

Rezoning / OCP Information Package

File Number: 3360-20/20170009

Subject: Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017.

Electoral Area: F

Date of Referral: March 24, 2017

Date of Application: March 10, 2017

Property Owner's Name(s): Wayne Edward Moser

Applicant's Name: Exton and Dodge Land Surveying Inc. c/o Doug Dodge

SECTION 1: Property Summary

Legal Description(s): Block A, District Lots 12978 and 12908, Cariboo District

Area of Application: 1.4 ha (3.5 ac)

Location: Marshall Creek Road

Current Zoning:

Rural 3 (RR 3) zone

Proposed Zoning:

Special Exception C/M-9 zone

Min. Lot Size Permitted:

0.8 ha (1.98 ac)

Min. Lot Size Permitted:

4000 sq. m (43,057 sq. ft.)
i.e. 0.4 ha

Proposed Use: To provide year round boat & RV storage, as well as parking for the clients / guests of the adjacent Elysia Resort.

No. and size of Proposed Lots: Not proposed for subdivision

Name and type of existing road system: non-gazetted unimproved road to resort connected via Marshall Road (local, gravel).

Services Available: No service available except for existing hydro.

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:

Already complies with Shoreland Management Policy - Covenant BB1136597 registered in 2010.

Name of Lake/Contributing River and Lake Classification: Quesnel Lake and Marshall Creek

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

Land Use:

Lot Sizes:

(a)	000 – Single Family Dwelling	0.361 – 0.627 ha (0.893 – 1.55 ac)
North	020 – Residential Outbuilding Only	0.619 ha (1.53 ac)
(b)	Unsurveyed Crown land	
South		
(c)	000 – Single Family Dwelling	0.25 ha (0.63 ac)
East	238 – Seasonal Resort	3.9 ha (9.8 ac)
(d)	Unsurveyed Crown land	
West		

SECTION 2: Planning Report

Planning Staff recommends approval of Cariboo Regional District Central Cariboo Area Rural Land Use (RLUB) Amendment Bylaw No. 5088, 2017.

It is proposed to rezone a 1.4 ha (3.5 ac) property for the purpose of providing year round boat and RV storage, as well as parking for the clients/guests of the adjacent resort, and other interested local paying customers if the need arises. The proposal is located on Marshall Creek Road, next to the Quesnel Lake airstrip and the Elysia Resort, in proximity to Quesnel Lake, as shown on Appendix B. The property is zoned Rural 3 (RR 3). The owner of the subject land also owns the adjacent resort.

The applicant proposes a revised Special Exception Commercial Service/Light Industrial zone to permit the following land uses:

8.3.3.9 Special Exception C/M-9 zone (3360-2017009)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C/M-9, non-residential uses shall be limited to:

- i) Parking lots for the commercial storage of vehicles; and
- ii) Construction, storage and repair of boats, bicycles, trailers, and recreational vehicles.

The proposal is shown in Appendix C. The applicant proposes 4 storage carport buildings and a storage shed for maintenance and small repairs of recreational equipment, located within a fenced area. The property is currently vacant and outside of the Building Inspection Service Area. The rationale behind the project is to reduce the amount of trips by recreational vehicles or trucks hauling travel trailers / boats to the resort, and providing a safe secure storage location away from Quesnel Lake; thus minimizing the need for winter moorage. Quesnel Lake is a large deep fjord lake and wave action can be detrimental to boats, particularly during winter storms. Appendix E shows how much vegetation occupies the property, and the airstrip alongside Marshall Road is clearly visible.

The land use bylaw portion of the Central Cariboo Area RLUB establishes broad objectives of preserving and enhancing the rural character of the area, and encourages tourist-related economic development that do not negatively impact the environment. Staff note that the subject property is not located in one of the settlement areas identified in the RLUB; however, it is a well-used recreational area on Quesnel Lake with some surrounding residential subdivisions. Two of these objectives are listed below.

