

Development Permit Determined By Board (Form and Character) Information Package

File Number: 3060-20/20190021

Electoral Area: A

Date of Referral: May 28, 2019

Date of Application: April 29, 2019

Property Owner's Name(s): Renyard Holdings Inc.

Applicant's Name: Renyard Holdings Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 3, District Lot 3140, Cariboo District, Plan 19032

Area of Application: 0.4 ha (1 ac)

Location: 1302 Chew Road

Official Community Plan:

4844 Quesnel Fringe Area Official Community Plan, 2014

Designation:

Highway Service Commercial

Development Permit Area:

Highway 97 Corridor Development Permit Area

Current Zoning:

General Industrial (M 2)

Refer to: Advisory Planning Commission, Chief Building Official, Ministry of Transportation and Infrastructure.

Proposed Development: To build new 2000 sqft, 900 sqft, 1550 sqft, and 294 sqft structures for storage and offices on the site.

SECTION 2: Planning Report

Background:

The applicant has applied to construct four new buildings and storage structures for contractor's offices and warehouses on site. The proposed buildings include 87.61 sq. m (943 sq. ft) 3-bay covered storage, 185.81 sq. m (2000 sq. ft) contractor office and storage, 144.93 sq. m (1560 sq. ft) 5-bay covered storage, and 27.34 sq. m (294 sq. ft) enclosed covered storage structure as shown in Appendix B.

The subject property is within the Highway 97 Corridor Development Permit (DP) Area of the Quesnel Fringe Area Official Community Plan (OCP) Bylaw No. 4844, 2014. The Highway 97 Corridor DP Area regulates the form and character of commercial and light industrial developments along the highway.

Location and Surroundings:

The subject property is located on Chew Road along Hwy 97 South in the Quesnel Fringe Area, directly across Hwy 97 from New Technology Collision Experts-car repair shop on Jade Street owned by Alta View Holdings Ltd. as shown in Appendix A.

Currently, there is a 172.80 sq. m (1860 sq. ft) heated storage building and an enclosed secure storage of 56.44 sq. m (607.5 sq. ft) in size existing on the property. The subject property is mostly surrounded by General Industrial and Service Commercial businesses.

CRD Regulations and Policies:

The Highway Development Permit Guidelines are outlined in the Quesnel Fringe Area OCP Bylaw No. 4844, 2014 regulating new developments along the Quesnel gateway corridor.

The Highway 97 Corridor Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act*, and the resulting guidelines are intended to ensure that new development contributes to a positive first impression of the community by maintaining a high development standard. This includes building massing and design regulations, building materials, height restrictions, landscaping, signage, access and parking specifications.

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.8 GENERAL INDUSTRIAL (M 2) ZONE

5.8.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- i) uses permitted in the Light Industrial (M 1) zone; which includes contractor's office, shop or yard;
- xii) ancillary buildings.

Rationale for Recommendations:

The proposal is generally consistent with the Highway 97 Corridor Development Permit Guidelines. The exteriors of the proposed structures are constructed in a similar architectural style as that of the existing buildings, utilizing white wall cladding, blue stained wood siding and trim, stone veneer across the lower front façade with uniform windows across the south side of the proposed office structure and an addition of a timber framed entrance.

The proposed new structures have a sloping flat trussed roof, unlike one of the existing office structures. Although flat roofs are less desirable and discouraged in the Development Permit Guidelines, the flat roof of one existing building breaks the monotony and brings character to the overall development composition.

The Development Permit Guidelines outline the importance of landscaping, screening, and preservation of mature trees within the Development Permit Area. The proposed development complies with the landscape guidelines by providing highway frontage setback with well-planned perimeter landscaping and screening. Therefore, planning staff support the proposal.

Further, the applicant has received the CRD grant funding under the Commercial Building Façade Improvement Program. This will help in achieving the proposed quality development standard, and thus contribute to a positive reflection of the community character.

Recommendation:

That the application for a Development Permit pertaining to Lot 3, District Lot 3140, Cariboo District, Plan 19032 be approved based on Appendix B and supporting drawings.

SECTION 3: Referral Comments

CRD Chief Building Official: - May 29, 2019

No objections, subject to a valid building permit.

Ministry of Transportation and Infrastructure: -

Advisory Planning Commission: June 13, 2019

Supported, see comments attached.

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's supporting documentation
Advisory Planning Commission Response Form

