



**CITY OF WILLIAMS LAKE  
COUNCIL REPORT**

**DATE OF REPORT:** May 25, 2007  
**DATE AND TYPE OF MEETING:** Regular Council Meeting May 29, 2007  
**FROM:** Liliana Dragowska, Planning Technician  
**SUBJECT:** **Zoning Amendment – Pioneer Family Partnership  
From Acreage Reserve to Comprehensive Development  
Zone 15**  
**FILE:** **Bylaw No. 2021**

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**RECOMMENDATION(S):**

**That** Council approve in principle Zoning Amendment Bylaw No. 2021 to amend the City of Williams Lake Zoning Bylaw No. 1825, 2002 by changing the zoning of Lot B, DL 71 and 7046, CD, Plan 34004, Except Plans PGP42682, PGP44175 and PGP44973; and a portion of the North half of DL 7047, CD, Except Plans 15245, 16633, 21836, 24887, 25483, 26349, 26476, 26673, 26765, 28081, 29225, PGP38054 and PGP40070; and the North half of DL 8836, CD, Except Plans 17814, 21030, 21869, 24777, 26476, 26581, 26593, 26765, 27302, 27461, BCP5457, BCP5837, BCP7584, and BCP18192 from Acreage Reserve (A-1) to Comprehensive Development Zone 15 (CD-15) and further,

**That** Council approve this application subject to the approval of the Ministry of Transportation and Highways, and further,

**That** Council approve this application subject to the applicants providing the City with a conceptual subdivision layout plan including a detailed Geotechnical Report, Transportation Network Study, Infrastructure Servicing Study, park dedication and a proposed lot layout prior to referring the application to the Advisory Planning Commission, and further,

**That** Council approve this application subject to the applicants entering into an agreement with the City to ensure the dedication of trails and park lands on the remainder portion of the subject lands, and further,

**That** Council give First Reading to Zoning Amendment Bylaw No. 2021 and upon receipt of the studies this application be referred to the Advisory Planning Commission for their comments and recommendations.

**EXECUTIVE SUMMARY:**

On May 24<sup>th</sup>, 2007 the City of Williams Lake received a completed application from the Pioneer Family Land Partnership to amend the Zoning Bylaw No. 1825 to permit the development of a comprehensive commercial development on 18.4 ha (45.47 ac) of District Lots 71 and 7046, Part of 7047, and Part of 8836, located between Hodgson Road and South Lakeside Drive as shown on the proposal map, Attachment 'A'. The entire 110.7 ha (273.55 ac) of the Pioneer Family Land Partnership lands is vacant with recreational trails traversing the property. The Pioneer Family Land Partnership intends to rezone the proposed 18.4 ha (45.47 ac) and use this opportunity to receive public input on the conceptual plans proposed for the remaining 92.3 ha (228.08 ac) of land. The property is located in a Geotechnical Hazardous Area as indicated in

Schedule I of the Official Community Plan Bylaw No. 1800, 2000. The applicants have provided a technical memorandum from Golder Associates on the Preliminary Findings of a Geotechnical investigation found in Attachment 'D'.

Further, the Williams Lake Official Community Plan Bylaw No. 1800 designates the subject lot as Large Holdings. Currently the Pioneer lands are the subject of an Official Community Plan Amendment Bylaw No. 2007 that went before Council November 7, 2006 and is currently in abeyance. The Council will be reviewing this file in the near future in order to move the Rezoning and OCP Amendment applications forward simultaneously.

Further, because the property is within 800 metres of a controlled access highway (Highway No.97), the zoning amendment bylaw will be submitted to the Ministry for approval, pursuant to Section 52 of the Transportation Act.

#### **PURPOSE:**

To initiate the Zoning amendment process in order to allow for the comprehensive commercial development to occur on Lot B, DL 71 and 7046, CD, Plan 34004, Except Plans PGP42682, PGP44175 and PGP44973; and a portion of the north half of DL 7047, CD, Except Plans 15245, 16633, 21836, 24887, 25483, 26349, 26476, 26673, 26765, 28081, 29225, PGP38054 and PGP40070; and the north half of DL 8836, CD, Except Plans 17814, 21030, 21869, 24777, 26476, 26581, 26593, 26765, 27302, 27461, BCP5457, BCP5837, BCP7584, and BCP18192, located between Hodgson Road and South Lakeside Drive as shown on the proposal map, Attachment 'A'.

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

The Subject property is located between Hodgson Road and South Lakeside Drive as shown on the proposal map, Attachment 'A'. The subject property is currently vacant with a series of recreational trails traversing the property. The applicants have proposed to rezone the subject land from Acreage Reserve (A-1) zone to Comprehensive Development Zone 15 (CD-15). The property is located in a Geotechnical Hazardous Area as indicated in Schedule I of the Official Community Plan Bylaw No. 1800, 2000. The applicants are proposing a comprehensive commercial development including commercial and retail uses. As indicated in the Zoning Amendment application the applicants believe that this is the last large tract of land available for development within the City Boundaries. The Pioneer Family Land Partnership proposes to use the input from public received during this Rezoning application to complete a comprehensive plan for the remaining 92.3 ha (228.08 ac) which maybe proposed as a mix of commercial and residential properties. For the current Zoning Amendment, City Staff recommend that the approval of this application be subject to the applicants providing the City with a conceptual subdivision layout plan including a detailed Geotechnical Report, Transportation Network Study, Infrastructure Servicing Study, park dedication and a proposed lot layout. Detailed subdivision plans conforming to the City's Subdivision and Development Servicing Bylaw No. 1730, 2000 will be required at the time of Subdivision.

Below, detailed zoning and land use information pertaining to the subject lots can be found:

<b>Current Use:</b>	Vacant land
<b>Proposed Site Area:</b>	18.4 ha (45.47 Acres)
<b>Current OCP Designation:</b>	Large Holdings
<b>Current Zoning</b>	Acreage Reserve (A-1)
<b>Proposed Zoning</b>	Comprehensive Development Zone 15 (CD-15)

<b>Surrounding Land Use:</b>	<b>North:</b>	Light Industrial (M-1) and General Industrial (M-2)
	<b>South:</b>	Residential (CRD) and Acreage Reserve(A-1)
	<b>East:</b>	Single Family Residential (R-1) and Manufactured Home Park (R-5)
	<b>West:</b>	General Industrial (M-2), Civic, Assembly and Institutional (P-1) and Low Density Multi-Family Residential (R-3)

### ***Zoning Bylaw No. 1825***

The applicants must rezone the subject property from the current Acreage Reserve (A-1) zone to Comprehensive Development Zone 15 (CD-15) to allow for a comprehensive commercial development. The applicants have indicated a conceptual proposal for the layout of the proposed comprehensive commercial development that will be modified once the tenants of the subject lands are secured and established. Since the subject property is within the area of a Provincial Highway, approval from the Ministry of Transportation is required for this rezoning application.

Planning Staff believes that the rationale for changing the existing land use results primarily from the lot location between Hodgson Road and South Lakeside Drive. As seen in the detailed zoning and surrounding land use information above, the subject property is surrounded by Light Industrial, General Industrial, Commercial and to the East Residential Uses. Currently there are many Commercial Uses similar businesses that are located on South Lakeside and Heavier Land Uses to the West and North of the Property. These existing businesses include Canadian Tire, Canadian Whole Sale Club, Highland Irrigation and many more.

The issue of buffering the land use designation between the Commercial areas and Residential areas may be a valid consideration for the Eastern Boundary of the subject property. Planning Staff believe that once a finalized park dedication and lot layout are provided potential residential and commercial conflicts may be mitigated.

