Planning Application Information Sheet

Application Type: Rezoning
File Number: 3360-20/20260034
Bylaw(s): North Cariboo Area Rural Land Use Amendment Bylaw No. 5579, 2026
Electoral Area: A
Date of Referral: June 23, 2026
Date of Application: May 27, 2026

Property Owner's Name(s): Desiree MacNaughton
Kyle MacNaughton
0719191 BC Ltd

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

SECTION 1: Property Summary

Legal Description(s): That Part of District Lot 10144, Cariboo District, Lying West of District Lot 6802, Except Plans 15228 and 24759

Lot 2, District Lot 10144, Cariboo District, Plan 15228

Property Size(s): That Part of District Lot 10144 9.3 ha (22.99 ac)

Lot 2 0.4 ha (1 ac)

Area of Application: 2.85 ha (7.04 ac)

Location: 9475 Lavally Rd and 3002 Fridlington Rd

Current Designation:
N/A

Min. Lot Size Permitted:
N/A

Current Zoning:
Rural 1 (RR 1)

Min. Lot Size Permitted:
4 ha (9.88 ac)

Rural 3 (RR 3)

Proposed Zoning:	**Min. Lot Size Permitted:**
Rural 2 (RR 2)	2 hectares (4.94 acres)

Proposal: The applicant is proposing to rezone a 2.85 ha (7.04 ac) portion of the subject properties to allow a subdivision. It is proposed to consolidate the 0.4 ha lot lying west of Fridlington Rd and the 9.3 ha lot divided by Fridlington Rd. The land lying west of Fridlington Rd is proposed to be subdivided off creating a 2.85 ha lot and a 6.8 ha remainder lot to the east of Fridlington Rd.

Agricultural Land Commission resolution #391/2026 approved the proposed subdivision in May 2026.

No. and size of Proposed Lots: Proposed Lot 1 - 2.85 ha (7.04 ac)
Proposed Remainder of Part Lying West of DL 6802 - 6.8 ha (16.80 ac)

Existing Buildings: That Part of District Lot 10144
House - 209.18 sq m (2251.59 sq ft)
Shop - 184.45 sq m (1385.40 sq ft)
Garage - 26.42 sq m (284.38 sq ft)
Greenhouse - 13.09 sq m (140.90 sq ft)
Shed - 13.84 sq m (148.97 sq ft)

Proposed Buildings: House and Barn on Proposed Lot 1

Road Name: Lavally Rd
Fridlington Rd
Road Type: Gravel/Dirt Road
Within the influence of a Controlled Access Highway: Cariboo HWY 97
Services Available: Hydro, Well

Within the confines of the Agricultural Land Reserve: Yes - fully within

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

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Single Family Dwelling, Duplex)	1.4 ha (3.46 ac)

(b) South	Grain & Forage	91.33 ha (225.67 ac)
(c) East	IR 1A Alexandria	N/A
(d) West	IR 1 Alexandria	N/A
	2 Acres Or More (Single Family Dwelling, Duplex)	1.18 ha (2.91 ac)

PLANNING COMMENTS

Background:

An application has been received to rezone a 2.85 ha (7.04 ac) portion of two properties to allow for a two-lot subdivision. A 0.4 ha (1 ac.) lot lying west of Fridlington Rd and a 9.3 ha (22.99 ac.) lot divided by Fridlington Rd is proposed to be subdivided by creating a 2.85 ha (7.04 ac.) lot west of Fridlington Rd and a 6.8 ha (16.80 ac.) remainder east of Fridlington Rd.

The subject parcel 9475 Lavally Road is currently zoned Rural 1 (RR 1) and 3002 Fridlington Road are currently zoned Rural 3 (RR 3) in the in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999. The applicant has indicated that no significant agricultural activity is taking place. The applicant had stated that 9475 Lavally Road is currently used for residential purposes and 3002 Fridlington Road is currently vacant.

The developed property, 9475 Lavally Road, contains a 209.18 sq m (2251.59 sq ft) house, 184.45 sq m (1385.40 sq ft) shop, 26.42 sq m (284.38 sq ft) garage, 13.09 sq m (140.90 sq ft) greenhouse and 13.84 sq m (148.97 sq ft) shed.

An application (3015-20/20250037) was previously made to the Agricultural Land Commission. The CRD Board forwarded the application with a recommendation for approval and the ALC approved the proposal (Resolution #391/2026).

Location & Surroundings:

The subject properties are located at 9475 Lavally Road and 3002 Fridlington Road, west of the Fraser River as seen in Appendix B. Both properties are entirely in the Agricultural Land Reserve and were recently logged. There are larger agricultural parcels to the north and south and Alexendria First Nation Reserve to the West and East of the subject properties.