Appendix A: GENERAL MAP



LEGEND



SUBJECT PROPERTY



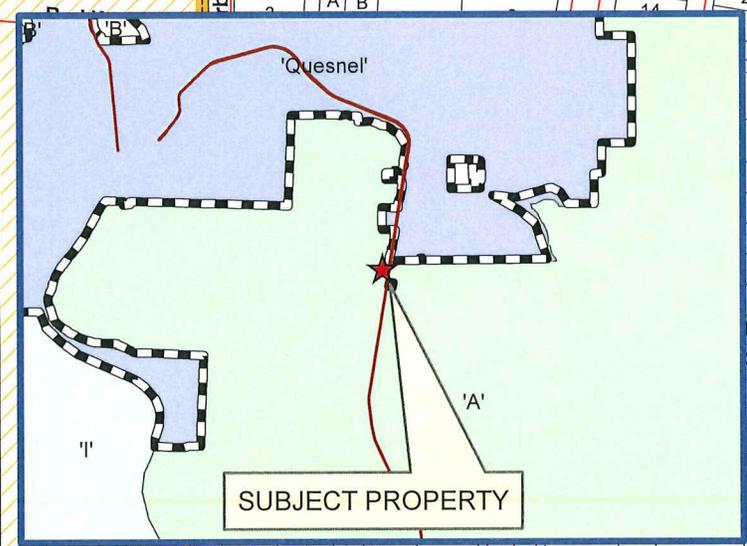
ALR



DP19021



SUBJECT PROPERTY
Lot 3,
DL 3140, C.D.,
PI. 19032



Appendix B: SPECIFIC MAP



LEGEND

-  Subject Property
-  Proposed Buildings
-  Existing Buildings



ALL MEASUREMENTS
METRIC

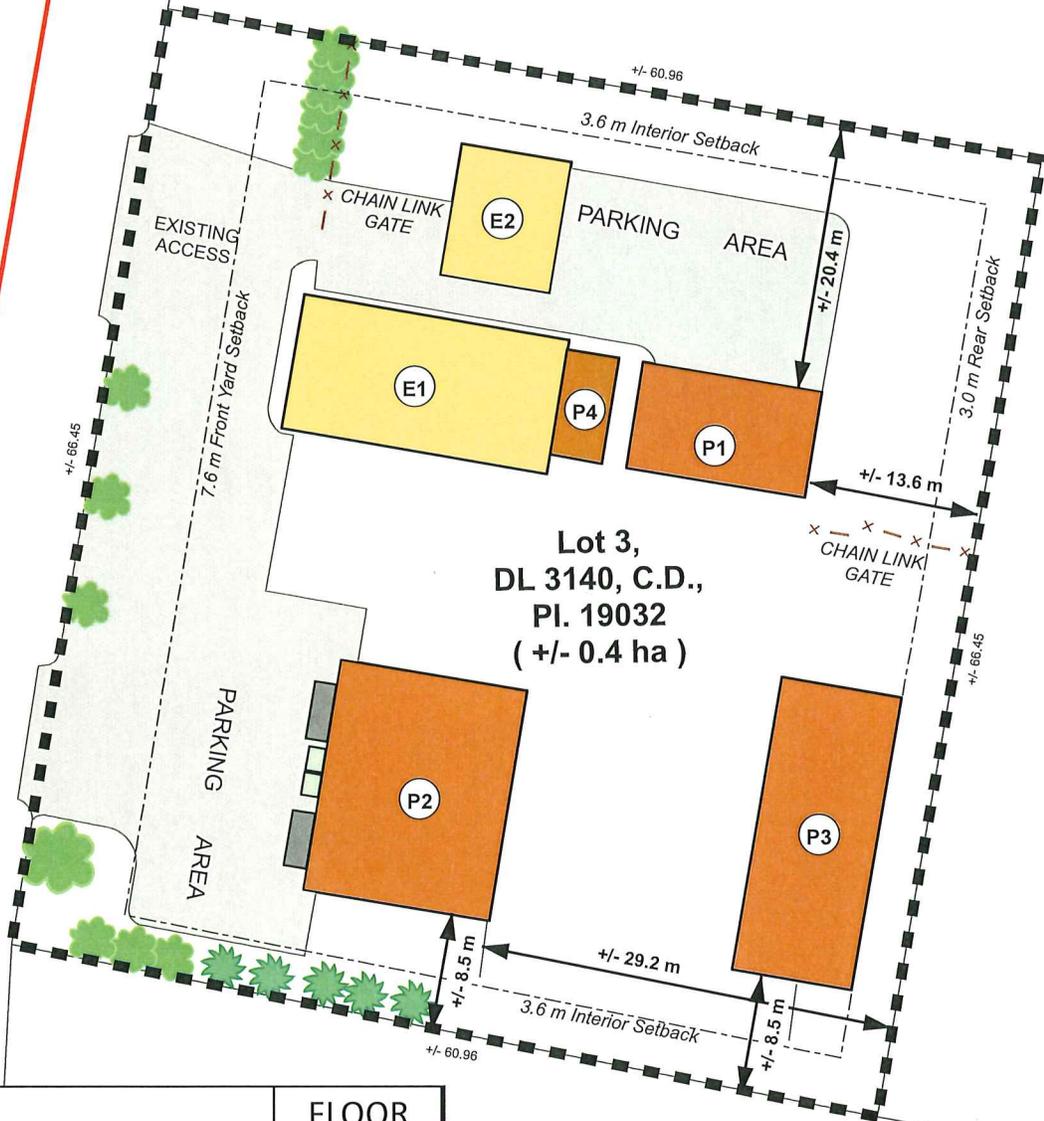
DP19021



PCL A
DL 3140

Highway 97 South

Chew Rd



Lot 3,
DL 3140, C.D.,
PI. 19032
(+/- 0.4 ha)

PROPOSED BUILDINGS:

	FLOOR AREA
P1- 3-Bay Covered Storage	87.61 m ²
P2 - Contractor Office and Storage	185.81 m ²
P3- 5-Bay Covered Storage	144.93 m ²
P4 - Enclosed Covered Storage	27.34 m ²

EXISTING BUILDINGS:

E1 - Heated Storage	172.80 m ²
E2 - Enclosed Secure Storage	56.44 m ²

Lot 2
PL 19032

Lot B
PL 28477

Appendix C: ORTHOGRAPHIC MAP



LEGEND

 SUBJECT PROPERTY

0 5 10 20 m

DP19021



12
11

Jade St

Highway 97 South

Chew Rd



3
DL 3140

SUBJECT PROPERTY
Lot 3,
DL 3140, C.D.,
PI. 19032

2

B

A

1

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12

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

FORTIS - LEASES OFFICE SPACE WAREHOUSE
AND STORAGE.