### ***Official Community Plan (OCP) Bylaw No. 1800***

The current land use designation in the OCP for the subject lot is Large Holdings. Currently the lands under application are the subject of an Official Community Plan Amendment Bylaw No. 2007 that went before the Council November 7, 2006 and is currently in Abeyance. The above mentioned application is proposed to be amended to reflect the current Zoning Amendment Bylaw No. 2021 and will be before Council in the near future.

Planning Staff continue to have the opinion that the majority of land available for large scale commercial development has been developed or is planned to be developed. Therefore the Planning Staff believes that the Pioneer proposal for a comprehensive commercial development on this large parcel of land could be utilized for development due to a lack of other large developable parcels of land in City Boundaries.

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***Geotechnical Study***

The subject property is located in a Geotechnical Hazardous Area as indicated in Schedule I of the OCP. The applicants were required under the conditions of the Official Community Plan Amendment Bylaw No. 2007 to submit a study on the land stability. On May 3, 2007 Golder Associates had prepared a technical memorandum which provided a synopsis of preliminary findings from a recent drill program at the location of the subject lands. This letter can be found as Attachment 'D'. Golder Associates concluded that the pre-development slope has an acceptable factor of safety with respect to large scale instability, the construction of the terrace is not expected to impair the global stability of the lower slope and may actually improve stability, the intact bedrock at the upper slope is interpreted to have an acceptable factor of safety with respect to large scale instability and stability should not be significantly affected by the construction of the proposed cut-fill terrace. Finally that more detailed stability of the cut slope at the top end of the proposed cut-fill terrace and, if necessary to prepare mitigation options to address possible stability deficiencies in the cut slope. Planning Staff believes that detailed Geotechnical Report will be required prior to the Public Hearing.

***Conceptual Transportation Network Study and Infrastructure Servicing***

The main access for the subject properties is currently off of Hutchinson Drive. The road through the property is not yet developed, but the applicants propose to construct the road in a complete circle as to have an additional access off of Hodgson Road, North towards South Lakeside Drive, as can be seen in Attachment 'A'. The Planning Staff believes that a conceptual Transportation Network Study should be completed prior to the Public Hearing, by a professional Traffic Engineer, to illustrate how the road network will function for the entire site and discuss the effects on adjacent businesses and residential neighbourhoods.

The applicants have attached a letter from Larry Davis at Davis Environmental Consulting, this letter demonstrated the Drainage flow over the subject lands, Attachment 'E'. In addition to this consultation the City will further require a detailed Infrastructure servicing study to be done at subdivision stage, however at this time, a conceptual servicing study must be prepared by a qualified professional engineer which would provide a sense on how the subject property will be serviced with municipal infrastructure such as water, sanitary sewer, and storm water utilities.

***Recreation Trails***

The subject property is currently vacant with a series of recreational trails traversing the property. The trails on South Lakeside and within the Williams Lake Bowl were mapped using GPS by the Ministry of Tourism, Sports and Arts (MoTSA) in the summer of 2006. MoTSA has identified potential Private Land access conflicts to this large community resource as they move forward with the implementation of the "Authorizing Recreational Mountain Bike Trails on Provincial Crown Lands" Policy Statement published in 2006. Within this Policy Williams Lake has been identified as one of the pilot projects in British Columbia.

The subject property has the potential to begin the legalization of trail access issues for that traverse the entire property and allow for a direct and condensed legal trail network and access through the property. At this time the City of Williams Lake has no provisions to recognize or provide access to the Crown Land Trail Network. Subsequently, City staff would recommend that the developer consider providing ‘Recreational Users’ access to the trail networks that converge on the property. Recognizing that only a portion of the land is under application, Planning Staff recommend that Council approve this application subject to the applicants entering into an agreement with the City to ensure the dedication of trails and park lands on the remainder portion of the subject lands.

**CONCLUSION:**

Being that the subject property is located between Hodgson Road and South Lakeside Drive, adjacent to Industrial and Commercial uses, City staff feels a comprehensive commercial development would be consistent with other land uses in the area. Staff therefore supports the Zoning amendment proposed in this application and recommend that the amendment be supported by Council subject to the following conditions:

1. That Council approve this application subject to the approval of the Ministry of Transportation and Highways, and further,
2. That Council approve this application subject to the applicants providing the City with a conceptual subdivision layout plan including a detailed Geotechnical Report, Transportation Network Study, Infrastructure Servicing Study, park dedication and a proposed lot layout prior to referring the application to the Advisory Planning Commission, and further,
3. That Council approve this application subject to the applicants entering into an agreement with the City to ensure the dedication of trails and park lands on the remainder portion of the subject lands.

Respectfully submitted,

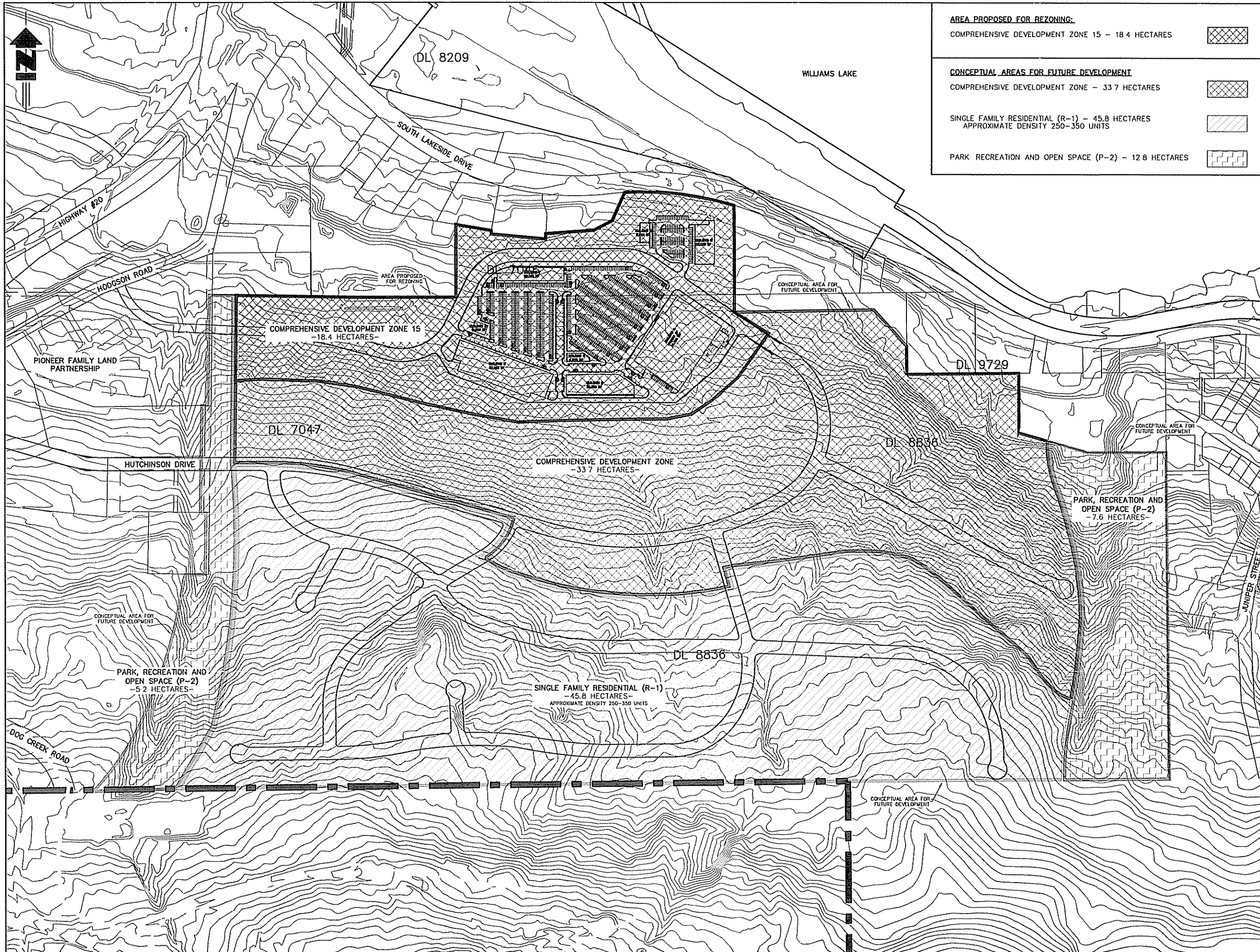
Liliana Dragowska  
 PLANNING TECHINICIAN  
 For DEVELOPMENT SERVICES

This report has been prepared in consultation with the following listed departments.