2.0 Broad Objectives

- 2.6) *encourage the growth and expansion of the tourism industry in the area, and therefore foster tourist-related economic development, in an environmentally friendly manner, while preserving and maintaining lake water quality in the area.*
- 2.7) *encourage the preservation and sustainability of the natural resource of the area for resource development, including agriculture, forestry, mining and resource extraction, fish and wildlife habitat, and recreation, with the goal of preserving the pristine quality of the lakes, rivers, and streams in the applicable watersheds areas.*

RLUB General Land Use Policies, under Section 3.4 (d) Economic Development, and 3.9.5 Energy & Conservation also states the following:

3.4 Economic Development

- d) *“to foster tourism-related, economic development and encourage the growth and expansion of the tourism industry by including a broad range of recreational amenities in conjunction with accommodations-based business, while at the same time encouraging their location, operation and expansion in an environmentally friendly manner by maintaining setback distances from the lakes and watercourses, in an effort to preserve and maintain lake water quality.”*

3.9 Energy & Conservation

- 3.9.5) *encourage the planning, design and construction strategies to minimize greenhouse gas emissions.*

Thus, the project complies with the economic objectives of the Central Cariboo Area Rural Land Use Bylaw, and would assist in reducing greenhouse emissions and protection of Quesnel Lake.

Staff notes that the subject property was subject of a rezoning in 1995. The property was originally unsurveyed crown land, which was rezoned to the Rural 3 (RR 3) zone when District Lot 12908 was deeded. A covenant restricting the land use to horticulture only, was removed in 2009, at the request of the previous owner (Document No. PJ022783). In exchange, the previous owner entered into a CRD Shoreland Management Policy covenant with respect to on-site septic disposal (Document BBBB1136597). Thus, compliance with CRD Shoreland Management has already been achieved.

Planning staff recommend approval of the rezoning application as the proposal complies with the economic objectives of the Central Cariboo Area Rural Land Use Bylaw, and will assist in reducing greenhouse emissions caused by vehicular traffic. Further, the proposal will help in protecting Quesnel Lake by providing safe storage away from the shoreline, thus limiting winter moorage, and the risk of fuel from boats leaking into the lake.

Recommendation:

That Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017 be considered for approval.

SECTION 3: Referral Comments

Health Authority: - May 1, 2017

See attached.

Ministry of Transportation and Infrastructure: - March 30, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed rezoning to allow for additional parking and storage of boats and RV's for the Elysia Resort.

Advisory Planning Commission:

See attached.

Ministry of Environment: -

Ministry of Forests, Lands and Natural Resource Operations (Crown): -

Williams Lake Indian Band:

Carrier Chilcotin Tribal Council:

Northern Secwepemc Tribal Council:

Xats'ull First Nation: April 6, 2017

Thank you for providing us with this referral. We have a few concerns with this project. We ask that adequate vegetation buffering be maintained around the proposed area as much as possible to allow for wildlife coverage. This would be specially appreciated along Marshall Creek Road. We would also like more information about the soil stability in this area to ensure none or minimal runoff into Quesnel Lake.

Lhtako Dene Nation: April 14, 2017

Thank you for the information regarding Bylaw 5088-Z1709, amendment to the Central Cariboo Area Land Use Bylaw.

There are no comments or concerns regarding this amendment.

SECTION 4: Board Action

Date of Meeting: May 12, 2017

That Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017 be read a first and second time this 12th day of May, 2017.

Date of Meeting: August 31, 2017

That Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017 be read a third time, this 31st day of August, 2017 subject to the following conditions:

1. That the applicant construct a fuel spill containment system on the subject property prior to adoption of the bylaw;
2. The applicant offering to enter into and entering into a Section 219 restrictive covenant of Local Government Act to prohibit utilization of right-of-way registered under LTSA document BT373968 as the transferees land identified as Block A of District Lots 12978 and 12908, Cariboo District is currently rezoning from residential to non-residential use. This covenant may be terminated at the time when the transferees land has been rezoned back to residential use;
3. The applicant offering to enter into and entering into a Section 219 restrictive covenant of Local Government Act to fence and maintain a vegetative buffer along the perimeter of Block A of District Lots 12978 and 12908, Cariboo District except for egress onto the land.

Further, that the costs of preparation and registration of the covenants be borne by the applicant.

ATTACHMENTS

Appendix A: Bylaw No. 5088

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation

APC Comments

Interior Health Authority - Response Summary

Results of Public Hearing

Registered Fuel Spill Containment Recommendations

Site Plan Showing Location of Proposed Recreational Vehicle and Boat Storage



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5088

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use 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 Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

i) Including Section 8.3.3.9 into Schedule "A" as follows:

8.3.3.9 Special Exception C/M-9 Zone (3360-20/20170009)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C/M-9, non-residential uses shall be limited to:

- i) parking lot for the commercial storage of vehicles;
- ii) construction, storage and repair of boats, bicycles, trailers, recreational vehicles; and
- iii) ancillary buildings.