Describe the proposed use of the subject property and all buildings: _____

EXISTING BUILDINGS
SAME AS CURRENT USE (FORTIS)
NEW BUILDING AND STORAGE FOR CONTRACTORS OFFICE & STORAGE

Describe the reasons in support for the application: _____

NEW CONSTRUCTION IN
THE HWY 97 CORRIDOR IS POSITIVE GROWTH
IN THE AREA WHICH IS NEEDED.

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

VACANT 1/2 ACRE LOT IS COVERED WITH GRASS.

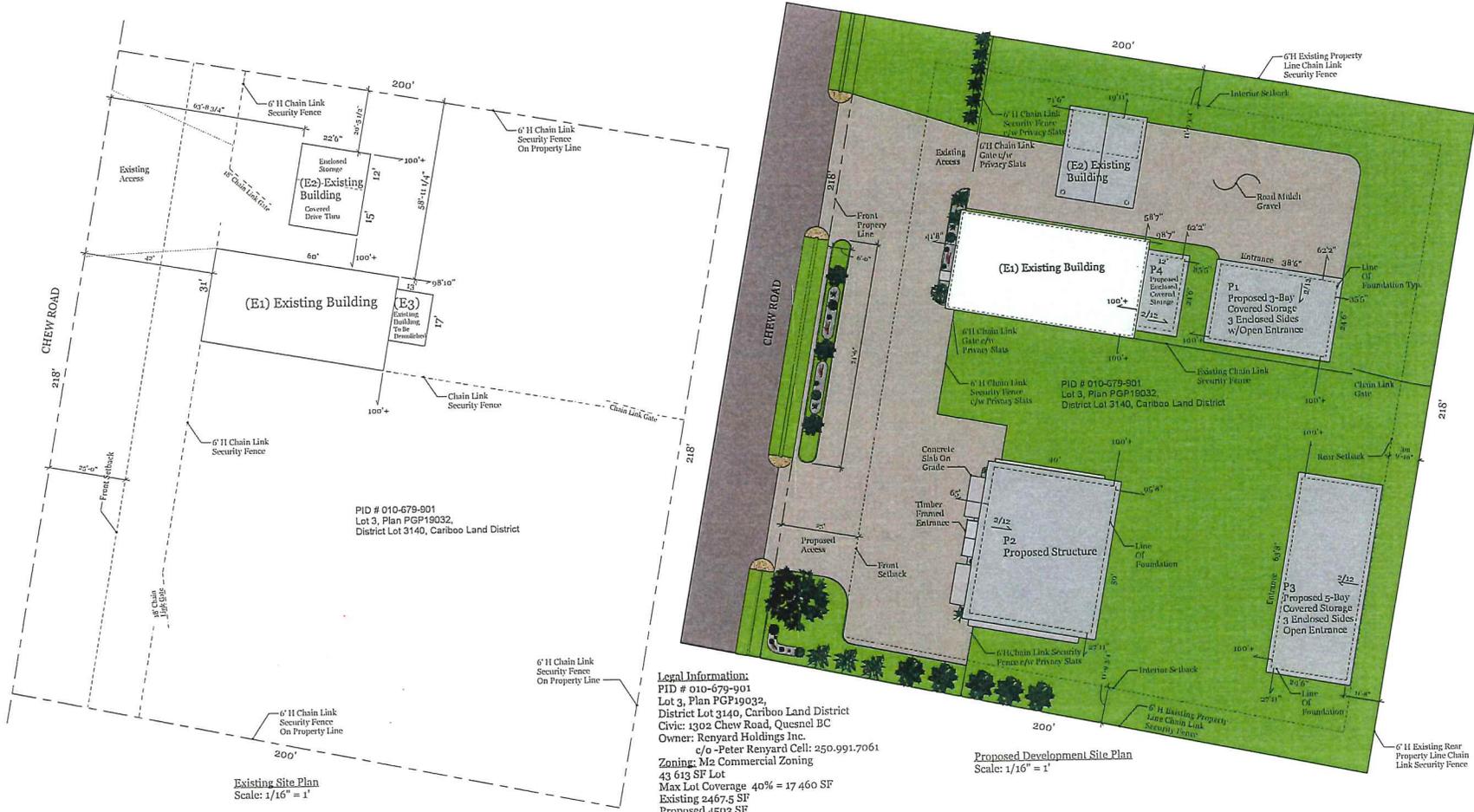
Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____

FLAT VACANT 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 checked="" type="checkbox"/>	<input 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 checked="" 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"/>
N/G FORTIS	<input checked="" type="checkbox"/>			



Legal Information:
 PID # 010-679-901
 Lot 3, Plan PGP19032,
 District Lot 3140, Cariboo Land District
 Civic: 1302 Chew Road, Quesnel BC
 Owner: Remyard Holdings Inc.
 0/0 - Peter Remyard Cell: 250.991.7061

Zoning: MA Commercial Zoning
 43 613 SF Lot
 Max Lot Coverage 40% = 17 460 SF
 Existing 2467.5 SF
 Proposed 4503 SF

Existing Lot Coverage:
 E1 - Heated Storage 31' x 60' Total 1860 SF
 E2 - Enclosed Secure Storage w/Covered Driving Thru
 - 22'6" x 27' Total 607.5 SF
 E3 - 3 Sided Covered Storage 13' x 17' Total 221 SF
 To Be Demolished & Replace With P4

Proposed Buildings:
 P1 - 3-Bay Covered Storage 3 Sides Enclosed w/Open Entrance
 - 38'6" x 24'6" Total 943 SF
 P2 - Contractor Office & Storage - 50' x 40' Total 2000 SF
 P3 - 5-Bay Covered Storage 3 Sides Enclosed w/Open Entrance
 - 63'8" x 24'6" Total 1560 SF
 P4 - 12' x 24'6" Enclosed Covered Storage Total 294 SF

