



**District of
100 MILE HOUSE**

**COUNCIL REPORT
File No. 570-01**

**Regular Meeting
Oct. 14, 2025**

REPORT DATE: Oct. 2, 2025

TITLE: 350 Aspen St – OCP & Zoning Application

PREPARED BY: J. Doddridge, Director Economic Development & Planning

PURPOSE: To present a joint OCP and Zoning amendment application to Council for consideration

RECOMMENDATION: Recommended Resolution:

BE IT RESOLVED THAT Official Community Plan Amendment Bylaw No. 1459, 2025 be read a first and second time this 14th day of October, 2025;

BE IT RESOLVED THAT Zoning Amendment Bylaw No. 1460, 2025 be read a first and second time this 14th day of October, 2025.

BACKGROUND INFORMATION / DISCUSSION:

Attached is a joint Official Community Plan (OCP) and Zoning amendment application from Tess Kisilevich of Vesta Consultants for the Provincial Rental Housing Corporation. The application requests changes to the District of 100 Mile House OCP and Zoning Bylaws to allow for construction of a multi-unit, high density, affordable residential development on a portion of the property located at Lot 1, Plan 21238, DL 31, Lillooet District also known as 350 Aspen St. A subject property map is also attached.

PLANNING CONSIDERATIONS AND IMPACTS

Official Community Plan

The (OCP) provides guidance on future land use decisions. The subject property is currently designated both Public Use and Institutional and Commercial Vehicle Oriented in the OCP (see attached map snippet). The area under application comprises the



westerly portion of land which is commercially designated at present and the application seeks to redesignate it to high density residential.

Development Permit Areas (DPAs) are enabled in the OCP. While the NEW OCP Bylaw will be drafted to require Development Permits for apartment buildings, the current OCP Bylaw does not contain DPA provisions for high density residential developments. Therefore, given the state of transition of the OCP, staff considers that this development, if approved, will be exempt from requiring a Development Permit.

Zoning

350 Aspen Street is also split zoned (see attached map snippet). The easterly portion is zoned P-1 Institutional Zone, while the westerly portion (under application) is zoned C-4 Shopping Centre Commercial Zone. It is not clear how this split zoning came to be, but C-4 Zoning does not comply with the Shopping Centre zoning in nearly every respect.

In addition, the proposed residential development does not meet conventional regulations in the District's High Density Residential Zone. Therefore, a specialized Comprehensive Development (CD-4) Zone is being requested.

Comprehensive development (CD) zones may be used to enable site-specific land uses and regulations where existing zones are inappropriate or inadequate and would require many variances to make them work. CD zones are used for unique developments that have unique development features, allowing for uses and regulations beyond those found in traditional zones.

Historically, the District of 100 Mile House has not used CD zones extensively. The only CD zone presently in place is the CD-1 Zone for the Martin Exeter Hall / 100 Mile Lodge property. Findlay Meats was the only other CD zone, which has recently been rezoned for residential purposes, and even more recently, a CD-3 zone is in progress for a property in the Sandhill Crescent area to allow for a seniors housing development.

Unique Development Features

The proposal includes a 4-storey design, which if approved would be the first 4-storey building in town. Proposed setbacks are reduced from those typically found in residential zones and parking requirements are similarly reduced. Indoor and outdoor amenity space, landscaping and fencing are being provided for.

The subject property is partially developed already. Existing buildings on the site include Pioneer Haven and the Senior's Rental Housing townhomes. The property's unusual shape and orientation create adjacencies to a wide variety of other uses, including: the



elementary school, sani-station, vacant land, Coach House Mall, Central GM, parkland along the creek, apartments, and Aspen Street, Birch Avenue, and Exeter Station Road corner. Nearby are also ranch lands, single family, duplex, and townhouses. As such, a new high-density residential building will contribute to the mixed-use character of the area.

Referrals

The application has been referred to municipal departments and other agencies with an interest in the property. Not all agencies have returned comments yet, but any that are received will be brought to the Council meeting. Comments received to date are copied below.

Fire Department - *The Fire Department has no problem with this OCP/Zoning Amendment application at this time, as long as it is built as per plan, with sprinklers.*

Building Inspection / Community Services –

Ministry of Transportation -

Note: Ministry approval is required for all zoning amendments within 800m of a controlled access highway.

Telus –

BC Hydro –

BUDGETARY IMPACT: N/A

LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws): N/A

ATTACHMENTS:

- Joint OCP & Zoning Amendment application
- Subject property map
- OCP map view
- Zoning map view
- OCP Bylaw 1459
- Zoning Bylaw 1460



PROCESS & TIMELINE:

Should Council concur, the following process and timeline are in order:

- | | |
|---|---------------|
| • 1 st and 2 nd Reading | Oct. 14, 2025 |
| • Notify adjacent property owners (within 60m radius) | Oct. 31, 2025 |
| • Posting on District website | Nov. 3, 2025 |
| • Distribution to District subscription service | Nov. 3, 2025 |
| • Public Hearing (Special Meeting Date) | Nov. 12, 2025 |
| • 3 rd Reading | Nov. 25, 2025 |
| • Adoption | Dec. 9, 2025 |

Prepared By: 
J. Doddridge, Dir Ec Dev & Planning

Date: Oct. 3 / 25

Reviewed By: 
T. Boulanger, CAO

Date: Oct. 3 / 25



DISTRICT OF

100 Mile House

#1-385 Birch Avenue, PO Box 340
100 Mile House, BC, V0K 2E0
250-395-2434
district@100milehouse.com

LAND USE APPLICATION

Reference to Land Use Application Procedure and Fees Bylaw No. 1258

Official Community Plan
Zoning Amendment
Board of Variance

Development Permit
Development Variance Permit

***Applicants are advised to consult with the District of 100 Mile House staff
before submitting an application.***

****This application will not be accepted unless it is complete, and the required fee(s) and plans are attached****

APPLICATION TYPE

Check appropriate box(s)

- | | | |
|---|--------|--------------------|
| ☐ Development Permit | Fee \$ | _____ |
| ☐ Development Variance Permit | Fee \$ | _____ |
| ☒ Zoning Bylaw Amendment | Fee \$ | 1,000.00 |
| ☒ Official Community Plan Bylaw Amendment | Fee \$ | _____ |
| ☐ Joint Zoning and Official Community Plan Bylaw Amendment | Fee \$ | _____ |
| ☐ Board of Variance | Fee \$ | _____ |
| Total Fee | | \$ 1,000.00 |

PROPERTY INFORMATION

Legal Description of Property(s): LOT 1 PLAN KAP21238 DISTRICT LOT 31 LILLOOET LAND DISTRICT

Civic Address of Property(s): 350 Aspen St 100 Mile House

Size of Property(s): 2,096.4 m² BC Assessment Roll No.: 24-557-00174.801

Current Zoning: C-4 Shopping Center Commercial Zone Current OCP Designation: Commercial Vehicle Oriented

Proposed Zoning: CD-4 Proposed OCP Designation: High density residential

FOR OFFICE USE ONLY

Application Fee Paid: \$ 1000.00

Receipt Number: 104549

Received by: [Signature]

Date: Sept. 16/25

INFORMATION FORM

APPLICANT/AGENT	OWNER(S)
Name: <u>Tess Kisilevich</u>	Name: <u>PROVINCIAL RENTAL HOUSING CORPORATION</u>
Mailing Address: <u>607-1215 St. Paul St</u> <u>Kelowna, BC</u>	Mailing Address: <u>601 - 4555 KINGSWAY BURNABY, BC</u>
Postal Code: <u>V1Y 2C7</u>	Postal Code: <u>V5H 4V8</u>
Phone Numbers: (Bus): <u>403-714-7919</u>	Phone Numbers: (Bus): _____
(Home): _____	(Home): _____
(Fax): _____	(Fax): _____
E-mail: <u>tess@vestaconsultants.ca</u>	E-mail: _____

If the applicant is not the registered owner, complete the owner information and have the property owner(s) sign the application form. Note also the owner requirement in Attachment H.

As owner(s) of the land described in this application, I/we hereby authorize Tess Kisilevich to act as applicant in regard to this land development application.

Signature: _____

Signature: _____

Date: September 8, 2025

Date: September 5, 2025

I have attached the required documentation as noted on the Application Submission Checklist, along with the required application fee and hereby agree to submit further information deemed necessary for processing this application. Furthermore, I hereby acknowledge that any fees paid are non-refundable except as noted on the fee schedule, if applicable.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application, including any plans submitted, is public information**. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

Signature: _____

Date: August 28, 2025

I/We Tess Kisilevich agree to allow the agents of the District of 100
(Applicant's Name)

Mile House to enter onto the subject property to inspect the land and buildings.

A copy of a State Title of Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership.

DESCRIPTION OF EXISTING LAND USE: (use separate sheet if necessary)

The subject property at 350 Aspen Street is partially developed with residential uses and partially vacant. On the eastern portion of the site (zoned P-1 – Institutional) there are two existing four-plex residential buildings as well as a one-storey seniors' apartment building. These buildings provide institutional and residential housing functions consistent with the P-1 zoning.

The west portion of the site (zoned C-4 – Shopping Centre Commercial) is currently vacant land.

DESCRIPTION OF PROPOSED DEVELOPMENT/USE/BYLAWS CHANGE:
(use separate sheet if necessary)

See attachment "100 Mile House - Rezoning Rationale"

Services Currently Existing or Readily Available to the Property (check applicable area)

Services	Currently Existing		Readily Available*	
	YES	NO	YES	NO
Road Access	☐	☐	☐	☐
Water Supply	☐	☐	☐	☐
Sewage Disposal	☐	☐	☐	☐
Hydro	☐	☐	☐	☐
Telephone	☐	☐	☐	☐
School Bus Service	☐	☐	☐	☐

NOTE:*Readily available means existing services can be easily extended to the subject property.

Proposed Water Supply Method

City

Proposed Sewage Disposal Method

Sewer

Approximate Commencement Date of Proposed Project

Fall 2026

Reasons in Support of Application

Reasons and comments in support of the application (use separate sheet if necessary)

See attachment "100 Mile House - Rezoning Rationale"

Maps and Drawings:

The following maps and drawings must accompany the application:

1. A dimensional Sketch Plan drawn to scale showing the parcel(s) or part of the parcel(s) and the location of existing buildings, structures and uses.

Minimum size required: 11 x 17 (ledger size)

2. A dimensional Site Plan drawn to scale showing the proposed use, buildings and structures, elevations, highway access etc.

Minimum size required: 11 x 17 (ledger size)

3. A Contour Map (Plan) drawn to scale with contour interval of up to no more than 10 metres, if warranted by the topographic condition (of the subject site).

