



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20260015

Bylaw(s): Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026 and South Cariboo Area Zoning Amendment Bylaw No. 5576, 2026

Electoral Area: L

Date of Referral: July 22, 2026

Date of Application: February 26, 2026

Property Owner's Name(s): Sharron Woloshyn
Allan Woloshyn

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lots 1311 and 1312, Lillooet District, Plan KAP57373
Lot 2, District Lot 1311 and 1312, Lillooet District, Plan KAP57373

Property Size(s): 4.08 ha. (10.08 ac.)

Area of Application: 4.08 ha. (10.08 ac.)

Location: 8605 Boulton Rd

Current Designation:
Rural Residential 2

Min. Lot Size Permitted:
2 ha (4.94 ac.)

Proposed Designation:
Lakefront Residential

Min. Lot Size Permitted
0.8 ha

Current Zoning:
Rural 2 (RR 2)

Min. Lot Size Permitted:
2 ha (4.94 ac.)

Proposed Zoning:
Lakeshore Residential 2 (RL 2)

Min. Lot Size Permitted:
0.8 ha

Proposal: The applicant is proposing rezoning and redesignating all of Lot 1 and Lot 2 for the purpose of subdividing into four lots.

No. and size of Proposed Lots: Lot 1 - 1.01 ha (2.50 ac.)

Lot 2 - 1.01 ha (2.50 ac.)

Lot 3 - 1.02 ha (2.52 ac.)

Lot 4 - 1.03 ha (2.55 ac.)

No. and size of Proposed Lots: Lot 1 - 1.01 ha (2.50 ac.)

Lot 2 - 1.01 ha (2.50 ac.)

Lot 3 - 1.02 ha (2.52 ac.)

Lot 4 - 1.03 ha (2.55 ac.)

Existing Buildings: none

Proposed Buildings: none

Road Name: Boulton Rd

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: Highway 24

Services Available: none

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: Lac Des Roches

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	manufactured home acres or more	(10.03 ac.)
(b) South	single-family dwelling, seasonal dwelling, and vacant	(0.66 ac.) - (2.62 ac.)
(c) East	vacant 2 acres or more	(11.34 ac.)
(d) West	single family dwelling 2 acres or more	(5.26 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone two subject properties with a total area of 4.08 ha. (10.08 ha.) to allow for a four-lot subdivision. Lot 1 is 2.08 ha (5.14 ac.) and Lot 2 is 2 ha (4.94 ac.). Both lots are zoned Rural 2 (RR 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and are designated Rural Residential 2 in the Interlakes Area Official Community Plan No. 3906, 2004 as shown in Appendix B.

The applicant has applied to rezone the subject properties from Rural 2 (RR 2) to Lakeshore Residential (RL 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 and redesignate the subject properties from Rural Residential 2 to Lakefront Residential in the Interlakes Area Official Community Plan No. 3906, 2004. The two existing properties are vacant. The applicant is proposing four lots, proposed Lot 1 and Lot 2 are 1.01 ha (2.50 ac.), proposed Lot 3 is 1.02 ha. (2.52 ac.), and proposed Lot 4 is 1.03 ha (2.06 ac.).

Location and Surrounding:

The subject properties are located on Boulton Road 90 m north of Lac des Roches and 8 km east of Bridge Lake. The property is located to the west of a 4.59 ha. (11.34 ac.) property and north of multiple lakefront properties ranging in size from 0.26 ha (0.66 ac.) – 1.06 ha (2.62 ac.). Both properties slope from Highway 24 towards Boulton Road. To the north of subject Lot 1 is a highway rest area.

CRD Regulations and Policies:

3501- South Cariboo Area Zoning Bylaw, 1999

Existing zone

5.19 Rural 2 (RR 2)

5.19.2 ZONE PROVISIONS

(a) LOT AREA (minimum): = 2 hectares (4.94 acres)

Proposed zone

5.17 Lakeshore Residential 2 (RL 2)

5.17.2 ZONE PROVISIONS

(a) LOT AREA (minimum): 0.8 ha (1.98 ac.)

