

## Rezoning / OCP Information Package

**File Number:** 3360-20/20170036

**Subject:** Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017 and Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017

**Electoral Area:** A

**Date of Referral:** November 28, 2017

**Date of Application:** October 25, 2017

**Property Owner's Name(s):** CM Recycling Ltd.

**Applicant's Name:** Lori Carifelle and Dwayne Sales (CM Recycling)

### SECTION 1: Property Summary

**Legal Description(s):** Lot 16, District Lot 3140, Cariboo District, Plan 19778

**Area of Application:** 0.2 ha (0.5 ac) (2,023.42 sq. m)

**Location:** 1265 Sam Toy Road

**Current Designation:**

Highway Service Commercial

**Min. Lot Size Permitted:**

N/A

**Proposed Designation:**

Heavy Industrial

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

General Industrial (M 2)

**Min. Lot Size Permitted:**

4000 sq.m (43,057 sq.ft)

**Proposed Zoning:**

Special Exception M 2-3

**Min. Lot Size Permitted:**

4000 sq.m (43,057 sq.ft)

**Proposed Use:** To legalize an existing recycling business

**No. and size of Proposed Lots:** 1 lot at 0.2 ha (0.5 ac)

**Name and type of existing road system:** Sam Toy Rd (paved, collector)

**Services Available:** Hyrdo, telephone, well

**Within the influence of a Controlled Access Highway:** Yes

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy or Development Permit Areas:**

No

**Name of Lake/Contributing River and Lake Classification:** N/A

**Required to comply with other Development Permit Area:** No

**Name of Development Permit:** Highway 97 Corridor Form and Character

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

	Land Use:	Lot Sizes:
(a) North	000 – Single Family Dwelling	0.2 ha (0.5 ac)
	038 – Manufactured Home – (Not in Manufactured Home Park)	0.2 ha (0.5 ac) – 0.31 ha (0.79 ac)
	200 – Store(s) and Service – Commercial	0.25 ha (0.63 ac) – 0.34 ha (0.86 ac)
	228 – Automobile Paint Shop, Garages, Etc.	0.13 ha (0.328 ac) – 0.27 ha (0.67 ac)
(b) South	000 – Single Family Dwelling	0.19 ha (0.47 ac) – 0.4 ha (1 ac)
	001 – Vacant Residential Less than 2 Acres	0.17 ha (0.44 ac)
	200 – Store(s) and Service – Commercial	0.4 ha (1 ac) – 1.21 ha (3 ac)
	201 – Vacant	0.12 ha (0.3 ac) – 0.38 ha (0.94 ac)
260 – Parking – Lot Only, Paved or Gravel	0.2 ha (0.5 ac)	
(c) East	000 – Single Family Residential	0.17 ha (0.44 ac) – 0.21 ha (0.54 ac)
	001 – Vacant Residential Less than 2 Acres	0.19 ha (0.49 ac)
(d) West	200 - 200 - Store(s) and Service – Commercial	0.18 ha (0.46 ac) – 0.63 ha (1.56 ac)
	201 – Vacant	0.31 ha (0.79 ac)
	228 - Automobile Paint Shop, Garages, Etc.	0.33 ha (0.83 ac) – 0.5 ha (1.25 ac)

**SECTION 2: Planning Report**

Planning Staff recommends approval of Cariboo Regional District Quesnel Fringe Area Official Community Plan (OCP) Amendment Bylaw No. 5123, 2017 and Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017.

Background:

It is proposed to rezone a 0.2 ha (0.5 ac) General Industrial (M 2) zoned property to a Special Exception M 2-3 zone for the purpose of legalizing a non-permitted land use associated with a recycling processing business for scrap metal and other salvage material. The proposal is shown in Appendix C.

Location and Surroundings:

The proposal is located on Sam Toy Road, in proximity to Highway 97 South, in the Chew subdivision, as shown in Appendix B that references existing land designations in the area. There are mostly commercial and industrial businesses surrounding the subject property with single family homes to the east of the subject property.

CRD Regulations and Policies:

Storage and processing of salvage material are considered a heavy industrial land use in all CRD zoning and rural land use bylaws, except for the Quesnel Fringe Zoning Bylaw No. 3504 where salvage facility

is not listed as a permitted land use. Hence, the request for the Special Exception zone to permit storage and processing of salvage materials in addition to the permitted land use associated with the General Industrial (M 2) zone. The property is screened and fenced, in accordance with the open storage requirement of the M 2 zone under Section 5.8.2 (f).

With regards to Industrial Lands (Section 8.1), the Quesnel Fringe OCP indicates that Industrial lands within the fringe area are principally located north of Quesnel, near the airport. The subject property, being located on the southern side of the city, in the Highway 97 corridor, is designated Highway Service Commercial and accordingly, is located within the Highway 97 Corridor Development Permit Area. The current land use corresponds to the heavy industrial designation. The OCP under Section 8.3.2 describes heavy industrial as more intensive manufacturing activities, including the storage and processing of raw materials. The Quesnel Fringe OCP stipulates the following objectives and policies:

8.2.2 To support initiatives to stimulate the regional industry.

8.3.10 Support eco-industrial networking program that save energy, water and materials, reduce waste and minimize impacts on the environment.

The OCP also provides criteria to evaluate rezoning request for industrial land use. The following criteria are applicable to the property.

- The industrial use shall provide for efficient traffic movement, vehicular access and egress, and sufficient off-street parking.
- The industrial site shall be landscaped or use a combination of landscaping and fencing to buffer the industrial use from abutting rural residential or residential uses.
- The proposed industrial use shall not have the potential to create an environmental or health hazard and must be compatible with adjoining land uses.

#### Rationale for Recommendations:

Planning staff is supportive of the rezoning/OCP amendment as the proposal complies with the Industrial policies and objectives of the Quesnel Fringe Official Community Plan, especially Policy 8.3.10. The subject property has limited impact on surrounding properties that are mostly zoned highway commercial. Further, the property complies with the development permit guidelines for landscaping and fencing of commercial and industrial properties.

#### Recommendation:

# 1.

That the Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017 be considered for approval.

# 2.

That Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017 be considered for approval subject to:

1. Adoption of the Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017.

### **SECTION 3: Referral Comments**

**Health Authority:** -

**Ministry of Transportation and Infrastructure:** - December 4, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed zoning/OCP amendment application. The application is subject to approval pursuant to Section 52 of the Transportation Act.

Please note this in no way constitutes subdivision approval.

**Advisory Planning Commission:**

See attached.

**Ministry of Environment:** - December 4, 2017

The Habitat Section of FLNRORD has no comments regarding the legalization of an existing business located at 1265 Sam Toy Road, Quesnel.

**CRD Environmental Services Department:**

Sewer Management Bylaw requires that all properties connect to the sewer system and that discharges comply with the bylaw.

Applicant be advised that some uses may be limited to sewer capacity and quality of sewer discharge as per the Management Bylaw.

**City of Quesnel:** -

**Lhtako Dene Nation:** - December 14, 2017

Thank you for the information regarding Zoning/OCP Amendment Bylaws 5123 and 5124. We have completed our review of the information presented and have no questions or comments related to this application.

### **SECTION 4: Board Action**

Date of Meeting: January 12, 2018

That Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017 be read a first and second time this 12<sup>th</sup> day of January, 2018.

That Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017 be read a first and second time this 12<sup>th</sup> day of January, 2018. Further, that adoption be subject to the following:

Adoption of the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017.

Date of Meeting: March 23, 2018

That Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017 and Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017 be read a third time, this 23rd day of March, 2018.

## **ATTACHMENTS**

Appendix A: Bylaw No. 5123 & 5124

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

APC comments

Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5123

A bylaw of the Cariboo Regional District, in the Province of British Columbia to amend Bylaw No. 4844, being the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013.

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2017".

2. Schedule "B" of Bylaw No. 4844 of the Cariboo Regional District is amended by:

Redesignating Lot 16, District Lot 3140, Cariboo District, Plan 19778 from Highway Service Commercial designation to Heavy Industrial designation.

READ A FIRST TIME this 12<sup>th</sup> day of January, 2018.

READ A SECOND TIME this 12<sup>th</sup> day of January, 2018.

A PUBLIC HEARING WAS HELD ON THE 6<sup>th</sup> DAY OF March, 2018.

READ A THIRD TIME this 23<sup>rd</sup> day of March, 2018.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5123, cited as the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5123, 2018", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5124

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3504, being the "Quesnel Fringe Area Zoning Bylaw No. 3504, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017".

2. AMENDMENT

Bylaw No. 3504 of the Cariboo Regional District is amended by:

i) including Section 5.8.3.3 as follows:

5.8.3.3 Special Exception M 2-3 Zone (3360-20-20170036)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 2-3, permitted non-residential uses shall be:

(b) NON-RESIDENTIAL USES:



- 1) May include, in addition to other permitted non-residential use of the M 2 zone;
  - i. Storage and processing of scrap metal, paper and other salvage material.

All other provisions of the M 2 zone shall apply.

- ii) rezoning Lot 16, District Lot 3140, Cariboo District, Plan 19778 from General Industrial (M 2) zone to Special Exception M 2-3 zone; and
- iii) amending Schedules "A" and "C" accordingly.

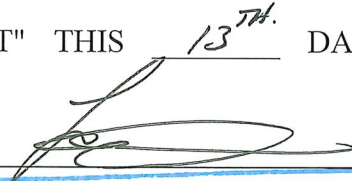
READ A FIRST TIME THIS 12<sup>th</sup> DAY OF January, 2018

READ A SECOND TIME THIS 12<sup>th</sup> DAY OF January, 2018

A PUBLIC HEARING WAS HELD ON THE 6<sup>th</sup> DAY OF March, 2018

READ A THIRD TIME THIS 23<sup>rd</sup> DAY OF March, 2018

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 13<sup>TH</sup> DAY OF APRIL, 2018

  
\_\_\_\_\_  
DISTRICT MANAGER,  
TRANSPORTATION

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5124 cited as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5124, 2017", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

# Appendix B: GENERAL MAP

## LEGEND

- SUBJECT PROPERTY
- QUESNEL FRINGE AREA OCP BOUNDARY



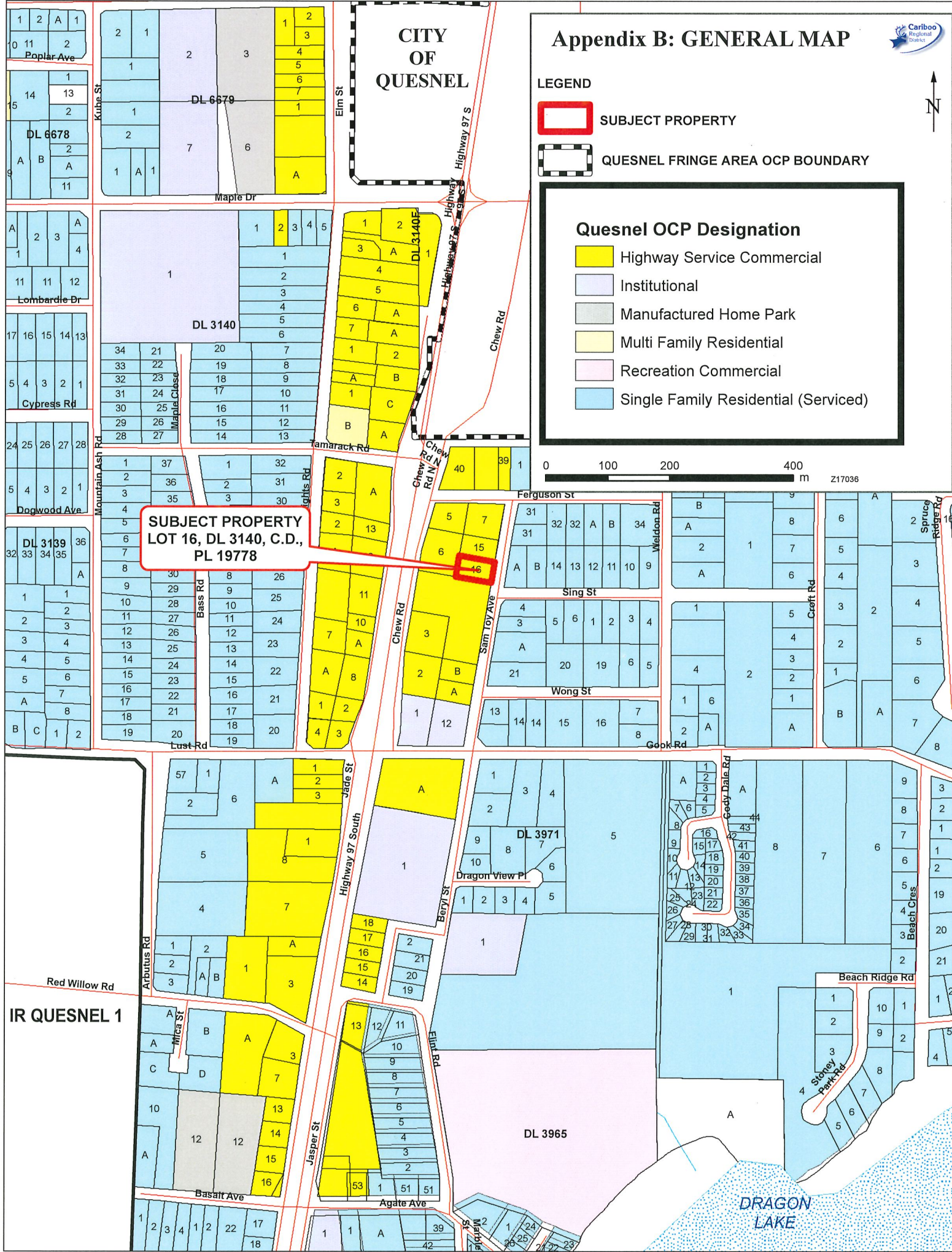
### Quesnel OCP Designation

- Highway Service Commercial
- Institutional
- Manufactured Home Park
- Multi Family Residential
- Recreation Commercial
- Single Family Residential (Served)



Z17036

**SUBJECT PROPERTY  
LOT 16, DL 3140, C.D.,  
PL 19778**





# Appendix C: SPECIFIC MAP



## LEGEND

- PROPOSED SPECIAL EXCEPTION M 2-3 ZONE
- PROPOSED HEAVY INDUSTRIAL DESIGNATION



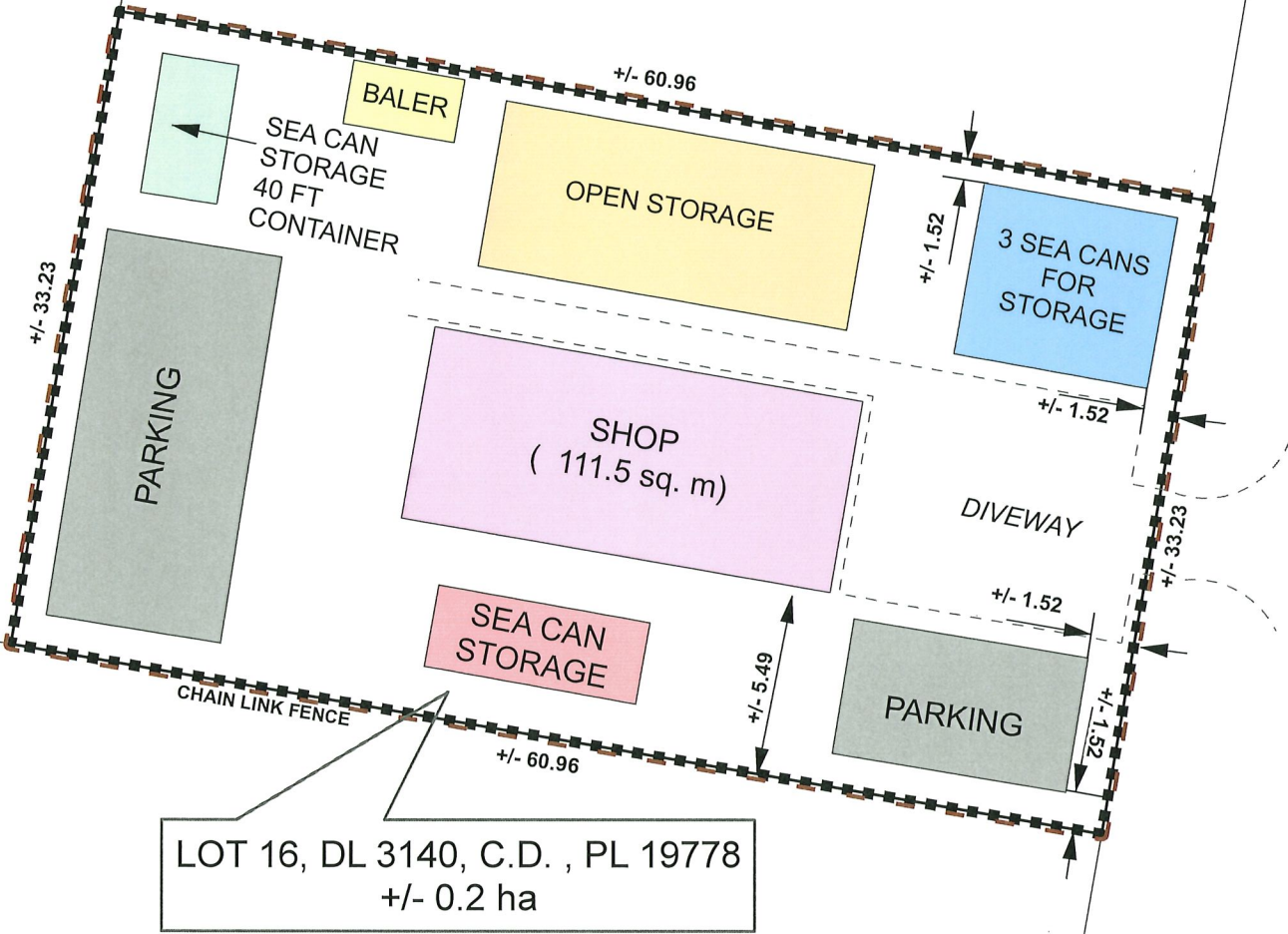
MEASUREMENTS  
ARE METRIC

Z17036



Lot 6  
PL 19032

Lot 15  
PL 19778



LOT 16, DL 3140, C.D., PL 19778  
+/- 0.2 ha

PCLA  
PL 19778

Sam Toy Ave

Sing St





SUBJECT PROPERTY  
LOT 16, DL 3140, C.D.,  
PL 19778

### Appendix D: ORTHOGRAPHIC MAP



#### LEGEND

 SUBJECT PROPERTY





Describe the existing use of the subject property and all buildings: Recycling - processing of Scrap metal + other Salvage material.

Describe the proposed use of the subject property and all buildings: legalize existing use Already zoned for heavy industrial, except for actual use of recycling.

Describe the reasons in support for the application: Purchased property + business in 2014. Previous owner did not disclose non conformity.

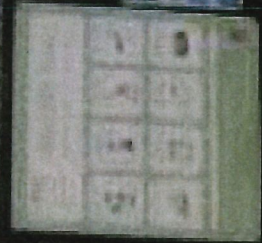
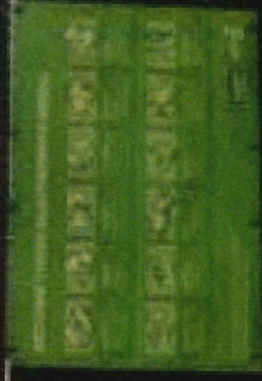
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): whole property fenced w/privacy screening on 3 sides. Soft landscaping ie - grass that is maintained between the fence + road.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): None

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

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

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>









ADVISORY PLANNING COMMISSION RESPONSE FORM

8 Jan/18

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on ~~13 Dec/17~~ in the CRD office, located at Quesnel, BC, commencing at

**PRESENT:**

Chair

Members

Armand McKinley, Dave Uffett

Marg Sjöström

Recording Secretary

Doug SERVICE

Owners/Agent, or

Contacted but declined to attend

[Signature]

**ABSENT:**

**ALSO PRESENT:**

Electoral Area Director  
Staff support (if present)

Ted Armstrong

~~Harwan Surat~~ Harwan Surat

Agenda Items

**REZONING/OCP APPLICATION – 3360-20/20170036 (Lot 16, District Lot 3140, Cariboo District, Plan 19778)**

[Signature]: "THAT the application to rezone/redesignate property at 1265 TOY ROAD, be supported/rejected for the following reasons:

- i) screening be mandatory on the housing side to protect the subdivision
- ii)

For:

Against:

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]  
Recording Secretary

\_\_\_\_\_  
Chair

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20170036

Date: March 6, 2018

Location: Cariboo Regional District Quesnel Sub-Office

Re: **CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5123 AND CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5124**

### Persons Present:

- Director: Ted Armstrong
- Owner(s): CM Recycling Ltd. (Lori and Dwayne Sales)
- Agent:
- Public: See attached list *RAY HAMER*
- Staff:
- No public in attendance (excluding owner/agent)

- 
- Waited ten (10) minutes and then called the meeting adjourned.
  - Welcome and introduction by the Area Director/Alternate
  - The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 6:00.
  - The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
  - The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
    - 1) Date: *ENCLOSED* Name:
    - 2) Date: Name:
  - The following verbal comments and questions were received: (add additional sheet if required)  
Comments in favour:

Comments of concern/opposition:

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 6:12.

I certify this is a fair and accurate report on the results of the public hearing.

*Ted Armstrong*  
Signature of Chair





February 26, 2018

FEB 27 2018

**RE: Bylaw rezoning of 1256 Sam Toy Road**

Referred To .....

To Whom It May Concern:

As neighbours in close proximity to 1256 Sam Toy Road, our families feel very strongly against the application to rezone this property. Currently the property is used by CM Recycling as a Highway Service Commercial designation, and brings large trucks into our neighbourhood, on the streets that our children use to access the nearby school and shopping centre. It is our fear that rezoning this location to a General Industrial location will increase the number and frequency of heavy equipment in our neighbourhood.

We also fear that allowing the rezoning of this property will lead to the rezoning of other properties in the area, creating a louder, busier and more unsafe roadway for our families. We live blocks from an Elementary School, and the children in our neighbourhood, not just the ones within two or three houses of 1256 Sam Toy Road, use the street to get to the school or to the playground. Families also use the road to take their pets for walks or to go to Extra Foods or Walmart. Changing the designation of this property could put the safety of the street in jeopardy. There are already times we cannot access Sam Toy because large trucks are blocking the roadway.

Another concern we have is the ability for CM Recycling or future occupants of the location to bring in heavier equipment and run this equipment all hours of the day and night. We are a subdivision that currently co-exists with minimal weekend and evening noise, but it still exists. Allowing heavy equipment or machinery on site could jeopardize this. This will also reduce the value of our homes, as we will now be houses in an Industrial Park.

There are areas in Quesnel that are designated Industrial, which are more suited for this type of business operation. We do not want to see our neighbourhood turned into an industrial location. We have no issues with the current use CM Recycling has in their location, but we do not support the change to an Industrial zone. This will damage the community and threaten the safety of our families.

We ask the Cariboo Regional District to take the concerns of the several families in the neighbourhood into consideration. There are other Industrial zoned areas in Quesnel where Heavy Industrial usage would be suited. Please do not turn Chew Subdivision into one of these areas.

Sincerely,



Steve & Lisa Foottit – 2426 Sing Street

Angelo & Teresa Sia - 2441 Sing Street

Cariboo Regional District

File Number: 3360-20/20170036

Cariboo Regional District  
File No. ....

MAR 02 2018

Referred To .....  
.....

March 2, 2018

In regards to the Public Hearing on Re-Zoning /OCP Amendment Bylaw No. 5124 .

We, Lorenzo and Jeanette Ferrara owners of property located at 2462 Wong Street, object to changing bylaws and making amendments to the existing property located at 1265 Sam Toy Road. Lot 16, District Lot 3140, Cariboo District, Plan 19778.

When we as well as other owners had to construct our homes we had to abide by all bylaws etc. that were in existence and pertained to construction. If we did not follow the existing rules and bylaws our construction would have been halted without a second thought. Now a recycling business, at the property in question apparently is not operating legally. They should be made to comply with the existing zoning. Instead of shutting down the offending business the owners are now allowed to apply for by-laws to be changed to suit their needs. Instead of obeying and conforming to the existing laws they want them to be changed to suit what they want. To us this seems completely wrong. After all who is in charge here--- Regional District or individual property owner – who are illegally operating a business.

Also what will happen with the adjoining properties – will they in turn be able to apply for re-zoning changes in the future. Where will this end – will Regional District have to keep changing by-laws to accommodate issues with zoning in the future. There are already two mobile homes located on the property next to this lot and it also is not classed as residential use. It is also classed General Industrial. Where will this all end. As homeowners in the vicinity of this proposed change I would not like to see changes made to existing bylaws just to accommodate one

property owner. We do not want to see our quiet neighbourhood change to complete industrial uses.

Thank you for taking the time to consider my concerns.

Lorenzo and Jeanette Ferrara

2462 Wong Street

Quesnel B.C.

To: Cariboo Regional District

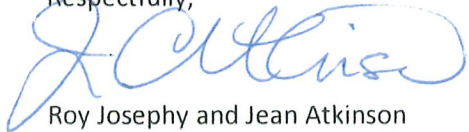
March 3, 2018

This is a letter of support for CM Recycling Ltd. Located at 1265 Sam Toy Ave To rezone from an M2 to an M2-3 special exception.

This would allow CM to legalize their existing recycling business, which we feel is an asset to the community.

Our lot is lot 4 on the corner of Sam Toy Ave and Sing St.

Respectfully,



Roy Josephy and Jean Atkinson

250-992-0037

## Havan Surat

---

**From:** CRD Planning  
**Sent:** March-07-18 8:06 AM  
**To:** Havan Surat; Brenda Ethier; Francesca Sanna  
**Subject:** FW: Cariboo Metal Recycling-rezoning  
**Attachments:** Image (362).jpg

**From:** Go-Fer Contracting & Disposal [mailto:goferdisposal@gmail.com]  
**Sent:** March-06-18 9:52 AM  
**To:** CRD Planning <Planning@cariboord.bc.ca>  
**Subject:** FW: Cariboo Metal Recycling-rezoning

Hi  
I'm forwarding a letter of support from Jimmy Sales who owns the neighbouring property and attaching one from Jean Atkinson as well. That support CM recycling to include recycling.

**From:** Dwayne Sales [mailto:dsales3@gmail.com]  
**Sent:** March-05-18 3:13 PM  
**To:** Go-Fer Contracting and D. <goferdisposal@gmail.com>  
**Subject:** Fwd: Cariboo Metal Recycling

Dwayne Sales

Begin forwarded message:

**From:** James B Sales <jimsales@me.com>  
**Date:** March 5, 2018 at 3:09:25 PM PST  
**To:** Dwayne Sales <dsales3@gmail.com>  
**Subject:** Cariboo Metal Recycling

To whom it may concern,  
As owners of the property next to Cariboo Metal Recycling we have no issues with Cariboo Metal Recycling conducting business on their current property. If any person or persons has any further questions we can be contacted at 250-991-8086

Regards,  
Jackpine Enterprises  
Quesnel BC



To: Cariboo Regional District

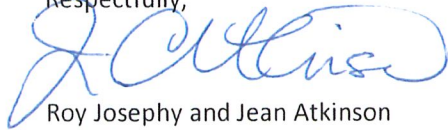
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This would allow CM to legalize their existing recycling business, which we feel is an asset to the community.

Our lot is lot 4 on the corner of Sam Toy Ave and Sing St.

Respectfully,

A handwritten signature in blue ink, appearing to read "Roy Josephy and Jean Atkinson". The signature is fluid and cursive, with the first name "Roy" being particularly prominent.

Roy Josephy and Jean Atkinson

250-992-0037

① Why were we notified after  
2 readings were already passed?

② Why heavy industrial? Why  
not leave as is?

③

③ If re-zoned - what is noise by-  
law? To be kept next in  
to covered fencing area.