CRD Regulations & Policies:

North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

Existing zones

8.13 Rural 3 (RR 3) ZONE

8.13.2 ZONE PROVISIONS

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

8.11 Rural 1 (RR 1) ZONE

8.11.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 4 ha (9.88 ac.)

Proposed zone

8.12 Rural 2 (RR 2) ZONE

8.12.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = 2 ha (4.94 ac.)

3.3 RESIDENTIAL

It is the policy of the Board with respect to residential uses and development:

(c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations;

3.5 AGRICULTURAL LANDS

(b) To discourage the fragmentation of agricultural lands by subdivision, and support the maintenance of generally large minimum lot sizes;
(c) to limit the amount of non-farming residential uses, except as otherwise permitted, and other uses which create conflict with agricultural uses, in existing or potential future agricultural areas;
(d) to discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location;

Rationale for Recommendation:

Staff are supportive of the proposal to rezone the portion of two lots. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection due to proximity of an unnamed creek. Staff also note that the Cariboo Regional District Agricultural Policy will require a covenant be registered and fencing along the perimeter of proposed Lot 1 as it is adjacent to land within the Agricultural Land Reserve and less than 4 ha.

The proposed lot configuration aligns with the physical boundary of Fridlington Road. Proposed Lot 1 is to be bought by an adjacent landowner who currently has an active agricultural operation spanning multiple parcels. The proposal would allow continuity between the parcels used in the active agricultural operation. Further, the proposal will not result in a net increase in parcels or a net increase in permitted dwellings than is already established.

Staff note that while section 4 (f) of the CRD Agricultural Policy, 2016 encourages larger sized parcels within the ALR to have a minimum lot size of 32 ha (79.07 ac), the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999 has multiple land use policies that discourage subdivision within agriculturally designated land and smaller lot sizes have a reduced likelihood to be used for agriculture it is noted that both lots are already smaller parcels then encouraged for subdivision in the ALR as per the CRD Agricultural Policy, 2016.

The Electoral Area 'A' Advisory Planning Commission (APC) has reviewed and is in support of the application.

The Ministry of Transportation and Transit (MoTT) has responded stating that the rezoning application will require the Ministry's signature before the rezoning is approved, all Ministry setback distances must be followed, and the applicant has submitted a subdivision application to the Ministry with a consistent layout the proposed rezoning but does not guarantee that the layout will align with the proposed rezoning.

The Ministry of Agriculture and Food (MAF) has responded with a statement that the proposal aligns with the previously approved ALC subdivision application and the proposed rezoning is required to allow the approved ALC subdivision. The Ministry has stated that their interests are unaffected.

In summary, planning staff are supportive of the proposed subdivision application. The proposal will not result in a net increase of parcels or a net increase in permitted dwellings. Further the proposal would allow continuity between the adjacent agricultural operation which spans multiple parcels. The applicant will be required to comply with the Agricultural policy regarding fencing and the Shoreland Management Policy with regards to riparian protection and sewerage disposal.

Recommendation:

That North Cariboo Area Rural Land Use Amendment Bylaw No. 5579, 2026 be read a first and second time, and that adoption be subject to the following conditions:

i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.
ii. The applicant offering to enter into and entering into an agriculture covenant to ensure compliance with the provisions of the CRD Agricultural Policy with respect to fencing and buffering of the property line of proposed Lot 1.

Further, that the cost of registration of the shoreland management covenant and Agricultural 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:
No response

Ministry of Transportation and Transit: June 25, 2026
The Ministry of Transportation & Transit (MoTT) has received the above noted referral which has been reviewed and approved. Please note the following:
1. Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800 meter radius of an intersection with a controlled access highway, as per section 52 of the Transportation Act. Please quote file 2026-03105 when providing the bylaw for Ministry approval.
2. MoTT setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation- https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/513_2004
3. MoTT acknowledges that applicant submitted a subdivision application with MoTT the PASport file number is 2026-00183. The proposed zoning boundaries are consistent with the current proposed subdivision layout: however, the proposed subdivision layout is not guaranteed as it is dependant on review and approval by the Provincial Approving. This approval doesn't guarantee the MoTT subdivision application approval.

Advisory Planning Commission: July 15, 2026
See attached

Ministry of Agriculture and Food: July 21, 2026
Ministry staff have reviewed the rezoning materials and note that the ALC approved the subdivision of the subject properties via ALC File: 103769 and that the attached referral is simply a rezoning that is required to complete the subdivision. Given this, Ministry staff have determined that the Ministry's interests are unaffected.