Required: Yes ☐ No ☒

FOR OFFICE USE ONLY

- | | |
|--|---|
| ☒ Application Form Complete | ☒ Dimensioned Sketch Plan Submitted |
| ☒ Application Fee Received | ☒ Dimensioned Site Development Plan Submitted |
| ☒ Certificate of Title Received | ☐ Contour Map Submitted |
| ☒ Authorization of Owner Submitted (if applicable) | ☐ Other studies/Reports Submitted (if applicable) |
| ☒ Contaminated Sites Declaration Form | ☒ <i>Architectural Drawings</i> |

DEVELOPMENT APPLICATION SUBMISSION CHECKLIST

DEVELOPMENT APPLICATION TYPE	REQUIRED ATTACHMENTS*
Official Community Plan Amendment	A, B, C, H
Zoning/Bylaw Amendment	A, B, C, D, E, H
Development Permit	A, B, C, D, E, F, H
Development Variance Permit	A, B, C, D, E, H
Board of Variance	A, B, C, D, E, H

* Required attachments as described in the Development Application Attachment Information Table that forms part of this application form. Also note that all applications may be subject to 'G'

DEVELOPMENT APPLICATION ATTACHMENT INFORMATION

ATTACHMENT	DETAILS
A. STATE TITLE OF CERTIFICATE	A copy of the title, issued not more than 30 days prior to the application date, for any parcel of land subject to the application and a copy of all non-financial charges (i.e. restrictive covenants, easements and right-of-ways, etc.) registered on the subject property(s). A copy of the title and the related documents can be obtained from a registry agent (www.bcapra.org), real property lawyer, notary public, land surveyor, or by signing up for a myLTSA account at www.ltsa.ca .
B. AGENT AUTHORIZATION	Written consent of all property owners, with one or more owners appointing an applicant to act as agent for all purposes associated with the application.
C. APPLICATION FEE	An application fee as set out in Schedule A of Land Use and Development Application Procedures and Fees Bylaw No. 1258, 2013 shall accompany the application.
D. SITE PLAN	Site plan of the proposed development drawn to scale and showing dimensions. The site plan must include: ○ The civic address and full legal description of the property; ○ Lot dimensions ○ Existing or required rights-of-way or easements; the name and extent of roads and lanes adjacent to the property, showing the traveled portion of the roads and lanes scaled from the property line to the edge of pavement; ○ Location and dimensions (including setbacks) of existing and proposed buildings and structures on the site (a recent survey plan is preferable) ○ Location of existing wells or other water sources on property. ○ Location of any existing or proposed septic fields ○ Location of any watercourses, steep banks or slopes on or adjacent to the property ○ Location of any existing community services of sanitary sewer, water, storm drainage and rights-of-way on the site or adjacent to the site ○ Location of ditches, fire hydrants, fire department connections, gas lines, kiosks, hydro and telecommunications poles Submission must include one small scale (8/12" X 11") copy of the proposed site plan.

ATTACHMENT	DETAILS
E. DEVELOPMENT PLANS	○ Detailed drawings of the proposed development, including building sections, elevations and floor plans proposed for the site. Development Permit applications must include information regarding building form and character (i.e. exterior finish) ○ A project summary sheet outlining gross site area, density and number of dwelling units, site coverage, heights, setbacks, off-street parking (required and actual), off-street loading (required and actual) and other relevant data ○ Location and width of existing or proposed access (es) to the property, driveways, maneuvering aisles and parking layout
F. LANDSCAPE PLAN	○ Site plan draw to scale and showing dimensions, including any existing or proposed screening, landscaping and fencing ○ Cost estimate prepared by a Landscape Architect or other persons approved by the Planning Department including a breakdown of plant cost, site preparation, material and labour costs.
G. ADDITIONAL INFORMATION THAT MAY BE REQUIRED	○ Contour plan showing land contours before and after lot grading for the subject property and the adjacent properties ○ Geotechnical analysis ○ Survey certificate to identify the location of existing buildings/structures or watercourses, top of banks of other physical features ○ Location of existing or proposed refuse enclosures, refuse and recycling bins ○ Architectural rendering drawing which depicts the design, finish and colour of proposed buildings, landscaping detail and signage location. Renderings must not be embellished with unrelated details such as vehicles, wildlife, mountain, etc. ○ Signage plans for free standing and fascia canopy or projecting signs, including the location, dimensions, height, materials and total sign area for each sign
H. CONTAMINATED SITES DECLARATION	○ Completed Contaminated Sites Declaration Form. ○ Upon review, staff will inform applicant if Site Disclosure Statement is required. If so, a fee of \$100 must accompany the Site Disclosure Statement. *As per the Environmental Management Act 2003, as amended and effective as of February 1, 2021.

Proposed Development & Reasons in Support of Application – 100 Mile House

Description of Proposed Development

The proposal is for a new **four-storey, 22-unit affordable housing apartment building** at **350 Aspen Street, 100 Mile House, BC**, to be developed in partnership with **BC Housing** and operated by the **Canadian Mental Health Association (CMHA) South Cariboo**. This project will provide safe, stable, and affordable housing options for families, directly addressing a critical shortage in the community.

The development will include:

- A mix of one-, two-, and three-bedroom apartment units.
- Indoor amenity areas, including a multipurpose room, and staff offices.
- Outdoor amenity space with secure landscaped areas, seating, and perimeter fencing.
- A fully accessible design, with at least 20% adaptable/accessible units in accordance with BC Housing standards.

A new **Comprehensive Development (CD) Zone** is proposed to enable this project. The CD zoning will ensure that the affordable housing and amenity uses are permitted without requiring variances, providing clarity and certainty for the project's delivery.

Parking

Under the District of 100 Mile House Zoning Bylaw, this building type would typically require **31 off-street parking stalls**. The project proposes **11 stalls**, an appropriate number for this type of affordable housing. This reflects CMHA's operational model and tenant profile, where residents are **not expected to own or operate vehicles**. Instead, residents will primarily walk, cycle, or access community services. The site's central location, within walking distance of **Birch Avenue and its shopping centre**, further reduces reliance on private vehicles.

Height and Density

The proposed building has a height of **16.2 m (four stories)**. While this is taller than other multi-family developments in 100 Mile House, it is the only viable way to provide the **required density of 22 units** on this property. The site has clear physical limits: its shape and overall size constrain the building footprint, and once essential elements such as amenity areas, outdoor space, and parking are accommodated, the remaining buildable area is insufficient to achieve the necessary density at a lower height.

To meet **BC Housing and CMHA-South Cariboo's housing goals**, the project had to build upward rather than outward. The design addresses potential concerns about scale by using peaked roofs, articulated massing, and familiar residential forms that reduce visual impact. This approach ensures that, despite being larger than what has previously been built in 100 Mile House, the building remains compatible with its surroundings and continues to feel like a place of residence rather than an institution.

Reasons in Support of Application

1. Addresses a Critical Community Housing Need

100 Mile House faces an urgent shortage of affordable housing. This **BC Housing project** creates 22 new homes that directly respond to that need, providing stability, safety, and dignity for residents who require housing with supports.

2. Alignment with BC Housing and CMHA's Mandate

The proposal fully aligns with BC Housing's design and sustainability requirements, including Step Code 3 performance, accessibility targets, and provision of indoor/outdoor amenity space. CMHA-South Cariboo, as the operator, brings extensive experience in affordable housing, ensuring residents receive the necessary services for long-term success.

3. Justified Parking Approach

The reduced parking supply (11 stalls vs. 31 required) is consistent with the affordable housing model and the expected tenant population. By right-sizing parking, the project avoids unnecessary paved areas, reduces development costs, and supports sustainable transportation. The central location close to Birch Avenue services reinforces this approach.

4. Community-Compatible Design

The building's design intentionally uses **familiar peaked roof forms, residential proportions, and warm materiality** to soften its presence. Even at four storeys, the project is scaled to feel like a welcoming place of residence, not an institution, ensuring compatibility with its neighbourhood context.

5. Efficient and Sustainable Development

As a **BC Housing project**, this development ensures public investment delivers maximum benefit. By using underutilized land in a serviced area, the project optimizes land efficiency, reduces infrastructure impacts, and supports compact community growth. The proposed **16.2 m height** and **22-unit density** strike the right balance between housing delivery, design excellence, and sustainable development principles.

***DRAFT* Comprehensive Development 4 (CD-4)**

1.1.1 Purpose:

The purpose of this zone is to provide affordable high density multi-unit housing.

1.1.2 Principal Permitted Uses:

- a. apartment;

1.1.3 Accessory Permitted Uses:

- a. accessory buildings and structures;

1.1.4 Application:

- a. This zone applies to LOT 1 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 21238 (350 Aspen Street, 100 Mile House BC)

1.1.5 Minimum Parcel Area:

The minimum parcel area is 1,600 square metres.

1.1.6 Minimum Parcel Width:

The minimum parcel width is 30 metres.

1.1.7 Minimum Setbacks:

The principal building(s) must be 3.5 metres from the front and exterior side parcel line; 2.0 metres from the rear parcel line; and 2.0 metres from an interior side parcel line; and

Accessory buildings or structures must be 4.0 metres from a front parcel line; 2.0 metres from an interior side parcel line; 3.5 metres from the rear parcel line; and 3.5 metres from an exterior side parcel line.

1.1.8 Maximum Height:

- a. 16.5 metres for principal buildings (not to exceed 4 stories); and
- b. 5 metres for accessory buildings and structures.

1.1.9 Maximum Density:

- a) The maximum density is 110 dwelling units per hectare; and

1.1.10 Minimum Floor Area:

- b) The minimum floor area for a dwelling unit in an apartment is 52 square metres for a one bedroom, 71 square metres for a two bedroom and 88 square metres for a three bedroom.

1.1.11 Maximum Site Coverage:

The maximum building site coverage is 40%, and the maximum site coverage for all buildings, driveways, and parking areas is 70%.

1.1.12 Off-Street Parking and Loading:

Despite the offsite parking and loading requirements in Section 5.0 of this Bylaw, the following parking and loading will apply:

- a. 0.5 parking stalls per unit, regardless of the number of bedrooms in the unit.

