

## Rezoning / OCP Information Package

**File Number:** 3360-20/20180043

**Subject:** Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018 and Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018

**Electoral Area:** I

**Date of Referral:** September 18, 2018

**Date of Application:** August 27, 2018

**Property Owner's Name(s):** Hugh Gordon Bare

**Applicant's Name:** Brad Wiles - Wiles Surveying

### SECTION 1: Property Summary

**Legal Description(s):** Lot 1, District Lot 15, Cariboo District, Plan 20266, Except Plan 22908

**Property Size:** 4.30 ha (10.62 ac)

**Area of Application:** 1.8 ha (4.44 ac)

**Location:** 325 Skyline Rd

**Current Designation:**  
Manufactured Home Park

**Min. Lot Size Permitted:**  
2 ha (4.95 ac)

**Proposed Designation:**  
Agricultural

**Min. Lot Size Permitted:**  
32 ha (79.07 ac)

**Current Zoning:**  
Mobile Home Park (R 4)

**Min. Lot Size Permitted:**  
2 ha (4.94 ac)

**Proposed Zoning:**  
Resource/Agricultural

**Min. Lot Size Permitted:**  
32 ha (79.07 ac)

**Proposed Use:** The area under application is currently an active hay field. The rezoning and lot line adjustment would further benefit a current forage operation.

**No. and size of Proposed Lots:** Lot line adjustment. No new lots proposed.

**Name and type of existing road system:** Skyline Road (collector, paved)

**Services Available:** Hydro, telephone, sewage disposal, well

**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:**  
Yes, with respect to sewerage disposal and riparian protection

**Name of Lake/Contributing River and Lake Classification:** Fraser River and unnamed creek

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

**Name of Development Permit:** Aquatic Habitat Development Permit Area

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

	Actual Use Code:	Lot Sizes:
(a) North	Sinnce-Tah-Lah Indian Reserve 2	
(b) South	110 – Grain and Forage	47.73 ha (117.96 ac)
(c) East	060 – 2 Acres or More – Single Family Dwelling, Duplex	5.58 ha (13.79 ac)
(d) West	000 – Single Family Dwelling 060 - 2 Acres or More – Single Family Dwelling, Duplex	0.4 ha (0.99 ac) 11.78 ha (29.11 ac)

## SECTION 2: Planning Report

### Background:

It is proposed to rezone 1.8 ha (4.44 ac) within 4.30 ha (10.62 ac) subject property from Mobile Home Park (R 4) to Resource/Agricultural (RA 1). The area under application is currently an active hay field. The rezoning and lot line adjustment would further benefit the current forage operation. The proposal is shown in Appendix C.

The subject property is currently zoned as Mobile Home Park (R 4) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. It is also proposed to change the designation from Manufactured Home Park to Agricultural and Resource in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844.

### Location & Surroundings:

The subject property is located on Skyline Road with Fraser River to the north-east of the subject property as shown in Appendix B. There is an unnamed creek that runs through the subject property. Currently, the area under application is an active hay field covered in forage crop with moderate tree coverage.

There is also a shed and a well present on the area under application with several mobile homes existing on the rest of the subject property. It is surrounded by single-family dwellings to the east and west, agricultural land to the south and Sinnce-Tah-Lah 2 Indian Reserve to the north of the subject property.

CRD Regulations and Policies:

**3504- Quesnel Fringe Area Zoning Bylaw, 1999**

**5.20 RESOURCE/ AGRICULTURAL (RA 1) ZONE**

**5.20.1 USES PERMITTED**

(b) NON-RESIDENTIAL USES:

- xv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture.

**4844- Quesnel Fringe Area OCP Bylaw**

**5.0 AGRICULTURAL & RESOURCE USE DESIGNATION**

**5.2 OBJECTIVES**

- 5.2.1 To maintain a secure and productive resource base.

Rationale for Recommendations:

Surrounded by the similar land use and no buildings proposed on the area under application, the requested rezoning does not adversely affect the character of the neighborhood. Therefore, planning staff recommends approval of this application. However, the applicant has to comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of a creek on the subject property and close proximity from the Fraser River.

Recommendation:

1. That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018 to re-designate the subject property from Manufactured Home Park designation to Agricultural and Resource designation be approved.
2. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018 to rezone Part of Lot 1, District Lot 15, Cariboo District, Plan 20266, Except Plan 22908 from Mobile Home Park ( R 4) Zone to Resource/ Agricultural ( RA 1) Zone be approved, subject to the following condition(s):
  - i.) The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

Further, that the cost of registration of the covenant be borne by the applicant.