BOARD ACTION

August 14, 2026:
That North Cariboo Area Rural Land Use Amendment Bylaw No. 5579, 2026 be read a first and second time, and that adoption be subject to the following conditions:

1. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.

2. The applicant offering to enter into and entering into an agriculture covenant to ensure compliance with the provisions of the CRD Agricultural Policy with respect to fencing and buffering of the property line of proposed Lot 1.

Further, that the cost of registration of the shoreland management covenant and agricultural 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 5579
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. 5579

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No.3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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 "North Cariboo Area Rural Land Use Amendment Bylaw No.5579, 2026".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

i) rezoning Lot 2, District Lot 10144, Cariboo District, Plan 15228 and part of That Part of District Lot 10144, Cariboo District, Lying West of District Lot 6802, Except Plans 15228 and 24759 from Rural 3 (RR 3) zone and Rural 1 (RR 1) zone to Rural 2 (RR 2) zone as shown on Schedule “A”; and

ii) amending Schedules “C” and “D” accordingly.

READ A FIRST TIME THIS 14th DAY OF August, 2026.

READ A SECOND TIME THIS 14th DAY OF August, 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.

_____

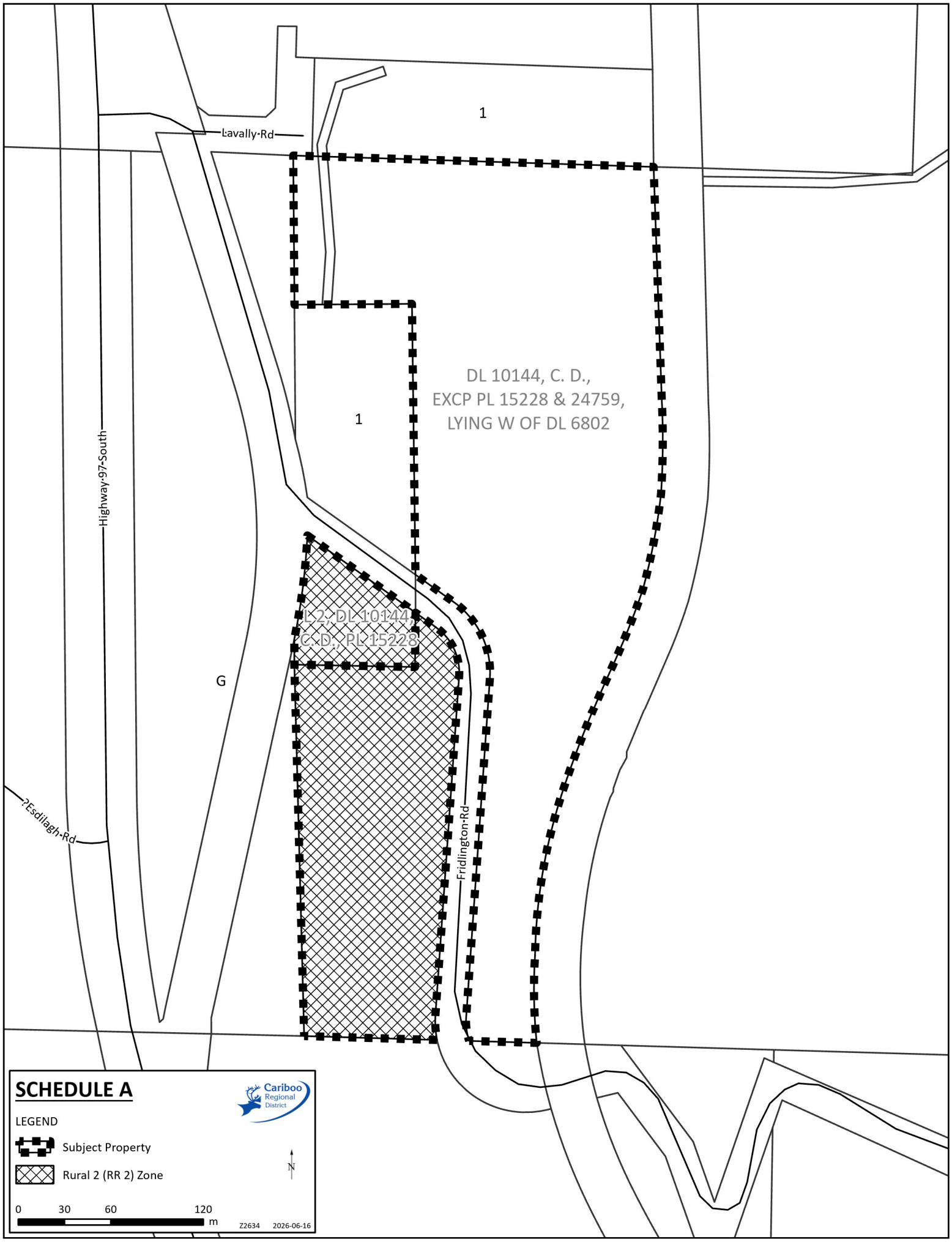
ADOPTED this _____ day of _____, 2026.

