

Rezoning / OCP Information Package

File Number: 3360-20/20200016

Subject: Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5269, 2020 and Quesnel Fringe Area Zoning Amendment Bylaw No. 5270, 2020

Electoral Area: A

Date of Referral: May 25, 2020

Date of Application: May 13, 2020

Property Owner's Name(s): The Whole Child Early Learning Centre Ltd. (Judith Sutton)

Applicant's Name: Same as above

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 6679, Cariboo District, Plan 25430

Area of Application: 0.57 ha (1.41 ac)

Location: 2192 Maple Drive

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
N/A

Proposed Designation:
Institutional

Min. Lot Size Permitted:
N/A

Current Zoning:
Highway Commercial (C 3)

Min. Lot Size Permitted:
1,600 sqm (17,223 sqft)

Proposed Zoning:
Institutional (P)

Min. Lot Size Permitted:
1,600 sqm (17,223 sqft)

Proposed Use: to establish a permanent Childcare Centre that was authorized by the CRD in May 2017 via a Temporary Permit.

No. and size of Proposed Lots: 1 Lot: 0.57 ha (1.41 ac). No new lots proposed

Name and type of existing road system: Maple Drive, Elm Street; paved

Services Available: Hydro, Telephone, Community Sewer System, Well

Within the influence of a Controlled Access Highway: Yes

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy or Development Permit Areas:
Yes; Highway 97 Corridor - Development Permit Area

Name of Lake/Contributing River and Lake Classification: N/A

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

	Land Use:	Lot Sizes:
(a)	001 Vacant Residential Less Than 2 Acres	0.64 ha (1.59 ac)
North	201 Vacant IC&I	0.21 ha (0.53 ac)
	228 Automobile Paint Shop, Garages, Etc.	0.21 ha (0.53 ac)
	234 Manufactured Home Park	1.43 ha (3.53 ac)
(b)	000 Single Family Dwelling	0.14 ha (0.34 ac) - 0.44 ha (1.08 ac)
South	038 Manufactured Home (Not in Manufactured Home Park)	0.14 ha (0.34 ac) - 0.43 ha (1.06 ac)
	201 Vacant IC&I	0.27 ha (0.67 ac)
	650 Schools & Universities, College or Technical Schools	4.78 ha (11.8 ac)
(c)	211 Shopping Centre (Community)	5.54 ha (13.68 ac)
East	256 Restaurant Only	0.33 ha (0.82 ac)
	273 Storage & Warehousing (Closed)	0.83 ha (0.33 ac)
(d)	275 Self Storage	1.43 ha (3.53 ac)
West	061 2 Acres Or More (Vacant)	1.43 ha (3.53 ac)

SECTION 2: Planning ReportBackground:

It is proposed to rezone a 0.57 ha (1.41 ac) subject property to establish the existing Childcare Centre as a permanent use. The subject property is currently zoned as Highway Commercial (C 3) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and is designated as Highway Service Commercial in the Quesnel Fringe Area OCP Bylaw No. 4844, 2014.

A Temporary Use Permit (TP20170001) was issued by the CRD in 2017 to allow the subject land and building thereon to be used as a childcare centre. Prior to being used as a childcare centre on a temporary basis, the existing 514.55 sq. m (5,539 sq. ft) building was commercially used as a video store and a restaurant. Under the Business Corporations Act, this childcare centre was incorporated (BC1163351) as The Whole Child Early Learning Centre Ltd. in 2018. The applicant states that they are the only licensed care facility in South Quesnel serving several families in the Red Bluff neighbourhood. The facility is provincially licensed to accommodate 50 children.

Being in demand and located close to School District 28, the applicant has requested to rezone the subject property from Highway Commercial (C 3) zone to Institutional (P) zone; and to redesignate the OCP designation from Highway Service Commercial to Institutional. This will allow the existing building to be permanently used as a childcare centre. The proposal is shown in Appendix C.

Location & Surroundings:

The subject property is located at the corner of Maple Drive and Elm Street in the Red Bluff neighbourhood as shown in Appendix B. The land is mostly paved with a large parking lot and some grassy area. It is surrounded by a vacant residential lot to the north, mobile home park with self storage facility to the west, single-family dwellings to the south, and a community shopping centre located within the City of Quesnel limits to the east of the subject property.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.10 INSTITUTIONAL (P) ZONE

5.10.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

xvi) community care facility.