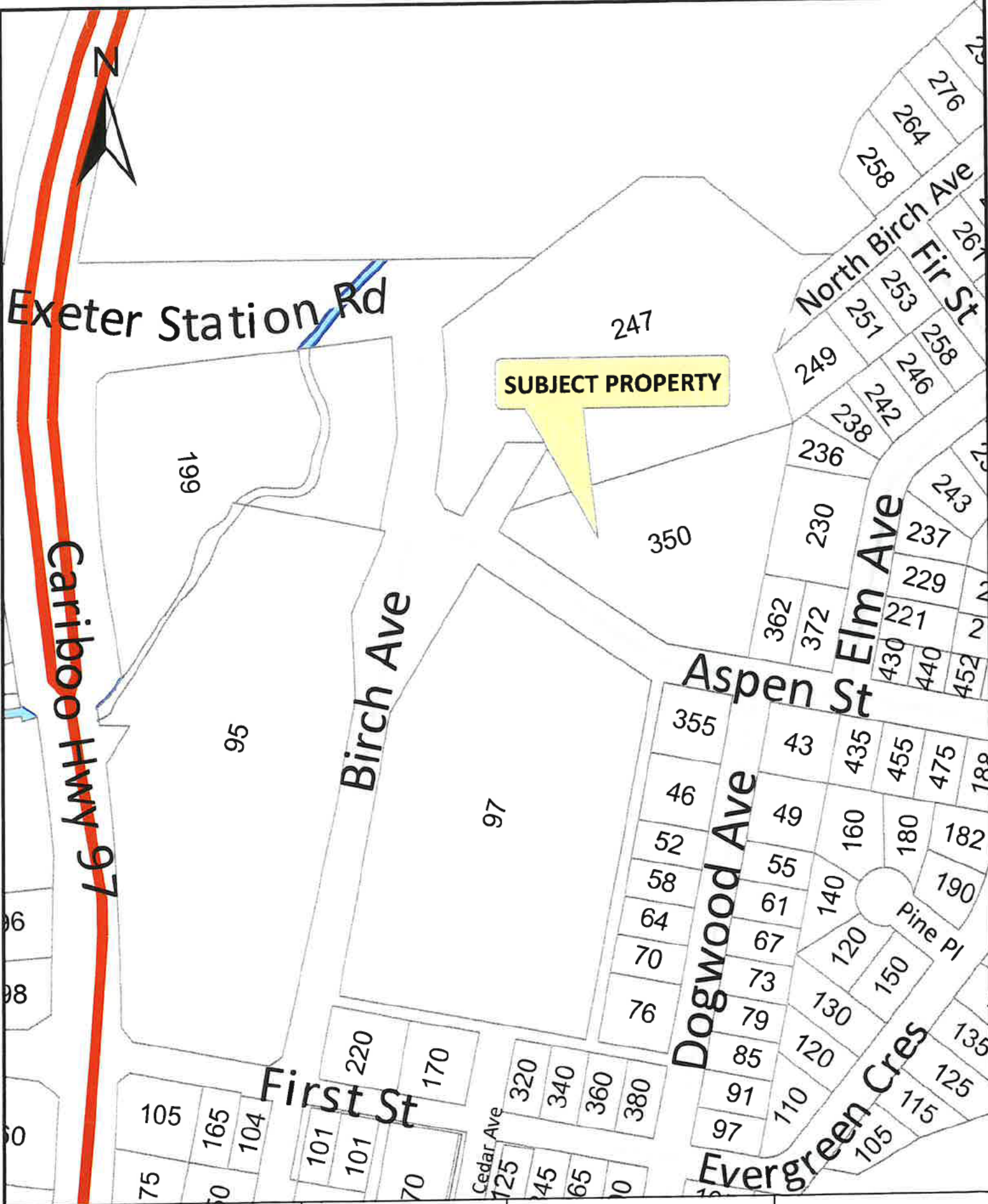
1.1.13 General Regulations:

- a. General regulations, where applicable must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

1.1.14 Specific use regulations:

Despite the general regulations, Total amenity area to be:

- a. 125m² of outdoor shared amenity space
- b. 80m² of indoor shared amenity space



100 Mile House

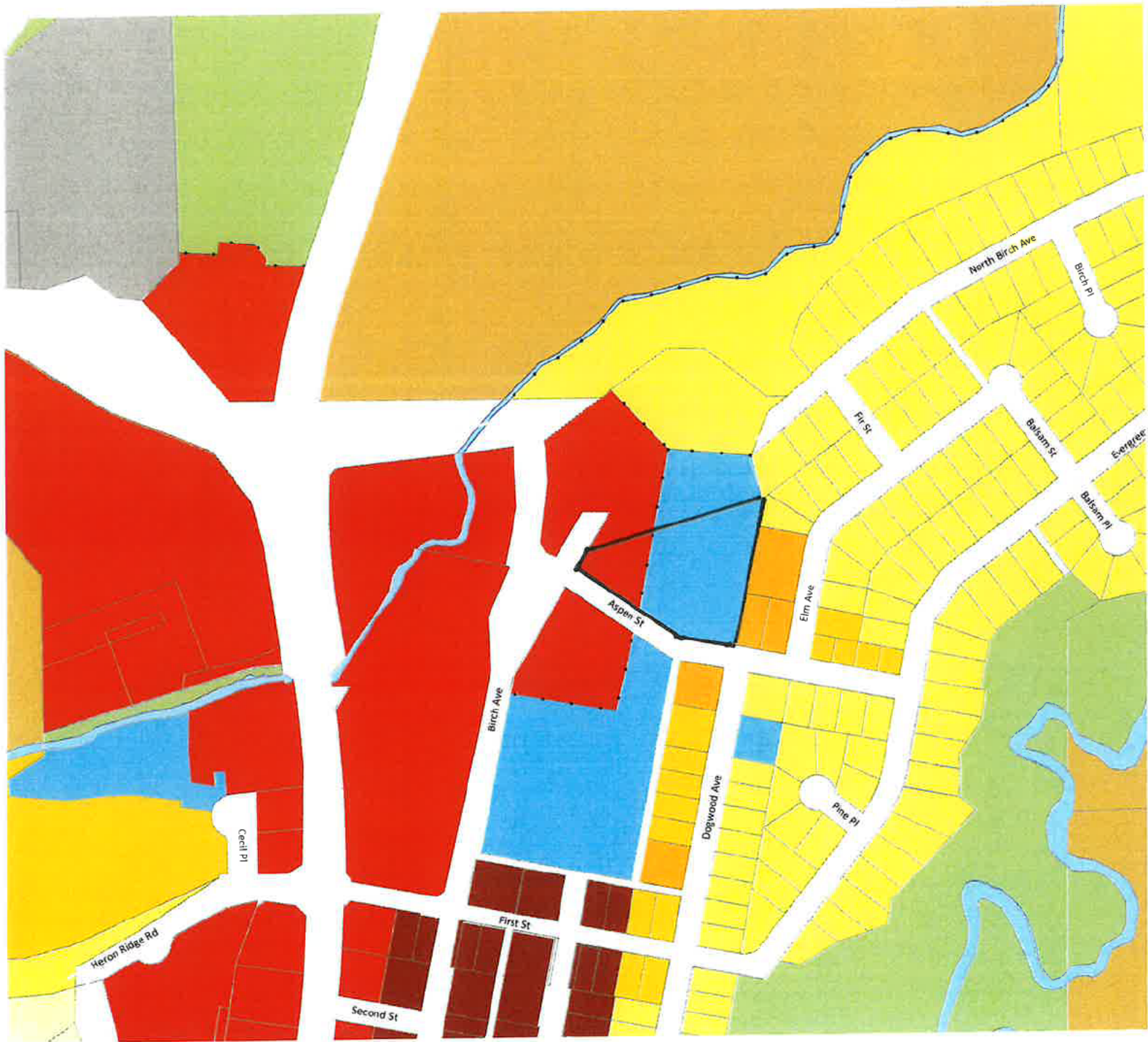
— Cariboo Hwy 97

SUBJECT PROPERTY

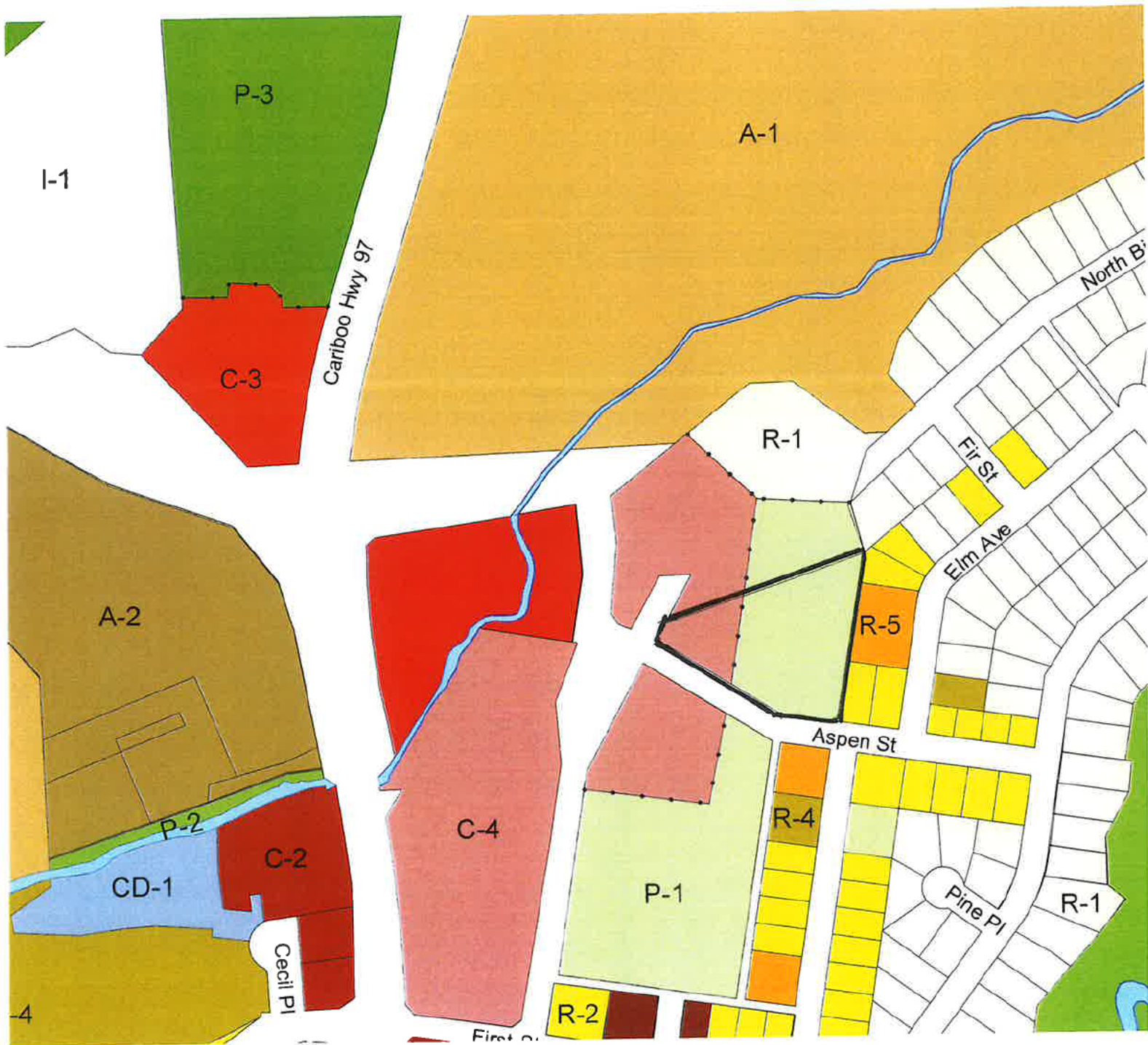


Date: Sept. 2025

CURRENT OCP



CURRENT ZONING



DISTRICT OF 100 MILE HOUSE

Bylaw No. 1459

A bylaw to amend the District of 100 Mile House Official Community Plan
Bylaw No. 1288, 2016

This bylaw may be cited for all purposes as ***"Official Community Plan Amendment Bylaw No. 1459, 2025."***

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
 - a. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of that part of Lot 1, Plan 21238, DL 31, Lillooet District, and located at 350 Aspen Street, as shown in heavy black outline on attached Schedule A, from Commercial Vehicle Oriented to **High Density Residential**.

READ A FIRST AND SECOND TIME this 14th day of October, 2025.

POSTED on WEBSITE this ____ day of ____, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this ____ day of ____, 2025.

PUBLIC HEARING held this ____ day of ____, 2025.

READ A THIRD TIME this ____ day of ____, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this ____ day of ____, 2025. _____
Ministry of Transportation and Infrastructure

ADOPTED this ____ day of ____, 2025.

Mayor

Corporate Officer

OCP Amendment Bylaw 1459, 2025
SCHEDULE A

N

350 Aspen Street

247

350

258

260

Fir St

253

251

249

258

242

Elm Av

238

243

236

237

229

362

372

221

430

440

452

Aspen St

355

43

435

455

475

97

46

49

50

50

50



DISTRICT OF
100 Mile House

0 12.5 25 50
Meters

File #3360
350 Aspen

Date: October 2025

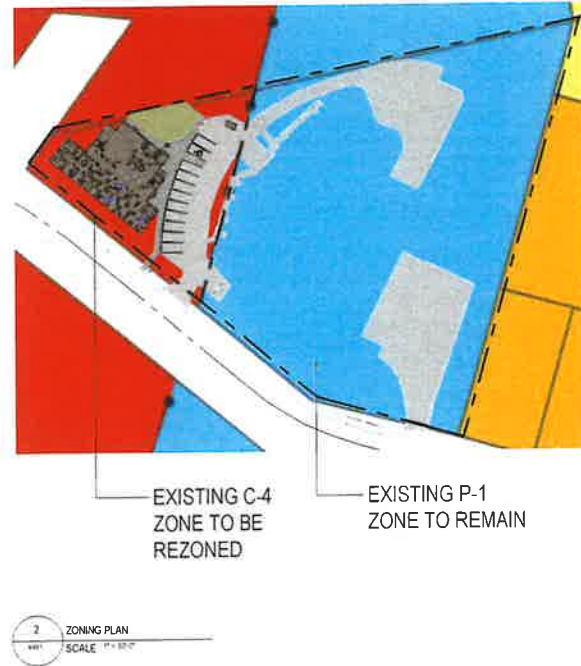
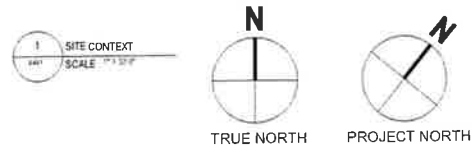
BC HOUSING - 100 MILE HOUSE

ARCHITECTURAL

- A.01 TITLE SHEET
- A.02 SITE CONTEXT AND ZONING
- A.03 SITE PLAN
- A.04 FLOOR PLANS
- A.05 UNIT PLANS
- A.06 ELEVATIONS
- A.07 BUILDING SECTIONS
- A.08 3D VIEWS
- A.09 RENDERINGS



DATE: 2025/08/25
BY: [Signature]
PROJECT: 25017
DRAWING: A.02



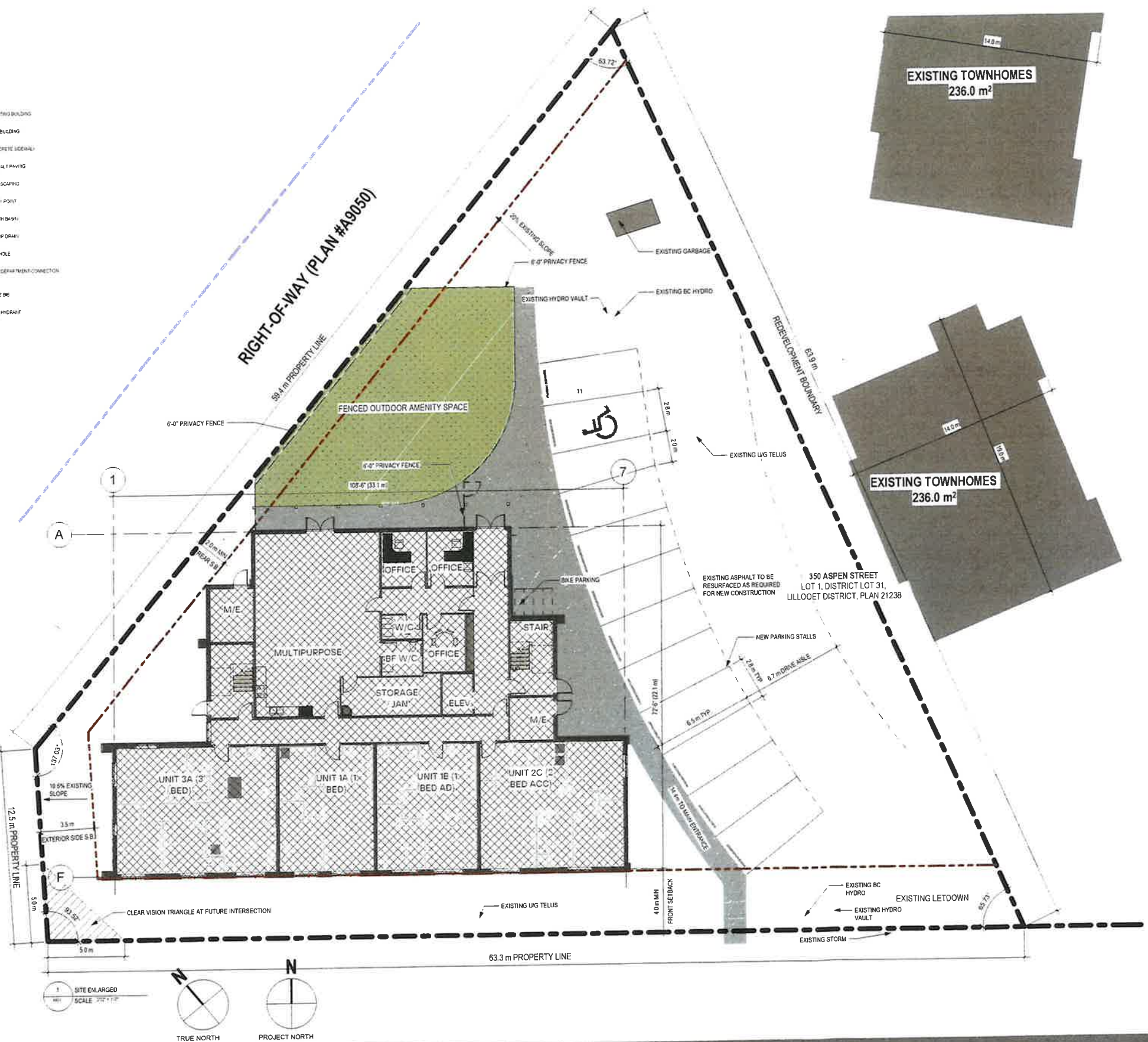
PROPERTY INFORMATION					
CIVIL ADDRESS:	350 ASPEN STREET 100 MILE HOUSE B C				
LEGAL ADDRESS:	LOT 1 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 21238				
PROPERTY IDENTIFICATION NUMBER (PID):	N/A				
CURRENT ZONING:	C-4				
PROPOSED ZONING:	CD				
LOT AREA (PORTION CONTAINING C-4 ZONING):	2 096.4 m² (SI)	22 567 ft² (IMP)			
BUILDING INFORMATION					
NUMBER OF NEW BUILDINGS:	1				
BUILDING FOOTPRINT:	571.4m² (SI)	6 150m² (IMP)			
TOTAL GROSS FLOOR AREA (GFA):	2 041.4m² (SI)	21 975 ft² (IMP)			
MAIN FLOOR FLOOR 2 - 4	571.4m² (SI) 490.0m²/FFL = 1 470.0m² (SI)	6 150ft² (IMP) 5 275/FLL ft² = 15 825ft² (IMP)			
NUMBER OF STOREYS	4				
ZONING ANALYSIS					
JURISDICTION	DISTRICT OF 100 MILE HOUSE BYLAW 1290				
PRINCIPLE USES:	APARTMENTS				
ACCESSORY USES:	N/A				
SUBDIVISION REGULATIONS:	REQUIRED	PROVIDED			
MIN. SITE WIDTH: MIN SITE AREA:	30.0 m 1 600 m²	63.0 m 2 096.4m²			
DEVELOPMENT REGULATIONS:	REQUIRED	PROVIDED			
MAX DENSITY (110 DWELLING UNITS / HECTARE) MAX BUILDING HEIGHT MAX BUILDING SITE COVERAGE (40%) MAX SITE COVERAGE (HARD SURFACE 70%)	22 UNITS 16.5m 838.9m² 1 467.5m²	22 UNITS 16.2m 510.9m² 1 345.8m²			
SETBACKS	REQUIRED	PROVIDED			
FRONT YARD (SOUTH): REAR YARD (NORTH): EXTERIOR SIDE YARD (WEST): INTERIOR SIDE YARD (EAST):	4.0m 2.0m 3.5m N/A	4.0m 2.0m 3.5m N/A			
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED			
FRONT YARD (NORTH): REAR YARD (SOUTH): SIDE YARD (EAST): SIDE YARD (WEST):	N/A N/A N/A N/A	N/A N/A N/A N/A			
OTHER REGULATIONS	REQUIRED	PROVIDED			
SEISMIC REQUIREMENT FROM BYLAW / GEOTECH:	Za 1 Zv 1 v = 0.05 SITE DESIGNATION: Xc PEAK GROUND ACCELERATION 0.105g				
SNOW LOAD REQUIREMENT FROM BYLAW	2.4 kPa S. 0.3 kPa S.				
PARKING CALCULATION					
	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED
REGULAR RESIDENTIAL STALLS	2.8 m	6.5 m	2.0 m		
1 BEDROOM UNIT (1.25 PER X 11) 2/3 BEDROOM UNIT (1.5 PER X 11)				13.75 16.50	
TOTAL PARKING STALLS				11	11
HANDICAP STALLS	4.3 m	6.5 m	2.3 m	1	1
				REQUIRED	PROVIDED
VISITOR STALLS (22 UNITS / 7)	0			0	
LOADING STALLS	N/A			N/A	
BIKE STALLS	N/A			4	
UNIT SIZE					
UNIT TYPES	REQUIRED			PROVIDED	
1 BEDROOM UNITS 2 BEDROOM UNITS 3 BEDROOM UNITS	52m² 71m² 88m²			52m² 11 UNITS 71m² 7 UNITS 88m² 4 UNITS	
TOTAL DWELLING UNITS	N/A			22	
MIN AMENITY SPACE	INDOOR = OUTDOOR = TOTAL =			80m² 125m² 205m² INDOOR = OUTDOOR = TOTAL =	



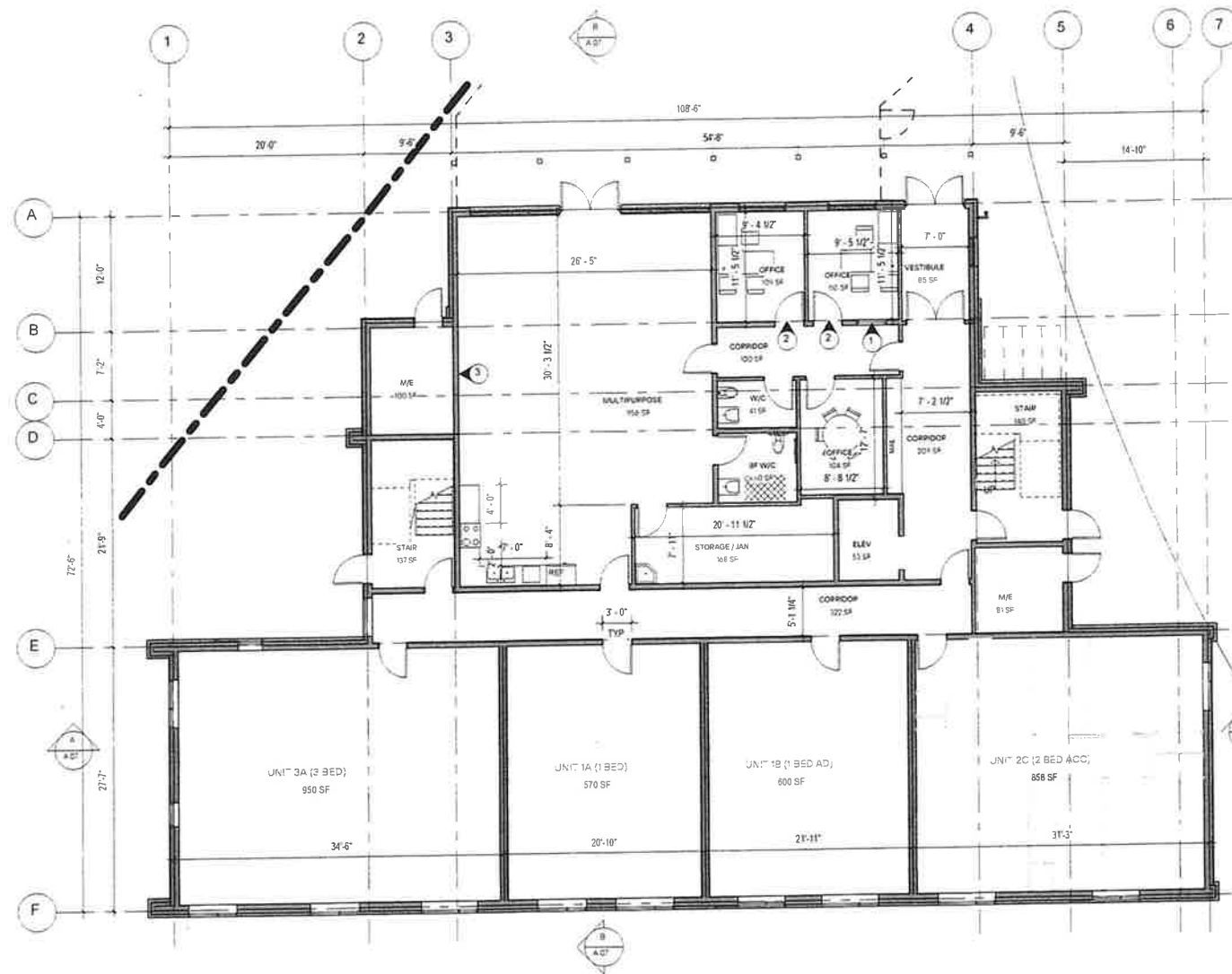
SITE LEGEND

- EXISTING BUILDING
- NEW BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVING
- LANDSCAPING
- WATER POINT
- CATCH BASIN
- FLOOR DRAIN
- CE
- MAINHOLE
- FIRE DEPARTMENT CONNECTION
- HOSE RIG
- FIRE HYDRANT

FUTURE ROAD DEDICATION (PLAN #13469)

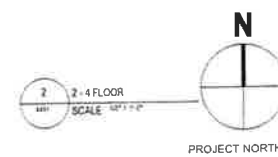
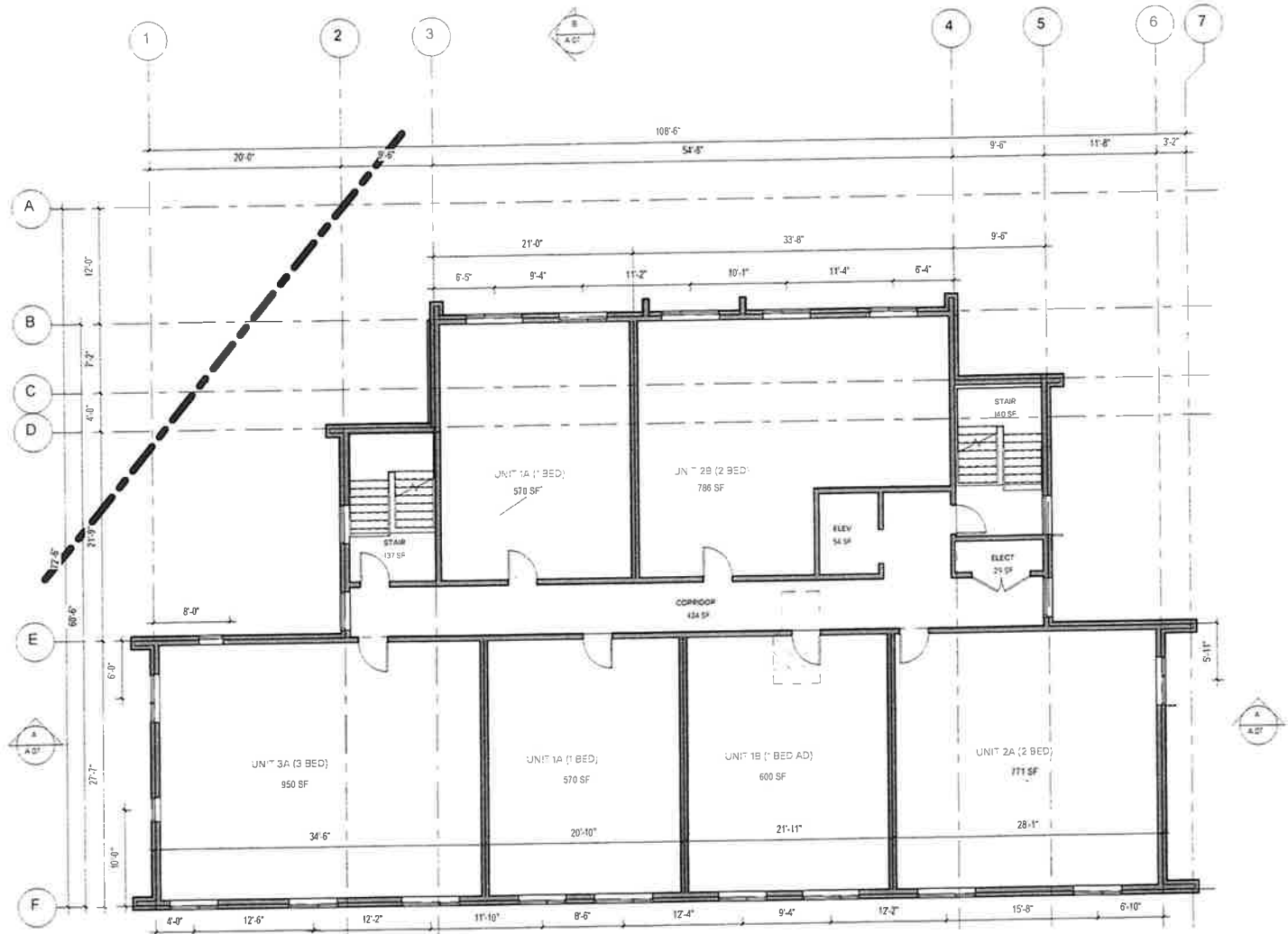