<b>CONCURRENCES</b>	
<b>Division</b>	<b>Name</b>
Director of Development Services	Geoff Goodall
Chief Administrative Officer	Alberto De Feo

**Attachments:**

- Attachment A – Area Proposed for Rezoning Map**
- Attachment B – Zoning Map**
- Attachment C – Explanatory Notice of Purpose and Effect of Bylaw 2011 and Bylaw 2012.**
- Attachment D – Golder Associates Preliminary Findings Geotechnical Investigation**
- Attachment E – Drainage Flowing Through Pioneer Lands**
- Attachment F – Applications for Zoning Amendment**
- Attachment G – Bylaw 2021**



NO.	DATE	DESCRIPTION	BY	APP'D
1	MAY 2007	PRELIMINARY APPROVAL	CTH	DL
2				
3				
4				
5				

ISSUES / REVISIONS	

**TRUE**  
 CONSULTING GROUP

#101 - 197 SECOND AVE. N.  
 WILLIAMS LAKE, B.C.  
 PHONE: (250) 305-6625  
 WWW.TRUEBC.COM

**PIONEER FAMILY LAND PARTNERSHIP**

**PROPOSED WILLIAMS LAKE DEVELOPMENT**

**PROPOSED REZONING PLAN**

SCALE	1:2500
DESIGNED BY	DLU
DRAWN BY	CTH
DATE	MAY 2007
PROJECT REFERENCE NO.	762-041
ACAD FILE	\\s and P:\proj\762-041\762-041-RZ.dwg



## **EXPLANATORY NOTE OF THE PURPOSE AND EFFECT OF BYLAW NO. 2021**

The purpose of **Bylaw No. 2021** is to amend the Williams Lake Zoning Bylaw No. 1825, 2002, to change the Zoning of the following properties:

**Lot B, DL 71 and 7046, CD, Plan 34004, Except Plans PGP42682, PGP44175 and PGP44973; and a portion of the north half of DL 7047, CD, Except Plans 15245, 16633, 21836, 24887, 25483, 26349, 26476, 26673, 26765, 28081, 29225, PGP38054 and PGP40070; and the north half of DL 8836, CD, Except Plans 17814, 21030, 21869, 24777, 26476, 26581, 26593, 26765, 27302, 27461, BCP5457, BCP5837, BCP7584, and BCP18192**

**From:            Acreage Reserve (A-1) Zone**  
**To:                Comprehensive Development Zone 15 (CD-15)**

The allowable uses in the Acreage Reserve (A-1) Zone are:

- |                              |                    |
|------------------------------|--------------------|
| a) Single Family Residential | b) Agricultural    |
| c) Home Occupation           | d) Boarding        |
| e) Accessory Produce Sales   | f) Public Services |
| g) Accessory Uses            |                    |

The Minimum Lot Size is 2 ha.

The allowable uses in the Comprehensive Development Zone 15 (CD-15) Zone are:

- |                                |                                   |
|--------------------------------|-----------------------------------|
| a) Retail Sales                | b) Convenience Store              |
| c) Office                      | d) Personal Services              |
| e) Restaurant                  | f) Drive-through Restaurant       |
| g) Entertainment               | h) Commercial Recreation Facility |
| i) Drive-through Garden Centre |                                   |
| j) Public Service              | k) Service Commercial             |
| l) Service Station             | m) Accessory Uses                 |

The Minimum Lot Size is 1115 m<sup>2</sup>.

The subject property is located between Hodgson Road and South Lakeside Drive as shown on the proposal map. The Applicants have made application to the City to amend the Zoning Bylaw No. 1825 to allow for a comprehensive Commercial Development on the subject lands.



# TECHNICAL MEMORANDUM



## Golder Associates Ltd.

100 - 333 First Avenue  
Kamloops, B.C., Canada V2C 6W3

Telephone: 250-828-6116  
Fax Access: 250-828-1215

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**TO:** Mr. David Chevigny, Pioneer Family Land Partnership      **DATE:** May 3, 2007  
**FROM:** Bruce Bosdet, P Eng      **JOB NO:** 07-1430-0049  
**EMAIL:** bbosdet@golder.com  
**RE:** **REPORTING OF PRELIMINARY FINDINGS  
GEOHAZARD INVESTIGATION  
PROPOSED BIG BOX COMMERCIAL DEVELOPMENT  
WILLIAMS LAKE, BC.**

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Further to your request, Golder Associates Ltd. (Golder) has prepared this technical memorandum which provides a synopsis of preliminary findings from our recently completed drilling program at the location of the above-proposed development. It is cautioned that this memo is based on telephoned field reports of ground stratigraphy, and simple preliminary review and analysis. Detailed logging of the core, laboratory testing, and detailed analysis and reporting are still pending. Accordingly, it should be recognized that the preliminary findings reported herein may change as a result of more detailed study and analysis.

The site is located on the south side of Williams Lake, east of Hodgson Road and south of South Lakeside Drive. It is understood that it is proposed to construct a big box commercial development on a large level terrace to be constructed on the gently sloping site by means of cut and fill. The proposed development area, including the locations of the proposed cut and fill slopes, are shown on Figure 1, attached.

## 1.0 BACKGROUND

As detailed in previous reports, it is inferred from air photo interpretation that the slopes on the south side of Williams Lake from South Lakeside to Westridge are within a geomorphic area identified as ancient landslide. To the southwest of the proposed development site lies the Hodgson Road landslide, while to the southeast is the South Lakeside flow slide. At the start of the investigation, detailed information on the stratigraphy and, in particular, the depth to bedrock and whether or not there was slide debris present on the site, was not known.



## **2.0 FIELD INVESTIGATION**

The field investigation consisted of eight diamond drill cored boreholes, located as shown on Figure 1, attached. Boreholes designated Drill Holes 07-"x" were completed as part of this study. Other borings shown on the plan were drilled by Evergreen Geotechnical Inc. (Evergreen) as part of previous geotechnical studies. The assessment of large scale ground stability commonly requires very good stratigraphic data, in particular, identification of any weak zones, pre-sheared surfaces, slide debris and the like, together with information on ground water pressure conditions. Diamond drill coring has the potential to provide near-continuous stratigraphic core, and is therefore a preferred method of investigating such sites.

## **3.0 PRELIMINARY INTERPRETATION OF SUBSURFACE CONDITIONS**

A summary of a preliminary interpretation of stratigraphic conditions based on initial field review of retrieved samples and core from the recent boreholes is provided in Table 1 attached.