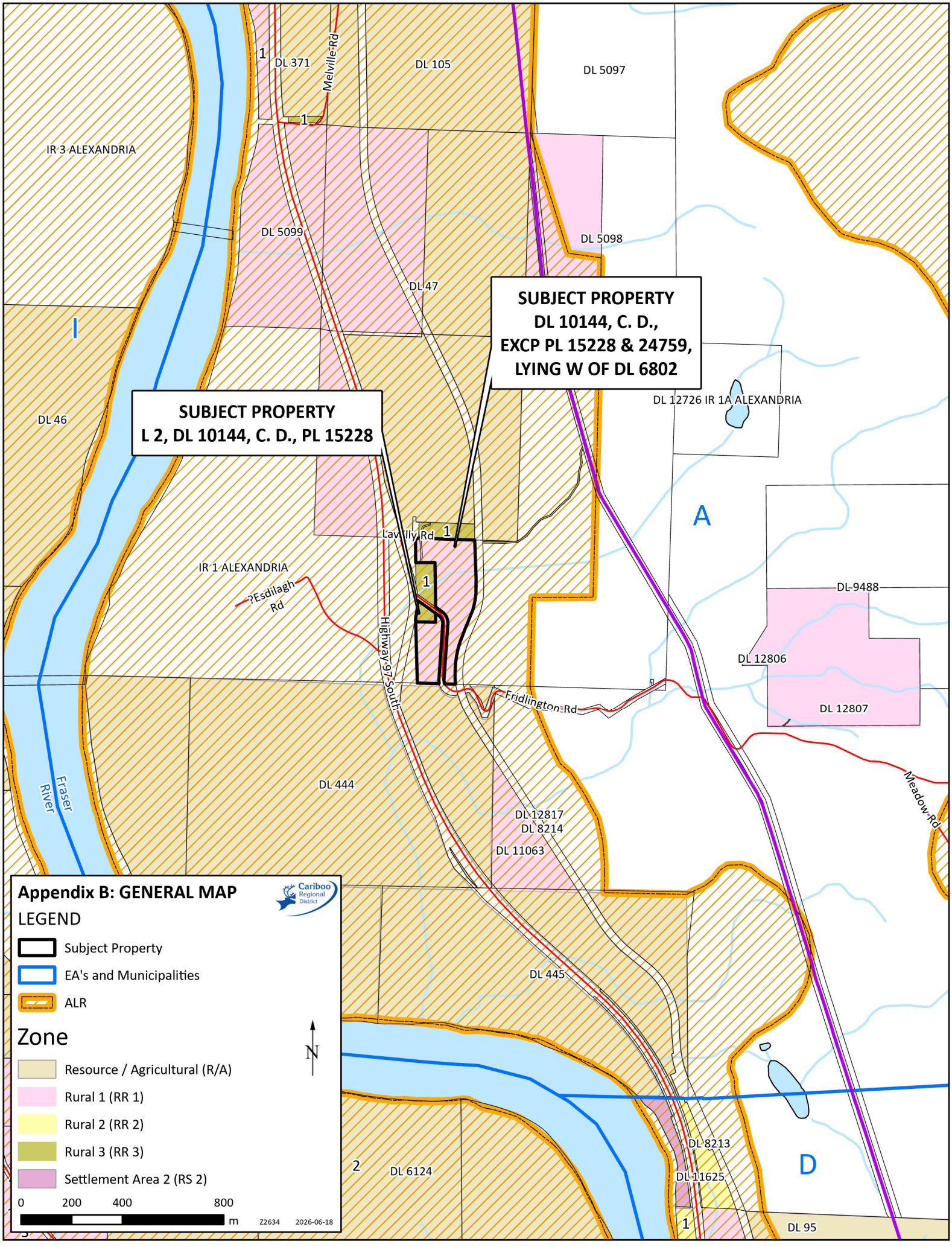
_____
Chair

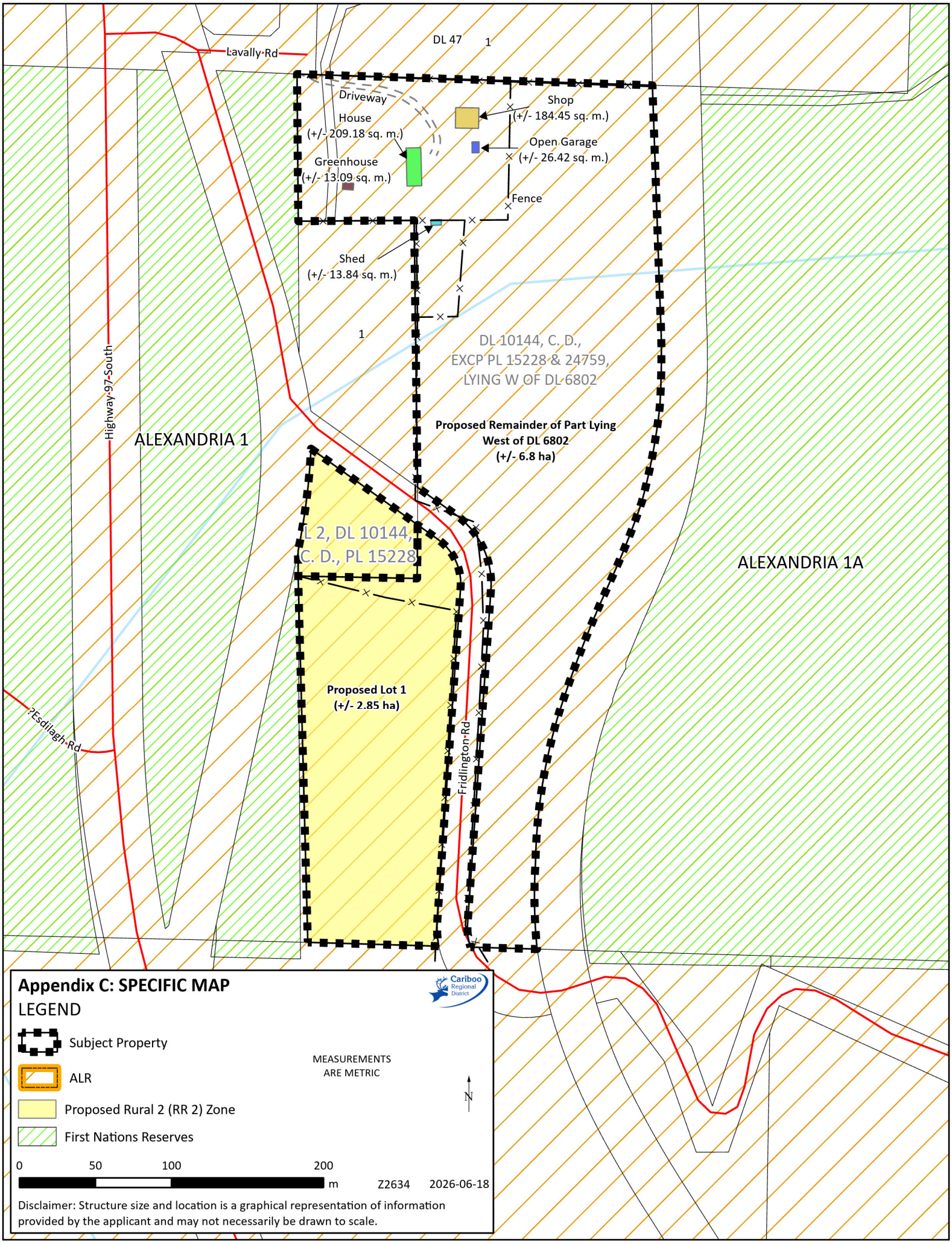
_____
Corporate Officer

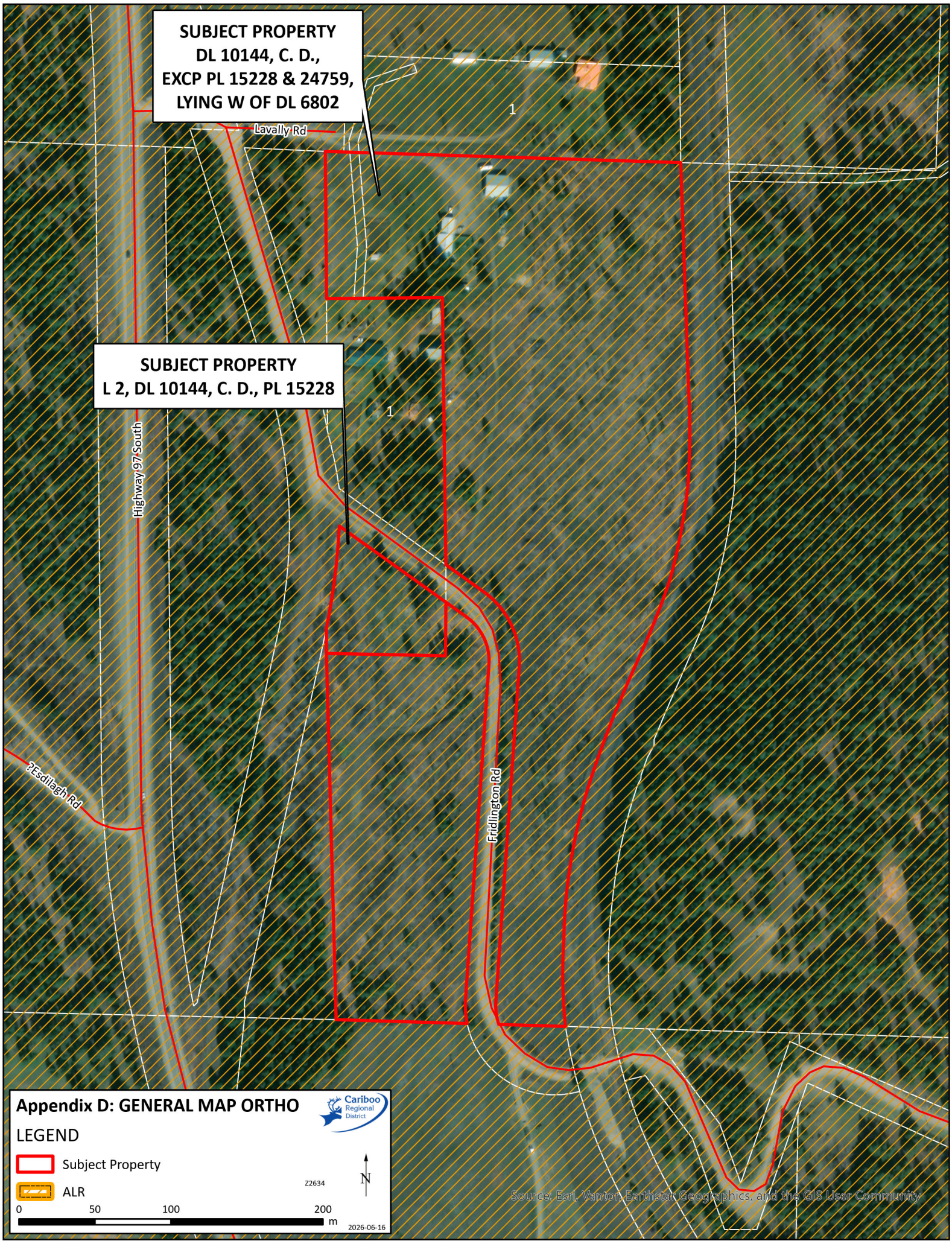
I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5579 cited as the "North Cariboo Area Rural Land Use Amendment Bylaw No.5579, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

_____
Corporate Officer


1
Lavally Rd
1
DL 10144, C. D.,
EXCP PL 15228 & 24759,
