



COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

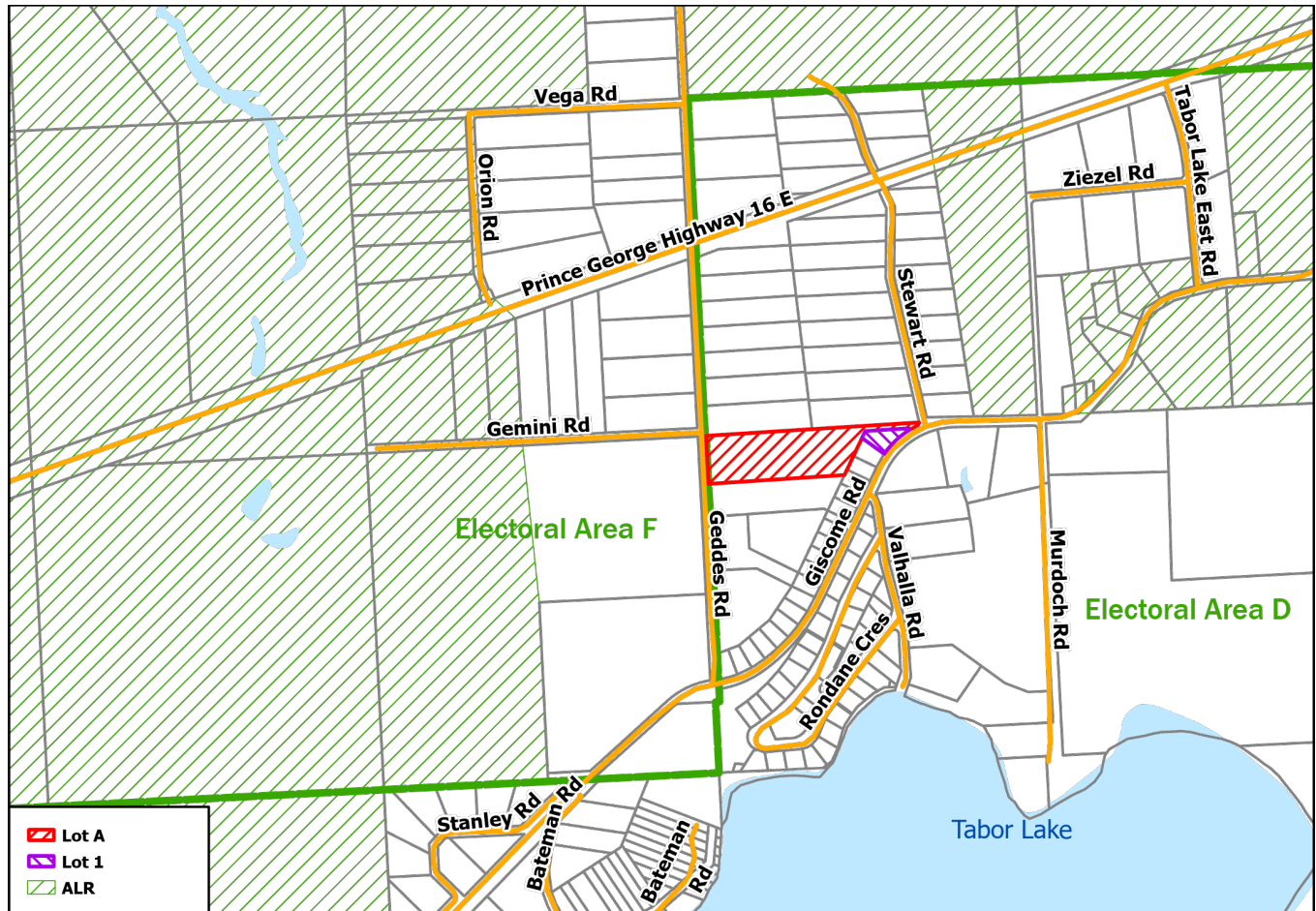
DATE: March 6, 2026

SUBJECT: Application for Development Variance Permit No. 1519

SUMMARY OF APPLICATION:

Location:	Giscome Road – Electoral Area D
Subject Land:	Lot 1 District Lot 2184 Cariboo District Plan 14469 – PID 012139866 Size: 0.35 ha Lot A District Lot 2184 Cariboo District Plan 19980 – PID 010256067 Size: 4.23 ha
Applicant: Agent:	John Hebb and Gayle Hebb Albert Koehler, Vector Geomatics Land Surveying Ltd.
Existing Land Use:	Lot 1 – residence and accessory buildings with existing onsite sewage system and well Lot A – undeveloped
Application Type:	Development Variance Permit
Proposal / Reason for Application:	A boundary adjustment subdivision is proposed to transfer 0.15 ha of land from Lot A to Lot 1 to resolve a building encroachment. The requested variance will waive the drinking water and sewage system requirements of RDIFFG Subdivision Servicing Bylaw No. 2815 for Lot 1. A letter from the agent with further details is attached.

PARCEL MAPS





LAND USE PLANNING INFORMATION

- ALR: The subject land is not within the Agricultural Land Reserve (ALR).
- OCP: The land is designated Rural Residential (RR) by the Tabor Lake-Stone Creek Official Community Plan.
- Zoning: Lot 1 is zoned Residential 2 (R2) by [Zoning Bylaw No. 2892](#). The portion of Lot A being added to Lot 1 is also zoned R2. The remainder of Lot A is zoned Rural Residential 1 (RR1). Both zones permit residential uses. Both resulting lots will have more than 10% frontage on either Giscome Road or Geddes Road. **The proposal is permitted by zoning regulations and will resolve a building encroachment and a split-zoned lot configuration.**
- Subdivision Servicing: The intent of Regional District Subdivision Servicing Bylaw No. 2815 is to assist in ensuring that each parcel created by subdivision has an adequate source of domestic drinking water and acceptable sewage disposal.

Section 3: Drinking water - for newly created parcels measuring 4.0 ha or smaller:

- Proof that the parcels can be supplied by an acceptable drinking water source, either by an individual ground water well, a community drinking water system, or surface water.
- The water supply must meet minimum microbiological and health parameters in the Guidelines for Canadian Drinking Water Quality.
- Proof using an existing ground water well on a property requires a qualified well installer to perform a pump test report on the existing well and a recent quality sample report from an accredited lab.
- Alternatively, a qualified professional engineer may provide a report stating that sufficient quantity and quality of water will be available on each proposed parcel.

Section 4: Sewage disposal system - for newly created parcels measuring 2.0 ha or smaller:

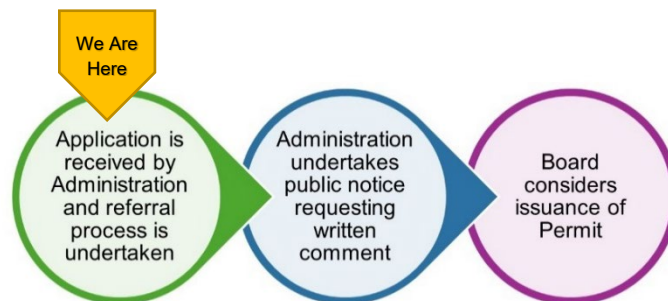
- Proof that parcels 2.0 ha or smaller can support a Type 1 onsite sewage disposal system in the form of a report from an authorized person (Registered Onsite Wastewater Practitioner or Professional Engineer).
- Parcels 1.0 ha or smaller must be serviced by a community sewage collection and disposal system.

Bylaw No. 2815 does not contain any exception provisions for boundary adjustments where the smallest lot is increasing in size. The lot sizes being created by this boundary adjustment are 0.501 ha and 4.08 ha. **Bylaw No. 2815 will currently require a community sewage system and proof of drinking water for the 0.501 ha lot.**

DVP 1517: **Proposed Development Variance Permit No. 1519 will waive the drinking water requirements and the sewage system requirements of Subdivision Servicing Bylaw No. 2815.**

RDFFG Services: The land is in the following Regional District service areas:

- Ferndale/Tabor Fire



Future RDFFG Applications: No other Regional District land use applications will be required if the variance is approved.