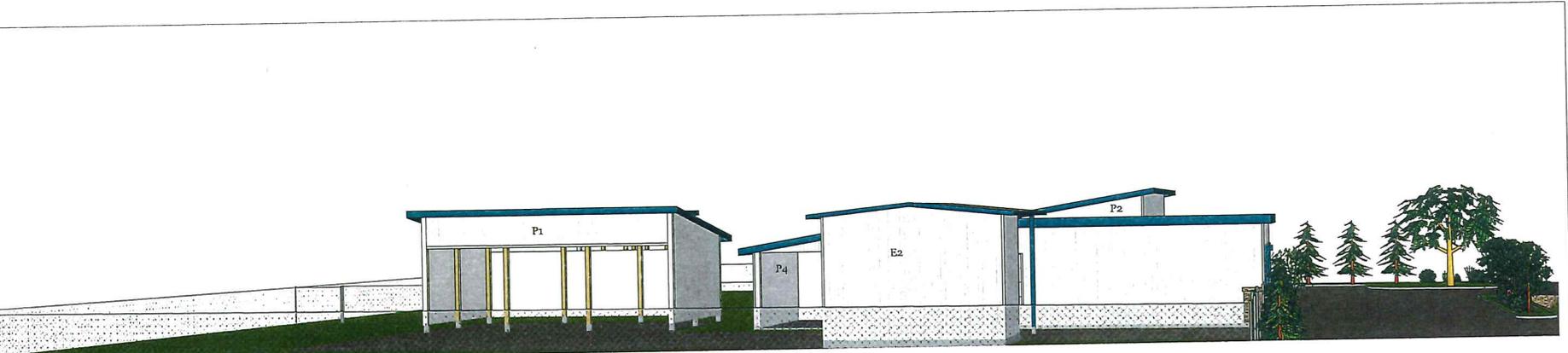
Proposed Development Site Plan
 Scale: 1/16" = 1'

Existing Site Plan
 Scale: 1/16" = 1'

NO.	REVISIONS
1	As Noted
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SCALE: As Noted
 DRAWN BY: BM, debby
 DATE: APRIL 13/19
 CLIENT: Remyard Holdings Inc.
 c/o: Peter Remyard
 Quesnel, BC

**1302 Chew Road Project
 Existing Site &
 Development Site Plans**

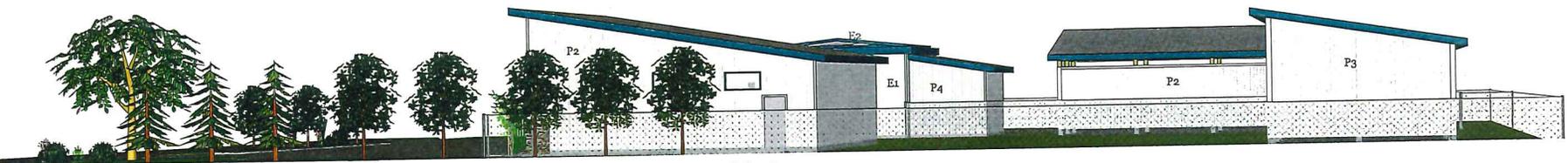


East Elevation
scale: 1/4" = 1'

E1



East Elevation
scale: 1/4" = 1'



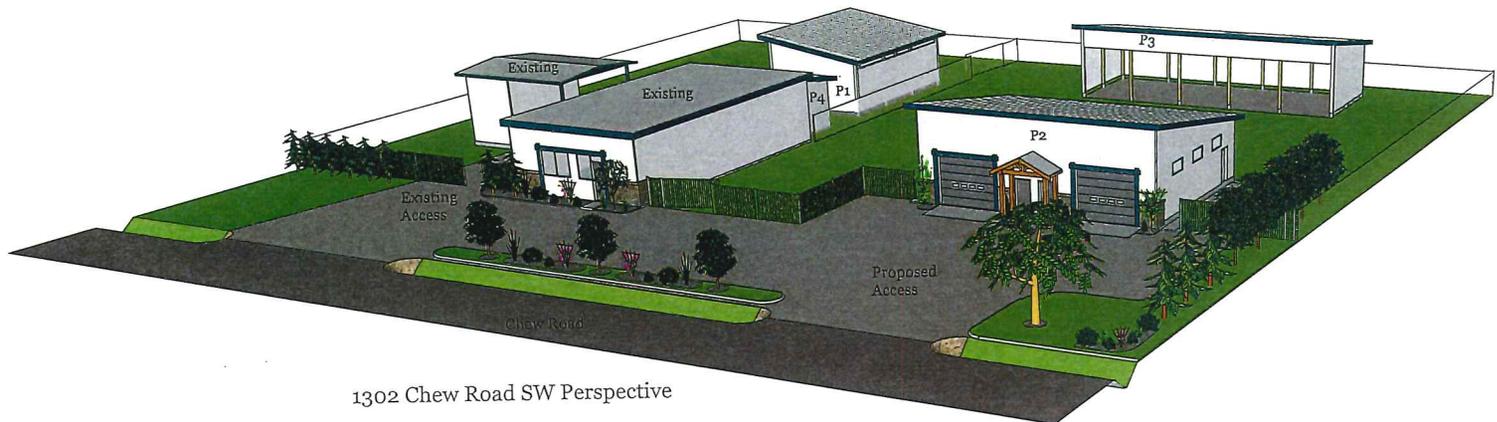
South Elevation
scale: 1/4" = 1'

