

Rezoning Information Package

File Number: 3360-20/20180011

Subject: Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5141, 2018

Electoral Area: B

Date of Referral: April 11, 2018

Date of Application: March 8, 2018

Property Owner's Name(s): Shawn Head and Mary Myers

Applicant's Name: Shawn Head and Mary Myers

SECTION 1: Property Summary

Legal Description(s): Parcel A (Being a consolidation of Lots 3 and 4 see CA3947312), District Lot 1125, Cariboo District Plan 19375

Property Size: 0.91 ha (2.24 ac)

Area of Application: 0.91 ha (2.24 ac)

Location: 1576 Baker Creek Road

Current Designation:

Country Residential

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Proposed Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Residential 2 (R 2)

Min. Lot Size Permitted:

0.4 ha (0.98 ac)

Proposed Zoning:

Rural 3 (RR 3)

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Proposed Use: The property owners would like to have a small hobby farm on the property. The current zoning of R 2 does not permit for the keeping of livestock. The current lot was created by a lot consolidation of two lots resulting in a 0.91 ha (2.24 ac) lot.

No. and size of Proposed Lots: No new lots proposed

Name and type of existing road system: Baker Creek Road (paved, collector)

Services Available: Hydro, sewage disposal system, well, natural gas

Within the influence of a Controlled Access Highway: No

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 Areas: No

Name of Development Permit: Steep Slope and Landslide Geotechnical Hazard Development Permit Area

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

	Actual Use Code:	Lot Sizes:
(a) North	110 – Grain and Forage	63.79 ha (157.64 ac)
(b) South	060 – 2 Acres or More – Single Family Dwelling, Duplex	7.35 ha (18.17 ac) – 15.55 ha (38.43 ac)
(c) East	000 – Single Family Dwelling 060 – 2 Acres or More – Single Family Dwelling, Duplex	0.4 ha (1 ac) 2.36 ha (5.85 ac)
(d) West	000 – Single Family Dwelling 001 – Vacant Residential Less Than 2 Acres	0.55 ha (1.37 ac) 0.47 ha (1.17 ac) ⁵

SECTION 2: Planning Report

Background:

The application proposal is to develop a small hobby farm on the property. The subject property is proposed to rezone from Residential 2 (R 2) to Rural 3 (RR 3) in Quesnel Fringe Area Zoning Bylaw. The current zoning of R 2 does not permit for the keeping of livestock. The current lot was created by a lot consolidation of two lots resulting in a 0.91 ha (2.24 ac) lot.

Location and Surroundings:

The proposal is located at 1576 Baker Creek Road. There are small residential parcels to the east and west of the subject property with unsurveyed crown land to the north and rural zoned parcel to the south of the subject property.

CRD Regulations and Policies:

Quesnel Fringe Area Zoning Bylaw

5.19 RURAL 3 (RR 3) ZONE

5.19.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- vii) agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots and stockyards;

Rationale for Recommendations:

As the property is partly surrounded by Rural and Resource/Agricultural zones which supports similar uses, planning staff recommends the approval of the rezoning proposal.

Recommendation:

That the Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5141, 2018 be approved.

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - May 1, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed zoning application. An agricultural access permit will be required for the 2nd driveway.

Please note that this in no way constitutes subdivision approval.

Advisory Planning Commission: May 9, 2018

See attached.

Ministry of Environment: -

SECTION 4: Board Action

Date of Meeting: May 25, 2018

That the Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5141, 2018 be read a first and second time this 25th day of May, 2018.

ATTACHMENTS

Appendix A: Bylaw No. 5141

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. 5141

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. 5141, 2018".

2. AMENDMENT

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

- i) rezoning Parcel A (Being a consolidation of Lots 3 and 4 see CA3947312), District Lot 1125, Cariboo District Plan 19375 from Residential 2 (R 2) zone to Rural 3 (RR 3) zone; and
- ii) amending Schedules "A" and "C" accordingly.

READ A FIRST TIME THIS 25th DAY OF May, 2018

READ A SECOND TIME THIS 25th DAY OF May, 2018

A PUBLIC HEARING WAS HELD ON THE 17th DAY OF July, 2018

READ A THIRD TIME THIS _____ DAY OF _____, 2018

ADOPTED THIS _____ DAY OF _____, 2018

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5141 cited as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5141, 2018", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer

Appendix B: GENERAL MAP

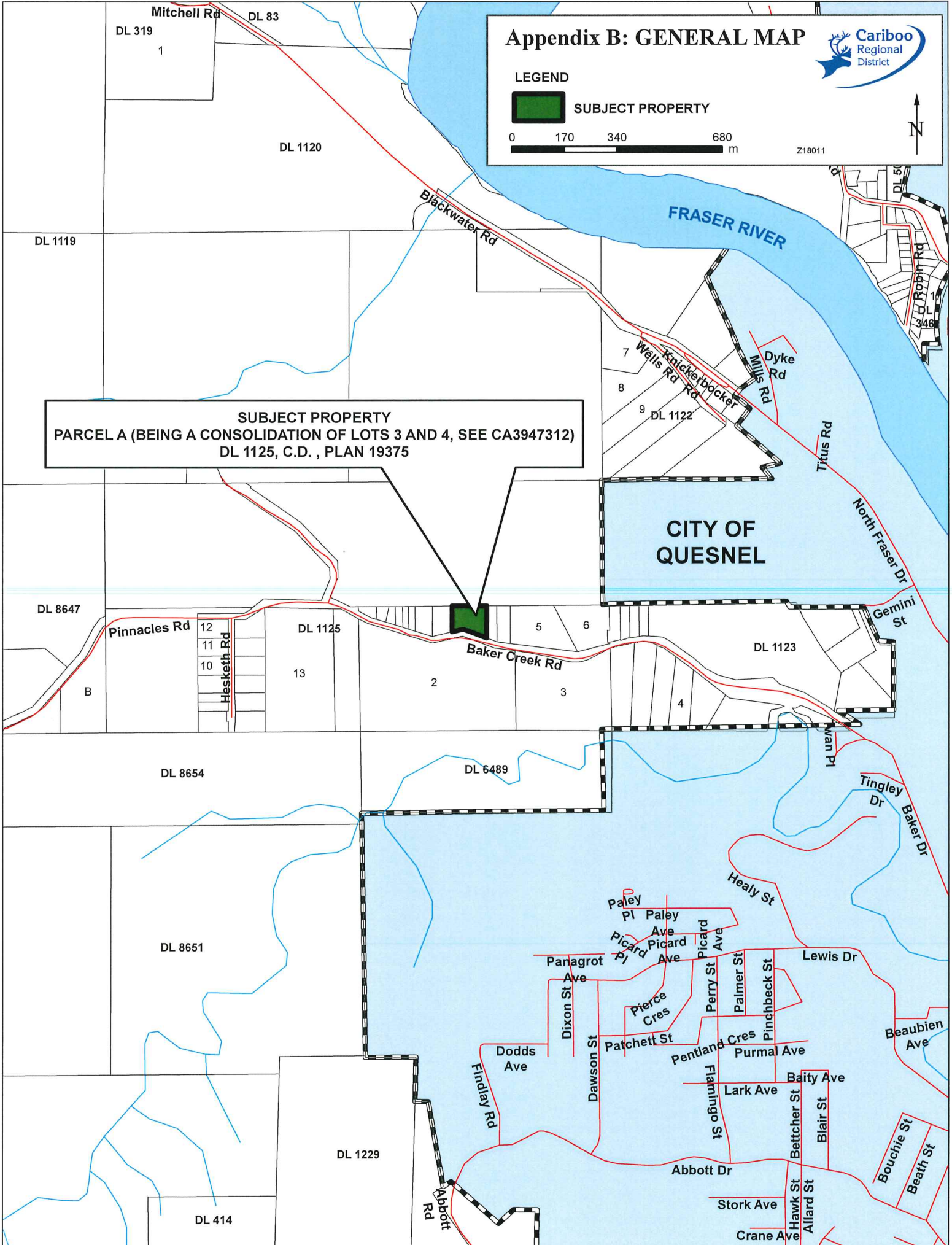


LEGEND

 SUBJECT PROPERTY

0 170 340 680 m

Z18011



SUBJECT PROPERTY
PARCEL A (BEING A CONSOLIDATION OF LOTS 3 AND 4, SEE CA3947312)
DL 1125, C.D. , PLAN 19375

CITY OF QUESNEL

DL 319
DL 83
DL 1120
DL 1119
DL 8647
DL 1125
DL 1123
DL 8654
DL 6489
DL 8651
DL 1229
DL 414

Mitchell Rd
Blackwater Rd
FRASER RIVER
Wells Rd
Knickerbocker Rd
Mills Rd
Dyke Rd
Titus Rd
North Fraser Dr
Gemini St
Pinnacles Rd
Hesketh Rd
Baker Creek Rd
Tingley Baker Dr
Healy St
Lewis Dr
Beaubien Ave
Paley Pl
Paley Ave
Picard Ave
Picard Ave
Panagrot Ave
Pierce Cres
Patchett St
Pentland Cres
Purmal Ave
Lark Ave
Baitty Ave
Blair St
Bouchie St
Beath St
Crane Ave

Lot A
Plan PGP43031

DL 1121

+/- 111.33

SHELTERLOGIC
STORAGE
AREA
22.29 sq. m

TIN
SHED
4.45 sq.m

GRASS
AREA

FIRE PIT

ROOT
CELLAR

OPEN
WOODSHED
13.37 sq. m

STORAGE
SHED
(11.1 sq. m)

Lot 2
Plan 19375

PCL A (CA 3947312),
DL 1125, C.D. , PL 19375
+/- 0.91 ha

Lot 2
Plan 17358

DL 1125

DL 1125

CARPORT
47.38 sq. m

DWELLING
(100.3 sq. m)

GREENHOUSE
(7.4 sq. m)

