household repair services;
- n) industrial/utilities oriented office;
- o) industrial uses, general;
- p) industrial storage;
- q) kennel;

Bylaw No. 1348





- r) recycling depot;
- s) restaurant;
- t) service station;
- u) trade contractor;
- v) truck and mobile home sales and rental;
- w) veterinary services;
- x) vehicle sales, rental and repair;
- y) warehouse; and
- z) wholesale sales.

#### 11.1.3 Accessory Permitted Uses:

- a) caretaker residence;
- b) accessory buildings and structures; and
- c) accessory office to a principal use.

#### 11.1.4 Minimum Parcel Area:

The minimum parcel area is 925 square metres.

#### 11.1.5 Minimum Parcel Width:

The minimum parcel width is 30 metres.

#### 11.1.6 Minimum Setbacks:

- a) The minimum setback for principal buildings is 7.5 metres to the front parcel line; 3 metres to the interior side parcel line; 4.5 metres to the exterior parcel line; and 6 metres to a rear parcel line;
- b) The minimum setback for accessory buildings and structures is 7.5 metres to the front parcel line; 1.5 metres to the interior side and rear parcel lines; and 4.5 metres to the exterior parcel line;

- c) Despite Sections 11.1.6(a) and (b), the minimum setback for all buildings and structures abutting a residential zone is 7.5 metres to the residential parcel line; and



- d) Despite Sections 11.1.6(a) and (b), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

#### 11.1.7 Maximum Height:

The maximum height for all buildings and structures is 15.5 metres, not exceeding 2 storeys.

#### 11.1.8 Maximum Density:

The maximum density is a floor area ratio of 1.2.

#### 11.1.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 60% of the parcel area.

#### 11.1.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

#### 11.1.11 General Regulations:

- a) General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

#### 11.1.12 Specific Use Regulations:

- a) An auto towing and storage is not permitted east of the Exeter Truck Route;
- b) An auto wrecking, salvage of materials and storage use is not permitted east of the Exeter Truck Route;
- c) The outdoor storage of motor vehicles, recreation vehicles, boats and related equipment is permitted in association with a warehouse; equipment sales and service; truck and mobile home sales and rental; and vehicle sales, rental and repair uses;

- d) All materials and equipment for a trade contractor use must be kept within an enclosed building;
- e) No more than one caretaker residence to a maximum area of 90 square metres is permitted on a site; and
- f) A caretaker residence may be located in a mobile home or within a principal building.



101 Mile  
Lake



Canim-Hendrix Lake Rd

SUBJECT PROPERTY

SL2

SL3

SUBJECT PROPERTY

Exeter Truck Rte

Cariboo Hwy 97



100 Mile House

— Cariboo Hwy 97

SUBJECT PROPERTY

0 15 30 60 Meters

Date: May 2025

**LAND TITLE ACT**  
**FORM C (Section 233) CHARGE**  
**GENERAL INSTRUMENT - PART 1** Province of British Columbia

Dec-10-2019 13:55:24.001

CA7920310

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Larry Leo  
 McCrea  
 RSW2LI

Digitally signed by Larry  
 Leo McCrea RSW2LI  
 Date: 2019.12.10  
 13:56:58 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Larry McCrea Law Corporation

PO Box 549

#3-95B Cariboo Highway 97

100 Mile House

BC V0K 2E0

LTO Client #11880/km

Telephone: 250-395-1151

File #19-421(G)/ Bel Investments Ltd.

Document Fees: \$74.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

**SEE SCHEDULE**

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**Covenant**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**BEL INVESTMENTS LTD., INC. NO. BC1151181**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**THE DISTRICT OF 100 MILE HOUSE**

PO BOX 340

100 MILE HOUSE

V0K 2E0

BRITISH COLUMBIA

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Larry Leo McCrea

Barrister & Solicitor

#3 - 95B Cariboo Highway 97

100 Mile House, BC V0K 2E0

Execution Date

Y	M	D
19	12	06

Transferor(s) Signature(s)

Bel Investments Ltd. by is  
 authorized signatory:

Trevor Lorne Embree

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



OFFICER CERTIFICATION:  
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM E****SCHEDULE**

PAGE 3 OF 6 PAGES

---

**2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:**

[PID]

[LEGAL DESCRIPTION]

**030-813-441****STRATA LOT 2 DISTRICT LOTS 625 AND 4179 LILLOOET DISTRICT STRATA  
PLAN EPS5367 TOGETHER WITH AN INTEREST IN THE COMMON**

STC?

YES ☐**PROPERTY IN PROPORATION TO THE UNIT ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM V**

---

**2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:**

[PID]

[LEGAL DESCRIPTION]

**030-813-450****STRATA LOT 3 DISTRICT LOTS 625 AND 4179 LILLOOET DISTRICT STRATA  
PLAN EPS5367 TOGETHER WITH AN INTEREST IN THE COMMON**

STC?

YES ☐**PROPERTY IN PROPORATION TO THE UNIT ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM V**

---

**2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:**

[PID]

[LEGAL DESCRIPTION]

STC?