All other provisions of the C/M zone shall apply.

- ii) rezoning Block A, District Lots 12978 and 12908, Cariboo District from Rural 3 (RR 3) zone to Special Exception C/M-9 zone; and
- iii) amending Schedules "A" and "C" accordingly.

READ A FIRST TIME THIS 12th DAY OF May, 2017.

READ A SECOND TIME THIS 12th DAY OF May, 2017.

A PUBLIC HEARING WAS HELD ON THE 5th DAY OF July, 2017.

READ A THIRD TIME THIS 31st DAY OF August, 2017.

ADOPTED THIS _____ DAY OF _____, 2018.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5088 cited as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 5088, 2017", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Manager of Corporate Services

LEGEND



SUBJECT PROPERTY



0 200 400 800 m

Z17009

QUESNEL
LAKE

DL 466
DL 408
DL 12423
DL 12198
DL 12233
DL 3609
DL 3933
DL 4659
DL 3745
DL 4441
DL 12377
DL 9790

Marshall
Creek Rd

DL 3681
DL 4303
DL 12978
DL 3295
DL 4904
DL 3597
DL 4226
DL 4127

SUBJECT PROPERTY
Blk A of DL 12978 & DL 12908, C.D.

DL
12973

QUESNEL LAKE

UNSURVEYED
CROWN LAND

DL 4350

A

B

DL 3681

I

J

F

G

H

+/- 52.73

TREE LINE

Blk A
+/-1.4 ha

DL 12978

STORAGE
SHED

+/- 243.55

DL 12908

PROPOSED DRIVEWAY

+/- 11.91

+/- 28.12

CARPORT

CARPORT

CARPORT

CARPORT

+/- 206.34

Shrubs / Willow

+/- 15.24

+/- 71.32

+/- 25.48

DL 3295

Marshall Creek Rd

UNSURVEYED
CROWN LAND

DL 4904

A

B

LEGEND



SUBJECT PROPERTY / PROPOSED SPECIAL
EXCEPTION C/M-9 ZONE



MEASUREMENTS
ARE METRIC

Z17009

LEGEND



SUBJECT PROPERTY



0 100 200 400
m

Z17009

QUESNEL
LAKE

SUBJECT PROPERTY
Blk A of DL 12978 & DL 12908, C.D.,

Describe the existing use of the subject property and all buildings: Vacant

Describe the proposed use of the subject property and all buildings: Boat and RV storage and parking
year round. Carports would shelter the vehicles.

Describe the reasons in support for the application: Owner plans on expanding the marina at
Elysia Resort and would like to be able to offer storage to his clients/guests.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
Partially treed

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
located adjacent to Elysia Resort, and close to shore of Quensnel Lake

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APR 10 2017

RV/Storage & parking
adjacent to Elysia Resort
and lakeshore properties
File No: 3360-20/20170009

Referred To ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ' ' advisory planning commission held on
MAR 28/17 in the Fire/Community, located at 150 Mile,
BC, commencing at 7:00 pm Hall House

PRESENT: Chair GEORGE ATAMANENKO

Members ROSS McCoubrey
Bee Hooker
Doug Watt
John Hogrup

Recording Secretary GTA

Owners/Agent, or ☒ VERONICA MEISER
☐ Contacted but declined to attend

ABSENT: CECIL MORHART
JACK DARNLEY

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

Agenda Items

REZONING APPLICATION – 3360-20/20170009 (Block A, District Lots 12978 and 12908, Cariboo District)

/ : "THAT the application to rezone property on
MARSHALL CREEK ROAD be supported/rejected for the following reasons:

- i) Subject to buffering of green vegetation (agreement)
ii) between the rural residential and lakeshore properties
and the adjacent RV & Boat storage proposal
and the adjacent Elysia Resort. Parking & storage
to be available to the residential properties if
required.
- For: Against:

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 8:00 pmRecording Secretary GTAChair GTA

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw


☒ Approval Recommended Subject to
Conditions Outlined Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

The rezoning application is to provide boat and RV storage and parking year round. The project could support expansion of the marina at Elysia Resort.