### SECTION 3: Referral Comments

**Health Authority:** -

**Ministry of Transportation and Infrastructure:** - October 15, 2018

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed OCP Amendment Bylaw and Zoning Amendment Bylaw with the following comment:

This property is in the process of being subdivided. Boundaries may be adjusted from those on the rezoning map due to conditions of subdivision approval.

**Advisory Planning Commission:**

**Ministry of Environment:** -

**CRD Environmental Services Department:** - September 18, 2018

Interests unaffected by proposed rezoning application.

### SECTION 4: Board Action

Date of Meeting:

### ATTACHMENTS

Appendix A: Bylaw No. 5172 & 5173

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5172

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. 5172, 2018".

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

Redesignating part of Lot 1, District Lot 15, Cariboo District, Plan 20266, Except Plan 22908 from Manufactured Home Park designation to Agricultural designation as shown in Schedule "A".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5172, cited as the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018", as read a third time by the Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT 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. 5172, cited as the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018", as adopted by the Cariboo Regional District Board on the day of \_\_\_\_\_, 2018.

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

# SCHEDULE "A"



PROPOSED AGRICULTURAL DESIGNATION

30 15 0 30 Meters

MEASUREMENTS ARE METRIC

Z18043

FRASER RIVER

Skyline Rd

Lot A  
PI BCP24470

Lot B  
PI BCP24470

Lot 10  
PI 5686

PCL 1  
PI BCP18258

Lot 1  
PI 20266

REM DL 15



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5173

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. 5173, 2018".

2. AMENDMENT

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

- i) rezoning Part of Lot 1, District Lot 15, Cariboo District, Plan 20266, Except Plan 22908 from Mobile Home Park (R 4) zone to Resource/Agricultural (R/A) zone as shown in Schedule "A"; and
- ii) amending Schedule "C" and "D" accordingly.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 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. 5173 cited as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