With reference to Table 1 and Figure 1, the site can be divided into two zones:

- An upper zone located upslope from the proposed commercial development where it would appear that glacial action following the ancient landslide stripped most overburden including slide debris from the land, leaving intact bedrock at shallow depth. Drill Holes 07-2, 07-3 and 07-7 are within this category, wherein the field interpretation indicates that intact bedrock was encountered within 3.5 to 6 m of ground surface.
- A lower zone where overburden ranges from approximately 10 to 25 m thick, including 4 to 17.2 m of glacial till. In Drill Holes 07-4 and 07-8, the glacial till is directly underlain by intact bedrock, although there are some glacial drag shears within the upper 1.2 m of bedrock in Drill Hole 07-8. However, in Drill Holes 07-1, 07-5 and 07-6, a 2.75 to 4.9 m thick layer of slide debris was encountered below the overlying till and above the underlying intact bedrock.

In general, it is noted that the thickness of the glacial till layer and the depth to intact bedrock increases to the north, in the downhill direction.

## **4.0 PRELIMINARY STABILITY ASSESSMENT**

The stratigraphic conditions encountered in the investigation are very different from those encountered at the Hodgson Road Slide to the southwest. For instance, the

presence of shallow intact bedrock at borehole locations in the upper slope area results in an interpretation that the upper slope area is stable, that is, the risk of large scale instability in the upper slope area is low

To obtain an indication of the likely stability implications of the proposed construction of a terrace on the lower slope by means of cut and fill, we have conducted preliminary stability analyses using assumed strength parameters selected based on our experience with similar sites. For the slide debris layer, a conservative strength parameter (angle of internal friction of 10 degrees) was used. Two stability sections were analyzed, with the stratigraphy between and beyond the boreholes being interpolated and extrapolated from the stratigraphic information at the borehole locations, provided in Table 1

The results of the analyses suggest that the construction of the proposed cut and fill terrace may have a slightly positive impact on the global stability of the lower slopes. However, the analyses indicate that the stability of the proposed cut slope at the south (upslope) end of the terrace is dependent on the shear strength and ground water pressure conditions within the slide debris layer, which may become exposed or occur at shallow depth at completion of the proposed cut. Accordingly, further work is required to confirm the stability of the cut or, if the stability of the cut is found to be in question, to define options to achieve stability in the cut slope

In the event that mitigation of the cut slope is required, possible options to be considered include:

- Expanding the terrace and laying back the cut slope to remove all the slide debris and overburden above the terrace level and expose intact bedrock in the cut slope;
- Raising the elevation of the proposed terrace (and reducing the height of cut);
- Installing a toe berm as a buttress in front of the cut slope, possibly to serve as a road embankment; and/or
- Improving drainage

## **5.0 CONCLUSIONS**

Subject to review and confirmation or adjustment on further analysis and detailed design, our preliminary interpretation of the feasibility of the proposed development with respect to large scale stability geohazard, based on information available at the end of the field investigation, is as follows:

1. The existing pre-development slope is interpreted to have an acceptable factor of safety with respect to large scale instability
2. It is anticipated that the proposed cut-fill terrace for support of the proposed commercial development will be stable, that is, the construction of the terrace is not expected to impair the global stability of the lower slope and may actually improve that stability
3. At the locations investigated, the upper slope has been largely stripped of overburden including slide debris, leaving intact bedrock at shallow depth. The intact bedrock is interpreted to have an acceptable factor of safety with respect to large scale (global) instability, and this stability should not be significantly affected by the construction of the proposed cut-fill terrace
4. More detailed investigation and assessment is required to confirm the local stability of the cut slope at the top end of the proposed cut-fill terrace and, if necessary, to prepare mitigation options to address possible stability deficiencies in the cut slope. It should be noted that mitigation of the cut slope may not be required if the strata are stronger than we have herein assumed

We trust this memorandum provides the information you require at present. Please feel free to call if you have any questions or if we can be of further assistance.

Yours truly,

**GOLDER ASSOCIATES LTD.**

**ORIGINAL SIGNED BY:**

Bruce Bosdet, M.A.Sc., P.Eng.  
Principal Senior Geotechnical Engineer

BB.dk

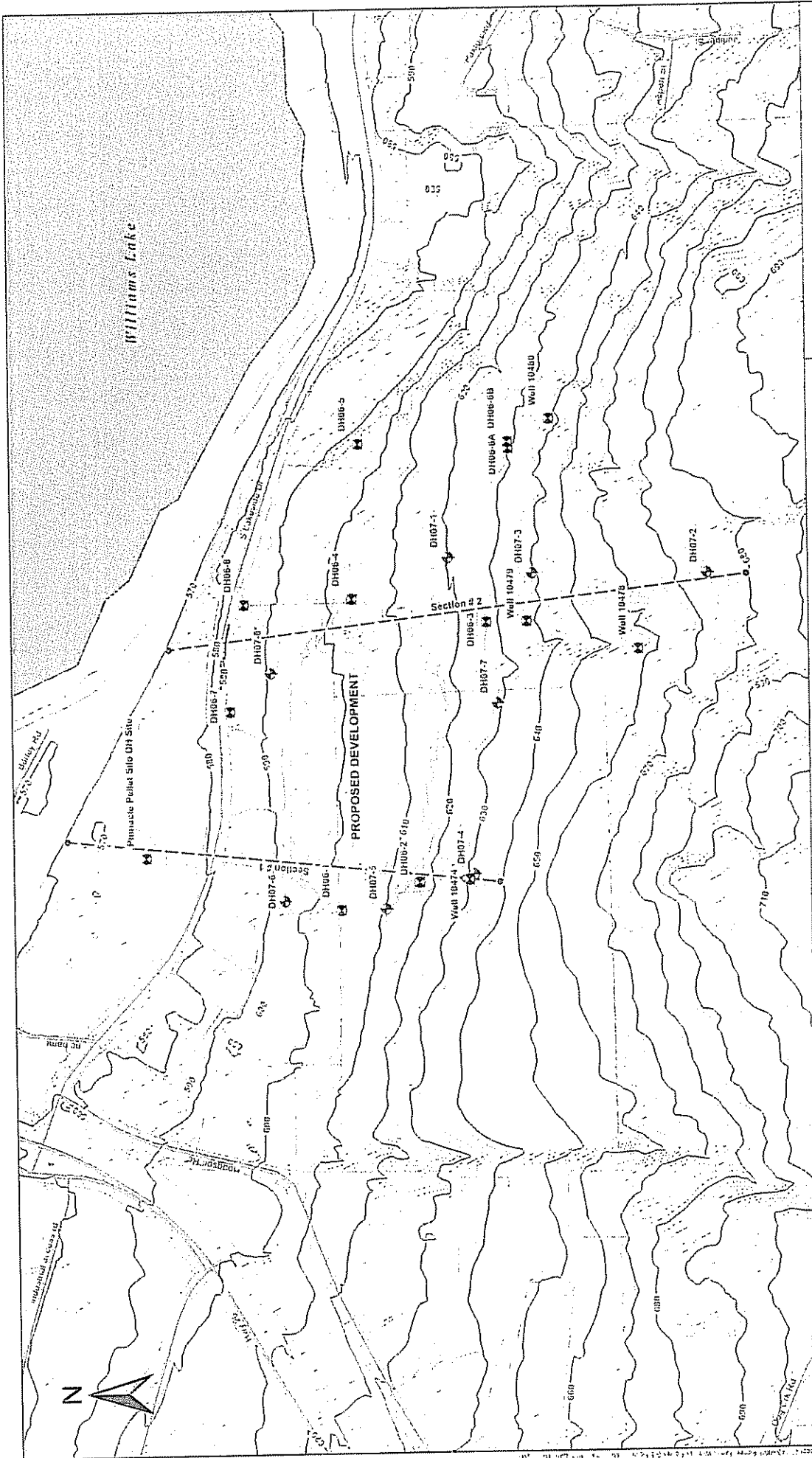
Attachment Table I Summary of Boreholes  
Figure I Borehole Location Plan