Interior Health recommends that the onsite sewerage system and the onsite drinking water supply system be in compliance with the requirements to service the existing resort and any additional needs for the proposal.

If you have any questions, please contact me at 250-851-7347

Signed By: 

Title: Environmental Health Officer

Date: May 1, 2017

Agency: Interior Health Authority

RESULTS OF PUBLIC HEARING

File No: 3360-20/20170009

Date: July 5, 2017

Location: Horsefly Community Hall

Re: **CARIBOO REGIONAL DISTRICT CENTRAL CARIBOO AREA RURAL LAND USE
AMENDMENT BYLAW NO. 5088, 2017**

Persons Present:

- ☒ Director: *Mr. Mager & Mrs. Angela*
☒ Owner(s): *Veronica Meister*
☒ Agent: *Veronica Meister*
☒ Public: See attached list
☐ Staff: *Francesca Sanna*
☐ **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 7:07.
- ☒ 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: *See attached* Name:
2) Date: Name:
- ☒ The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:
See attached
Comments of concern/opposition:
- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 8:29

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

[Signature]
Signature of Chair

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Attendance List

Public Hearing For

Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No.
5088, 2017

Name
(Please Print)

Address
(Please Print)

ELAINE PAULIK
RON PAULIK
Jennifer MacLurey
Morley Donaldson
Deborah Allinson
WALLY Allinson
ERIK & Lianne Wylos
HUGH BIRRETT
Braden Fontaine
Leonard Teppema
Angela Malashon
WAYNE MOSIER
Veronica Meister

5659 MARSHALL CR. RD.
5659 MARSHALL CR. RD.
5657 Marshall Creek Rd.
5649 Marshall Crk Rd.
5645 " "
5645 " "
5655-5651 " "
5771 HORSEFLY RD.
3036 Ferguson RD, 150 mile House
Box 393 Horsefly B.C.
5665 ^{ELYSIA RESORT} Marshall Creek RD
3787 NICOWYND DR. SURREY
3036 Ferguson, 150 Mile

RESULTS OF PUBLIC HEARING

File No: 3360-20/20170009

Date: July 5, 2017

Location: Horsefly Community Hall

Re: **CARIBOO REGIONAL DISTRICT CENTRAL CARIBOO AREA RURAL LAND USE
AMENDMENT BYLAW NO. 5088, 2017**

Persons Present:

- ☒ Director: Sorley
 - ☒ Owner(s): Mr. Moser
 - ☒ Agent: Veronica Meister
 - ☒ Public: See attached list
 - ☒ Staff: Francesca Sanna
 - ☐ **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 7:07 pm.
- ☒ 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)
 - Veronica Meister: Asked attendees to focus on the subject property and not the resort as that property is not part of application. Constant traffic will not be going in and out of property as the intended use is for long term storage. Owner has interest to protect vegetation and trees on property, which will act as a buffer.
 - Director Sorley: Mr. Moser please provide your comments.
 - Mr. Moser: I am in the resort business and own other resorts and land. In terms of a condo development on the subject property, I do not know where that is coming from as that is not my intent. I run the resort with my son and his wife Angie who is the manager. People thought the resort made money previous to my ownership, however, it did not... it was losing money. The only reason we are making this application is because our manager has received many requests for a RV and boat storage service. We just want to provide our clients with their request. Our clients will not be using the easement on Lot J?
 - Eric Wyles: Are you going to be fencing the property?
 - Mr. Moser: Yes.
 - Eric Wyles: Will there be signage? What about fuel leakage RVs and boats stored on site?