GRASS
AREA

DRIVEWAY

TREED
AREA

DRIVEWAY

FIELD

+/- 36.82

+/- 80.85

Baker Creek Rd

Lot 2
Plan 16386

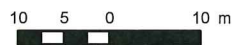
DL 1125

Appendix C: SPECIFIC MAP



Legend

 SUBJECT PROPERTY / PROPOSED RURAL 3 (RR 3) ZONE



MEASUREMENTS
ARE METRIC



Z18011

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

0 20 40 80 m Z18011



DL 1124 A

SUBJECT PROPERTY
PARCEL A (BEING A CONSOLIDATION OF LOTS 3 AND 4, SEE CA3947312)
DL 1125, C.D. , PLAN 19375



Describe the existing use of the subject property and all buildings: Single Dwelling
Home, Shop, Storage shed rootcellar for my
Canning, Small 8'x10' Greenhouse, Shelter logic Storage tent

Describe the proposed use of the subject property and all buildings: would like to
get a few animals Chickens, rabbits, maybe
a pig, possibly a horse in the future.

Describe the reasons in support for the application: We consolidated lots
3+4 + would like to rezone to country
residential RR#3 to have a small Hobby Farm,
as the RR does not permit the keeping of livestock.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
Mostly grass, some cottonwood + Birch
trees.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
property has a couple hills but
mostly flat.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Natural Gas</u>				

FILE #
3360-20/20180011

AREA B, ADVISORY PLANNING COMMISSION

May 8, 2018

Cariboo Regional District

File No.

MAY 09 2018

Referred To

Cariboo Regional District
Suite D, 180 N Third Avenue
Williams Lake, BC
V2G 2A4

ATTENTION

HAVAN SURAT, MRAIC, FILA
Manager of Development Services

RE: **Application for Rezoning - Parcel A (Being a consolidation of Lots 3 and 4 see CA3947312), District lot 1125, Cariboo District Plan 19375**

A Meeting of the Advisory Planning Commission for Area B was held on May 7, 2018, as it relates to the Request **Application for Rezoning**. We examined the application for submission to the **BYLAW REFERRAL FORM at 1576 BAKER CREEK ROAD** and forwarding our decision by which the Advisory Planning Commission **SUPPORT** for the following reasons.

- i. **Animals are next door also (Chickens) Proposed Rezoning change is consistent with surrounding neighbourhood.**
- ii. **Wells are far away from property lines from area proposed.** The committee concurred that property will benefit by rezoning RR3 for the purpose of small agricultural practise.

After reviewing the material provided, the Advisory Planning Commission Supports this application. If you have any questions and or concerns, please do not hesitate to contact me at 250.249.0102 or email me lizdan1985@gmail.com

Respectfully



Elizebeth Montgomery
Area B Secretary
Advisory Planning Commission

Elizebeth Montgomery - concurs with the decision
Neil Mcdougall - concurs with the decision
Sybille Muschik - concurs with the decision
Jim Muschik - concurs with the decision
Tony McHale - concurs with the decision
Stan Hall - Concurs with the decision
Magnus Vinje - concurs with the decision

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'B' advisory planning commission held on May 7 2018 in the Cariboo Reg. Area, located at 1576, BC, commencing at 6.15pm B Baker Creek.

PRESENT: Chair
Members

Recording Secretary ELIZABETH MONTGOMERY

Owners/Agent, or
 Contacted but declined to attend

TONY McHale
STAN HALL
NEIL McDOUGALL
SYBILLE BOSCHIK
JIM BUSECHIK
Obagnus Vinje

ABSENT:

ALSO PRESENT: Electoral Area Director
Staff support (if present)

Agenda Items

REZONING APPLICATION - 3360-20/20180011 (Parcel A (Being a consolidation of Lots 3 and 4 see CA3947312), District Lot 1125, Cariboo District Plan 19375)

SUPPORT THE APPLICATION THAT the application to rezone property at 1576 BAKER CREEK ROAD, be supported/rejected for the following reasons:

- i) ANIMALS ARE NEXT DOOR ALSO (chickens)
- ii) WELLS ARE FAR AWAY FROM AREA PROPOSED FOR SMALL LIVESTOCKS FROM PROPERTY LINE

For: 7 Against: 0

CARRIED/DEFEATED

Termination

: That the meeting terminate.

CARRIED

Time: 6.35pm

Cariboo Regional District
File No.

Recording Secretary

Chair

Obagnus Vinje

MAY - 9 2018

Referred To

RESULTS OF PUBLIC HEARING

JUL 23 2018

File No: 3360-20/20180011
Date: July 17, 2018
Location: Baker Creek Community Hall

Referred To

Re: **CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA ZONING AMENDMENT
BYLAW NO. 5141, 2018**

Persons Present:

- Director: *Jeory Bruce*
- Owner(s): *SHAWN HEAD / MARY MYERS HEAD*
- Agent:
- Public: See attached list
- 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 *7 p.m.*
- 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: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

no opposition

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at *7:11 p.m.*

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

Jeory Bruce

Signature of Chair

July 17/18

Attendance List
Public Hearing For

July 12/18

Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5141, 2018

Name
(Please Print)

Address
(Please Print)

Shawn Heed
MARY MYERS Heed

1576 Baker Creek Rd. Quesnel
1576 Baker Creek Rd Quesnel

A. Bruce
Act B Director