**SCHEDULE "A"**



**PROPOSED RESOURCE / AGRICULTURAL ( RA 1 ) ZONE**

20 10 0 20 Meters

MEASUREMENTS ARE METRIC

Z18043

**FRASER RIVER**

**Skyline Rd**

Lot A  
PI BCP24470

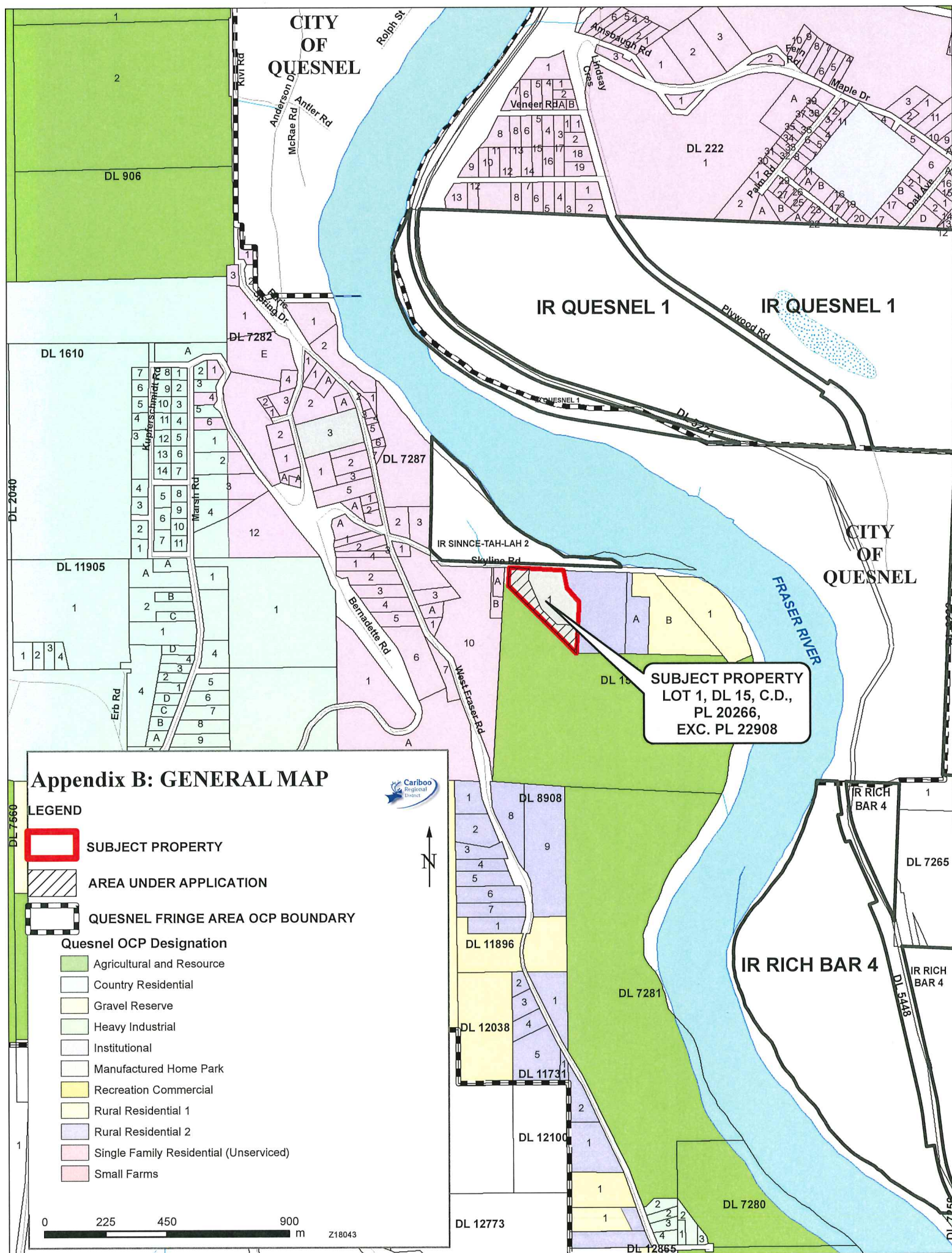
Lot B  
PI BCP24470

Lot 10  
PI 5686

PCL 1  
PI BCP18258

Lot 1  
PI 20266

**REM DL 15**



Appendix C: SPECIFIC MAP



SUBJECT PROPERTY



AREA UNDER APPLICATION  
PROPOSED RESOURCE / AGRICULTURAL ( RA 1 ) ZONE  
PROPOSED AGRICULTURAL DESIGNATION



LOT AFTER CONSOLIDATION RA 1 ZONE  
AGRICULTURAL DESIGNATION (49.54 ha)