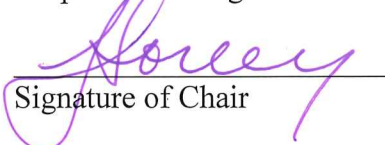
- Mr. Moser: Yes there will be signage to direct traffic to the right access. The site is a gravel pit.
- Eric Wyles: Would another use be allowed by a special exception? We don't want the commercial use to have access to right of way on our property.
- Morley Donaldson: Will Mr. Moser give storage site clients access to the easement?
- Mr. Moser: No.
- Jennifer McAuley: Is there a need for this service... as storage is already occurring on Elysia resort property?
- Angela Walshon: Storage on Elysia resort is at full capacity.
- Deborah Allison: In regards to the easement, why is an application permitted for commercial use when it is such a contentious issue.
- Eric Wyles: Since Mr. Moser is willing to have different uses...is it an issue to drop the easement allowing access to beach?
- Jennifer McAuley: I am concerned with the road. It is not wide enough to allow for this use.
- Veronica: The road is under the jurisdiction of MOTI and all related concerns must be directed to them. There is a difference between a public road and non-gazetted road... *interrupted and did not finish*
- Director Sorley: Mr. Moser, would you be willing to improve the road for the proposed use?
- Mr. Moser: Everybody uses the road in the summer, but not in the winter. We are willing to do our share of the maintenance and ploughing but will not be solely responsible for the widening of the road.
- Walter Allison: I don't understand why the easement would be piggy backed to commercial land.
- Elaine Pawlik: We moved here in 2007, I am the director of Quesnel Lake GNR was a member of the horsefly volunteer fire department for 7 years. Safety issues need to be addressed in relation to the road, in particular the tight steep corner. My husband has maintained the road for 10 years. Another neighbour has recently started to help with maintenance. The runoff during large rainfalls runs over the road onto residential properties. Is the road going to be gazetted? Would the resort take on the responsibility to maintain the road? Mr. Moser has asked for year round use. During the winter the road is not ploughed and this acts a security measure for residential properties as many are summer only residents. We have no issue with the existing proposal, but would like to know what Mr. Moser's road maintenance plans are. Will Mr. Moser be mooring boats in the water over the winter season?
- Mr. Moser: No, boats will not be moored in water over winter. They will be in storage over winter.
- Morley Donaldson: Regarding the right of way/easement on lot J...How did it get transferred to the new owner after the sale and after the land use is changed?
- Eric Wyles: If the easement got transferred... why did none of us know about it?
- Morley Donaldson: Easement was originally transferred when the greenhouse was created on Lot J in 2011.
- Walter Allison: Easement that exists now is different that original. Access is for residential use only.
- Veronica Meister: Easement does not allow for public access. The easement could not be registered without the owner's consent.
- Walter Allison: Easement was for the leased land.
- Morley Donaldson: That is my understanding.

- Ron Pawlik: Can we get a copy of the original 2001 easement?
- Eric Wyles: Latest easement was signed by owners effective 2012?
- Director Sorley: Veronica do you have a copy?
- Veronica Meister: Easements are agreements between landowners and not part of a rezoning application. That is civil matter that must be dealt with between the two land owners separate from this application. No, I do not have a copy.
- Eric Wyles: My concern is that if he wants our support he should drop the easement.
- Mr. Moser: I do not think that I have to drop the easement.
- Eric Wyles: He needs to work with use on this issue... I have no issue with the business.
- Veronica Meister: Both owners are bound by the terms of the easement. Mr. Mosley may want to have the ability use the easement in the future.
- Angela Walshon: What if we want to retire on that property and change the land use to residential. Then we would want access.
- Hugh Barrett: Boat storage is viable.
- Leonard Teppema: I believe we should support the application as our areas supporting industry is changing from forestry to tourism, instead of blocking/rejecting.
- Angela Walshon: We are applying to expand mooring and breakwater, which will increase the number of tourists. That is why we want to be able to supply this service. Road is terrible.
- Director Sorley: Would you be agreeable to modifying the easement to restrict any access from the property while zoned commercial?
- Mr. Moser: Yes.
- Veronica Meister: It is already a private easement, just the owner has access.
- Eric Wyles: People will still use it.
- Veronica Meister: That is a civil issue, not part of a rezoning application.
- Director Sorley: Move to adjourn the meeting.
- General Question: What happens next?
- Director Sorley: I will take this information and consult with staff and make recommendation to the board for approval or rejection.
- Leanna Wiles: We are preparing for our future.
- Mr. Moser: It is a private legal instrument.
- Mr. Johnson: The easement was given from original owner of shoreland lots to himself.
- Eric Wyles: Will there be camping occurring on the subject property?
- Director Sorley: No that is not a permitted use.
- Angela Walshon: We need tourists to our resort.
- Dev Allison: Is there anything in the application that will allow boat fishing, tourist, or other uses under a special exception?
- Director Sorley: The property is restricted to the uses listed in the application.