Existing Lot Coverage:
 E1 - Heated Storage 31' x 60' Total 1860 SF
 E2 - Enclosed Secure Storage w/Covered Driving Thru
 22'6" x 27' Total 607.5 SF
 E3 - 3 - Sided Covered Storage Shed 13' x 17' Total 221 SF
Proposed Buildings:
 P1 - 3-Bay Covered Storage 3 Sides Enclosed w/Open Entrance
 - 38'6" x 24'6" Total 943 SF
 P2 - Contractor Office & Storage - 50' x 40' Total 2000 SF
 P3 - 5-Bay Covered Storage 3 Sides Enclosed w/Open Entrance
 - 63'8" x 24'6" Total 1560 SF
 P4 - 12' x 24'6" Covered Storage Open Font Enclosed Sides Total 294 SF

REVISIONS	DATE	BY	CHKD

SCALE: As Noted
 DRAWN BY: RJA/deby
 DATE: APRIL 03/19
 CLIENT: Reward Holdings Inc.
 c/o: Peter Kenyard
 Quesnel, BC

1302 Chew Road Project
 Development Project
 North, South & East Elevations

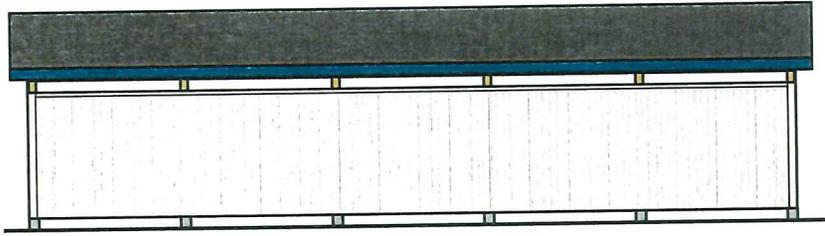


1302 Chew Road SW Perspective

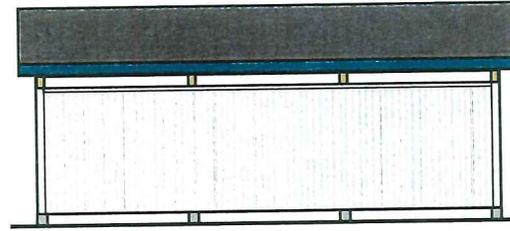


1302 Chew Road West Elevation

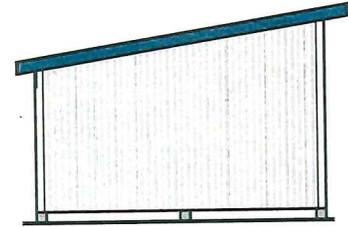
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SCALE: As Noted	
DRAWN BY: RAJ DEBAY	
DATE: APRIL 12/19	
CLIENT: Baywest Holdings, Inc. c/o: Peter Hayward Quesnel, BC	
1302 Chew Road Project Development Project Perspective & Elevation	
RHI	104DP



East Elevation
Scale: 1/16" = 1'

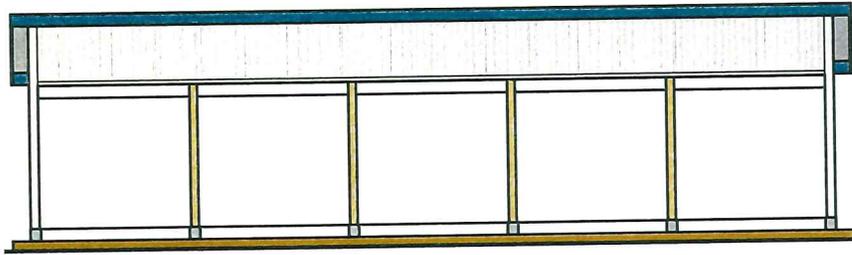


South Elevation
Scale: 1/16" = 1'

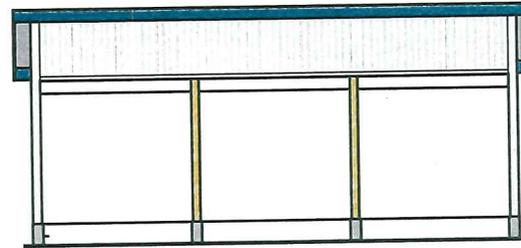


End Elevation
Scale: 1/16" = 1'

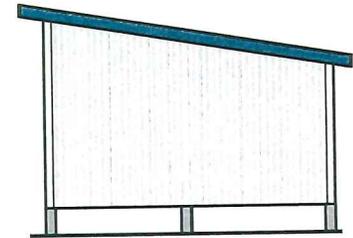
Proposed Covered Storage Structures



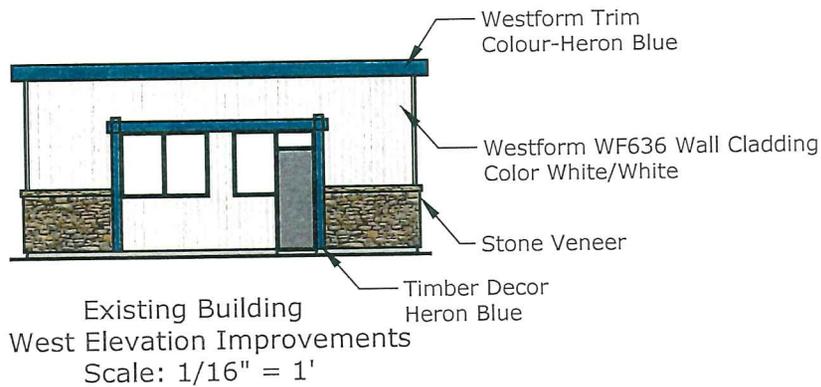
West Elevation
Scale: 1/16" = 1'



