Planning Application Information Sheet

Application Type: Rezoning
File Number: 3360-20/20260031
Bylaw(s): Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5584, 2026
Electoral Area: F
Date of Referral: July 23, 2026
Date of Application: June 11, 2026

Property Owner's Name(s): Blackwood Ventures Inc.

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

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336 and Lot 8, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336

Property Size(s): 0.54 ha. (1.33 ac.)
0.60 ha. (1.49 ac.)

Area of Application: 1.14 ha. (2.82 ac.)

Location: 3003 Pigeon Road and 25 Sheridan Place

Current Designation: Industrial	**Min. Lot Size Permitted:** n/a
Current Zoning: Special Exception Service Commercial (C 4-1)	**Min. Lot Size Permitted:** 4000 sq. m. (43, 057 sq. ft.)
Proposed Zoning: Special Exception C 4-7	**Min. Lot Size Permitted:** 4000 sq. m. (43, 057 sq. ft.)

Proposal: The applicant has proposed legalizing crane truck storage and servicing of vehicles and equipment. There is a covenant on title restricting the permitted uses.

No. and size of Proposed Lots: none

Existing Buildings: Quonset hut shop 280.63 sq. m. (3020.68 sq. ft.)
shed 36.44sq. m. (392.24 sq. ft.)
storage building 30.05 sq. m. (323.46 sq. ft.)
storage building 5.09 sq. m. (54.79 sq. ft.)
storage building 11.80 sq. m. (127.01 sq. ft.)
shop 598.59 sq. m. (6443.17 sq. ft.)

Proposed Buildings: none

Road Name: Pigeon Rd
Road Type: Paved
Within the influence of a Controlled Access Highway: Cariboo HWY 97
Services Available: Telephone

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Septic Only
Name of Lake/Contributing River: Doctors Lake
Lake Classification: High

Within Development Permit Area: Yes
Development Permit Area Name: Highway 97 Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	school	3.04 ha. (7.51 ac.)
	single family dwelling	0.46 ha. (1.13 ac.)
(b) South	convenience store/ service station	2.12 ha. (5.24 ac.)
(c) East	manufactured home not in park	0.41 ha. (1.01 ac.)
(d) West	store	0.41 ha. (1.02 ac.)
	automobile service	0.3 ha. (0.74 ac.)
	single family dwelling	0.81 ha. (2.01 ac.)

PLANNING COMMENTS

Background:

An application has been received to rezone the subject property to legalize the existing commercial and industrial uses. The subject property is currently zoned Special Exception Service Commercial (C 4-1) in Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 and is designated Industrial in the 150 Mile House and Area Official Community Plan Bylaw No. 4660, 2010 as shown in Appendix B.

The applicant has requested to rezone the subject properties to Special Exception C 4-7 to allow for continued operation of the commercial crane business. The proposed special exception zone includes the additional use of heavy equipment sales, repairs or storage due to the gross vehicle weight of the cranes. The Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 defines heavy equipment as vehicles with a gross weight of more than 10,000 kilograms (22,045 pounds).

In 1981 an application was made to rezone the subject property to Industrial 1 in Zoning Bylaw 180. A restrictive covenant was registered when the property was rezoned to Industrial 1. This covenant limited the uses to only a building supply store, lumber yard and dwelling and prevented commercial access to the subject properties from Sheridan Place. It was put in place due to public concerns about the permitted uses of the Industrial 1 zone in Bylaw 180.

The current covenant on the property titles was registered in 1996 at the request of the owners in order to replace the original covenant. The property was not rezoned by the owners in 1996 and retained the Light Industrial zoning that was given with the adoption of Zoning Bylaw 1000. The permitted uses listed by the current covenant are:

1. construction, repairs and storage of boats, signs, trailers and prefabricated buildings, wood and fibre glass products bicycles,
2. bottling and distribution plants,
3. packing and crating,
4. contractors office, shops and yards,
5. mini storage and self storage,
6. upholstering shop
7. one dwelling in conjunction with the permitted uses for the owner or operator,
8. wholesale and retail sales ancillary to a permitted use,
9. ancillary buildings.

The zone was changed to C 4-1 with the adoption of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999. This zone aligned with the covenant that was registered in 1981 and discharged in 1996. It did not align with the covenant that was registered on title or the existing use.