**TABLE 1: SUMMARY OF BOREHOLES**

BOREHOLE	DEPTH TO BASE OF STRATUM - metres (feet)		DEPTH TO INTACT BEDROCK (m)	TOTAL DEPTH OF HOLE (m)
	OVERBURDEN	TILL SLIDE DEBRIS		
07-1	3.65 (12 ft)	9.75 (32 ft)	14.63 (48 ft)	18.59 (61 ft)
07-2	2.13 (7 ft)	5.64 (18.5 ft)	∅	14.8 (48.5 ft)
07-3	∅ (b)	∅	3.66 (12 ft)	11.73 (38.5 ft)
07-4	0.6 (2 ft)	11.28 (37 ft)	∅	18.44 (60.5 ft)
07-5	3.65 (12 ft)	7.62 (25 ft)	10.36 (34 ft)	17.68 (58 ft)
07-6	5.5 (18 ft)	20.27 (66.5 ft)	25.0 (82 ft)	27.58 (90.5 ft)
07-7	1.2 (4 ft)	∅	3.96 (13 ft)	9.75 (32 ft)
07-8	7.62 (25 ft)	24.84 (81.5)	∅	24.84 (81.5 ft) (a)
Pinnacle	3.66 (soft silty clay)	>15 m	Not encountered	27.74 (91 ft)
			Not encountered	15 m

Intact Bedrock typically consists of thickly bedded sequences of Siltstone and Sandstone

- (a) slickensided surfaces in upper bedrock from 25.7 to 25.6 m, approximately, attributed to "glacial drag"  
 (b) 0.6 to 0.9 m of surficial soils was stripped from site prior to drilling



**NOTE**  
 DH07-8 locations are approximate.  
 Other Golder borehole locations are from GPS.

**REFERENCE**  
 Base map provided by City of Williams Lake.

**Legend**

- Boreholes by Golder
- Boreholes by Evergreen
- Lakes
- Minor Contours
- Major Contours
- City of Williams Lake Parcels
- Public Roads
- Suction

**BOREHOLE LOCATION PLAN**

**FIGURE 1**

**Golder Associates**  
 Environmental Inc.

Project: Line of work  
 Date: 12/15/17  
 Drawn by: [Name]  
 Checked by: [Name]

To: Brian Hansen, Pioneer Family Land Company

Date: 8 May 2006

From: Larry Davis

Re: Drainage flowing through Pioneer Subdivision Development

Brian, I have prepared the following assessment of the drainage flowing through the Pioneer development on South Lakeside. The drainage begins as water collected in ditches off Dog Creek Road and ground water. At Hillside Trailer Park, ditching and drain tile concentrate the flow and convey it via a culvert into the gully that passes through the Pioneer development. It appears that the top end of the gully was filled in during construction of the trailer park. Below this point, the drainage has enough energy to erode and transport mineral sediments. Overflow from the city's water tower also adds to the volume carried by this drainage system. This urban stream is in a natural state for approximately 800m until just above the cement plant where it has been ditched westward approximately 50m into a ditchline along Hodgson Road. The ditchline was followed downhill onto South Lakeside Drive where it crosses the road and proceeds underground via culvert beneath South Lakeside Drive and the Canadian tire parking lot. The water is discharged at the railway tracks where it is conveyed via a storm sewer to the San Jose River.

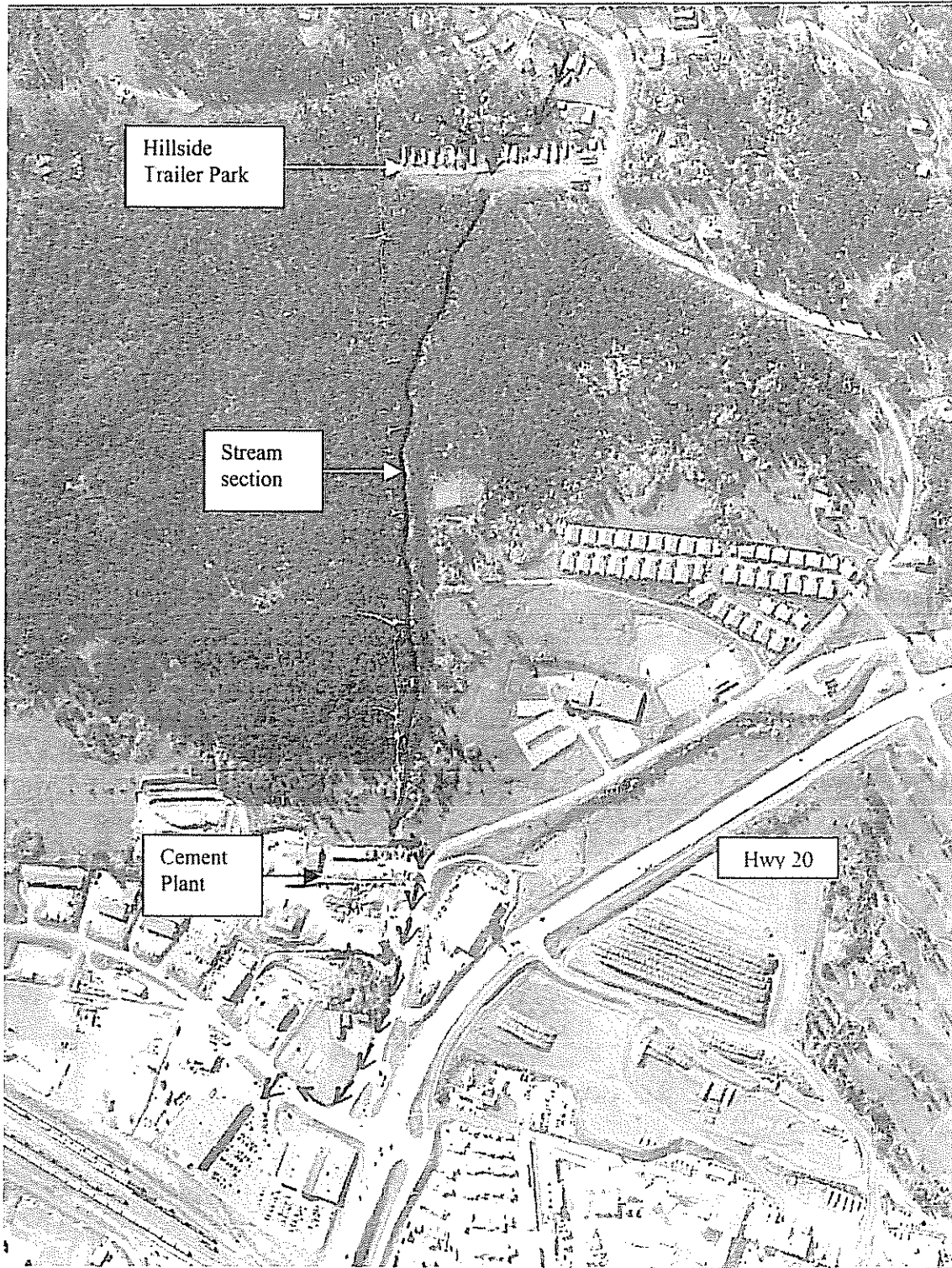
The stream portion within the Pioneer development has a channel measuring 0.7m wide by 0.2m deep and has a gradient of 8%. At the time of the assessment, the water depth was approximately 8cm in riffle sections and 15cm in pools. The substrate is dominated by cobbles with gravel as a minor component. The stream has no sections with suitable over-winter habitat for fish and only isolated spawning areas. Given the lack of habitat and low chance of access for fish, it should be considered non-fish bearing. However, the stream gully does provide habitat for wildlife (bear, moose, and deer sign was noted).