5.1 Objectives

5.1.1 To maintain the rural character of the area, by permitting a range of lot sizes.

5.2 Residential Designations

Existing designation

Rural Residential 2: The minimum lot area shall be 2 ha.

Proposed Designation

Lakefront Residential: The minimum lot area shall be 0.8 ha.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The proposal will create lots that are consistent with many of the nearby lots and will allow for uses that are more consistent with the surrounding residential lots. The existing Rural 2 (RR 2) zone allows for many uses that may have a negative impact on the smaller surrounding lots where uses such as farming are not permitted. The proposed lots are larger than many of the existing properties located on Boulton Road that are currently zoned Residential 1 (R 1). One of the objectives of the Official Community Plan is that the rural character is maintained. The proposed lots are consistent with this objective. The proposed Lots are also a size that conforms with the recommended minimum lot sizes to allow for a reserve septic disposal field.

All four properties will have access to Boulton Road and will not rely on access from Highway 24.

The Ministry of Transportation and Transit (MOTT) has provided comments stating they have no objections in principle and that subdivision approval is still required.

The Interior Health Authority (IHA) has provided comments on this application stating that keeping the lot size above 1 ha (2.47 ac.) is good and the distance from the lake will help minimize potential environmental impacts.

The Ministry of Water, Land and Resource Stewardship (WLRs) has provided comments on this application stating that they recommend conservation of the deciduous patches, significant wildlife trees and major wildlife features.

In summary, planning staff are supportive of the proposed rezoning. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal due to the proximity of Lac des Roches.

Recommendation:

1. That Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026 be read a first and second time this 11th day of September 2026.
2. That South Cariboo Area Zoning Amendment Bylaw No. 5576, 2026 be read a first and second time this 11th day of September 2026 and that adoption be subject to the following conditions:
 - i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026
 - ii. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal.

Further, that the cost of registration of the CRD Shoreland Management Policy 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: August 14, 2026

From a healthy community development perspective, we have no concerns. Keeping the lots above 1 hectare is great, and the lots being ~ 100 meters away from the lake minimizes potential environment impacts.

Ministry of Transportation and Transit: July 24, 2026

The Ministry has no objection in principle to the proposed rezoning application. Please note this in no way constitutes subdivision approval. Items to be considered may include but are not limited to:

- Access
- Drainage
- Archaeological Assessment
- Proof of Water
- Sewage Disposal
- Road Construction
- Geotechnical Assessment

Advisory Planning Commission:

This application was not referred to the APC due to a conflict of interest

Ministry of Land, Water and Resource Stewardship: August 24, 2026

We do not have many concerns about this referral, however, the property overlaps on Lakeshore Management Area, class B (retention). Our recommendation is to conserve deciduous patches, significant wildlife trees, major wildlife features, and moist under-story habitat and to follow the LMZ Forest Disturbance and Retention Guidelines (Schedule 2, Ministry of Agriculture and Lands 2018).

BOARD ACTION

September 11, 2026:

That Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026 be read a first and second time this 11th day of September 2026.

That South Cariboo Area Zoning Amendment Bylaw No. 5576, 2026 be read a first and second time this 11th day of September 2026 and that adoption be subject to the following conditions:

- i. Adoption of the Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026.
- ii. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal.

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

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

ATTACHMENTS

Appendix A: Bylaw 5575 and 5576

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's Supporting Documentation



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5575

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3906, being the "Interlakes Area Official Community Plan Bylaw No. 3906, 2004".

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

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

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

1. CITATION:

This bylaw may be cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026".

2. AMENDMENT

Schedule "B" of Bylaw No. 3906 of the Cariboo Regional District is amended by:

Redesignating Lot 1, District Lots 1311 and 1312, Lillooet District, Plan KAP57373 and Lot 2, District Lots 1311 and 1312, Lillooet District, Plan KAP57373 from Rural Residential 2 to Lakeshore Residential designation.