The existing zone, Special Exception Service Commercial (C 4-1), limits the permitted non-residential uses to a building supply store only. The restrictive covenant that was registered in 1996 remains on title.

The current zoning does not align with permitted uses under the existing covenant. The current use aligns with the existing Official Community Plan designation but not with the zoning or covenant.

Location and Surrounding:

The subject property is located at 3003 Pigeon Rd at the northeast corner of Highway 97 and Pigeon Road as seen in Appendix B. To the north of the subject property there is a property used for residential and a property used for a school. To the east of the subject property is a lot used for residential purposes. The property located to the south across Pigeon Rd and west across Highway 97 are used for commercial purposes.

CRD Regulations and Policies:

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

Existing zone

5.4.3.1 Special Exception (C 4-1) ZONE

Notwithstanding any other provision of this bylaw to the contrary, in the C 4-1 zone:

i) non-residential uses shall be limited to a building supply store.

All other provisions of the C 4 zone shall apply.

Proposed zone

5.4.3.7 Special Exception C 4-7 Zone

Notwithstanding any other provisions of this bylaw to the contrary, in the C 4-7 zone permitted non-residential uses shall also include:

i) heavy equipment sales, repairs or storage;

4660 – 150 Mile House and Area Official Community Plan Bylaw, 2012

8.2.3 To sensitively integrate industrial land uses with other urban and rural land uses.

8.3.8 The Regional District will ensure that industrial land uses can be accessed in a manner that does not impact or create conflict with neighbouring property.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The proposal aligns with the existing Industrial designation and objectives of the 150 Mile House and Area Official Community Plan Bylaw No. 4660, 2010. The proposal will allow for a wider range of service commercial uses on the subject property, in addition to the existing industrial use.

One of the purposes of the covenant currently on title is to prohibit commercial access to the property from Sheridan Place. A continuation of this requirement is recommended by staff as commercial access from Sheridan Place would likely negatively impact the adjacent residential properties.

The applicant is proposing heavy equipment repair and storage on the subject property; this use is typically seen in the General Industrial (M 2) zone. Heavy equipment is defined as vehicles having a gross vehicle weight of more than 10,000 kilograms (22,045 pounds). There are currently vehicles serviced above and below this threshold. The Service Commercial (C 4) zone allows commercial servicing below this threshold. Staff do not recommend allowing all General Industrial (M 2) uses as they are likely incompatible with the adjacent residential neighbourhood. Allowing the existing use to continue is unlikely to increase impacts to neighbouring residential properties.

Removing the current covenant will allow the zoning to regulate the permitted land uses instead of a covenant. Additionally, Staff recommend that the applicant bind the titles or otherwise consolidate the properties to prevent the lots from being sold and developed separately.

The Ministry of Transportation and Transit (MOTT) has reviewed the proposal and provided comments stating that the applicant must apply for a commercial access permit from Pigeon Road and a setback permit for the quonset hut shop from the western property line. It is also required that the applicant not store any equipment within the MoTT right of way.

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

The Electoral Area 'F' Advisory Planning Commission (APC) have provided comments stating that they are in support of the proposed rezoning application. They recommend that the lots be consolidated to resolve access issues and that access to the northern lot from Sheridan Place be limited to one-ton vehicles to reduce heavy industrial access.

In summary, planning staff are supportive of the proposed rezoning application to align zoning with the existing use of the property. The proposed zone aligns with the existing designation and objectives in the 150 Mile House and Area Official Community Plan Bylaw No. 4660, 2010. The applicant will be required to comply with the requirements of the Shoreland Management Policy with respect to a sewage disposal system. It is also recommended that the applicant be required to register a covenant to continue to prohibit commercial access from Sheridan Place.

Recommendation:

1) That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5584, 2025 be given first and second reading, and that adoption be subject to the following conditions:

    i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a sewage disposal system.
    ii. The applicant binding the titles of the subject properties, or otherwise consolidating the parcels.
    iii. The applicant offering to enter into and entering into a section 219 covenant to prohibit commercial access from Sheridan Place.
    iv. The applicant apply for a commercial access permit from Pigeon Road and a setback permit for the quonset hut shop with the Ministry of Transportation and Transit.

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

Further, that the cost of preparation and registration of the access covenant be borne by the applicant.