Pioneer's development plan calls for maintaining the stream gully as a green space. This management would help maintain natural stream characteristics and habitat for wildlife. However, care should be taken at stream crossing locations to minimize sediment deposition into the system. Ditch lines approaching crossings should be grass seeded in lower gradient sections and armored with rock in steep sections. If a culvert is used at the crossing, a hydraulic drop is likely. Armoring the outlet of the culvert with large rock will decrease stream energy and help control downstream erosion. The estimated  $Q_{100}$  value for this stream is  $0.42\text{m}^3/\text{s}$  and a 800mm diameter or larger culvert is recommended.

I have attached photographs of the site showing the stream and an air-photo of the sections described above. If you have any questions regarding this assessment, please feel free to contact me at the numbers or addresses shown below.

Regards,

Larry R. Davis, RPBio.  
Davis Environmental Consulting  
340 Dodwell St. Williams Lake, BC, V2G 3Z9  
Phone: (250) 398-7353 Fax: (250) 398-7350  
E-mail: [rldavis@shaw.ca](mailto:rldavis@shaw.ca)



Hillside  
Trailer Park

Stream  
section

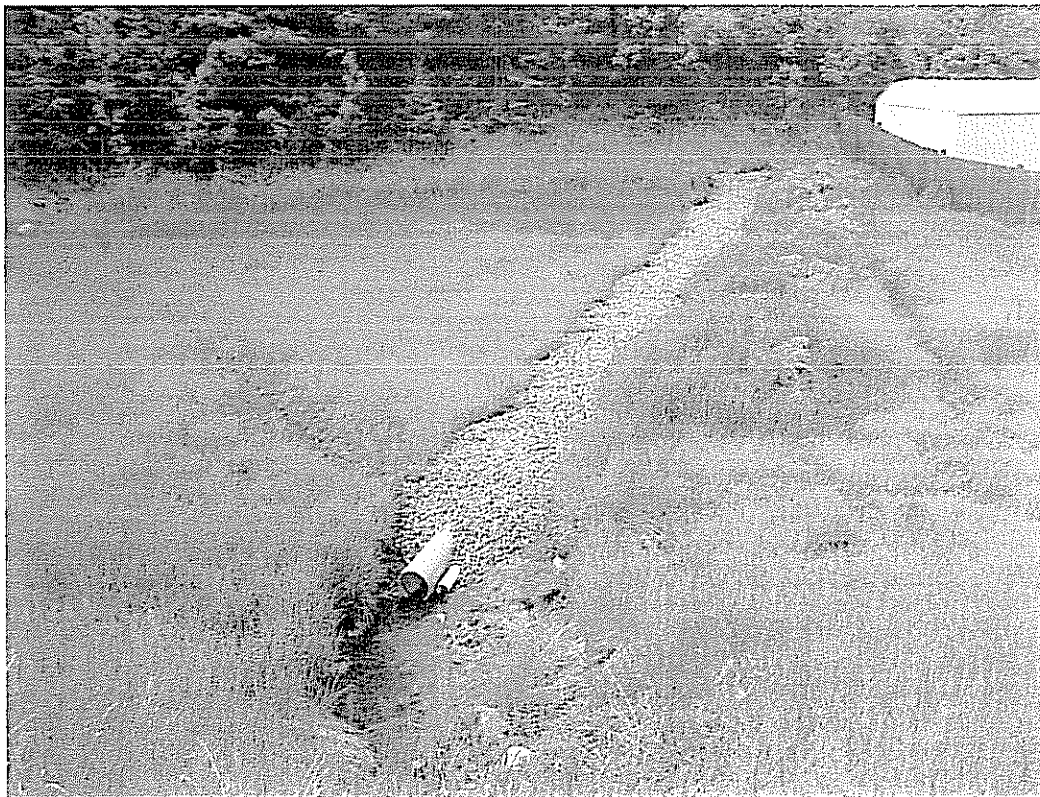
Cement  
Plant

Hwy 20





Gully above Hillside Trailer Park was dry at time of survey but likely runs water during freshet or after rain.



Current flow comes from drain tile and ground water at Hillside Trailer Park.



Stream section begins from culvert outfall in fill at top of gully below Hillside Park.



Cobble and gravel dominated portion of stream in gully at Pioneer Development.



Stream flows into ditches that are culverted under Canadian Tire and then enter storm sewer at the railway tracks.



Storm sewer ends at San Jose River

**APPLICATION FOR ZONING BYLAW AMENDMENT**

City of Williams Lake  
450 Mart Street

Williams Lake, British Columbia V2G 1N3

Application/File No. \_\_\_\_\_

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

This form is to be completed in full and submitted with all requested information and Application Fees. For Assistance, please refer to the Guide to Zoning Bylaw Amendments.

1. **Applicant & Registered Owner**

Applicant's Name: Pioneer Family Land Partnership

Address: 351 Hodgson Road

City: Williams Lake

Postal Code: V2G 3P7

Telephone: 398-5900

Fax: 398-5922

Registered Owner's Name: Bryan Reid, Andre Chevigny, David Chevigny

Address: 351 Hodgson Road

City: Williams Lake

Postal Code: V2G 3P7

Telephone: 398-5900

Fax: 398-5922

2. **Subject Property**

Legal Description in Full: Northern half of DL 7047 and Northern portion of DL 8836 as shown on attached map.

Location (street address of property, general description or map): Generally located between Hodgson road and Southlakeside drive as shown on the attached maps.

Size of Property (area, number of parcels): 18.4ha being rezoned.

Present Official Community Plan Designation: Large Holdings

Present Zoning Designation: Acreage Reserve

Description of the Existing Use/Development: Vacant Land

Proposed Zoning Designation: Comprehensive Development CD - 15

Description of Proposed Development: Comercial/Retail

For information purposes, the zoning map has included draft outlines of possible building locations. These will likely change as development proceeds but are included to help portray a conceptual plan for the area.

Existing Services:

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access		No	Yes	
Water Supply		No	Yes	
Sewage Disposal		No	Yes	
Storm Sewers		No	Yes	
Stormwater Management		No	Yes	
Hydro		No	Yes	
Telephone		No	Yes	
Natural Gas		No	Yes	
Cable Television		No	Yes	

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

Proposed Water Supply Method: True Consulting will be providing this information shortly

Proposed Sewage Disposal Method: True Consulting will be providing this information shortly



- A dimensioned site development plan drawn to a minimum of 1:1000 showing proposed buildings, structures, vehicle access, parking layout (with individual parking stalls clearly indicated) and site landscaping.
- A contour map (plan) drawn to a minimum scale of 1:1000 with a contour interval of one metre (1m), if warranted by the topographic condition of the property.
- A dimensioned sketch plan drawn to a minimum of 1:1000 of the proposed subdivision, where subdivision is contemplated (note – separate application required for subdivision)

Note: In some circumstances, where a development proposal is relatively simple, the above requested information may be combined on one plan.

- Proof of Ownership (a title search dated no more than 30 days prior to submission of the application).
- A completed Site Profile form (Contaminated Sites), if required.
- Copies of any previous studies or reports made on the subject property relating to its present condition and suitability for the proposed use/development, e.g. geotechnical reports, site contamination and remediation studies.

5. **Application Fee** (*GST Exempt Service – GST Reg. No. R106930670*)

An Application Fee of \$850 for the Zoning Bylaw Amendment not including a deposit of \$400 (refundable upon removal of Development Proposal Notice) for a total of \$1250, (made payable to the City of Williams Lake), shall accompany the application. (not including a \$100 application fee for the Site Profile (Contaminated Sites), if required,)

6. **Development Proposal Notice**

The City of Williams Lake requires that the applicant or developer post a Development Proposal Notice (sign) on the lands that are the subject of the application. A sign is not required for persons making applications for textual amendments to the OCP or Zoning Bylaws. The City has a number of such pre-printed signs available on a "first come, first served" basis. The signs are constructed of aluminum for durability and are 2.4 metres by 1.2 metres (8 feet by 4 feet) in size.