YES ☐

**REZONING COVENANT  
TERMS OF INSTRUMENT – PART 2  
(SECTION 219 LAND TITLE ACT)**

**THIS AGREEMENT BETWEEN:**

**BEL INVESTMENTS LTD., INC. No. BC1151181**  
205 – 256th Street  
Langley, BC V4W 2H6

(hereinafter called the Transferor)  
**OF THE FIRST PART**

AND

**THE DISTRICT OF 100 MILE HOUSE**  
P.O. Box 340, #1-385 Birch Avenue  
100 Mile House, BC V0K 2E0

(hereinafter called the Transferee)  
**OF THE SECOND PART**

**WHEREAS:**

- A. The Transferor is the registered owner in fee simple of the land situate, in the Cariboo Assessment Area, in the Province of British Columbia, and being particularly known and described as:  
PID: 030-813-441  
Strata Lot 2 District Lots 625 and 4179 Lillooet District Strata Plan EPS5367 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V  
AND  
PID: 030-813-450  
Strata Lot 3 District Lots 625 and 4179 Lillooet District Strata Plan EPS5367 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V  
(hereinafter called the said "Land")
- B. The Land is situated within the boundaries of the District of 100 Mile House;
- C. It is proposed that the zoning of the Land be changed to a light industrial zone.
- D. The Transferee wishes to control, by this instrument, the use on the re-zoned Land, and the permitted uses thereof;
- E. The Transferor has asked the Transferee to accept the covenant created by this Agreement so that a change of zoning of the Land sought by the Transferor can proceed;

F. The Transferor has voluntarily entered into this Agreement and to register it against the title to the Land as a covenant and indemnity under s. 219 of the *Land Title Act*.

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 paid by the Transferee to the Transferor (the receipt and sufficiency of which is acknowledged by the Transferor), and in consideration of the promises exchanged below, the parties covenant and agree with each other in accordance with s. 219 of the *Land Title Act* as follows:

1. The only permitted use will be for a self-storage or mini-storage facility under the warehouse definition.
2. The only Accessory permitted uses will be restricted to the following:
  - (a) A caretaker residence;
  - (b) Accessory buildings and structures; and
  - (c) Accessory office to facilitate the allowed use as a warehouse
3. No outside storage will be permitted on the Land.
4. The Transferor, on behalf of himself and his heirs, executors, administrators, successors and assigns hereby indemnifies and saves harmless the Transferee and its officers, employees or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferee its officers, employees or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or his heirs, executors, administrators, successors and assigns contained in this agreement or arising out of or in any way connected with any loss or damage suffered personally or in connection with any building, improvement, chattel or other construction including the contents of any of them, built, constructed or placed on the said lands.
5. The Transferor does remise, release and forever discharge the Transferee and its officers, employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or its heirs, executors, administrators, successors and assigns may have against the Transferee and its officers, employees, servants or agents from and by reason of any damage suffered personally or in connection with any building, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the said Lands.
6.
  - (a) No term, condition, covenant or other provision of this agreement will be considered to have been waived by the Transferee unless the waiver is expressed in writing by the Transferee.
  - (b) Any waiver by the Transferee of any term, condition, covenant or other provision of this Covenant or any waiver by the Transferee of any breach, violation or non-performance of any term, condition, covenant or other provision of this agreement does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this agreement or any further or other breach, violation or non-performance of any term, condition, covenant or other provision of this agreement.
7. The terms, conditions, covenants and other provisions of the Covenant will extend to, be binding upon and enure to the benefit of the parties to this Covenant and their respective successors and assigns.

8. In this Covenant, unless the context otherwise requires, the singular includes the plural and vice versa.
9. This Covenant will be interpreted according to the laws of the Province of British Columbia.
10. Where there is a reference to an enactment in this Covenant, the reference will include any subsequent enactment of the Province on British Columbia of the effect and all enactments referred to are enactments of the Province of British Columbia.
11. If any part of this Covenant is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
12. This Covenant runs with the lands and will be registered as a charge against the title to the lands under Section 219 of the *Land Title Act*.
13. Nothing contained or implied in this Agreement will prejudice or affect the rights, powers and remedies of the Transferee in the exercise of the Transferee's functions under any public or private statutes, regulations, bylaws or order in equity, all of which may be fully and effectively exercised by the Transferee in relation to the Transferor or the lands as if this Covenant had not been made.
14. The Transferor will do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
15. This Agreement will not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act*.
16. It is understood and agreed that the Transferee shall have no responsibility for enforcement of the terms of this Covenant which at all times shall remain the responsibility of the Transferor, his heirs, successors, administrators, assigns and successors in title.
18. This is the Instrument creating the condition or covenant entered into under Section 219 of the *Land Title Act* by the registered owner referred to herein.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of the Form C attached to and forming part of this Agreement.

**END OF DOCUMENT**



**DISTRICT OF 100 MILE HOUSE**

**Bylaw No. 1454**

A bylaw to amend the District of 100 Mile House Official Community Plan  
Bylaw No. 1288, 2016

---

This bylaw may be cited for all purposes as ***"Official Community Plan Amendment Bylaw No. 1454, 2025."***

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
  - a. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of Strata Lots 2 and 3, Plan EPS5367, DLs 625 and 4179, Lillooet District, located at 810 and 820 Exeter Truck Route from Commercial Vehicle Oriented to **Industrial**.

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

POSTED on WEBSITE this \_\_\_\_ day of \_\_\_\_\_, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this \_\_\_\_ day of \_\_\_\_\_, 2025. \_\_\_\_\_  
Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**DISTRICT OF 100 MILE HOUSE**

**Bylaw No. 1455**

A bylaw to amend the District of 100 Mile House Zoning Bylaw No. 1290, 2016

---

This bylaw may be cited for all purposes as ***"Zoning Amendment Bylaw No. 1455, 2025"***.

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Strata Lots 2 and 3, Plan EPS5367, DLs 625 and 4179, Lillooet District, located at 810 and 820 Exeter Truck Route to be rezoned from Commercial Vehicle Oriented Zone (C-3) to **Light Industrial Zone (I-1)**;
- (2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

POSTED on WEBSITE this \_\_\_\_ day of \_\_\_\_\_, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this \_\_\_\_ day of \_\_\_\_\_, 2025. \_\_\_\_\_  
Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer