



**DEVELOPMENT SERVICES REFERRAL REPORT**

FROM: Daniel Burke, Planner III

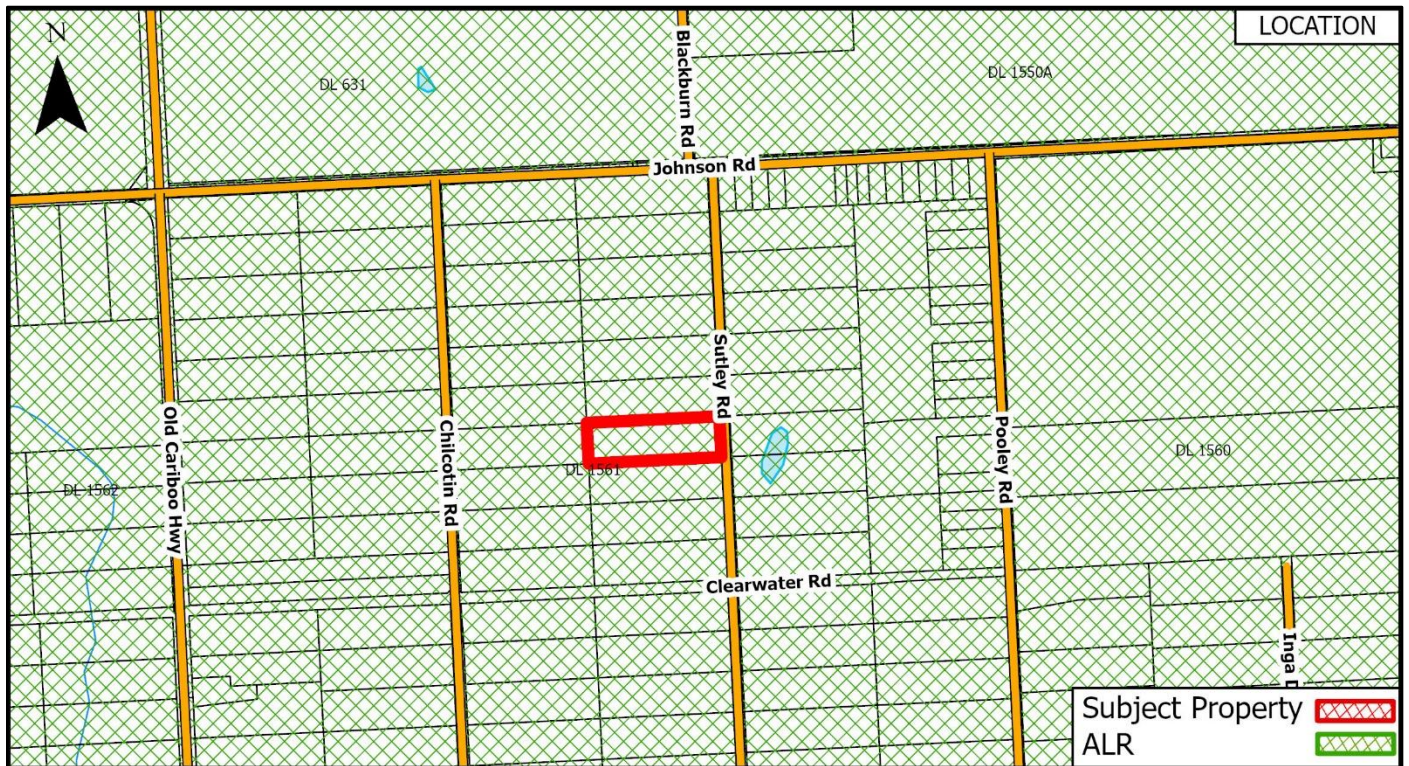
DATE: March 15, 2026

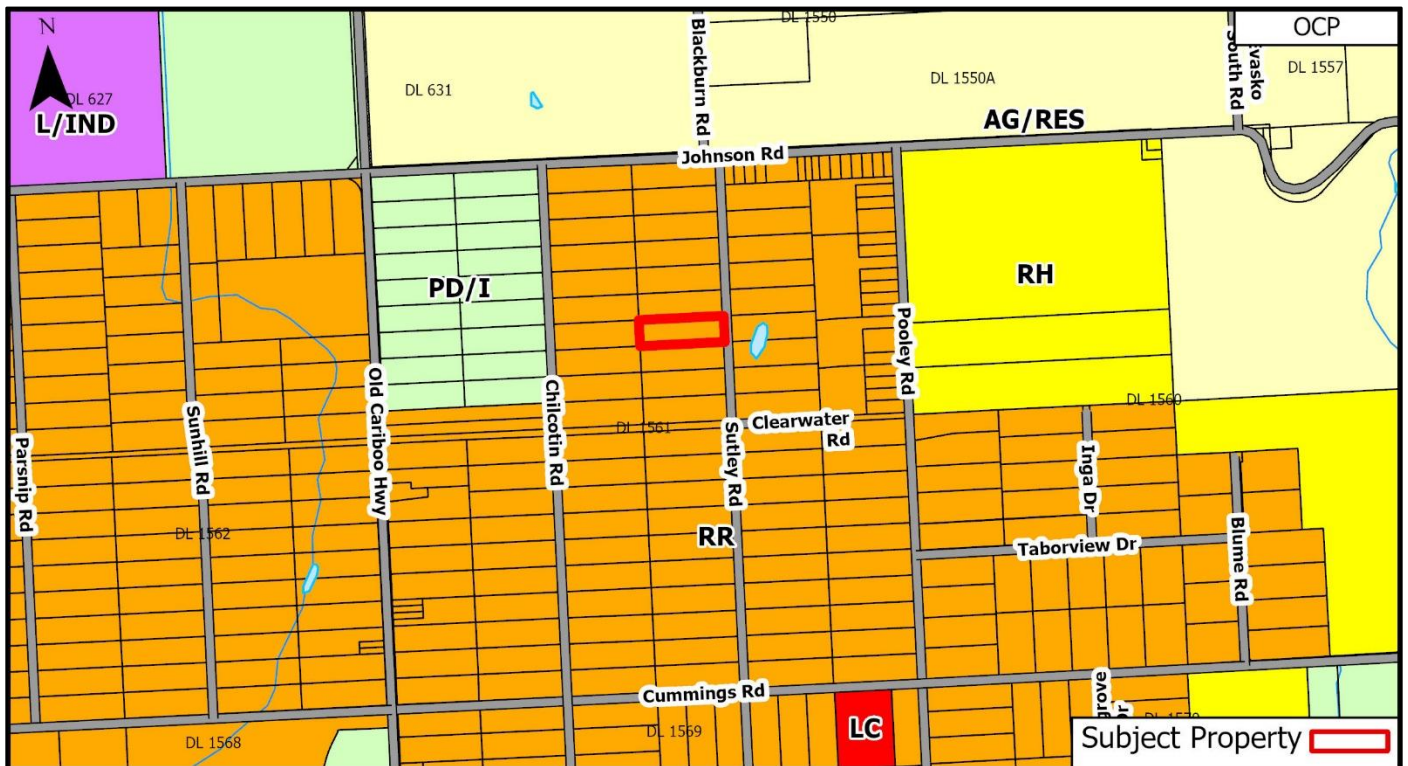
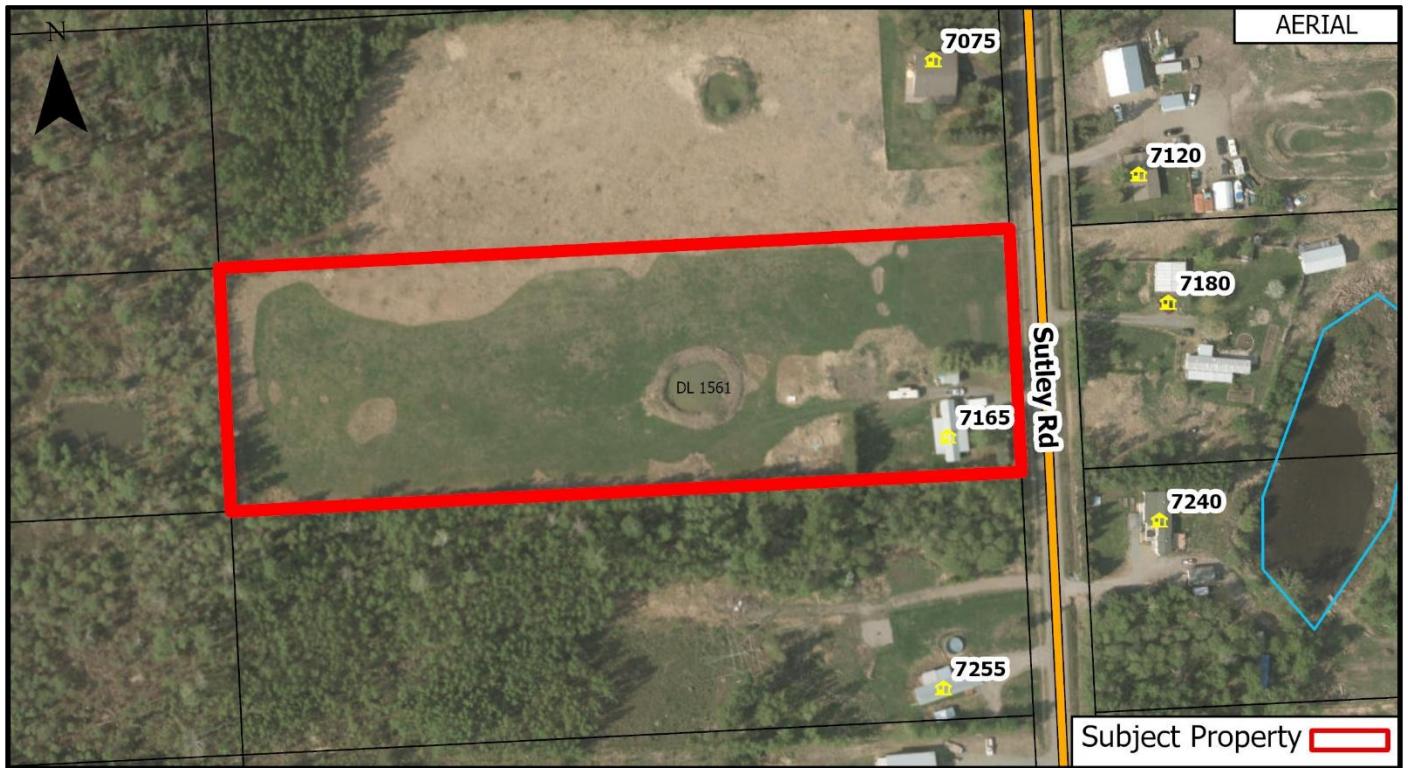
SUBJECT: **Application for a Zoning Bylaw Amendment – Second Residence**

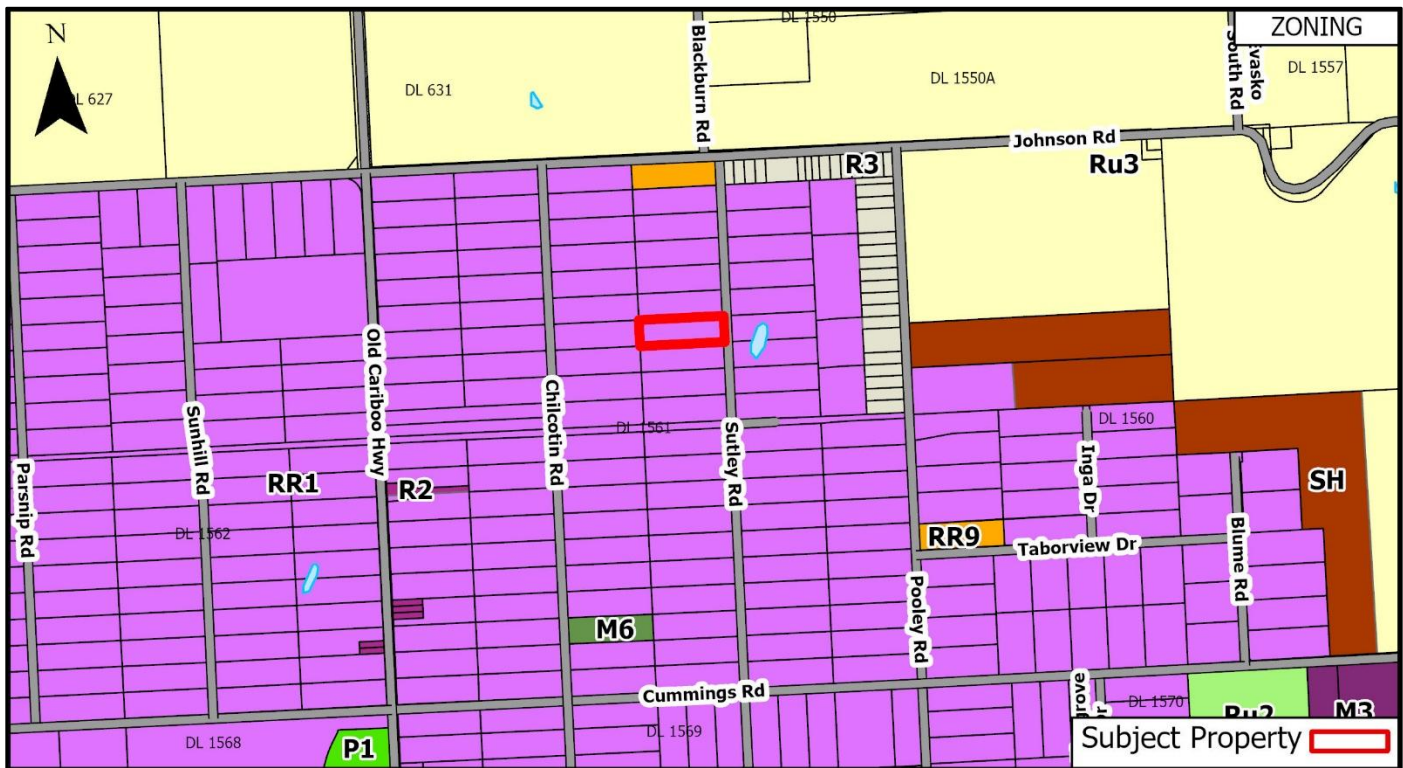
**SUMMARY OF APPLICATION:**

<b>Location:</b>	7165 Sutley Rd – Electoral Area D
<b>Legal Description and PID:</b>	Lot 7 Block 1 District Lot 1561 Cariboo District Plan 934 – 004222750 – 2.02 ha
<b>Owner(s):</b>	Sloane Rich
<b>Application Type:</b>	Zoning Bylaw Amendment
<b>Proposal/ Reason for Application:</b>	To amend Zoning Bylaw No. 2892, 2014, to allow two Residential-Single Family uses (dwellings) to be established on the subject property.
<b>Existing Land Use:</b>	There is currently a residence, garage, and lagoon system on the property. A site sketch of the property was received and is attached to this report.

**PROPERTY MAPS**







**LAND USE PLANNING INFORMATION**

**ALR:** The subject property is entirely within the Agricultural Land Reserve (ALR). Within the ALR, properties of 40.0 ha or less are allowed one principal dwelling with a total floor area of 500 sqm. or less and one second residence with a total floor area of 90 sqm. or less, if permitted by local government bylaw.

Removing soil from or placing fill on ALR land in connection with an additional residence will require a Notice of Intent application and approval from the ALC.

Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023

A public hearing will not be held for this application. Amended Section 464 of the *Local Government Act* prohibits a local government from holding a public hearing on a proposed zoning bylaw if:

- a. An official community plan is in effect for the area that is the subject of the zoning bylaw,
- b. The bylaw is consistent with the Official Community Plan,
- c. The sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
- d. The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

Official Community Plan:

The property is designated Rural Residential (RR) by the Pineview Official Community Plan. The Plan’s general housing policies support one additional residence on parcels 2 ha. or larger, subject to the ability to accommodate approved sewage disposal and evaluation through a rezoning process where necessary. A letter from a qualified professional was received stating the existing lagoon would be able to service additional residence. **An OCP amendment is not required.**

Zoning:

The property is currently Rural Residential 1 (RR1) by Zoning Bylaw No. 2892, 2014. The RR1 zone does not permit more than one Residential Single-Family use and one secondary suite use for lots smaller than 8.0 ha. The property is 2.02 ha. **A zoning bylaw amendment is required.**

The proposed zoning bylaw amendment will rezone the property from Rural Residential 1 (RR1) to Rural Residential 9 (RR9). The RR9 zone permits two Residential-Single Family uses and one secondary suite use on properties 0.8ha or larger. Both zones otherwise have the same permitted uses.

Current Rural Residential 1 (RR1) Zone	Proposed Rural Residential 9 (RR9) Zone
<p><u>Permitted Uses:</u></p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Open Space Recreation</li> <li>• Residential-Single Family</li> <li>• General Permitted Uses</li> <li>• Buildings and structures accessory to the permitted uses.</li> </ul> <p><u>Secondary Uses:</u> (Provided Residential Single-Family Use is established)</p> <ul style="list-style-type: none"> <li>• Homecraft</li> <li>• Home Occupation</li> <li>• Secondary Suite.</li> </ul>	<p><u>Permitted Uses:</u></p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Open Space Recreation</li> <li>• Residential-Single Family</li> <li>• General Permitted Uses</li> <li>• Buildings and structures accessory to the permitted uses.</li> </ul> <p><u>Secondary Uses:</u> (Provided Residential Single-Family Use is established)</p> <ul style="list-style-type: none"> <li>• Homecraft</li> <li>• Home Occupation</li> <li>• Secondary Suite.</li> </ul>
<p><u>Density:</u></p> <ul style="list-style-type: none"> <li>• Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha.</li> <li>• Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger</li> </ul>	<p><u>Density:</u></p> <ul style="list-style-type: none"> <li>• Not more than two Residential-Single Family uses are permitted on a lot smaller than 0.8 ha.</li> <li>• Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 0.8 ha or larger.</li> </ul>

Other: The property is in the following RDFFG service areas:

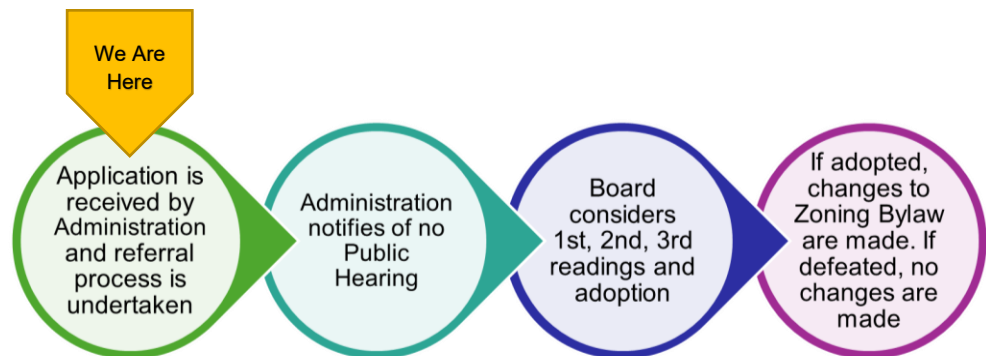
- Pineview Street Lighting
- Pineview Volunteer Fire Department

The property is accessed from Sutley Rd.