☒ Attendees were asked three times for further comments and/or questions.

☒ The Chair called the meeting adjourned at 8:29pm.

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


Signature of Chair

Fuel Spill Containment Recommendations

For Block A, District Lots 12978 and 12908, Cariboo District

This report is based on applicable sections from the document *A Field Guide to Fuel Handling, Transportation and Storage* as published by the Ministry of Water, Land and Air Protection, 2002. The guide is intended to assist in reducing the risk of flammable or combustible liquids from entering the environment.

The purpose of rezoning the property from Rural (RR 3) zoning to Special Exception C/M-9 Zone was to provide year round boat and RV storage as well as vehicle parking overflow for guests of the adjacent Elysia Resort. The Elysia Resort has permitted fueling pumps available at their marina. The closest gas station is in Horsefly which is about 40 kilometers away. Because there are alternatives available, the proposed storage site would be limited to using small containers, specifically Jerry Cans supplied by the resort guests or storage clients.

The table below outlines the *BC Fuel Guidelines* from Small Station Containers (less than 230 liters):

Condition, Design & Maintenance	<ul style="list-style-type: none"> • Containers must be good condition • Containers must be properly sealed • Replace plastic containers every 5 years • Inspect containers regularly <p>Note: Containers less than 30 liters are exempt from TDG requirements and are governed by WHIMIS and fire code</p>
Storing & Securing	<ul style="list-style-type: none"> • Store containers to prevent spillage • Containers must be secured to prevent damage to containers and accidental release of product • WHIMIS labelling or appropriate product identification is required
Dispensing	<ul style="list-style-type: none"> • Do not fill containers beyond their safe filling level • Do not smoke while dispensing
Transport	<ul style="list-style-type: none"> • Maintain containers in a upright and secured position
Emergency Preparedness	<ul style="list-style-type: none"> • Take precautions to prevent spills • Maintain a BC-rated fire extinguisher • Additional spill control measures are not required because storage site is considered Low Risk

The table below summarizes the levels of risk in order to assist operators in managing their facility and for purpose of taking appropriate risk-control measures:

Category	Risk Rank	Reason
Distance to nearest water course	Low	Greater than 100m from Quesnel Lake
Soil Characteristic	Medium	Unknown – between semi-porous and non-porous
Slope of Terrain	Low	Less than 2% slope (property is flat)
Site Design	Medium	Low Traffic
Duration of operations	Medium	Ongoing but seasonal
Volume	Low	Less than 500 L
Number of times per day	Low	Less than 6 times per day
Amount of people on site	Low	Less than 5 people that would be fueling
Distance to additional spill response cache	Low	Less than 15 minutes to spill kits at neary Elysia Resort
Spill training session	N/A	Not required for Jerry Cans
Additional spill control	N/A	No additional tanks

Based on the Risk Assessment guide, the subject property is at **Low Risk**, and requires no additionally control measures or facility inspections. It should be noted that this guide is for fuel storage facilities or caches used in industries such as logging or road construction.

Secondary containment is not required for individual small containers; however, there is a spill control requirement for small containers of flammable and combustible liquids that have the potential to spill. The degree of spill control is based on the level of risk which is **Low**; therefore, a spill kit is suitable.

A typical “light to heavy duty” vehicle spill kit includes the following:

- 20 Absorbent pads (Oil, Gas & Diesel)
- 2 3” x 4” Absorbent Socks (Oil, Gas & Diesel)
- 2 HD Hazmat disposal Bags
- 1 Pair of Nitrile gloves
- 1 plug pattie (instant stop leak)
- 2 small pillows

In conclusion, the proposed fueling activities on the subject property (Block A, District Lots 12978 and 12908, Cariboo District) is categorized as Low Risk as per the *BC Fuel Guidelines*. It is my professional opinion that a standard vehicle spill kit and fire extinguisher be available on site. The location of this spill kit will be inside the proposed communal storage shed. Each client will be made aware of its location. Additionally, that the *BC Fuel Guidelines* for small containers be followed for storage and fueling activities.