LEGAL DESCRIPTION	MUNICIPAL ADDRESS				
LOT 1 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 21238	350 ASPEN STREET 100 MILE HOUSE B.C.				
BUILDING CODE SYNOPSIS					
PROJECT DESCRIPTION NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING					
GOVERNING CODE 2014 BC BUILDING CODE PART 1					
AUTHORITY HAVING JURISDICTION DISTRICT OF 100 MILE HOUSE					
DEVELOPMENT PERMIT REQUIRED ☐ NO ☒ YES -"OF NUMBER"					
MAJOR OCCUPANCY(S) (D 1.1) C RESIDENTIAL OCCUPANCY					
SUBSIDIARY OCCUPANCY(S) (D 2.1.1) NONE					
OCCUPANCY SEPARATIONS (D 1.1) NONE					
RENEWALS ☒ NO ☐ YES					
TOTAL GROSS FLOOR AREA (GFA) MAIN FLOOR FLOOR 2 + 4 2,881 sq. m. (31 571 sq. m. (61 490 sq. m. (5,270 sq. m.)					
BUILDING AREA FOOTPRINT 571 sq. m.					
HIGH BUILDING (D 1.1.2.7) ☒ NO ☐ YES					
BUILDING HEIGHT 9.7 m					
MEZZANINES (D 2.1) ☒ NO ☐ YES					
INTERCONNECTED FLOORS (D 2.1) ☒ NO ☐ YES					
NUMBER OF STOREYS (D 2.1.1) -ABOVE GRADE- 4 STOREYS - BELOW GRADE - 4					
SPRINKLER SYSTEM (D 2.2.1) ☐ NO ☒ YES					
BUILDING CLASSIFICATION (D 2.2.20 - 2.2.2.1) 2.2.2.1 GROUP C (UP TO 4 STOREYS) - SPRINKLERED					
NUMBER OF STREETS (D 2.2.1.1) 2 STREETS					
NUMBER OF ACCESS ROUTES (D 2.2.1.1) 1 ROUTE					
FIRE RESPONSE TIME - 1 MIN ☐ NO ☒ YES -"CHECK LIMITING DISTANCE" (D. 2.2.1.1.1)					
DISTANCE TO FIRE HYDRANT (D 2.2.1.1.1) 1.4 km FROM HYDRANT TO FDC					
STANDPIPE REQUIRED (D 2.2.1) ☐ NO ☒ YES					
FIRE ALARM REQUIRED (D 2.2.1) ☐ NO ☒ YES					
FIRE DETECTORS REQUIRED (D 2.2.1.1) ☐ NO ☒ YES					
SMOKE DETECTORS REQUIRED (D 2.2.1.1.1) ☐ NO ☒ YES					
CO DETECTORS REQUIRED (D 2.2.1.1) ☐ NO ☒ YES					
MANUAL STATION REQUIRED (D 2.2.1.1) ☐ NO ☒ YES					
EXIT SIGNS REQUIRED (D 2.2.1.1) ☐ NO ☒ YES					
ACCESSIBILITY PROVISIONS (D 2.2.1.1) ☐ NO ☒ YES					
FIRE RESISTANCE RATINGS FLOORS MEZZANINE ROOF LOAD BEARING WALLS / STRUCTURE SEPARATION OF STORIES PUBLIC CORRIDOR MECHANICAL ROOMS ELECTRICAL ROOMS JANITOR ROOMS COMBUSTIBLE REFUSE STORAGE VERTICAL TRANSPORTATION (ELEVATOR) VERTICAL SERVICE SPACE HORIZONTAL SERVICE SPACE 1HR RFR (D 2.2.1) 1HR RFR (D 2.2.1) NOT REQUIRED (D 2.2.1) 1HR RFR (D 2.2.1) 1HR RFR (D 2.1.1.1) 1HR RFR (D 2.1.1.1) 1HR RFR (D 2.2.1) 1HR RFR (D 2.2.1) 5 MINUTE SMOKE SEPARATION (D 2.1.2.2) 1HR RFR (D 2.2.1) 1HR RFR (D 2.1.1) 1HR RFR (D 2.1.1) 1HR RFR (D 2.1.1) 1HR RFR (D 2.1.1)					
EXTERIOR WALL CONSTRUCTION (BASED ON D 2.2.1.1 TABLE)					
BUILDING ELEVATION	NORTH	EAST	SOUTH	WEST 1	WEST 2
EXPOSED BUILDING FACE	62.2 m	60.6 m	118.8 m	21.9 m	27.3 m
LIMITING DISTANCE PROVIDED/REQUIRED	1.7 m (average)	1.5 m	1.5 m	2 m	4 m
AREA OF UNPROTECTED OPENINGS PROVIDED	NA	NA	NA	0 m	1.4 m
% OF UNPROTECTED OPENINGS PROVIDED	NA	NA	NA	0%	12%
% OF UNPROTECTED OPENINGS ALLOWED	100%	100%	100%	24%	75%
MINIMUM REQUIRED WALL RATING	NONE	NONE	NONE	1.5 HR	1.5 HR
TYPE OF CONSTRUCTION REQUIRED	NONE	NONE	NONE	NONE	NONE
TYPE OF CLADDING REQUIRED	NONE	NONE	NONE	NON-COMB.	NONE



CONSTRUCTION NOTES

- 1 LOUVER TRANSOM WINDOW
- 2 SOLID CORE WOOD DOOR WITH MALL SLOT
- 3 WALL MOUNTED TV



UNIT COUNT

	1 BED	1BED(AD)	2 BED	2BED(AC)	3 BED	TOTAL
MAIN FLOOR:	1	1	0	1	1	4
SECOND FLOOR:	2	1	2	0	1	6
THIRD FLOOR:	2	1	2	0	1	6
FOURTH FLOOR:	2	1	2	0	1	6
TOTAL	7	4	6	1	4	22

MQN
ARCHITECTS

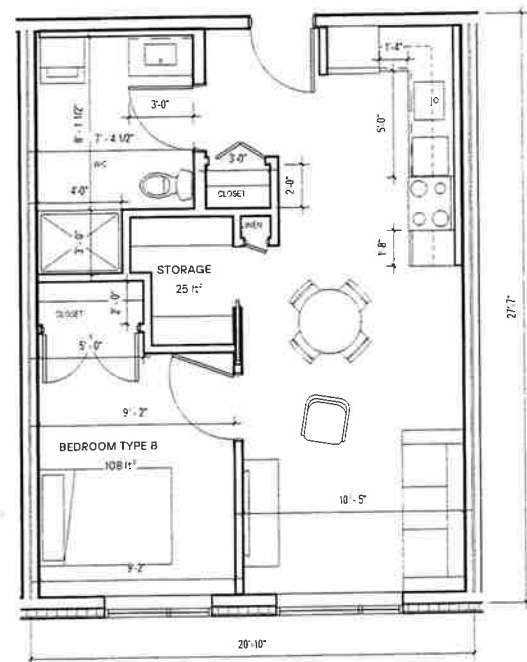
FLOOR PLANS

BC HOUSING - 100 MILE HOUSE
DISTRICT OF 100 MILE HOUSE

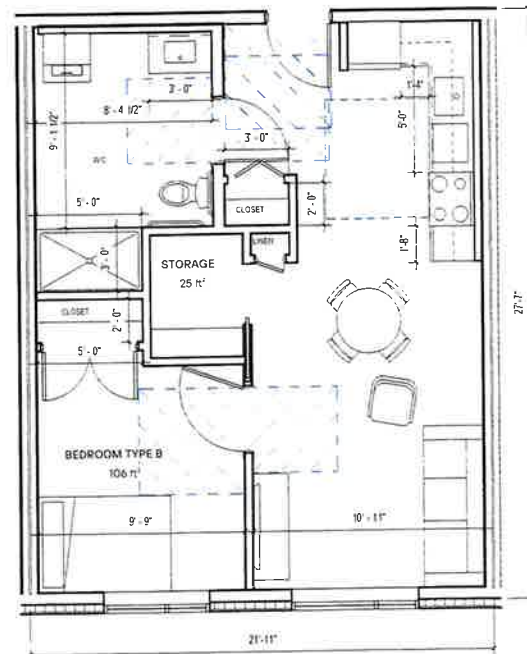
ISSUED FOR OCP AMENDMENT AND REZONING
ON 2025/08/25

DRAWING: **A.04**

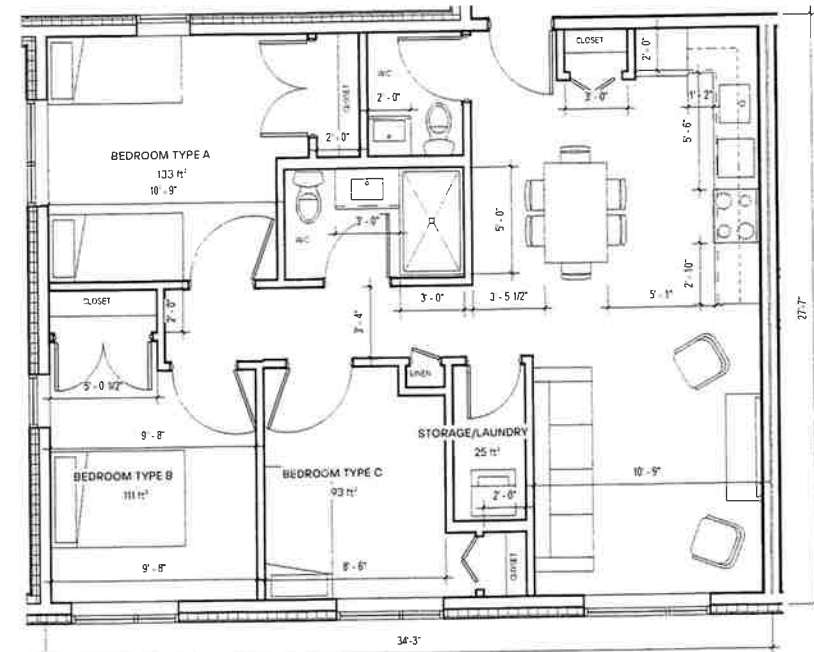
PROJECT: 25017
SCALE: As indicated



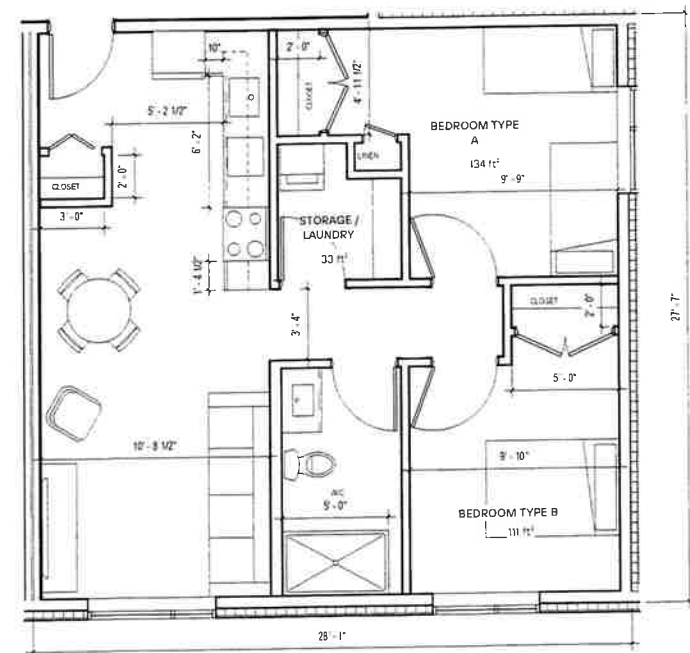
1 UNIT 1A - 1 BEDROOM
SCALE: 1/4" = 1'-0"