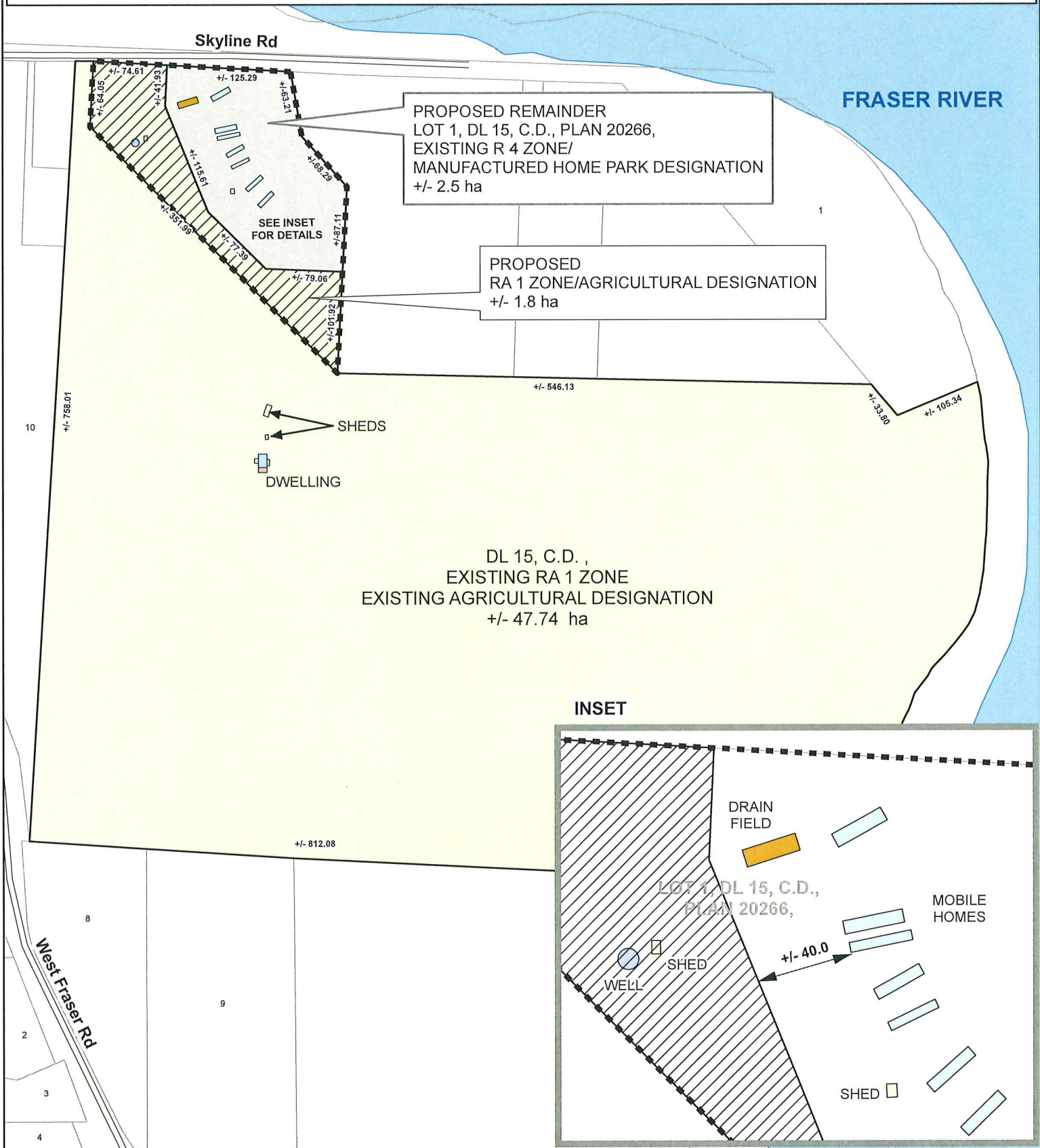


PROPOSED REMAINDER  
MOBILE HOME PARK ( R 4 ) ZONE /  
MANUFACTURED HOME PARK  
DESIGNATION

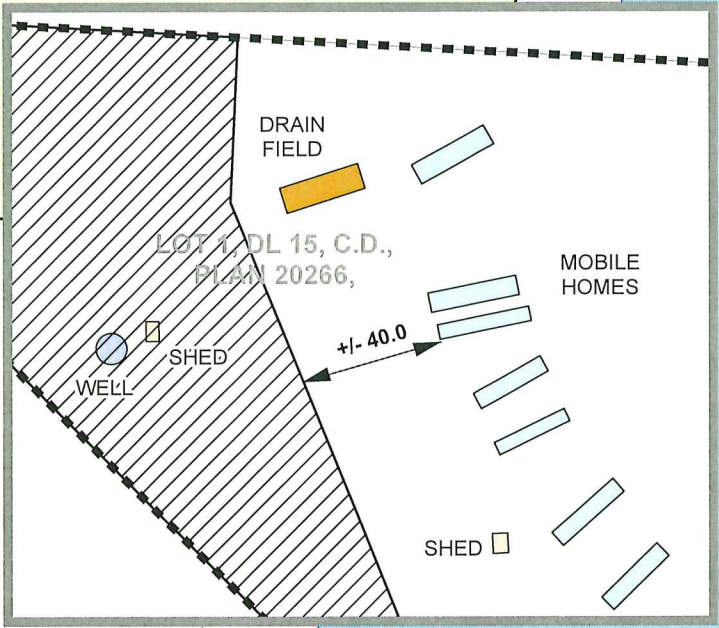
90 45 0 90 Meters

MEASUREMENTS ARE METRIC

Z18043



INSET





Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY



Describe the existing use of the subject property and all buildings: MOBILE HOME PARK,  
RESIDENTIAL MOBILE HOMES. NO BUILDINGS ON AREA UNDER APPLICATION.

Describe the proposed use of the subject property and all buildings: RESOURCE AGRICULTURE,  
HAY FIELD/PRODUCTION. NO BUILDINGS PROPOSED

Describe the reasons in support for the application: CURRENT AREA UNDER APPLICATION  
IS AN ACTIVE HAY FIELD. REZONING WOULD ALLOW FOR SUBDIVISION  
BOUNDARY ADJUSTMENT TO FURTHER BENEFIT A CURRENT FORAGE OPERATION.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): FORAGE CROP  
SOME TREED AREA.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): N/A

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All distances shown in metres and decimals thereof.

Rezoning application is for a boundary adjustment subdivision to acquire more hay field by joining these portions of the REM 1, Plan 20266 to the REM DL 15, that would add 1.73 hectares in area after rezoning from Mobile Home Park R4 to Resource Agricultural

REM 1, D 15, Plan 20266 at civic 325 Skyline Road  
Present zoning Mobile Home Park R4 – 2 hectare minimum  
Proposed zoning Resource Agriculture RA1 – 32 hectare minimum  
Bylaw 3504 – Quesnel Fringe Area Zoning Bylaw  
Bylaw 4844 – Quesnel Fringe Area OCP Bylaw