④ If should burn down, can  
they rebuild & larger?  
Can they expand at any time?

By [unclear]

## Brenda Ethier

---

**From:** Brenda Ethier  
**Sent:** February-28-18 10:00 AM  
**To:** Ted Armstrong  
**Cc:** Havan Surat; John MacLean  
**Subject:** Letter for March 6 Public Hearing - CM Recycling  
**Attachments:** Letter from Public.pdf

Good morning,

Please see attached letter with regards to the above noted public hearing that was received in our office today.

**Brenda Ethier**

*Development Services Clerk V*

[bethier@cariboord.ca](mailto:bethier@cariboord.ca)



**Cariboo Regional District**

Suite D, 180 North 3<sup>rd</sup> Avenue

Williams Lake, BC V2G 2A4

**Phone: 250-392-3351 Ext 264**

**Toll Free: 1-800-665-1636**

Fax: 250-392-2812



Please think about the environment before you print

February 26, 2018

FEB 27 2018

**RE: Bylaw rezoning of 1256 Sam Toy Road**

Referred To .....

To Whom It May Concern:

As neighbours in close proximity to 1256 Sam Toy Road, our families feel very strongly against the application to rezone this property. Currently the property is used by CM Recycling as a Highway Service Commercial designation, and brings large trucks into our neighbourhood, on the streets that our children use to access the nearby school and shopping centre. It is our fear that rezoning this location to a General Industrial location will increase the number and frequency of heavy equipment in our neighbourhood.

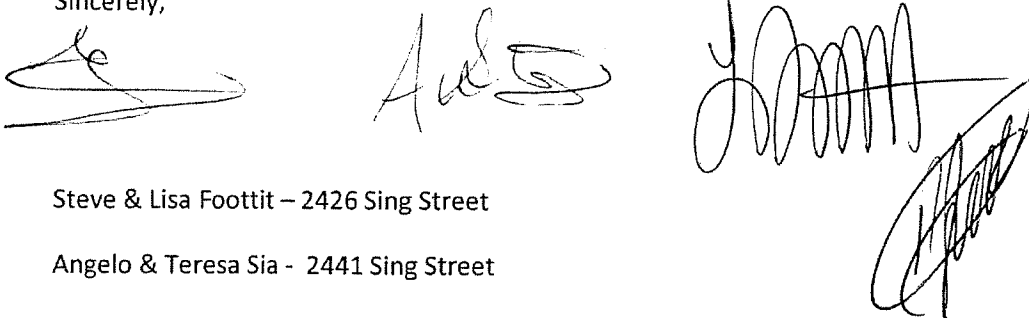
We also fear that allowing the rezoning of this property will lead to the rezoning of other properties in the area, creating a louder, busier and more unsafe roadway for our families. We live blocks from an Elementary School, and the children in our neighbourhood, not just the ones within two or three houses of 1256 Sam Toy Road, use the street to get to the school or to the playground. Families also use the road to take their pets for walks or to go to Extra Foods or Walmart. Changing the designation of this property could put the safety of the street in jeopardy. There are already times we cannot access Sam Toy because large trucks are blocking the roadway.

Another concern we have is the ability for CM Recycling or future occupants of the location to bring in heavier equipment and run this equipment all hours of the day and night. We are a subdivision that currently co-exists with minimal weekend and evening noise, but it still exists. Allowing heavy equipment or machinery on site could jeopardize this. This will also reduce the value of our homes, as we will now be houses in an Industrial Park.

There are areas in Quesnel that are designated Industrial, which are more suited for this type of business operation. We do not want to see our neighbourhood turned into an industrial location. We have no issues with the current use CM Recycling has in their location, but we do not support the change to an Industrial zone. This will damage the community and threaten the safety of our families.

We ask the Cariboo Regional District to take the concerns of the several families in the neighbourhood into consideration. There are other Industrial zoned areas in Quesnel where Heavy Industrial usage would be suited. Please do not turn Chew Subdivision into one of these areas.

Sincerely,



Steve & Lisa Foottit – 2426 Sing Street

Angelo & Teresa Sia - 2441 Sing Street