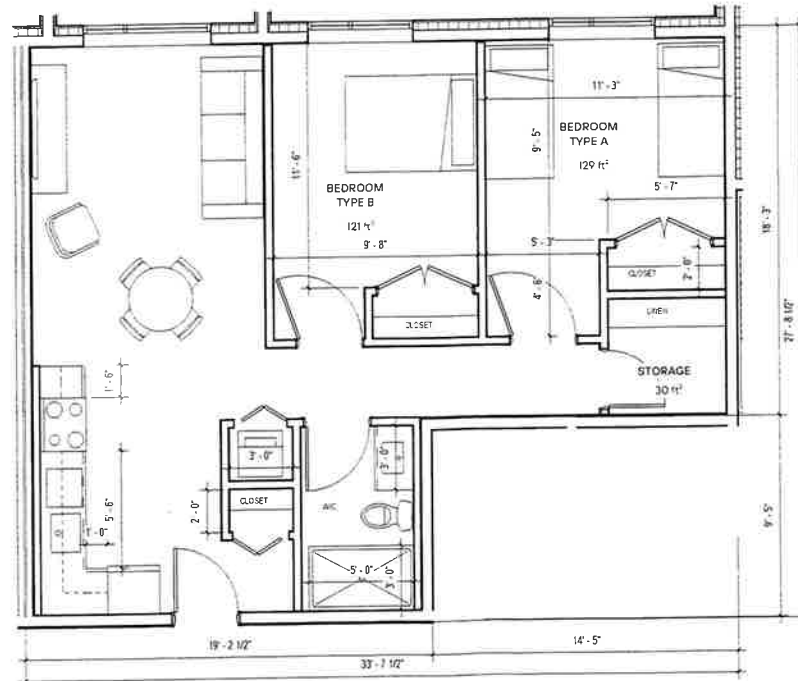
2 UNIT 1B - 1 BEDROOM ADAPTABLE
SCALE: 1/4" = 1'-0"



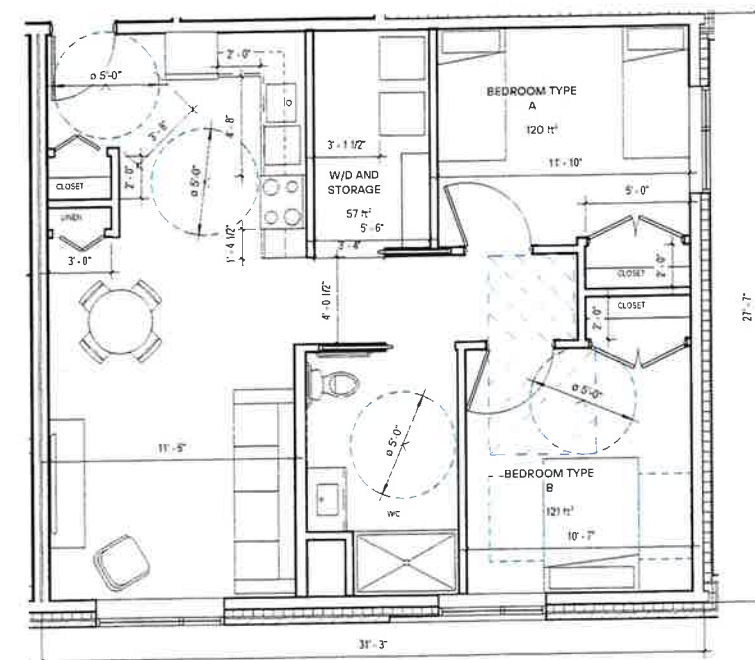
3 UNIT 3A - 3 BEDROOM
SCALE: 1/4" = 1'-0"



4 UNIT 2A - 2 BEDROOM
SCALE: 1/4" = 1'-0"



5 UNIT 2B - 2 BEDROOM
SCALE: 1/4" = 1'-0"



6 UNIT 2C - 2 BEDROOM ACCESSIBLE
SCALE: 1/4" = 1'-0"



ELEVATIONS

BC HOUSING - 100 MILE HOUSE
DISTRICT OF 100 MILE HOUSE

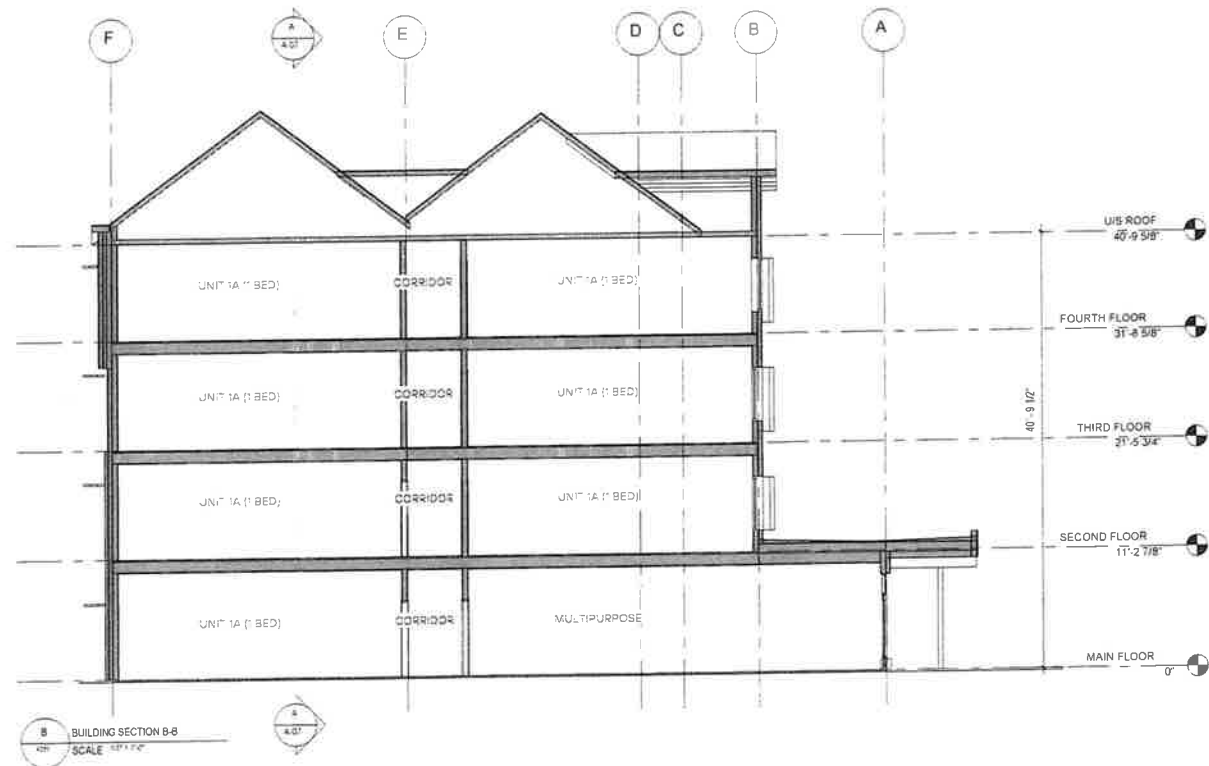
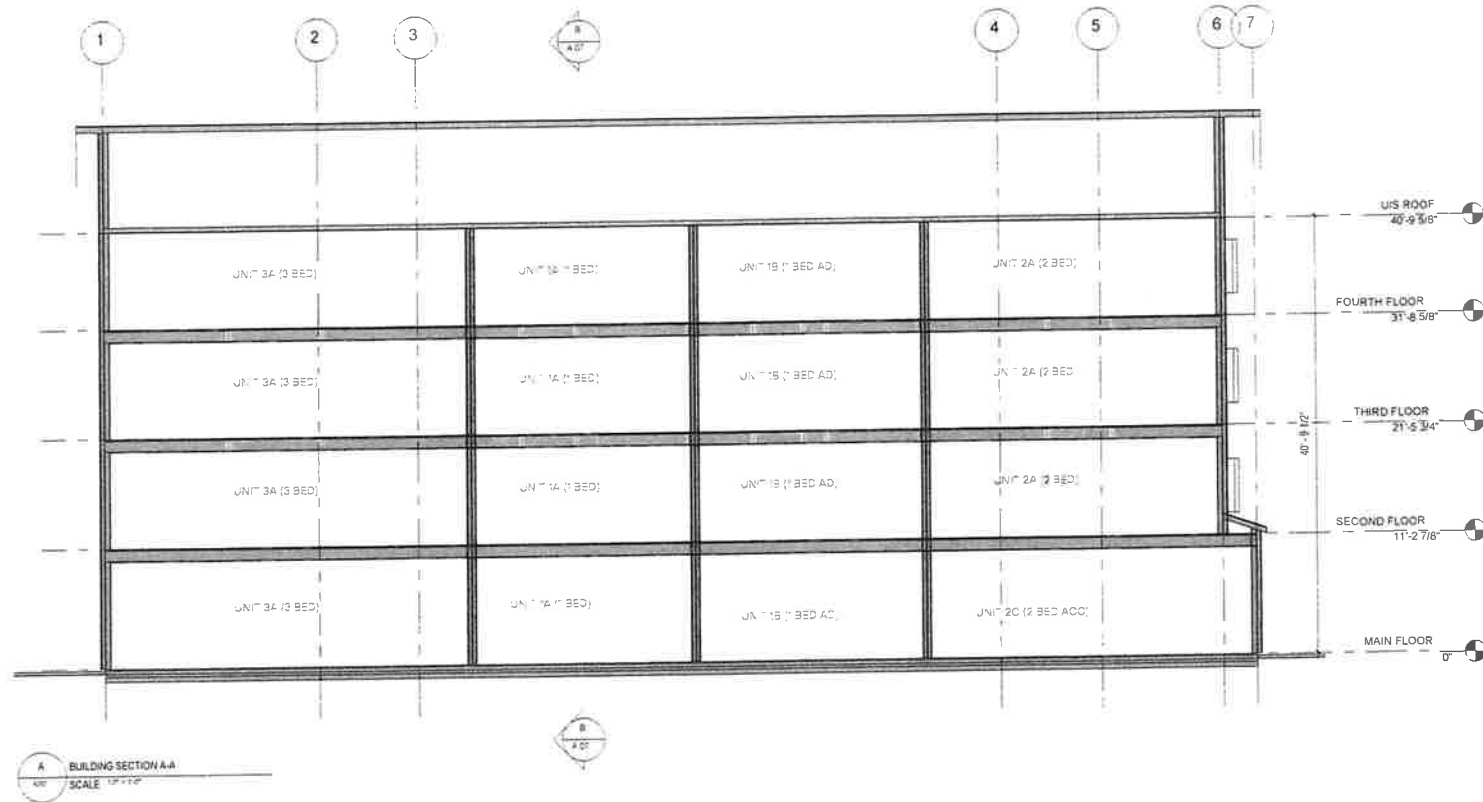
ISSUED FOR OCP AMENDMENT AND REZONING
ON 2025/08/25