Further, that staff be directed to schedule a public hearing prior to consideration of third reading.

REFERRAL COMMENTS

Health Authority:
No Response

Ministry of Transportation and Transit: August 13, 2026
The Ministry of Transportation and Transit has no objection in principle to the legalization of the existing commercial use. However, it appears the Quonset Hut does not meet the minimum 4.5 metre setback from Cariboo Highway # 97.

Please advise the applicant they are required to apply to the Ministry for a commercial access permit from Pigeon Road for the commercial use driveway. In addition, they are required to apply for a setback permit for the Quonset Hut. This permit will require the applicant to provide a legal survey of the Quonset Hut adjacent to Cariboo Highway # 97.

No vehicles or equipment is to be stored within Ministry of Transportation and Transit right-of-way.

Advisory Planning Commission: August 5, 2026
See attached

BOARD ACTION

September 11, 2026:
That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5584, 2025 be given first and second reading, and that adoption be subject to the following conditions:

i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to a sewage disposal system.

ii. The applicant binding the titles of the subject properties or otherwise consolidating the parcels.

iii. The applicant offering to enter into and entering into a section 219 covenant to prohibit commercial access from Sheridan Place.

iv. The applicant apply for a commercial access permit from Pigeon Road and a setback permit for the quonset shop with the Ministry of Transportation and Transit.

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

Further, that the cost of preparation and registration of the access covenant be borne by the applicant.

Further, that staff be directed to schedule public hearing prior to consideration of third reading.

ATTACHMENTS

Appendix A:	Bylaw 5584
Appendix B:	General Map
Appendix C:	Specific Map
Appendix D:	Orthographic Map
Other:	Applicant's Supporting Documentation
	Advisory Planning Commission Comments

CARIBOO REGIONAL DISTRICT

BYLAW NO. 5584

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

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

1. CITATION

This bylaw may be cited for all purposes as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5584, 2026".

2. AMENDMENT

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

A) Inserting Section 5.4.3.7 as follows:

Special Exception C 4-7 (3360-20/20260031)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-7, the permitted non-residential uses also shall include:

(b) NON-RESIDENTIAL USES:
i) heavy equipment sales, repairs or storage.

All other provisions of the C 4 zone apply.

B) rezoning Lot 1, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336 and Lot 8, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336 from Special Exception (C 4-1) zone to Special Exception C 4-7; and

C) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 11th DAY OF September, 2026.

READ A SECOND TIME THIS 11th DAY OF September, 2026.

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

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

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2026.