LYING W OF DL 6802
Highway 97 South
G
L2, DL 10144,
C.D., PL 15228
Fridlington Rd
?Esdilagh Rd
SCHEDULE A
Cariboo Regional District
LEGEND
Subject Property
Rural 2 (RR 2) Zone
N
0 30 60 120
m
Z2634 2026-06-16


SUBJECT PROPERTY
DL 10144, C. D.,
EXCP PL 15228 & 24759,
LYING W OF DL 6802
SUBJECT PROPERTY
L 2, DL 10144, C. D., PL 15228
DL 371
Melville Rd
DL 105
DL 5097
IR 3 ALEXANDRIA
DL 5099
DL 5098
DL 47
DL 46
DL 12726 IR 1A ALEXANDRIA
Lavalley Rd
IR 1 ALEXANDRIA
?Esdilagh Rd
Highway 97 South
DL-9488
DL 12806
DL 12807
Fridlington Rd
Meadow Rd
Fraser River
DL 444
DL 12817
DL 8214
DL 11063
DL 445
DL 8213
DL 11625
DL 6124
DL 95
I
A
D
Appendix B: GENERAL MAP
Cariboo Regional District
LEGEND
Subject Property
EA's and Municipalities
ALR
Zone
Resource / Agricultural (R/A)
Rural 1 (RR 1)
Rural 2 (RR 2)
Rural 3 (RR 3)
Settlement Area 2 (RS 2)
N
0 200 400 800
m
Z2634 2026-06-18


