

Rezoning / OCP Information Package

File Number: 3360-20/20190008

Subject: Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5199, 2019 and Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5200, 2019

Electoral Area: B

Date of Referral: March 12, 2019

Date of Application: March 5, 2019

Property Owner's Name(s): John Anthony Jones

Applicant's Name: John Anthony Jones

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 6185, Cariboo District, Plan 8661

Property Size: 1.6 ha (3.96 ac)

Area of Application: 1.6 ha (3.96 ac)

Location: 4325 Quesnel – Hixon Rd

Current Designation:

Institutional

Min. Lot Size Permitted:

N/A

Proposed Designation:

Rural Residential

Min. Lot Size Permitted:

1.5 ha (3.7 ac)

Current Zoning:

Institutional (P)

Min. Lot Size Permitted:

0.39 ha (0.98 ac)

Proposed Zoning:

Rural 3 Special Exception 3 (RR 3-3)

Min. Lot Size Permitted:

1.5 ha (3.706 ac)

Proposed Use: To permit future development of a homesite.

No. and size of Proposed Lots: 1 lot 1.6 ha (3.96 ac)

Name and type of existing road system: Quesnel – Hixon Road,

Services Available: Hydro, Sewage Disposal System, Well, Natural Gas, Telephone

Within the influence of a Controlled Access Highway: No

Within the confines of the Agricultural Land Reserve: Yes

Required to comply with the Shoreland Management Policy or Aquatic Development

Permit Areas: No

Name of Lake/Contributing River and Lake Classification: none

Required to comply with other Development Permit Areas: Yes

Name of Development Permit: Geotechnical Hazard Development Permit Area – Moderate Risk Area Steep Slope

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

	Actual Use Code:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	36.37 ha (89.88 ac)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	36.37 ha (89.88 ac)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	0.89 ha (2.22 ac) - 1.21 ha (3 ac)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	36.37 ha (89.88 ac)

SECTION 2: Planning Report

Background:

It is proposed to rezone 1.6 ha (3.96 ac) institutional property to Special Exception Rural 3-3 (RR 3-3) zone to allow for future development of a homesite. There is a pump house of 2.98 sq. m. in size existing on the property. The subject property is currently zoned as Institutional (P) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and is also designated as Institutional in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. The proposal is shown in Appendix C.

The applicant has requested that the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 is amended by including Section 5.19.3.3 as follows:

5.19.3.3 Special Exception RR 3-3 Zone (3360-20/20190008)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-3:

- (i) LOT AREA (minimum) = 1.5 ha (3.706 ac)

All other provisions of the RR 3 zone shall apply.

Location & Surroundings:

The subject property is located at 4325 Quesnel-Hixon Road with Fraser River to the west of the property as shown in Appendix B. The property completely lies within the Agricultural Land Reserve

(ALR). Currently, the subject property is used as a livestock pasture covered mostly in grassland with partial tree coverage and is surrounded by single-family dwellings.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.19 RURAL 3 (RR 3) ZONE

5.19.1 USES PERMITTED

No person shall, within any RR 3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 3 uses, namely:

(a) RESIDENTIAL USES:

- i) a single-family residential dwelling;
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) NON-RESIDENTIAL USES:

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

4844- Quesnel Fringe Area Official Community Plan Bylaw, 2014

6.3.2. RESIDENTIAL DESIGNATION

- RURAL RESIDENTIAL

Minimum lot size shall be 2 ha average with parcels ranging from 1.5 ha to 3.0 ha.
(Note: minimum lot size is dependent upon lot area and density of development)

Rationale for Recommendations:

The subject property was previously owned by the School District which never got developed. Surrounded by the similar land use and no buildings proposed on the area under application, the requested zoning amendment does not affect the rural residential character of the neighborhood. Further, the restrictive minimum lot size of 1.5 ha (3.706 ac) would limit the future subdivision of the ALR property. Therefore, planning staff recommends approval of this application.

However, the applicant must comply with the Geotechnical Hazard Development Permit Area for any future development on the property due to the presence of steep slope moderate risks throughout the subject property. For this, the applicant has to apply for a Development Permit supported by a Geotechnical Assessment/Report from a qualified professional to mitigate potential hazards and ensure

safe development. Further, the cost of Development Permit application and Geotechnical assessment will be borne by the applicant.

Recommendation:

1. That the Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5199, 2019 to redesignate Lot A, District Lot 6185, Cariboo District Plan PGP8661 from Institutional designation to Rural Residential designation be approved.
2. That the Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5200, 2019:
 - (a) to amend the Bylaw No. 3504 of the Cariboo Regional District by including the following section 5.19.3.3:

5.19.3.3 Special Exception RR 3-3 Zone (3360-20/20190008)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-3:

- (i) LOT AREA (minimum) = 1.5 ha (3.706 ac)

All other provisions of the RR 3 zone shall apply.