5.10.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.16 hectares (0.39 acres)
(Non-Residential Use serviced by community water or by community sewer)

Rationale for Recommendations:

Planning staff are supportive of the proposed zoning amendment application. The intention to establish a permanent childcare centre that was previously authorized by the CRD via a Temporary Permit demonstrates the need of the neighbourhood. The proposed location is appropriate by being close to the new Quesnel Junior School which complies with Section 9.3.31 policy of the Quesnel Fringe Area OCP Bylaw that encourages institutional sites to be in proximity to each other to maximize the potential use of such facilities.

The proposed institutional zoning integrates well within the mixed-use neighbourhood with minimal impact. This care facility has been successfully operating for the last three years without any formal complaints from the neighboring properties. Further, changing the land use permanently to continue the childcare facility in a previously vacant commercial building contributes in revitalization of the property. Therefore, planning staff recommends approval of this rezoning application.

The Ministry of Transportation and Infrastructure requires an access permit for any access other than residential. The owner had submitted their access permit application earlier on as an issuance condition of Temporary Permit in 2017 which meets the MOTI requirement.

The property is located within the Highway 97 Corridor Development Permit (DP) Area under the Quesnel Fringe Area OCP which regulates the form and character of commercial and light industrial developments along the highway. However, a Development Permit will not be required in this case once the zoning amendment bylaw is successfully adopted to allow for institutional use.

Recommendation:

1. That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5269, 2020 to redesignate Lot A, District Lot 6679, Cariboo District, Plan 25430 from Highway Service Commercial designation to Institutional designation be approved.
2. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5270, 2020 to rezone Lot A, District Lot 6679, Cariboo District, Plan 25430 from Highway Commercial (C 3) zone to Institutional (P) zone be approved.

SECTION 3: Referral Comments

Health Authority: -

Ministry of Transportation and Infrastructure: - June 23, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the above Rezoning/OCP Referral Package – BL 5269 and 5270 with the following conditions:

As a permit is required for any type of access other than residential access, to any public road under this Ministry's jurisdiction, the applicant should contact the Ministry to obtain an access permit. Information regarding an access permit application can be viewed at: <http://www.th.gov.bc.ca/permits/index.asp>

This application is subject to approval pursuant to Section 52 of the Transportation Act.

Please note that this in no way constitutes subdivision approval.

Advisory Planning Commission: Jun 3, 2020

See attached.

Ministry of Environment: -

CRD Environmental Services Department: - May 26, 2020

Interests unaffected by bylaw.

City of Quesnel: -

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Bylaw No. 5269 & 5270

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
Advisory Planning Commission Comments

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on
in the June 6/2020, located at _____, BC, commencing at _____

*teleconference
@ 10 am.*

PRESENT:

Chair

Members

*Marij Sales Dave Moffatt
Caroline Mitchell*

Recording Secretary

Doug Service

Owners/Agent, or

☐ Contacted but declined to attend

ABSENT:

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Sjostrom

Agenda Items

REZONING/OCP APPLICATION – 3360-20/3360-20/20200016 (Lot A, District Lot 6679, Cariboo District, Plan 25430)

/ : "THAT the application to rezone/redesignate property at 2192 MAPLE DRIVE, be supported/rejected for the following reasons:

i)

ii)

*Dave Moffatt/Marij Sales
No Objections*

For:

Against:

CARRIED/DEFEATED


Termination

/

: That the meeting terminate.

CARRIED

Time:


Recording Secretary

Chair



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5269

A bylaw of the Cariboo Regional District, in the Province of British Columbia to amend Bylaw No. 4844, being the "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 "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5269, 2020".

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

Redesignating Lot A, District Lot 6679, Cariboo District, Plan 25430 from Highway Service Commercial designation to Institutional designation.

READ A FIRST TIME this _____ day of _____, 2020.

READ A SECOND TIME this _____ day of _____, 2020.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2020.

READ A THIRD TIME this _____ day of _____, 2020.

ADOPTED THIS _____ DAY OF _____, 2020.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5269, cited as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5269, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2020.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5270

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 "Quesnel Fringe Area Zoning Amendment Bylaw No. 5270, 2020".

2. AMENDMENT

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

- i) rezoning Lot A, District Lot 6679, Cariboo District, Plan 25430 from Highway Commercial (C 3) zone to Institutional (P) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2020

READ A SECOND TIME THIS _____ DAY OF _____, 2020

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2020

READ A THIRD TIME THIS _____ DAY OF _____, 2020

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2020

ADOPTED THIS _____ DAY OF _____, 2020

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5270 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5270, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2020.