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.

ADOPTED this _____ day of _____, 2026.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5575, cited as the "Interlakes Area Official Community Plan Amendment Bylaw No. 5575, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5576

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 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 "South Cariboo Area Zoning Amendment Bylaw No. 5576, 2026".

2. AMENDMENT

Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) rezoning Lot 1, District Lots 1311 and 1312, Lillooet District, Plan KAP57373 and Lot 2, District Lots 1311 and 1312, Lillooet District, Plan KAP57373 from Rural 2 (RR 2) zone to Lakeshore Residential 2 (RL 2) zone; and
- ii) 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. 5576, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5576, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer

SUBJECT PROPERTY
L 2, DL 1311 AND DL 1312, L. D.,
PL KAP57373

SUBJECT PROPERTY
L 1, DL 1311 AND DL 1312, L. D.,
PL KAP57373

Appendix B: GENERAL MAP LEGEND



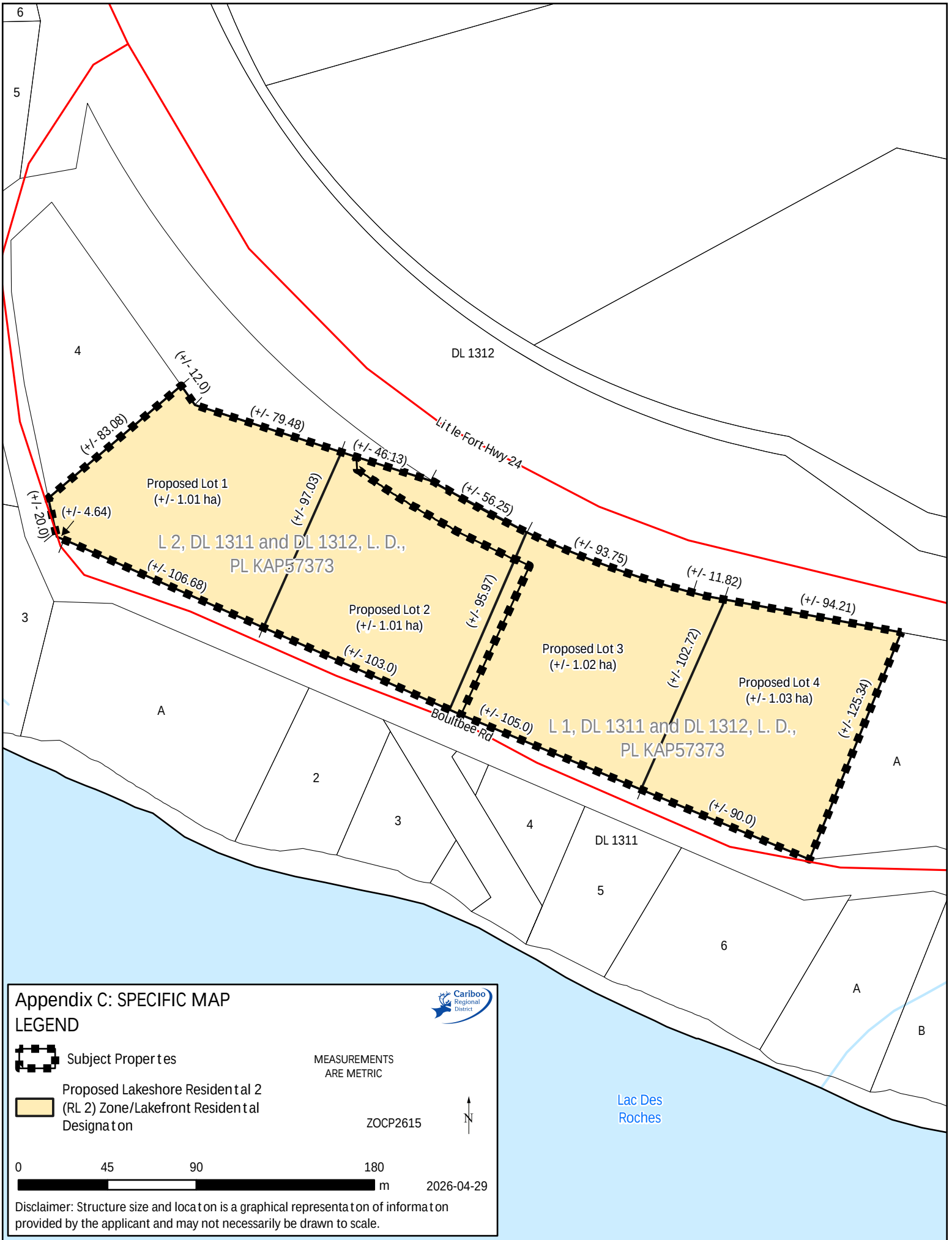
- Subject Property
- EA's and Municipalities