At time of application for an Official Community Plan or Zoning Amendment, in addition to the application fees(s), the applicant shall pay a refundable deposit of \$400. The applicant is responsible to pick up the sign from the stores office at the City Worksyard, 555 Second Avenue North, during normal business hours, and provide all materials necessary for installation in a sound, workmanlike manner, capable of withstanding wind and weather. A sign shall not interfere with pedestrian or vehicular traffic, or obstruct visibility from the streets or driveways so as to create a hazard. The sign is to be centrally located on the subject's site's parcel line adjacent to the public street the property abuts.

All signs shall be installed by the applicant within 14 days after first reading of the OCP or Zoning Amendment and shall remain in place continuously until the Public Hearing is held. Following installation, the applicant is responsible to contact the City Planning Department such that an inspection can be made to confirm the sign is suitably located on the subject property for visibility by the public. During possession of the sign, the applicant accepts all responsibility for its installation and maintenance and there shall be no liability on the part of the City for failure of the sign, or the supporting structure, or any injury to any person, or property, resulting therefrom.

After the Public Hearing, the sign must be removed within seven days and returned to the stores office at the City Worksyard in an undamaged condition. If the sign is not removed, or returned in such a condition that it is not reusable, the City will retain the \$400 deposit as compensation to cover removal costs or sign replacement. Should the application be defeated at first reading, the deposit will be returned to the applicant.

Failure to post the sign shall result in the postponement of the Public Hearing and any costs incurred by the City for public notification as a result of such postponement shall be the responsibility of the applicant.

Once the Sign is erected, the applicant must call the City of Williams Lake so that staff can inspect the notice.



7. **Application**

I/We make application pursuant to the *Local Government Act* for the above amendments to the City of Williams Lake Zoning Bylaw. The information provided in support of this application is accurate and complete to the best of my/our knowledge.

This application is made with my full knowledge and consent.

May 24<sup>th</sup> 2007  
Date

[Signature]  
Registered Owner's Signature

Where the Applicant is not the Registered Owner, the Application must be signed by the Registered Owner or a signed letter of authorization from the Registered Owner must accompany the application.

---

For Office Use Only

- Application Form duly completed
- Site Profile completed and received
- Proof of ownership (title search) received
- Attachments received
- Application fee received
- Application signed by Registered Owner or letter of authorization provided

\_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Official

Comments: \_\_\_\_\_  
\_\_\_\_\_

Development Proposal Sign inspected and approved.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Official

# Land Title System

# Search Results

For: [ PE13953 ] [ DRAGOWSKA, LILIANA ]

May 23, 2007

As Of: 07/05/23 13:59:34

01:59:35 PM

Folio:

## Search by Title Displaying Current Information

### Title Displayed

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: BA399368  
DECLARED VALUE 59413 FROM TITLE NO: BV195594

APPLICATION FOR REGISTRATION RECEIVED ON: 07 JULY, 2006  
ENTERED: 17 JULY, 2006

#### REGISTERED OWNER IN FEE SIMPLE:

BRYAN FRANK REID, BUSINESSMAN  
351 HODGSON ROAD  
WILLIAMS LAKE, BC  
V2G 3P7  
AS TO AN UNDIVIDED 1/3 INTEREST

ANDRE ALBERT CHEVIGNY, BUSINESSMAN  
BOX254  
150 MILE HOUSE, BC  
V0K 2G0  
AS TO AN UNDIVIDED 1/3 INTEREST

DAVID DANIEL CHEVIGNY, BUSINESSMAN  
BOX 541  
159 MILE HOUSE, BC  
V0K 2G0  
AS TO AN UNDIVIDED 1/3 INTEREST

#### TAXATION AUTHORITY:

CITY OF WILLIAMS LAKE

#### DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 017-803-764  
DISTRICT LOT 7047 CARIBOO DISTRICT EXCEPT PLANS: 15245, 16633, 21836,  
24887, 25483, 26349, 26476, 26673, 26765, 28081, 29225, PGP38054 AND  
PGP40070

#### LEGAL NOTATIONS: NONE

#### CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
CHARGE NUMBER DATE TIME

#### STATUTORY RIGHT OF WAY

R44952 1981-10-30 12:35  
REGISTERED OWNER OF CHARGE:  
CITY OF WILLIAMS LAKE  
R44952

REMARKS: PART ON PLAN 25975 INTER ALIA

STATUTORY RIGHT OF WAY

R44953 1981-10-30 12:35

REGISTERED OWNER OF CHARGE:

CITY OF WILLIAMS LAKE

R44953

REMARKS: PART ON PLAN 26462

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

Main Menu	Return			Search Again	Help ?
Print Only Current Title Info.			Print Current & Cancelled Title Info.		

Main Menu	Return				Help ?
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### Search Again

Prince George Land Title District

**Search by:** Title (QT) - display current info

**Search Criteria:** BA399368

Submit	Reset
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# Land Title System

# Search Results

For: [ PE13953 ] [ DRAGOWSKA, LILIANA ]

May 23, 2007

As Of: 07/05/23 13:58:59

01:59:00 PM

Folio:

## Search by Title Displaying Current Information

### Title Displayed

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: BA399369  
DECLARED VALUE 50586 FROM TITLE NO: BV195593

APPLICATION FOR REGISTRATION RECEIVED ON: 07 JULY, 2006  
ENTERED: 17 JULY, 2006

#### REGISTERED OWNER IN FEE SIMPLE:

BRYAN FRANK REID, BUSINESSMAN  
351 HODGSON ROAD  
WILLIAMS LAKE, BC  
V2G 3P7  
AS TO AN UNDIVIDED 1/3 INTEREST

ANDRE ALBERT CHEVIGNY, BUSINESSMAN  
BOX 254  
150 MILE HOUSE, BC  
V0K 2G0  
AS TO AN UNDIVIDED 1/3 INTEREST

DAVID DANIEL CHEVIGNY, BUSINESSMAN  
BOX 541  
150 MILE HOUSE, BC  
V0K 2G0  
AS TO AN UNDIVIDED 1/3 INTEREST

#### TAXATION AUTHORITY:

CITY OF WILLIAMS LAKE

#### DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 014-739-348  
LOT B DISTRICT LOTS 71 AND 7046 CARIBOO DISTRICT PLAN 34004, EXCEPT  
PLANS PGP42682 PGP44175 AND PGP44973

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

**Land Title System****Search Results**

For: [ PE13953 ] [ DRAGOWSKA, LILIANA ]

May 23, 2007

As Of: 07/05/23 14:00:12

Check for Prints

02:00:13 PM

Main Menu

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BC OnLine Mailbox Services

Print Only Current Title Info.

Print Current &amp; Cancelled Title Info.