Lavally Rd
DL 47
1
Driveway
House
(+/- 209.18 sq. m.)
Greenhouse
(+/- 13.09 sq. m.)
Shop
(+/- 184.45 sq. m.)
Open Garage
(+/- 26.42 sq. m.)
Fence
Shed
(+/- 13.84 sq. m.)
1
DL 10144, C. D.,
EXCP PL 15228 & 24759,
LYING W OF DL 6802
Proposed Remainder of Part Lying
West of DL 6802
(+/- 6.8 ha)
Highway 97 South
ALEXANDRIA 1
L 2, DL 10144,
C. D., PL 15228
ALEXANDRIA 1A
Proposed Lot 1
(+/- 2.85 ha)
Esdilagh Rd
Fridlington Rd
Appendix C: SPECIFIC MAP
LEGEND
Subject Property
ALR
Proposed Rural 2 (RR 2) Zone
First Nations Reserves
MEASUREMENTS
ARE METRIC
N
0
50
100
200
m
Z2634
2026-06-18
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
DL 10144, C. D.,
EXCP PL 15228 & 24759,
LYING W OF DL 6802
Lavally Rd
1
SUBJECT PROPERTY
L 2, DL 10144, C. D., PL 15228
1
Highway 97 South
?Esdilagh Rd
Fridlington Rd
Appendix D: GENERAL MAP ORTHO
Cariboo Regional District
LEGEND
Subject Property
ALR
Z2634
N
0
50
100
200
m
2026-06-16
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Describe the existing use of the subject property and all buildings: Old house on Lot 2 has been torn down, Area under application is currently vacant

Describe the proposed use of the subject property and all buildings: If subdivision is successful, then the owner's grandson would build a house and barn on the proposed lot. The grandson is being mentored to be the ranch manager.

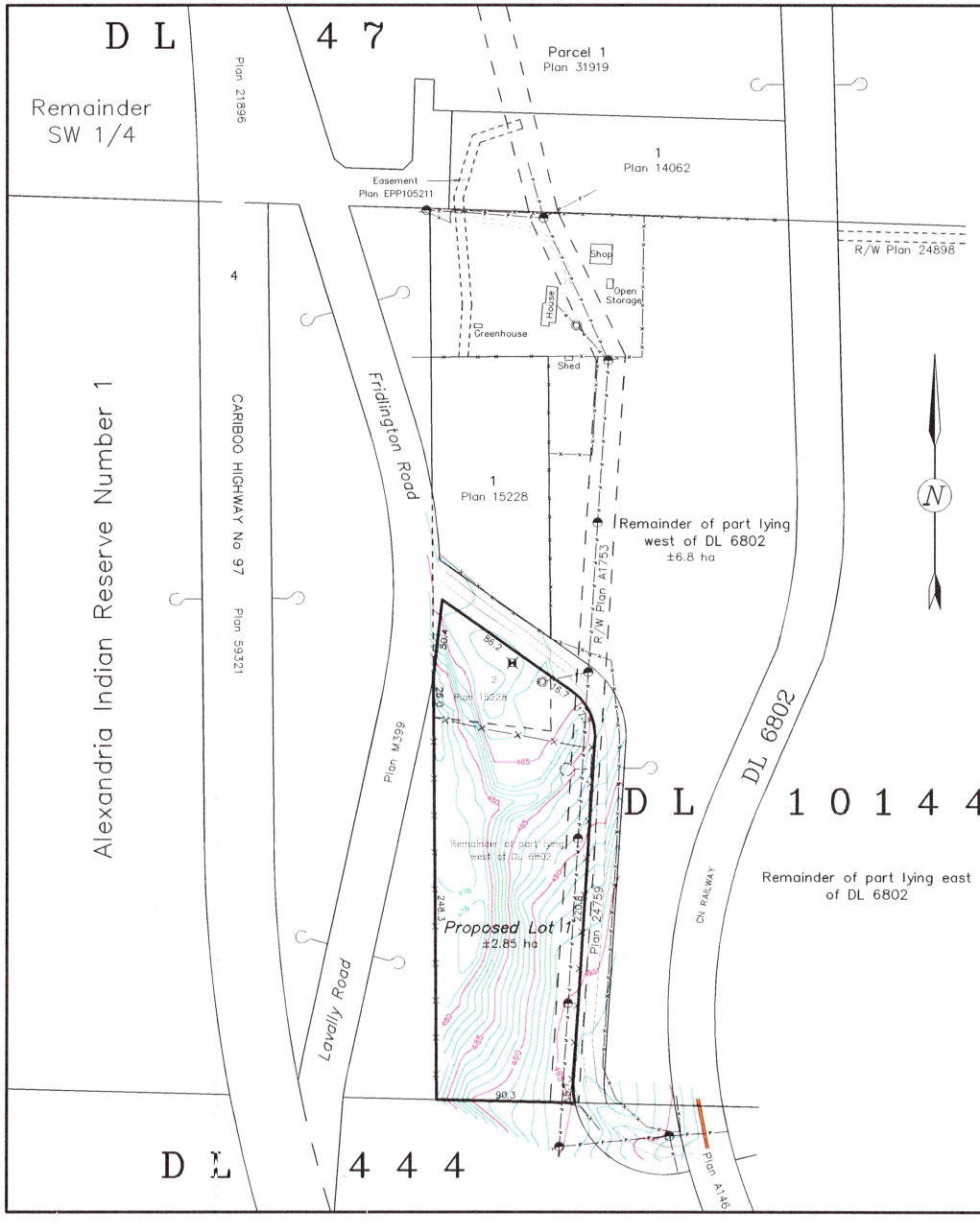
Describe the reasons in support for the application: Fridglinton Road is a physical barrier between the two portions of Rem. DL 10144. The proposed configuration allows the properties to align better and provide continuity between all the Rocky Point Ranch properties. The ALC granted preliminary approval May 7, 2026