Interlakes

Designations

- Lakefront Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3







SUBJECT PROPERTY
L 2, DL 1311 AND DL 1312, L. D.,
PL KAP57373

SUBJECT PROPERTY
L 1, DL 1311 AND DL 1312, L. D.,
PL KAP57373

DL 1312

Lit le Fort Hwy 24

Boulbee Rd

DL 1311

Lac des
Roches

Appendix D: GENERAL MAP ORTHO
LEGEND



Subject Property



0 30 60 120
m

ZOCP2615 2026-04-23

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

Attachment to page 3 of 9.

(182)

This application is requesting that lots 1 and 2, Plan KAP 57373 District Lot 1311, Lillooet Land District, Portion 1312, be rezoned and redesignated to allow for the creation of four smaller lots. The proposed zone (LR2) has very similar residential allowed uses as the existing zone (RR2) and restricts the non-residential uses significantly, to reflect the surrounding existing uses of residential properties. The reduction in minimal lot size is a significant factor in this rezoning application.

We bought our residential lot on Boulton Road (Lot 4) in 1996 and built our retirement home. Subsequently, we purchased Lot 1 and 2, as they became available, for recreational uses, hiking, skiing and snowshoeing.

We now want to create four smaller and maintainable lots for our family, wishing to acquire residential and recreational property in the area. All of these off-water lots have a panoramic view of Lac des Roches and a well-developed public access (Row # H-18000) to the lake, within 100 meters.

We reviewed the Interlakes Area O.C.P. and are satisfied that these proposed lots support several of the "broad" and "residential" goals and objectives stated.

All the lots on, and near, Boulton Road are a mixture of small and large lots, both waterfront and off-water, which is typical of rural character. The six waterfront lots south of the subject properties range in size - the smallest being .7 acres and only one exceeding 2 acres at 2.62 acres. All are used as permanent residences or seasonal recreational use. There has been considerable development along Boulton Road in the last decade. Owners of very small lots have demonstrated creativity in utilizing and developing their properties. Our proposed lots are far larger than most of the Boulton Road lots with enough space for a variety of uses.

Describe the existing use of the subject property and all buildings: These vacant lots are used year-round by the owners for recreation. There are no buildings on these two lots.

Describe the proposed use of the subject property and all buildings: Proposed lots will be used for residential or recreation purposes.

Describe the reasons in support for the application: See attached sheets (2).

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Lot 1 is entirely open grassland with 1 pine tree. Lot 2 is a combination of open grassland with a mix of trees, mostly aspen.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): The land gently slopes southward between Highway 24 Road Allowance and Boulton Road. The entire southern borders of both lots abut Boulton Road.

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 (wired)	☐	☒	☒	☐
Community Water System	☐	☒	☐	☒
Community Sewer System	☐	☒	☐	☒
Sewage Disposal System	☐	☒	☒	☐
Well	☐	☒	☒	☐
* Other (please specify)	☒	☐	☐	☐
* Cellular (phone & internet)		✓	✓	
* Internet Fibre		✓	✓	
* Surface water from Lac des Roches.		✓	✓	