_____

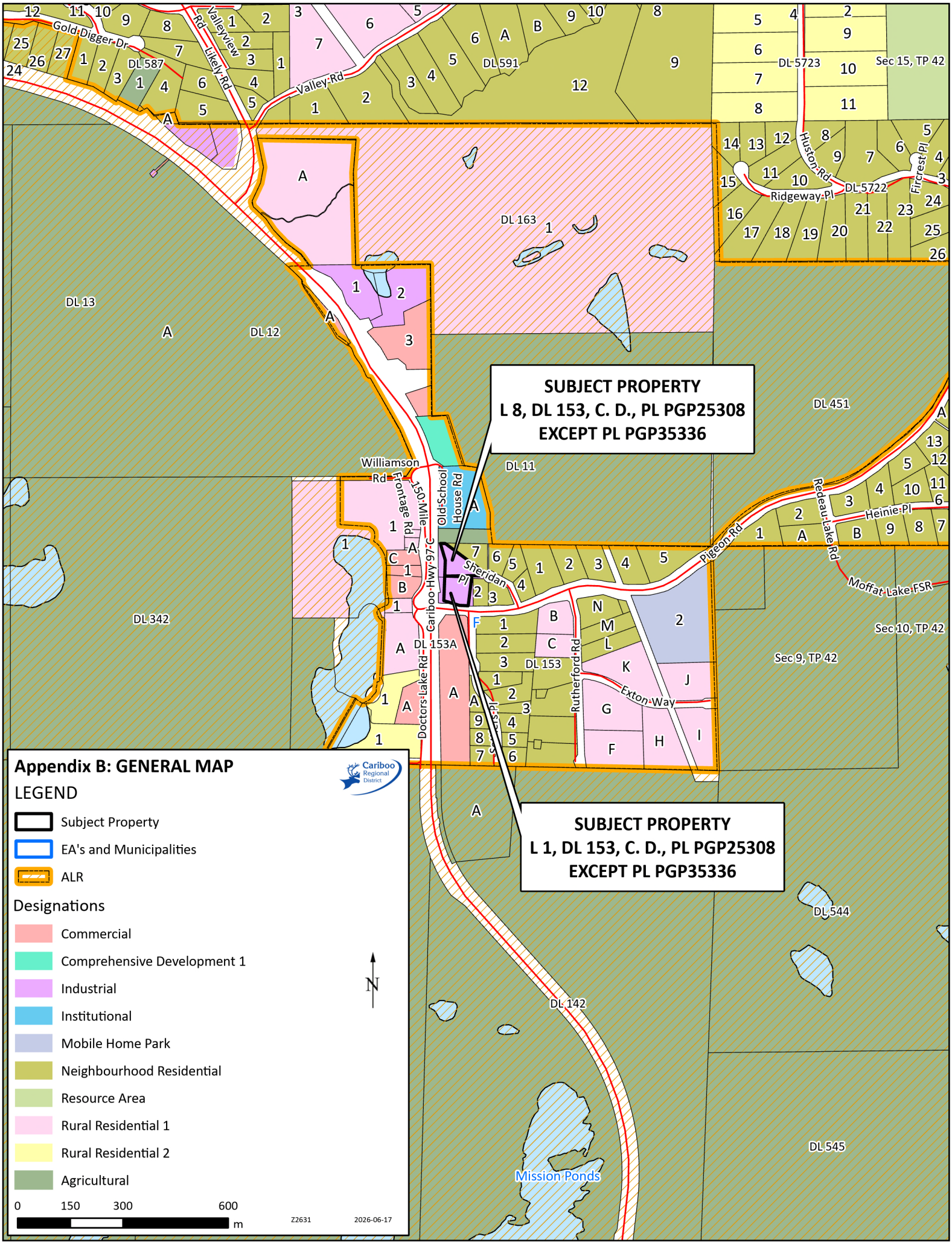
ADOPTED THIS _____ DAY OF _____, 2026.