Arranged by owner: Hugh Bare  
tel: 250-992-6351  
Drawn for: Hugh Bare  
February 15, 2018  
Parcel Identifier: 013-140-191



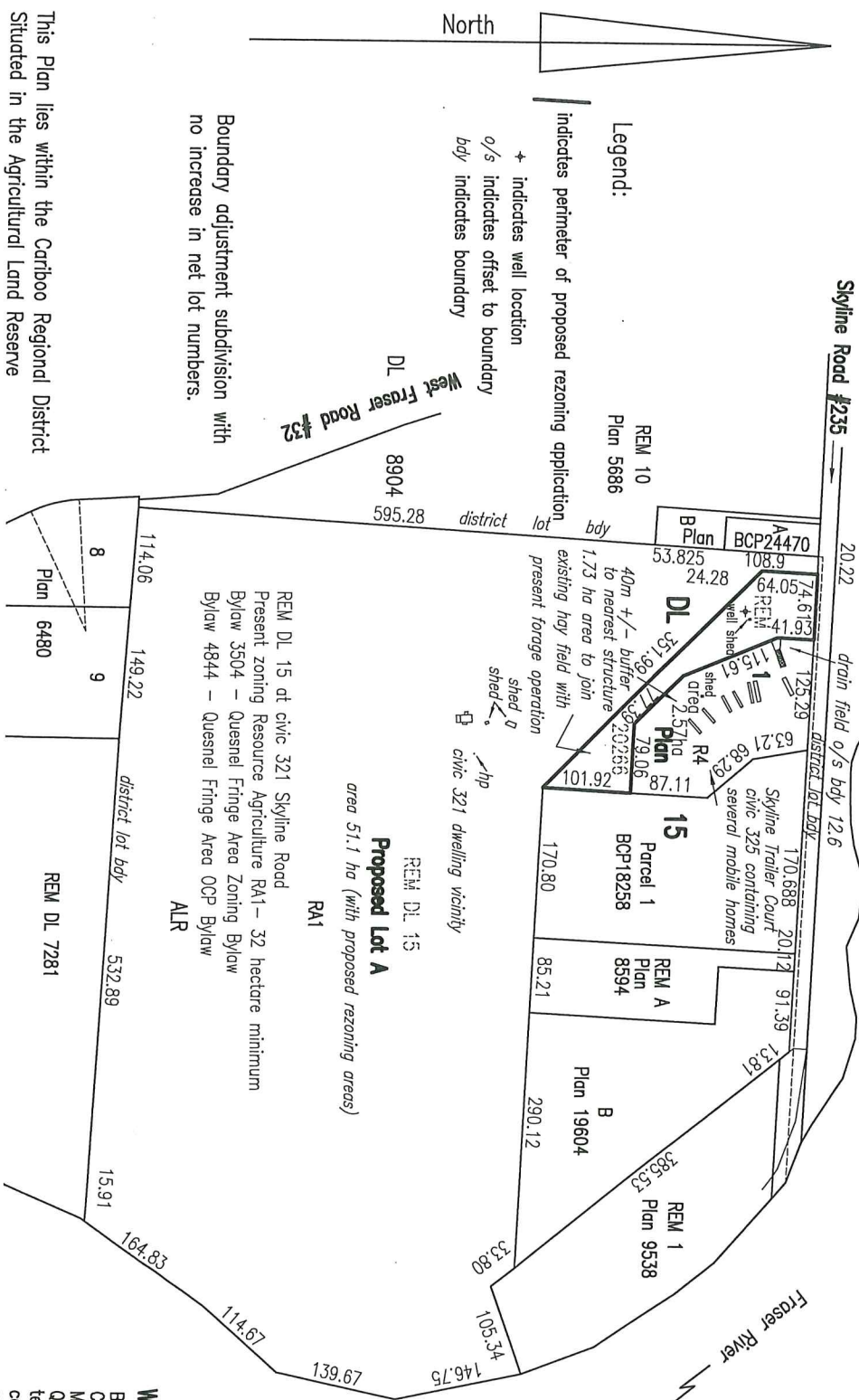
Legend:

indicates perimeter of proposed rezoning application

✦ indicates well location

*o/s* indicates offset to boundary  
*bdy* indicates boundary

Boundary adjustment subdivision with no increase in net lot numbers.



This Plan lies within the Cariboo Regional District. Situated in the Agricultural Land Reserve

## Wiles Surveying

British Columbia Land Surveyor  
Civic – 2308 Blackwater Road,  
Mail – 2323 Claymine Road,  
Quesnel, BC V2J 7G5  
tel 778-465-0019  
cel 250-255-5163 file: 1707  
email brad@wilsurvey.com