Folio:

**Search by Title Displaying Current Information**

## Title Displayed

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: BA399372  
 DECLARED VALUE 73333 FROM TITLE NO: BX537332

APPLICATION FOR REGISTRATION RECEIVED ON: 07 JULY, 2006  
 ENTERED: 18 JULY, 2006

## REGISTERED OWNER IN FEE SIMPLE:

ANDRE ALBERT CHEVIGNY, BUSINESSMAN  
 BOX 254  
 150 MILE HOUSE, BC  
 V0K 2G0  
 AS TO AN UNDIVIDED 1/3 INTEREST

BRYAN FRANK REID, BUSINESSMAN  
 351 HODGSON ROAD  
 WILLIAMS LAKE, BC  
 V2G 3P7  
 AS TO AN UNDIVIDED 1/3 INTEREST

DAVID DAMIEL CHEVIGNY, BUSINESSMAN  
 BOX 541  
 150 MILE HOUSE, BC  
 V0K 2G0  
 AS TO AN UNDIVIDED 1/3 INTEREST

## TAXATION AUTHORITY:

CITY OF WILLIAMS LAKE

## DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-279-995  
 DISTRICT LOT 8836 CARIBOO DISTRICT, EXCEPT PLANS 17814, 21030, 21869,  
 24777, 26476, 26581, 26593, 26765, 27302, 27461, BCP5457, BCP5837  
 BCP7584 AND BCP18192

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*



**CITY OF WILLIAMS LAKE**  
**BYLAW NO. 2021**

**BEING A BYLAW OF THE CITY OF WILLIAMS LAKE TO AMEND BYLAW NO. 1825  
BEING THE "WILLIAMS LAKE ZONING BYLAW NO. 1825, 2002".**

---

**WHEREAS** the *Local Government Act* authorizes the Municipal Council to amend Zoning Bylaws after a Public Hearing;

**AND WHEREAS** Section 903 of the *Local Government Act* empowers the Council to regulate the use of land, buildings and structures within such zones;

**AND WHEREAS** Section 892 of the *Local Government Act* provides that notice be mailed or otherwise delivered to the occupiers of all real property within the area and within a distance as specified in the Bylaw;

**AND WHEREAS** for the purposes of this Bylaw the defined specified area is all properties within a distance of One Hundred Meters (328 feet);

**AND WHEREAS** an application has been received to rezone various properties;

**NOW THEREFORE** the Council of the City of Williams Lake in open meeting assembled hereby enacts as follows:

1. This Bylaw may be cited for all purposes as the "Williams Lake Zoning Amendment No. 2021, 2007".

2. **Designation**

Bylaw No. 1825, being the "Williams Lake Zoning Bylaw No. 1825, 2002", is hereby amended by rezoning the following properties:

Lot B, DL 71 and 7046, CD, Plan 34004, Except Plans PGP42682, PGP44175 and PGP44973; and a portion of the north half of DL 7047, CD, Except Plans 15245, 16633, 21836, 24887, 25483, 26349, 26476, 26673, 26765, 28081, 29225, PGP38054 and PGP40070; and the north half of DL 8836, CD, Except Plans 17814, 21030, 21869, 24777, 26476, 26581, 26593, 26765, 27302, 27461, BCP5457, BCP5837, BCP7584, and BCP18192

as indicated below and cross-hatched on the map attached as Schedule "A", which map is declared to be and forms an integral part of this Bylaw:

**From:           Acreage Reserve (A-1)**  
**To:               Comprehensive Development Zone 15 (CD-15)**

**3. Adoption**

This Bylaw shall come into force and take effect upon the date of final adoption by the Council of the City of Williams Lake.

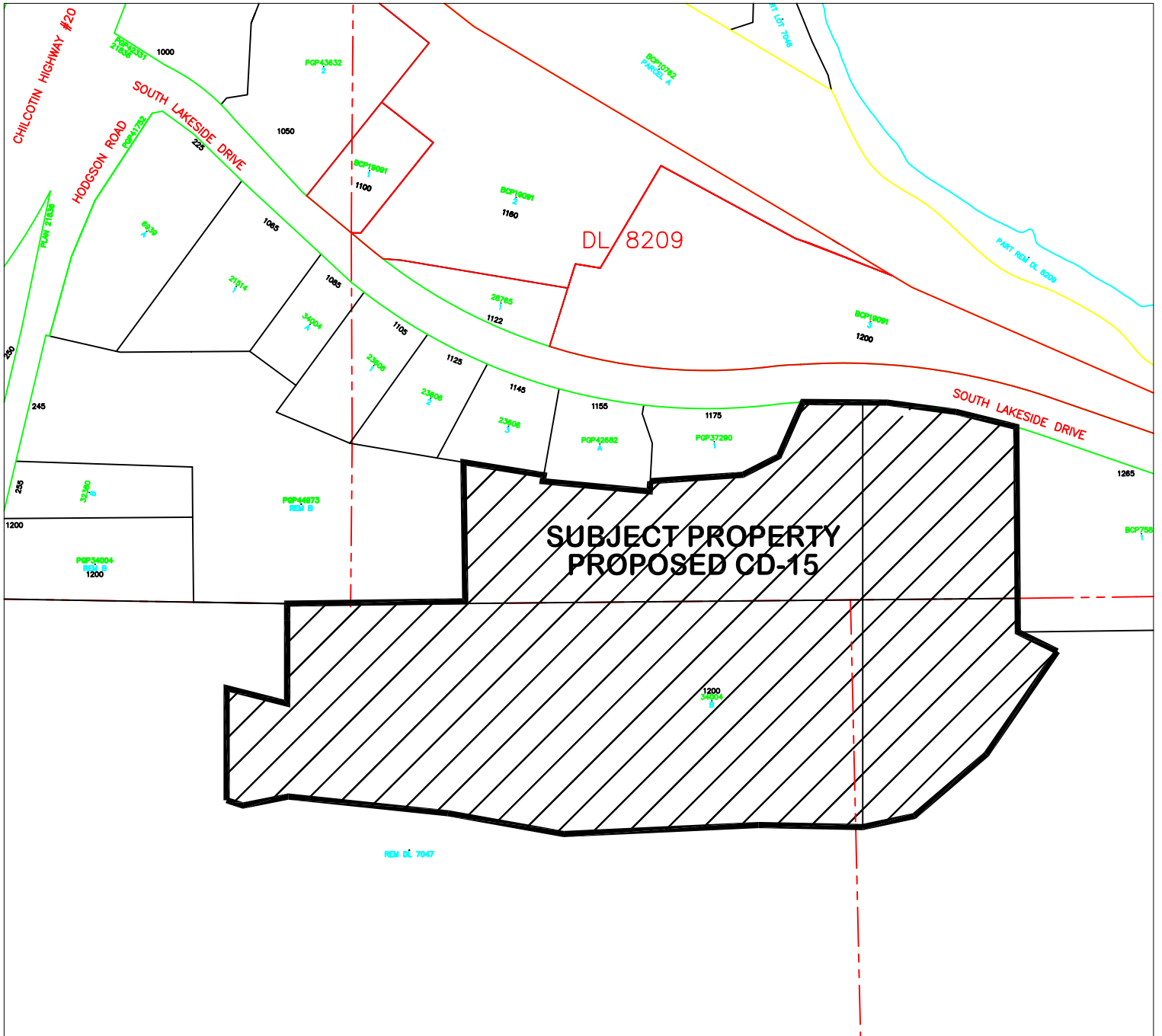
READ A FIRST TIME THIS	DAY OF	, 2007.
READ A SECOND TIME THIS	DAY OF	, 2007.
ADVERTISED	DAY OF	, 2007.
A PUBLIC HEARING HELD THIS	DAY OF	, 2007.
READ A THIRD TIME THIS	DAY OF	, 2007.
APPROVED UNDER THE TRANSPORTATION		
ACT	DAY OF	, 2007.
RECONSIDERED AND ADOPTED THIS	DAY OF	, 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE "A"

## BYLAW NO. 2021



I, SUE MOXEY,  
CORPORATE OFFICER FOR  
THE CITY OF WILLIAMS LAKE,  
DO HEREBY CERTIFY THIS  
TO BE SCHEDULE "A" OF  
BYLAW NO. 2021 OF THE  
CITY OF WILLIAMS LAKE.

\_\_\_\_\_  
CORPORATE OFFICER