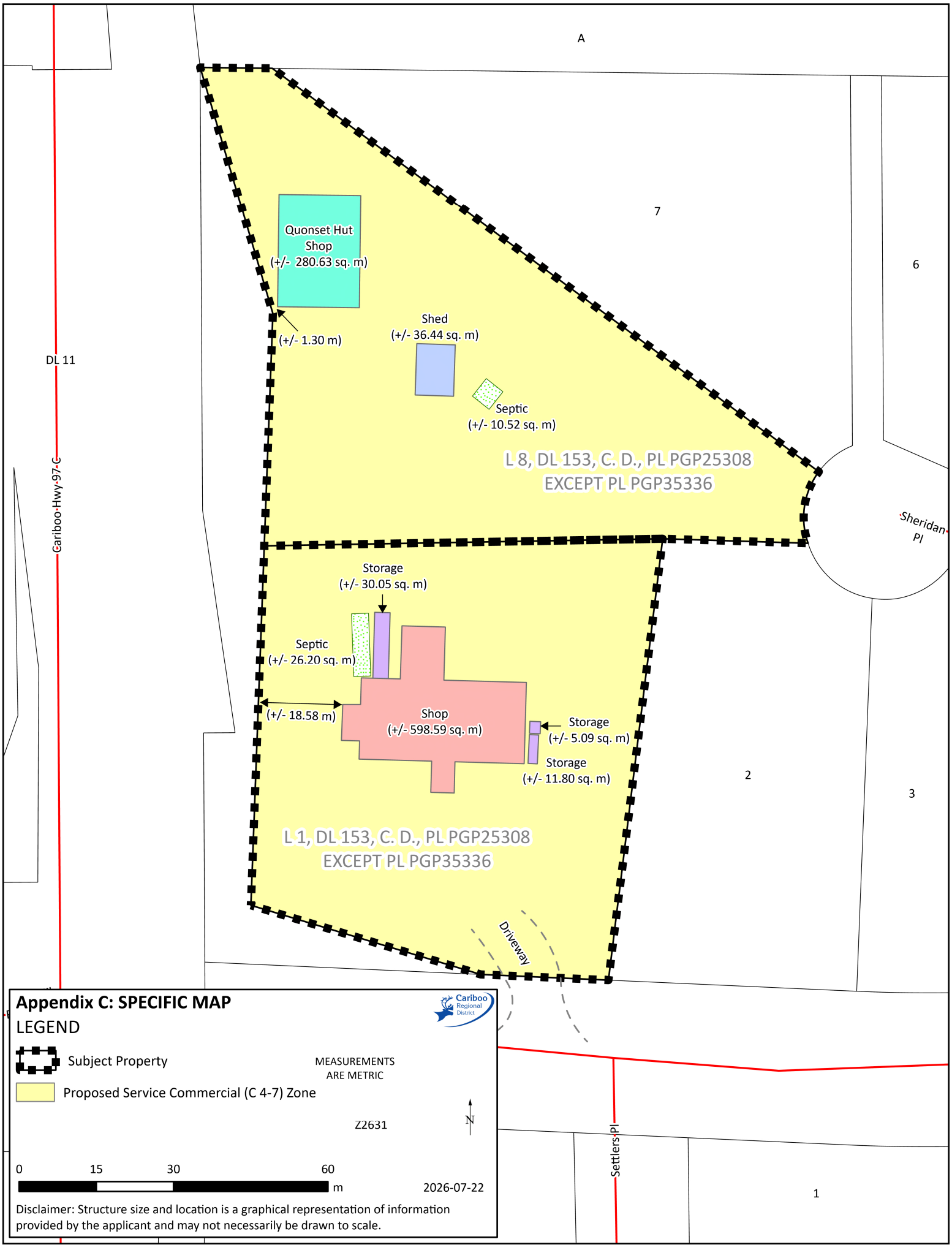
_____
Chair

_____
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5584, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5584, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

_____
Corporate Officer


SUBJECT PROPERTY
L 8, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
SUBJECT PROPERTY
L 1, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
Gold Digger Dr
Valleyview Rd
Likely Rd
Valley Rd
DL 587
DL 591
DL 5723
Sec 15, TP 42
Huston Rd
Fircrest Pl
Ridgeway Pl
DL 5722
DL 163
DL 13
DL 12
DL 451
Williamson Rd
Frontage Rd
150 Mile
Old School House Rd
DL 11
Sheridan Pl
Pigeon Rd
Redeau Lake Rd
Heinie Pl
Moffat Lake FSR
Sec 10, TP 42
Sec 9, TP 42
DL 342
DL 153A
DL 153
Cariboo Hwy 97C
Doctors Lake Rd
Rutherford Rd
Exton Way
DL 544
DL 142
DL 545
Mission Ponds
Appendix B: GENERAL MAP
LEGEND
Subject Property
EA's and Municipalities
ALR
Designations
Commercial
Comprehensive Development 1
Industrial
Institutional
Mobile Home Park
Neighbourhood Residential
Resource Area
Rural Residential 1
Rural Residential 2
Agricultural
N
0
150
300
600
m
Z2631
2026-06-17


A
7
6
DL 11
Cariboo-Hwy-97-C
Quonset Hut
Shop
(+/- 280.63 sq. m)
(+/- 1.30 m)
Shed
(+/- 36.44 sq. m)
Septic
(+/- 10.52 sq. m)
L 8, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
Sheridan
Pl
Storage
(+/- 30.05 sq. m)
Septic
(+/- 26.20 sq. m)
(+/- 18.58 m)
Shop
(+/- 598.59 sq. m)
Storage
(+/- 5.09 sq. m)
Storage
(+/- 11.80 sq. m)
2
3
L 1, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
Driveway
Settlers Pl
1
Appendix C: SPECIFIC MAP
LEGEND
Cariboo Regional District
Subject Property
MEASUREMENTS
ARE METRIC
Proposed Service Commercial (C 4-7) Zone
Z2631
N
0
15
30
60
m
2026-07-22
Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.