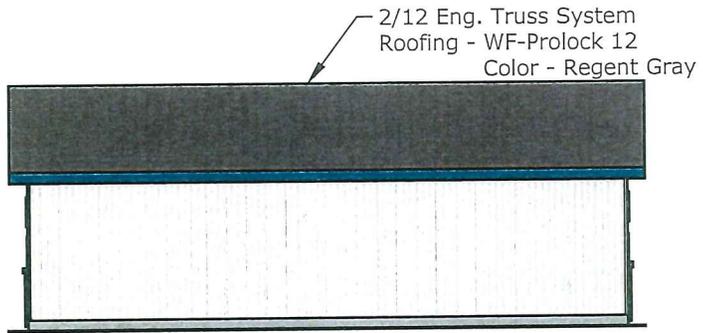
North Elevation
Scale: 1/16" = 1'



End Elevation
Scale: 1/16" = 1'

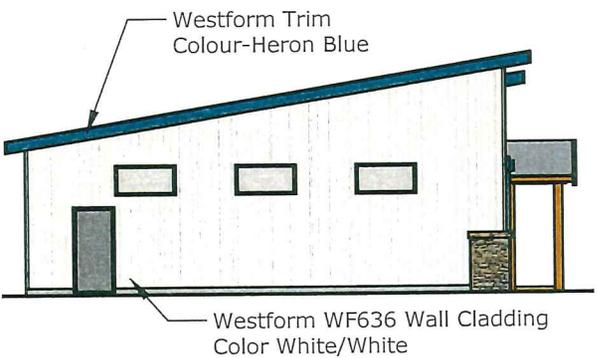


April 13/2019
1302 Chew Road Development
Proposed 3 & 5 Bay Covered Storage
Owner: Renyard Holdings Inc.
c/o Peter Renyard, Quesnel, BC



2/12 Eng. Truss System
Roofing - WF-Prolock 12
Color - Regent Gray

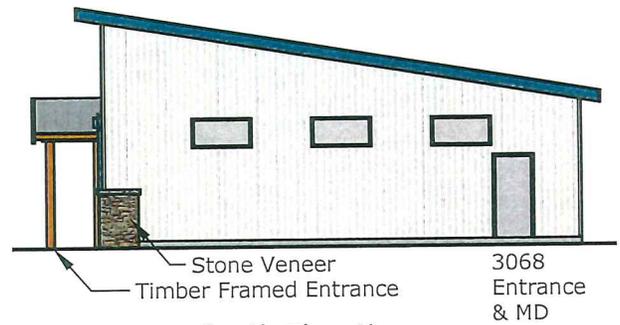
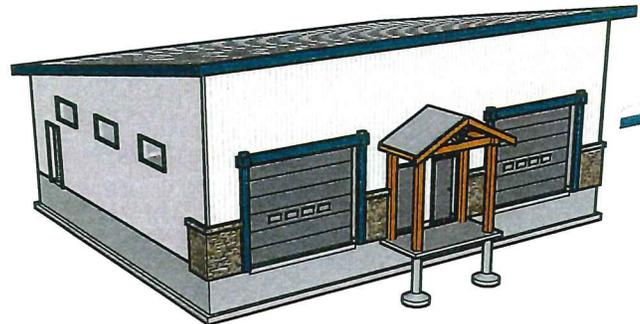
East Elevation
Scale: 1/16" = 1'



Westform Trim
Colour-Heron Blue

Westform WF636 Wall Cladding
Color White/White

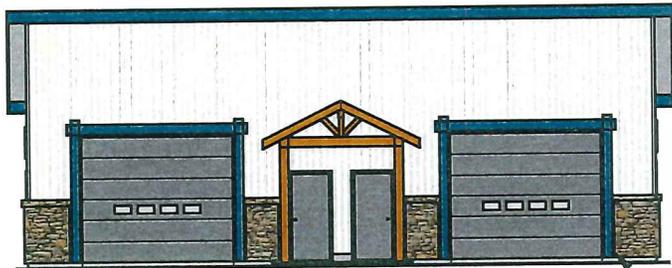
South Elevation
Scale: 1/16" = 1'



Stone Veneer
Timber Framed Entrance

3068
Entrance
& MD

South Elevation
Scale: 1/16" = 1'