DRAWING: A.06

PROJECT: 25017
SCALE: 1/8" = 1'-0"

MQRN
ARCHITECTS





ROOF ASSEMBLIES				
TYPE	SECTION	DESCRIPTION	FRR	STC
R1a		TYPICAL FLAT U/S ROOF ASSEMBLY - INSULATED, MEMBRANE ASPHALT SHINGLES UNDERLAYMENT 7/16" OSB SHEATHING DISPERSED WOOD ROOF TRUSSES (REFER TO STRUCTURAL) BLOW-IN INSULATION VAPOR BARRIER 5/8" GYPSUM BOARD VENT 8" DIA.	NA	NA
R1b		TYPICAL FLAT U/S ROOF ASSEMBLY - INSULATED 2 PL 1/2" OSB ROOFING MEMBRANE UNDERLAYER PROTECTION BOARD 1" INSULATION (R15) STAGGERED ALL JOINTS VAPOR BARRIER PLYWOOD SHEATHING (REFER TO STRUCTURAL) WOOD ROOF TRUSSES (REFER TO STRUCTURAL) 5/8" GYPSUM BOARD	NA	NA

FLOOR ASSEMBLIES				
TYPE	SECTION	DESCRIPTION	FRR	STC
F1a		TYPICAL 1ST FLOOR ASSEMBLY - INSULATED URETHANE BASED WEARING COATING & WATERPROOFING CRACKING AND POKING AREA ONLY REINFORCED CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL) 1/4" POLY VAPOR BARRIER COMPACTED FILL (REFER TO GEOTECHNICAL AND STRUCTURAL) NOTE: PROVIDE RIGID INSULATION FOR FIRST 4" AROUND PERIMETER OF HEATED SPACE	NA	NA
F1b		TYPICAL 1ST FLOOR ASSEMBLY - INSULATED 100% R/WOOD SHEATHING (REFER TO STRUCTURAL) WOOD FLOOR JOISTS (REFER TO STRUCTURAL) BATT INSULATION (R15) CAVITY 2x4 RESIST CHANNELS (2x4 @ 16" OC MAX) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA

EXTERIOR WALL ASSEMBLIES				
TYPE	PLAN	DESCRIPTION	FRR	STC
E1a		TYPICAL 1ST FLOOR EXTERIOR WALL ASSEMBLY BRICK VENEER CLADDING w/ BRICK ANCHORS 1" AIRSPACE CONTINUOUS RIGID INSULATION 5/8" AIR BARRIER MEMBRANE PLYWOOD SHEATHING (REFER TO STRUCTURAL) WOOD STUD FRAMING (REFER TO STRUCTURAL) BATT INSULATION 5/8" POLY VAPOR BARRIER 5/8" GYPSUM BOARD	NA	NA
E1b		TYPICAL 1ST FLOOR EXTERIOR WALL ASSEMBLY HORIZONTAL, VERTICAL CLADDING 1/2" x 2" PT PL WOOD STRAPPING CONTINUOUS RIGID INSULATION 5/8" AIR BARRIER MEMBRANE PLYWOOD SHEATHING (REFER TO STRUCTURAL) BATT INSULATION WOOD STUD FRAMING (REFER TO STRUCTURAL) 5/8" POLY VAPOR BARRIER 5/8" GYPSUM BOARD	NA	NA

INTERIOR PARTITION ASSEMBLIES				
TYPE	PLAN	DESCRIPTION	FRR	STC
P1a		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - CORRIDOR TO SUITE 5/8" TYPE X GYPSUM BOARD 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1b		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1c		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1d		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1e		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1f		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1g		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1h		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1i		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1j		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1k		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1l		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1m		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1n		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA
P1o		TYPICAL 1ST FLOOR INTERIOR PARTITION ASSEMBLY - SUITE TO SUITE 5/8" TYPE X GYPSUM BOARD PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3/16" STAGGERED WOOD STUDS STAGGERED ON 1/2" PLATE REFER TO STRUCTURAL ACOUSTIC BATT INSULATION PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2 LAYERS 5/8" TYPE X GYPSUM BOARD	NA	NA

BUILDING SECTIONS

BC HOUSING - 100 MILE HOUSE
DISTRICT OF 100 MILE HOUSE

ISSUED FOR OCP AMENDMENT AND REZONING
ON 2025/08/25

DRAWING: **A.07**

PROJECT: 25017
SCALE: As indicated

MQN
ARCHITECTS





1 VIEW 1 - COLOUR
SCALE



2 VIEW 2 - COLOUR
SCALE



MCN
ARCHITECTS



RENDERINGS

BC HOUSING - 100 MILE HOUSE
DISTRICT OF 100 MILE HOUSE

ISSUED FOR OCP AMENDMENT AND REZONING
ON 2025/08/25

DRAWING: A.09

PROJECT: 25017
SCALE:

LEGEND

- PROPOSED TREE
- ORNAMENTAL PLANTING
SHRUBS, GRASSES + PERENNIALS
- GRAVEL MULCH
MAINTENANCE EDGE
- C.I.P. CONCRETE SIDEWALK
FINISH: BROOM, COLOUR: NATURAL
JOINTING: SAWCUT
- FLAGSTONE SURFACING
- SOD LAWN
- BIKE RACK
- PRIVACY FENCE
HT: 6'
- FENCE AT RETAINING WALL
HT: 4'
- BENCH

PRECEDENT IMAGES



1 AMENITY SPACE
L1.0 1:100



2 LANDSCAPE SITE PLAN
L1.0 1:150

Revision

Schematic design	09/19	02
Preliminary review	09/18	01
DESCRIPTION	DATE	NO.

PROJECT
Pioneer Haven
350 Aspen Street
100 Mile House BC

SHEET TITLE
Preliminary
Landscape

DESIGNED BY Sarah Enns
PROJECT NUMBER 25008
DATE September 2025
NORTH SCALE
1:150
PAGE
24" x 36"

SHEET NUMBER

L-1.0

DISTRICT OF 100 MILE HOUSE

Bylaw No. 1460

A bylaw to amend the District of 100 Mile House Zoning Bylaw No. 1290, 2016

This bylaw may be cited for all purposes as ***"Zoning Amendment Bylaw No. 1460, 2025"***.

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended by adding Comprehensive Development Zone 4 (CD-4), attached to and forming part of this bylaw as Schedule A;
- (2) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for that part of Lot 1, Plan 21238, DL 31, Lillooet District, and located at 350 Aspen Street, as shown in heavy black outline on attached Schedule B, from Shopping Centre Commercial Zone (C-4) to **Comprehensive Development Zone (CD-4)**;
- (3) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

READ A FIRST AND SECOND TIME this 14th day of October, 2025.

POSTED on WEBSITE this _____ day of _____, 2025.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this _____ day of _____, 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this _____ day of _____, 2025. _____
Ministry of Transportation and Infrastructure

ADOPTED this _____ day of _____, 2025.

Mayor

Corporate Officer

Comprehensive Development 4 (CD-4)

1.1.1 Purpose:

The purpose of this zone is to provide affordable high density multi-unit housing.

1.1.2 Principal Permitted Uses:

- a. apartment;

1.1.3 Accessory Permitted Uses:

- a. accessory buildings and structures;

1.1.4 Application:

- a. This zone applies to LOT 1 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 21238 (350 Aspen Street, 100 Mile House BC)

1.1.5 Minimum Parcel Area:

The minimum parcel area is 1,600 square metres.

1.1.6 Minimum Parcel Width:

The minimum parcel width is 30 metres.

1.1.7 Minimum Setbacks:

The principal building(s) must be 3.5 metres from the front and exterior side parcel line; 2.0 metres from the rear parcel line; and 2.0 metres from an interior side parcel line; and

Accessory buildings or structures must be 4.0 metres from a front parcel line; 2.0 metres from an interior side parcel line; 3.5 metres from the rear parcel line; and 3.5 metres from an exterior side parcel line.

1.1.8 Maximum Height:

- a. 16.5 metres for principal buildings (not to exceed 4 stories); and
- b. 5 metres for accessory buildings and structures.

1.1.9 Maximum Density:

- a) The maximum density is 110 dwelling units per hectare; and

1.1.10 Minimum Floor Area:

- b) The minimum floor area for a dwelling unit in an apartment is 52 square metres for a one bedroom, 71 square metres for a two bedroom and 88 square metres for a three bedroom.

1.1.11 Maximum Site Coverage:

The maximum building site coverage is 40%, and the maximum site coverage for all buildings, driveways, and parking areas is 70%.

1.1.12 Off-Street Parking and Loading:

Despite the offsite parking and loading requirements in Section 5.0 of this Bylaw, the following parking and loading will apply:

- a. 0.5 parking stalls per unit, regardless of the number of bedrooms in the unit.

1.1.13 General Regulations:

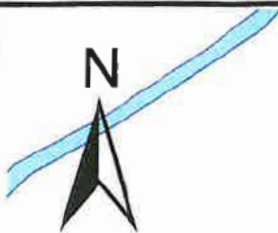
- a. General regulations, where applicable must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

1.1.14 Specific use regulations:

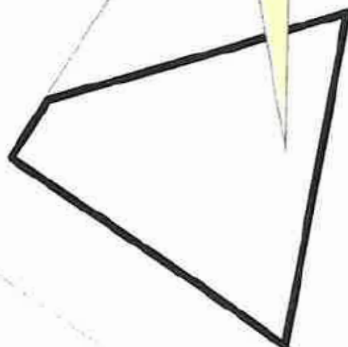
Despite the general regulations, Total amenity area to be:

- a. 125m² of outdoor shared amenity space
- b. 80m² of indoor shared amenity space

Zoning Amendment Bylaw 1460, 2025
SCHEDULE B



350 Aspen Street



247

350

258

249

251

253

Fir St

242

258

236

238

Elm Av

230

243

237

229

362

372

221

430

440

452

Aspen St

355

43

435

455

475

97

46

49

50

30

10



DISTRICT OF
100 Mile House

0 12.5 25 50
Meters

File #3360
350 Aspen

Date: October 2025