SUBJECT PROPERTY
L 8, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
SUBJECT PROPERTY
L 1, DL 153, C. D., PL PGP25308
EXCEPT PL PGP35336
A
7
6
DL 11
Cariboo Hwy 97 C
Sheridan Pl
1
2
3
150 Mile Frontage Rd
Pigeon Rd
Settlers Pl
Appendix D: GENERAL MAP ORTHO
LEGEND
Subject Property
Cariboo Regional District
N
0 10 20 40 m
Z2631 2026-06-17
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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

Two large shops are used for crane truck storage, and for servicing vehicles and equipment.

Describe the proposed use of the subject property and all buildings:

No proposed changes. The applicants would like to continue to operating their business, but bring their zoning into compliance to allow for that business.

Describe the reasons in support for the application:

CIC is a well-established business at this location. The OCP allows for industrial use on these properties. The current Special Exception Zoning restricts the use to a building supply store which the property has never been used for. The applicants would like the special exemption removed.

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

Cleared lot with some Douglas Fir at the north end.

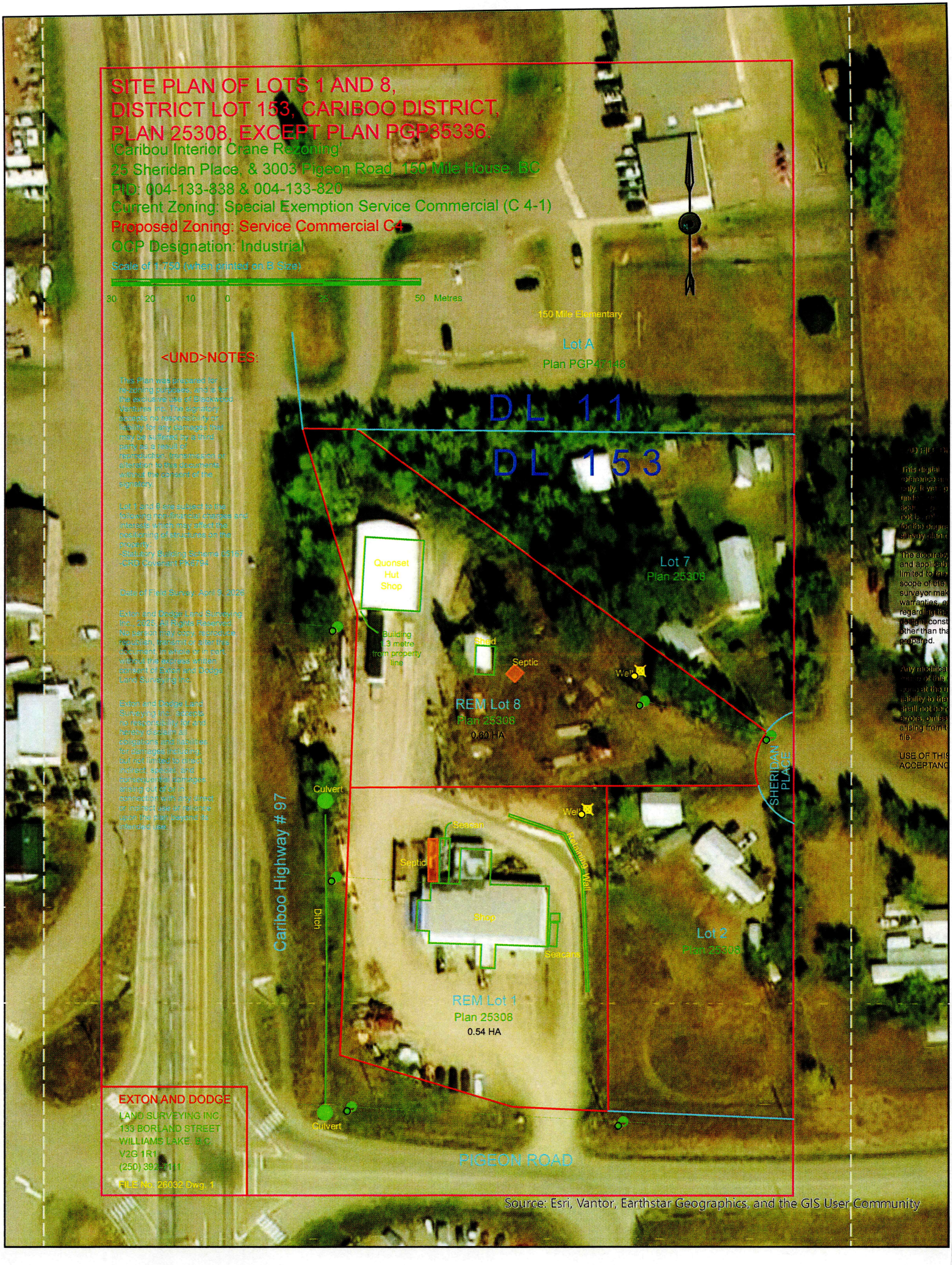
Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

Doctor's Lake is across the highway.