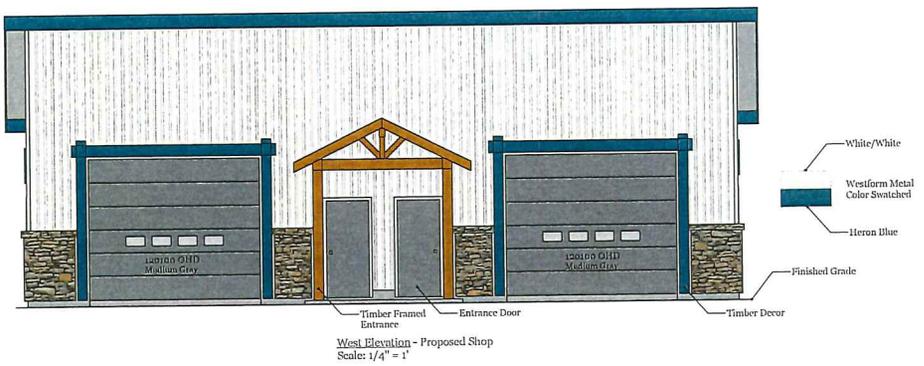
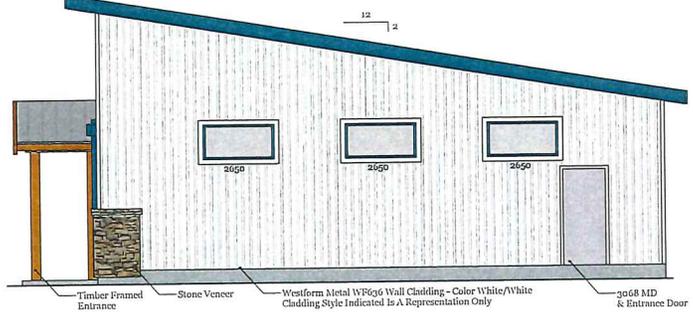
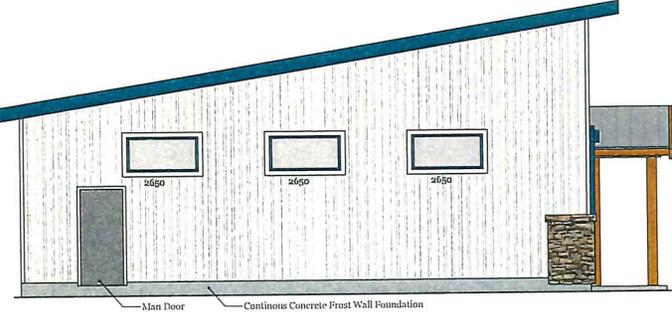
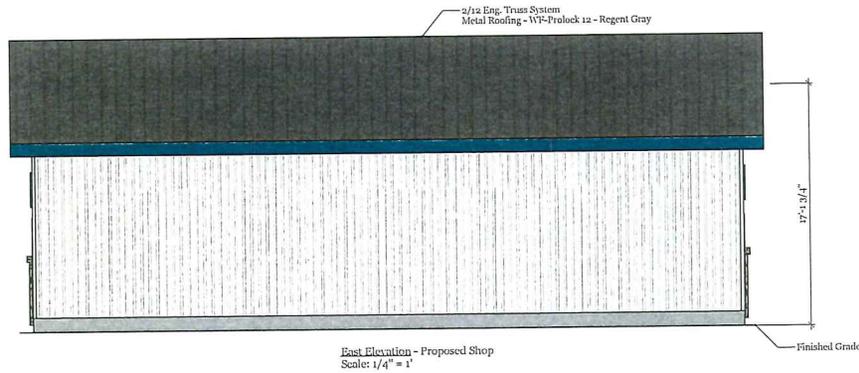


White/White
WestForm Color Swatches
Heron Blue

Timber Decor
Heron Blue

West Elevation
Scale: 1/16" = 1'

April 13/2019
1302 Chew Road Development
Proposed (P2) 50' x 40' Building
Owner: Renyard Holdings Inc.
c/o Peter Renyard, Quesnel, BC



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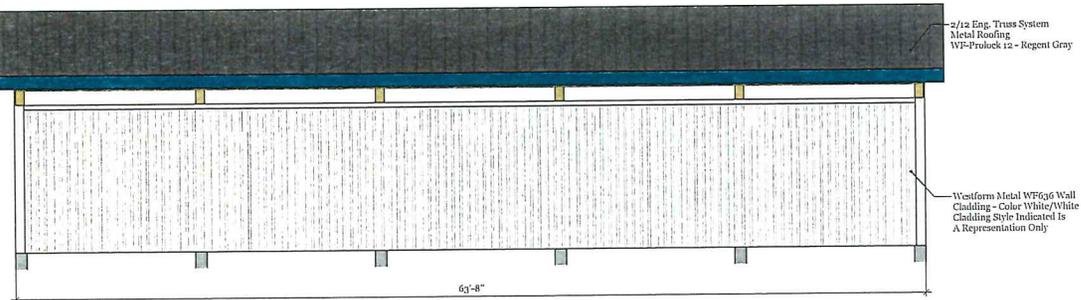
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DRAWN BY: B.M. DeBoy

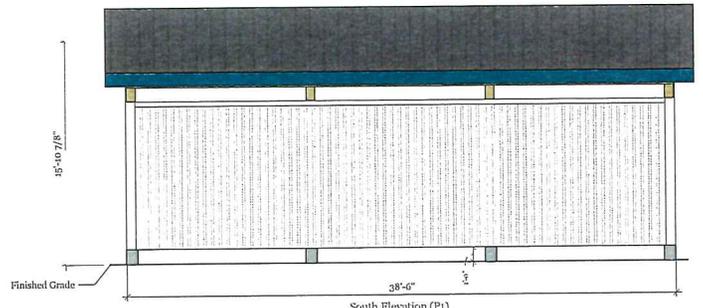
DATE: APRIL 12/19

CLIENT: Reynard Holdings Inc.
c/o: Peter Reynard
Queens, BC

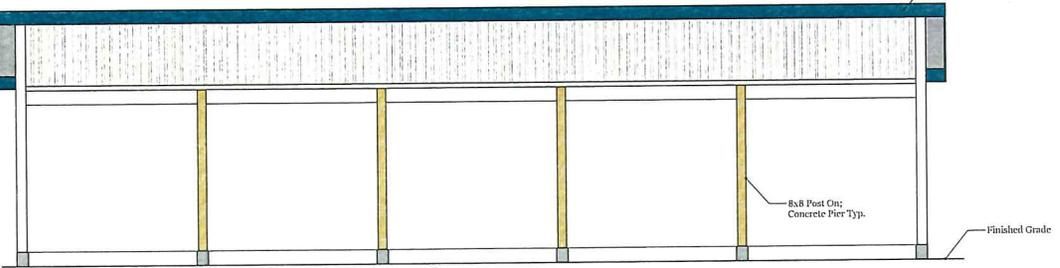
1302 Chew Road Project
Development Permit
Proposed (P2) 50'x40'
Building Elevations