- (b) to rezone Lot A, District Lot 6185, Cariboo District Plan PGP8661 from Institutional (P) zone to Rural 3 Special Exception 3 (RR 3-3) zone be approved.

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - April 2, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed OCP Amendment Bylaw 5199 and Zoning Amendment Bylaw 5200.

Please note that this in no way constitutes subdivision approval.

Advisory Planning Commission:

Ministry of Environment: -

CRD Environmental Services Department: - April 4, 2019

Interests Unaffected by Bylaw.

SECTION 4: Board Action

Date of Meeting: May 3, 2019

That the Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5199, 2019 be read a first and second time this 3rd day of May, 2019.

That the Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5200, 2019 be read a first and second time this 3rd day of May, 2019.

ATTACHMENTS

Appendix A: Bylaw No. 5199 & 5200

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
Results of Public Hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5199

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. 5199, 2019".

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

Redesignating Lot A, District Lot 6185, Cariboo District Plan PGP8661 from Institutional designation to Rural Residential designation.

READ A FIRST TIME this 3rd day of May, 2019.

READ A SECOND TIME this 3rd day of May, 2019.

A PUBLIC HEARING WAS HELD ON THE 30th DAY OF May, 2019.

READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED THIS _____ DAY OF _____, 2019.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5199, cited as the "Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5199, 2019", as adopted by the Cariboo Regional District Board on the day of _____, 2019.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5200

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. 5200, 2019".

2. AMENDMENT

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

- a) Including Section 5.19.3.3 as follows:

5.19.3.3 Special Exception RR 3-3 Zone (3360-20/20190008)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-3:

- i) Lot Area (minimum) = 1.5 hectares (3.706 acres)

All other provisions of the RR 3 zone shall apply

- b) rezoning Lot A, District Lot 6185, Cariboo District Plan PGP8661 from Institutional (P) zone to Rural 3 Special Exception 3 (RR 3-3) zone; and
- ii) amending Schedule "A and C" accordingly.

READ A FIRST TIME THIS 3rd DAY OF May, 2019

READ A SECOND TIME THIS 3rd DAY OF May, 2019

A PUBLIC HEARING WAS HELD ON THE 30th DAY OF May, 2019

READ A THIRD TIME THIS _____ DAY OF _____, 2019

ADOPTED THIS _____ DAY OF _____, 2019

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5200 cited as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5200, 2019", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2019.