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Near Railway tracks and Highway 97

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)	☐	☐	☐	☐



PLAN OF PROPOSED SUBDIVISION OF LOT 2, DISTRICT LOT 10144, CARIBOO DISTRICT, PLAN PGP15228 AND THAT PART OF DISTRICT LOT 10144, CARIBOO DISTRICT, LYING WEST OF DISTRICT LOT 6802, EXCEPT PLANS 15228 AND 24759.

'Reimer Lot Line Adjustment'
3002, Fridlington Road
PID: 011-455-918 and 012-985-317
Zoning: RR 1 and RR 3
Proposed Rezoning for Proposed Lot 1 is RR 2

BCGS 93B.058

100 80 60 40 20 0 100 200 Metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:2000.

LEGEND

Elevations are in metric, based on geodetic datum (CGVD28), and derived from GNSS observations processed using NRCAN PPP Service. Local benchmark established on control spike = 486.170m.

All distances are in metres and decimals thereof unless. To convert to UTM grid distances, scale about control hub 1000 by a factor of 0.99954253.

- *Well*
- *Anchor*
- *Hydro Pole*
- *Service Pole*
- *Rail*
- *Driveway*
- *Edge of road*
- *Overhead Hydro*
- *Fence*

Contour Interval = 1m
Major Contour
Minor Contour

NOTES:

Legal boundaries are based on Land Title Office Records and field survey and are subject to change.

Lot dimensions are derived from Plans 15228 and 24759.

This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.

This plan lies partly within the Agricultural Land Reserve.

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

Zoning information derived from the North Cariboo Area Rural Land Use Bylaw, 1999.

Certified Correct this 23 day of May, 2025

BRITISH COLUMBIA VERONICA ANNE MEISTER LAND SURVEYOR

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

Drawn May 22, 2025 according to field survey conducted on May 5, 2025.

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

FILE No. 25020 Dwg. 1

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 15 July 2026
Start Time: 10:00 am
Location of Meeting: CRD Quesnel office 102-410 Kinchant Street

File Number: 3360-20/20260034
Application Type: Rezoning
Electoral Area: A
Legal Description: That Part of District Lot 10144, Cariboo District, Lying West of District Lot 6802, Except Plans 15228 and 24759 and Lot 2, District Lot 10144, Cariboo District, Plan 15228
Property Location: 9475 Lavally Rd and 3002 Fridlington Rd

ATTENDANCE

Present:
Chair: Doug Sonice
Members: Brad Arndt, Marjorie Sales, Dave Moffat

Recording Secretary: Simon Turner
Owners/Agent: Veronica Meisters (via conference call)
☐Contacted but declined to attend

Absent: Roy Joseph

Also Present:
Electoral Area Director: Nicole Andet
Staff Support: NA

RESOLUTION

THAT application with File Number 3360-20/20260034 be **SUPPORTED** / ~~**REJECTED**~~ for the following reasons:

1)

2)

For: 5 Against: 6

CARRIED / ~~DEFEATED~~

Termination:
That the meeting terminate.
Moved: DAVE MOFFAT
Seconded: BRAD ARNOLDUS

CARRIED

Time: 10.12am

[redacted]

Recording Secretary

[redacted]

Chair