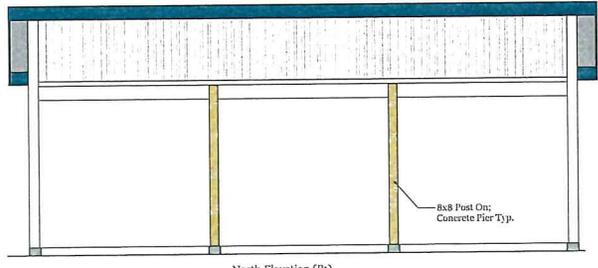
East Elevation (P3)
5 Bay Covered Storage
scale: 1/4" = 1'



South Elevation (P1)
3 Bay Covered Storage
scale: 1/4" = 1'



West Elevation (P3)
5 Bay Covered Storage
scale: 1/4" = 1'



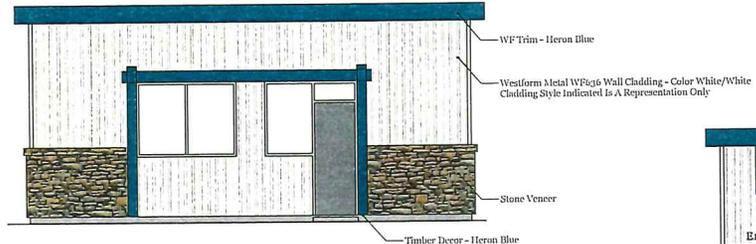
North Elevation (P1)
3 Bay Covered Storage
scale: 1/4" = 1'

Existing Structures

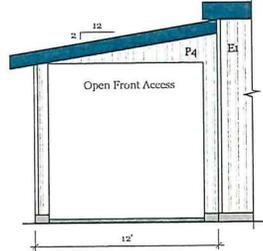
E1 - 31' x 60'

Proposed Building & Structures

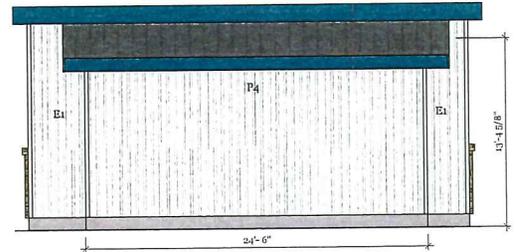
- P1 - 3 Bay Covered Parking/Storage Structure
- P2 - 50'w x 40'd Building
- P3 - 5 Bay Covered Parking/Storage Structure
- P4 - Open Front Enclosed Sides Storage



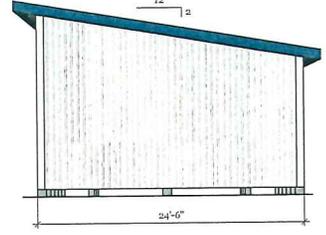
West Elevation Existing Building (E1)
Improvement To Front Elevation
scale: 1/4" = 1'



P4 Side Elevation
scale: 1/4" = 1'



P4 Rear Elevation
scale: 1/4" = 1'



(P1 & P3)
3 & 5 Bay Covered Storage
End Of Elevations
scale: 1/4" = 1'

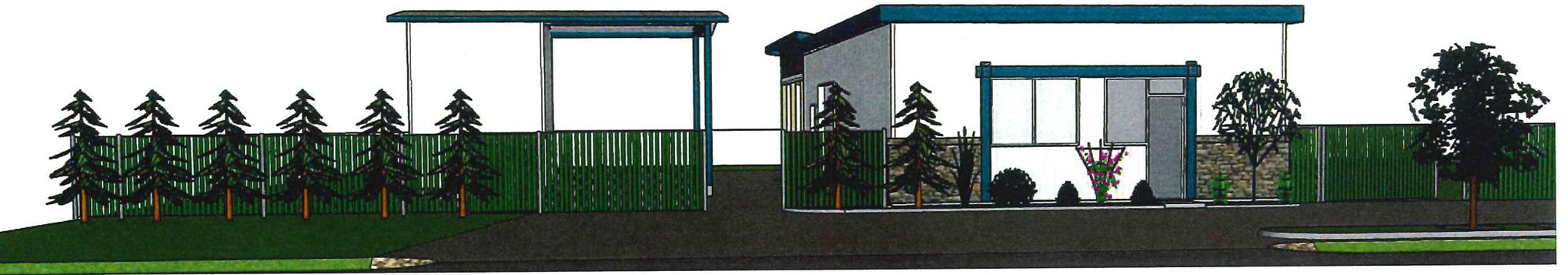
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SCALE: As Noted
DRAWN BY: RJA/daboy
DATE: APRIL 13/19
CLIENT: Reynard Holdings Inc.
c/o: Peter Reynard
Queens, BC

**1302 Chew Road Project
Development Permit
Proposed Covered Storage Elevations &
Existing Building Frnt Improvements**







ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on June 6/19 in the CRD office, located at Quesnel, BC, commencing at

PRESENT:

Chair Dave Moffatt
Members Mary Soles, Carolyn Mitchell

Recording Secretary Doug Service

Owners/Agent, or
 Contacted but declined to attend Pete Rengart

ABSENT:

Vinie Berlinguette, Ted Armstrong (late)

ALSO PRESENT:

Electoral Area Director
Staff support (if present) Mary Goodson

Agenda Items

DP APPLICATION – 3060-20/20190021 (LOT 3, DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 19032)

/ : "THAT the application for a development permit to build a new 2000 sqft commercial building, a 900 sqft and a 1550 sqft storage building for property located at 1302 CHEW ROAD be supported/~~rejected~~ for the following reasons:

- i)
- ii) No Objections

For:

Against:

Consensus

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

[Signature]
Chair