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

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

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	☒	☐	☐	☐
Telephone	☒	☐	☐	☐
Community Water System	☐	☒	☐	☒
Community Sewer System	☐	☒	☐	☒
Sewage Disposal System	☒	☐	☐	☐
Well	☒	☐	☐	☐
Other (please specify)	☐	☐	☐	☐


SITE PLAN OF LOTS 1 AND 8,
DISTRICT LOT 153, CARIBOO DISTRICT,
PLAN 25308, EXCEPT PLAN PGP85336.
Caribou Interior Crane Rezoning
25 Sheridan Place, & 3003 Pigeon Road, 150 Mile House, BC
PID: 004-133-838 & 004-133-820
Current Zoning: Special Exemption Service Commercial (C 4-1)
Proposed Zoning: Service Commercial C4
OCP Designation: Industrial
Scale of 1:750 (when printed on B Size)
30 20 10 0 25 50 Metres
150 Mile Elementary
Lot A
Plan PGP47148
D L 1 1
D L 1 5 3
<UND>NOTES:
Lot 7
Plan 25308
Quonset Hut Shop
Building 1.3 metre from property line
Shed
Septic
Well
REM Lot 8
Plan 25308
0.60 HA
SHERIDAN PLACE
Culvert
Cariboo Highway # 97
Ditch
Well
Seacan
Septic
Retaining Wall
Shop
Seacans
Lot 2
Plan 25308
REM Lot 1
Plan 25308
0.54 HA
Culvert
PIGEON ROAD
EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-2111
FILE No. 26032 Dwg. 1
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

SITE PLAN OF LOTS 1 AND 8, DISTRICT LOT 153, CARIBOO DISTRICT, PLAN 25308, EXCEPT PLAN PGP35336.

'Caribou Interior Crane Rezoning'

25 Sheridan Place, & 3003 Pigeon Road, 150 Mile House, BC

PID: 004-133-838 & 004-133-820

Current Zoning: Special Exemption Service Commercial (C 4-1)

Proposed Zoning: Service Commercial C4

OCP Designation: Industrial

Scale of 1:750 (when printed on B Size)

30 20 10 0 25 50 Metres

150 Mile Elementary

NOTES:

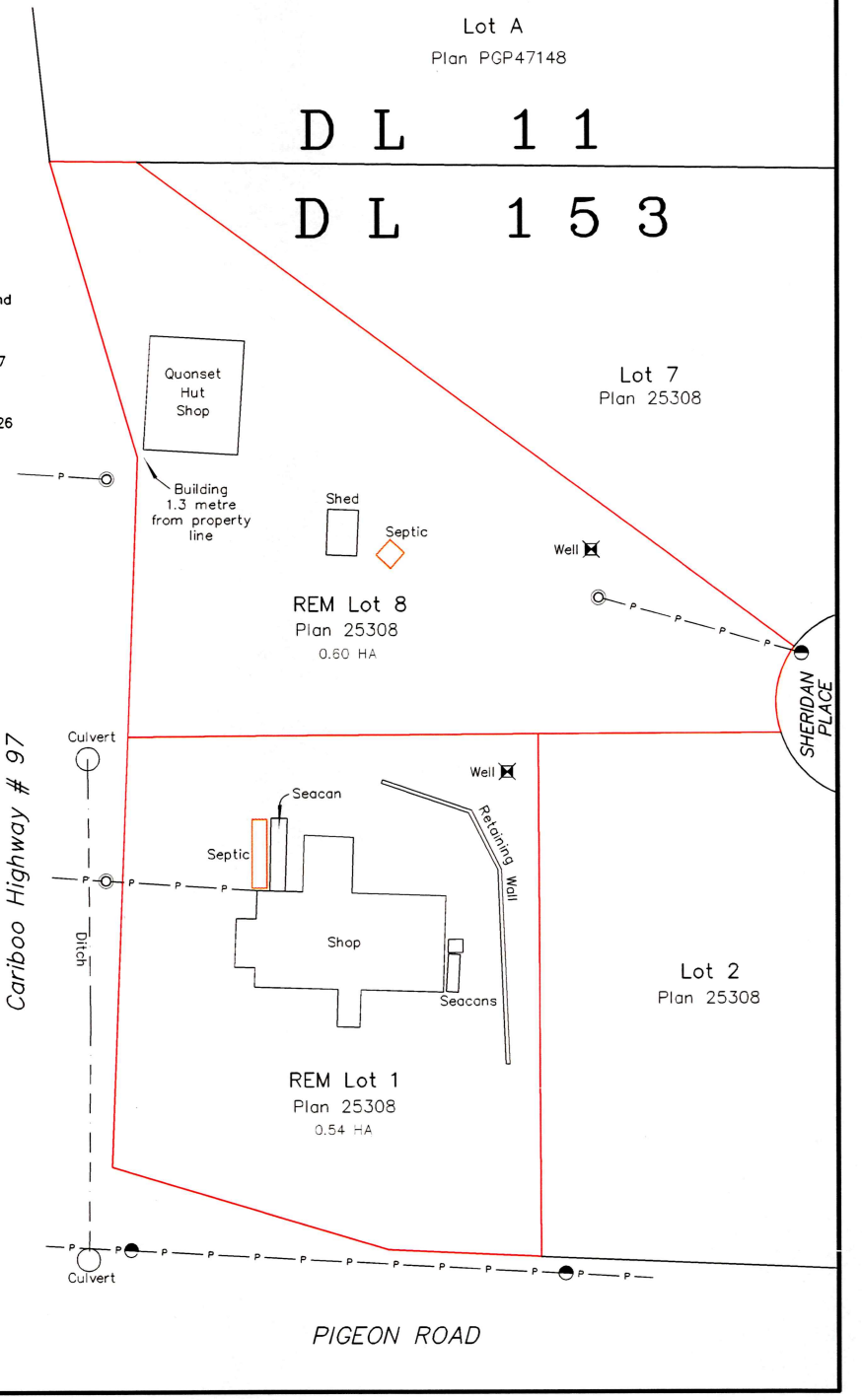
This Plan was prepared for re-zoning purposes, and is for the exclusive use of Blackwood Ventures Inc. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this documents without the consent of the signatory.

Lot 1 and 8 are subject to the following non-financial charges and interests which may affect the positioning of structures on the property:
-Statutory Building Scheme 05167
-CRD Covenant PK6794

Date of Field Survey: April 9, 2026

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EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111

FILE No. 26032 Dwg. 1

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: August 5th, 2026
Start Time: 1:00PM
Location of Meeting: CRD meeting room

File Number: 3360-20/20260031
Application Type: Rezoning
Electoral Area: F
Legal Description: Lot 1, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336 and Lot 8, District Lot 153, Cariboo District Plan 25308 Except Plan PGP35336
Property Location: 3003 Pigeon Road and 25 Sheridan PL

ATTENDANCE

Present:
Chair: John Hoyrup
Members: Bee Hooker, Carla Krogan, Jack Darney, Ross McCoubrey, Dianna MacQueen

Recording Secretary: John Hoyrup
Owners/Agent: Veronica Meister
☐Contacted but declined to attend

Absent: Jill Kurki

Also Present:
Electoral Area Director: Maureen LeBourdais
Staff Support:

RESOLUTION

THAT application with File Number 3360-20/20260031 be **SUPPORTED** / **REJECTED** for the following reasons:

1) We support the proposed zoning change with the following considerations:
   - we strongly recommend that these two lots be consolidated to resolve access issues.
   - we recommend that access off of Sheridan Rd to Lot 8 be restricted to max 1 ton vehicles thus reducing heavy industrial traffic in a residentiial area.

2)

For: 6 Against: 0

CARRIED/DEFEATED

Termination:
That the meeting terminate.
Moved: Ross MacCoubrey
Seconded: Bee Hooker

CARRIED

Time: 1:32PM

John Hoyrup
Recording Secretary

John Hoyrup
Chair