Future Applications: No further Regional District land use applications will be required if the zoning bylaw amendment is approved. All new structures over 10m<sup>2</sup> require an RDFFG building permit.

**APPLICATION PROCESS INFORMATION**

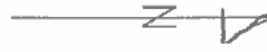
Zoning Amendment  
Process Overview:



Referral comments would be appreciated.

Lot 7 Blk 1 DL 1561 CDP 934  
PID# 004-222-750  
Lot size 2.02 Hectares

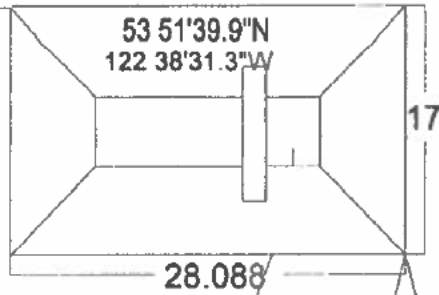
PGP 934



1% ↓

trees

15.079



17

28.088

0%

property line

0%

← 257m →  
property line

60.072

60.072

trees

EXISTING SHED

EXISTING SHED

DRIVEWAY

DRIVEWAY

5.903

deck

Existing House

NEW HOME

10.946

0%

EXISTING driveway

FLAT LAND.

trees

← 30m →

← 49m →

PID water pipe stand

7165 Sutley Rd

Sutley Road

Sloane Anjanette Rich

February 20, 2026

[REDACTED]  
[REDACTED]  
[REDACTED]

**Pineview Improvement District**

8555 Pooley Rd

Prince George, BC V2N 5W3

(250) 963-8212

Dear Chair and Board of Directors:

I am writing to request approval to get a second water line to my property at 7165 Sutley Road for the purposes of a second dwelling for family.

I currently live on this property myself in a 3 bedroom 2013 Manufactured home, I would like to have my son and his small family living in the existing home and purchase a smaller home for myself.

I have spoken with the Regional District of Fraser Fort George, and they suggested that I request a letter of approval for water hook-up before I submit the application to them as that application has a large non-refundable application fee.

The lagoon has been upgraded to support the required bedrooms, and Northern Health has been supplied with the documentation. The Hydro pole was replaced last spring, and the service as upgraded to 200 amp with a panel at the pole, 100 amp to current home and the breaker box at the pole can supply a second 100 amp home. I have spoken with Fortis, and a gas line is possible provided all other approvals are in place.

Thank you so much for your consideration,

Sloane Rich

APPROVED BY TRUSTEES  
DATE March 03/26  
INITIAL [REDACTED]

REVIEWED BY TRUSTEES  
DATE March 3/26  
INITIAL [REDACTED]

Feb 20<sup>th</sup> 2026

GARY GIESE  
R.O.W.P.



To Whom It May Concern:

I am writing in regards to 7165 Sutley Rd, District Lot 1561 Cariboo District. PID # 004-222-750 , Roll # 26-757-15115.200

I have done an evaluation of the lagoon that has been upgraded to meet the SPM3, the lagoon will accommodate a 4 bedroom dwelling or a 3 bedroom dwelling as well as a 1 bedroom dwelling on this property

I ensured there would be room for a system to be 30 meters from any wells, as well as room for a reserve system if ever required.

In the future if the effluent in the lagoon starts to get close to the top of the berm it might need to be enlarged at that time to accommodate any other needs.

Gary Giese

R.O.W.P  
(Registered Onsite Wastewater Practitioner)