Manager of Corporate Services

Appendix B: GENERAL MAP



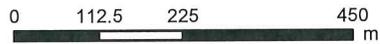
LEGEND



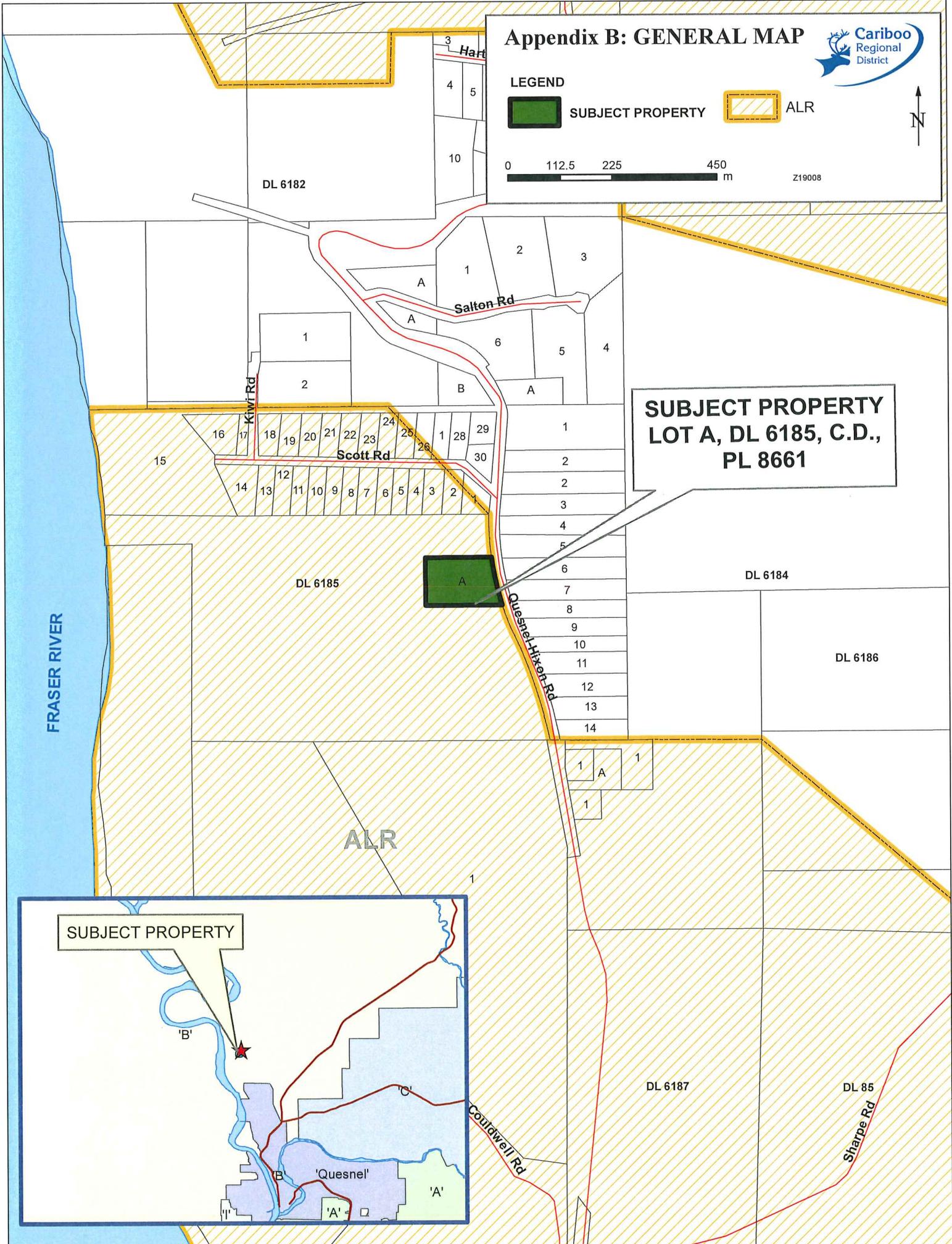
SUBJECT PROPERTY



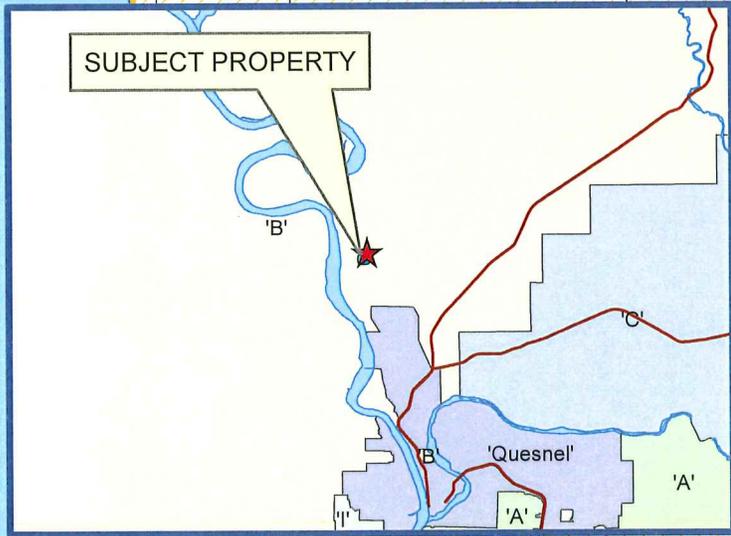
ALR



Z19008



**SUBJECT PROPERTY
LOT A, DL 6185, C.D.,
PL 8661**



SUBJECT PROPERTY

Appendix C: SPECIFIC MAP



SUBJECT PROPERTY/
PROPOSED SPECIAL EXCEPTION RURAL 3 (RR 3-3) ZONE
PROPOSED RURAL RESIDENTIAL DESIGNATION



ALR



TREED AREA



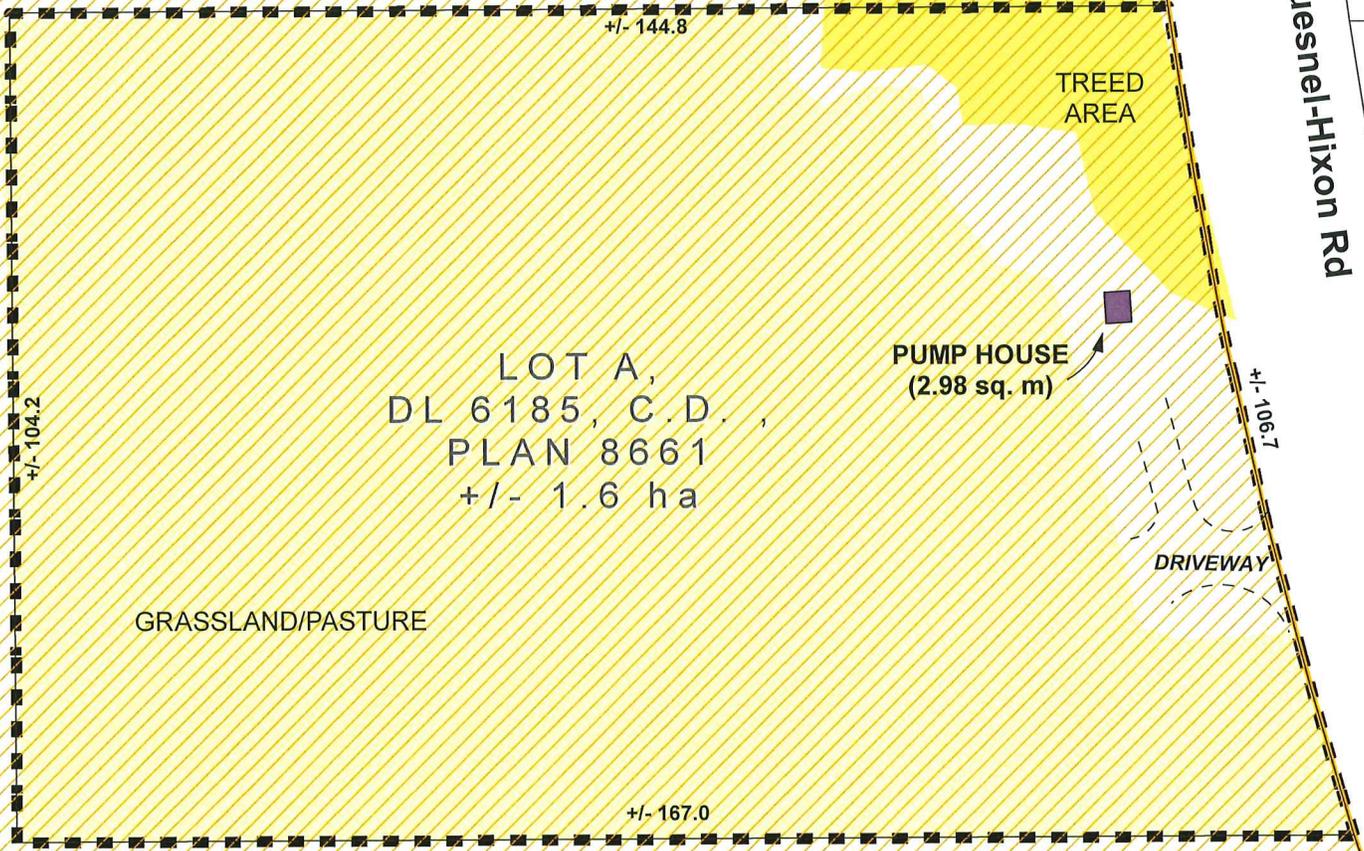
GRASSLAND/PASTURE



MEASUREMENTS
ARE METRIC Z19008

DL 6185

1



Quesnel-Hixon Rd

TREED AREA

PUMP HOUSE
(2.98 sq. m)

DRIVEWAY

LOT A,
DL 6185, C.D.,
PLAN 8661
+/- 1.6 ha

GRASSLAND/PASTURE

DL 6185

ALR

Appendix D: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

0 15 30 60 m Z19008



SUBJECT PROPERTY
LOT A, DL 6185, C.D.,
PL 8661

Describe the existing use of the subject property and all buildings: LIVESTOCK PASTURES & PUMP HOUSE ON SKIDS

Describe the proposed use of the subject property and all buildings: HOBBY FARM / HOME SITE

Describe the reasons in support for the application: CURRENT ZONING WILL NOT PERMIT HOME SITE BUILD

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): 90% GRASSLAND/PASTURE 10% TREED

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): FLAT PASTURE LAND

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) <u>NATURAL GAS</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESULTS OF PUBLIC HEARING

File No: 3360-20/20190008

Date: May 30, 2019

Location: Quesnel Cariboo Regional District Board Room

Re: **CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5199 AND CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5200**

Persons Present:

- Director:
- Owner(s):
- 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 6:00 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) N/A
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour: N/A

Comments of concern/opposition: N/A

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 6:10 PM

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


Signature of Chair

Attendance List

Public Hearing For

Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment
Bylaw No. 5199, 2019

and

Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5200, 2019

Name
(Please Print)

Address
(Please Print)

Donna Jones

4320 Quesnel Highway Rd
Quesnel BC V8J 6Z3

John A. Jones

4320 Quesnel Highway Rd (OWNER)
Quesnel BC V2J 6Z3

ELIZABETH MONTGOMERY

2619 NORWOOD, QUESNEL
BC V2J 7C1 (AREA B ALT. Director)

BARBARA BACHMEIER

1465 Graham Road (AREA B DIRECTOR)
Quesnel, B.C. V2J 7E9