Veronica
Meister
5ZG52F

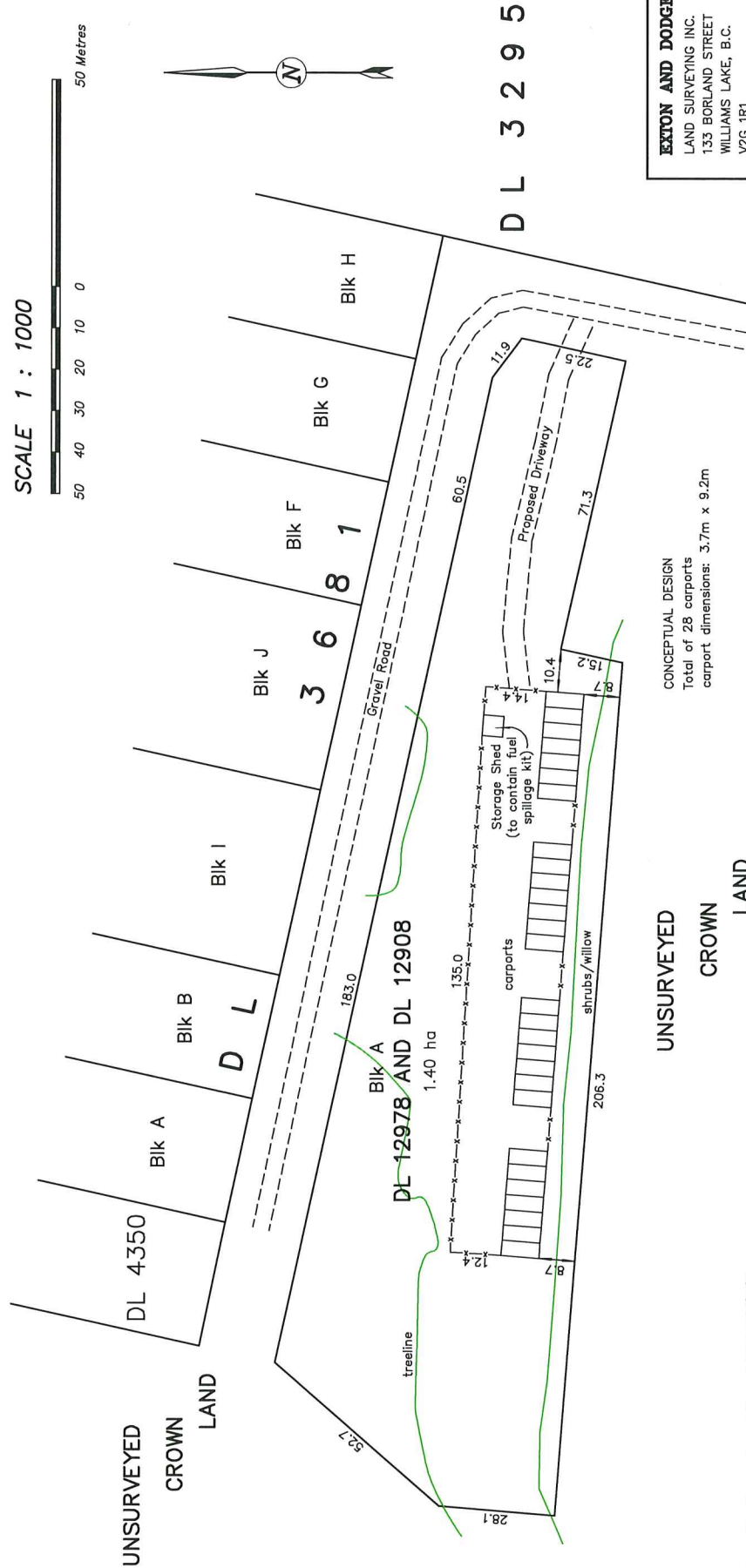
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Meister 5ZG52F
DN: c=CA, cn=Veronica Meister
5ZG52F, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
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Veronica Meister, BCLS

May 18, 2018

SITE PLAN SHOWING LOCATION OF PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE ON BLOCK A, DISTRICT LOTS 12978 AND 12908, CARIBOO DISTRICT.

SCALE 1 : 1000



EXTON AND DODGE
LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111
FILE No. 16986 Dwg. Z

CONCEPTUAL DESIGN
Total of 28 carports
carport dimensions: 3.7m x 9.2m

UNSURVEYED
CROWN
LAND

Note: Treeline and road traced from airphoto
Plan for design purposes only.