Manager of Corporate Services

Appendix B: GENERAL MAP



Legend

SUBJECT PROPERTY

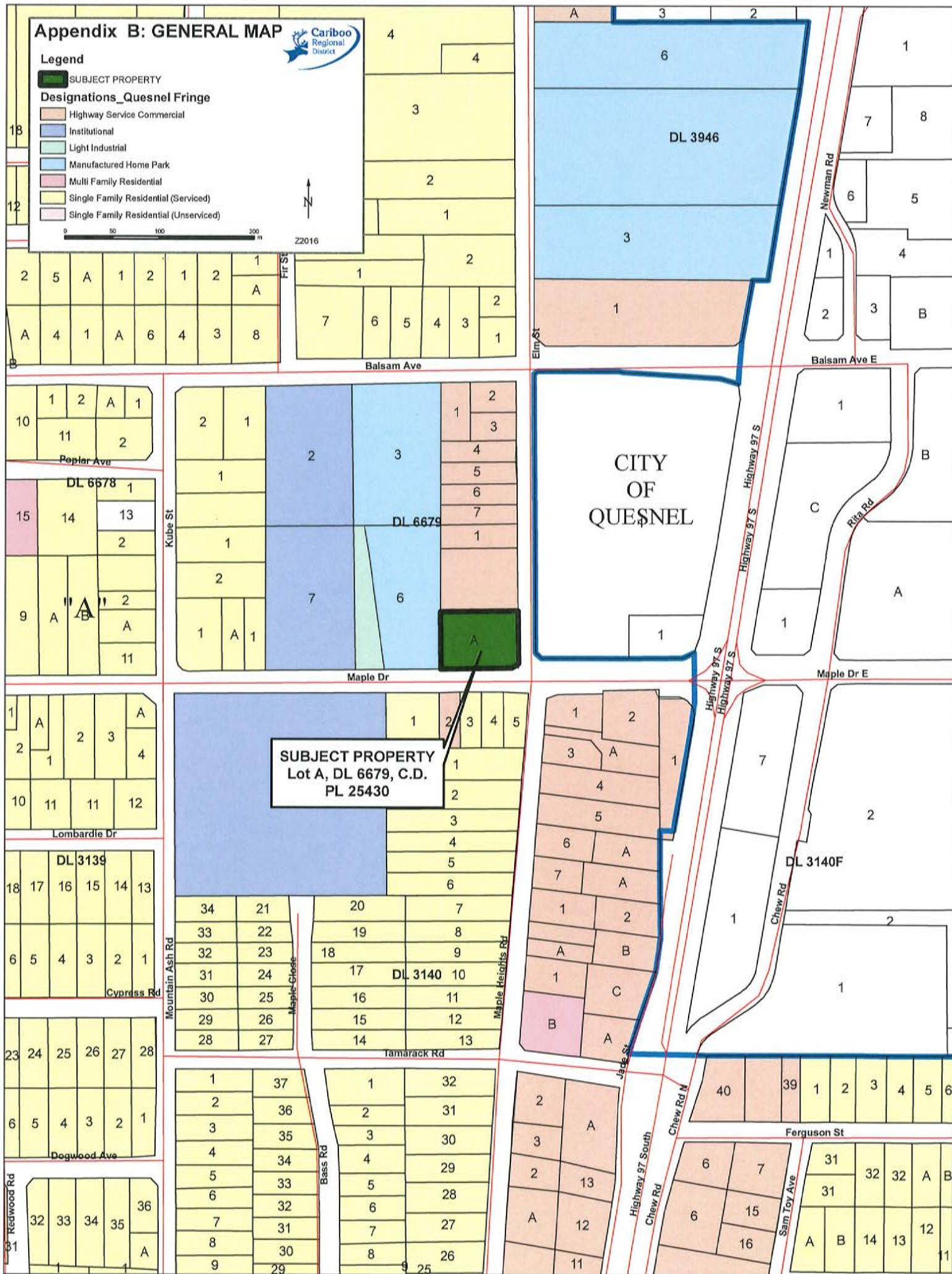
Designations_Quesnel Fringe

- Highway Service Commercial
- Institutional
- Light Industrial
- Manufactured Home Park
- Multi Family Residential
- Single Family Residential (Served)
- Single Family Residential (Unserved)

0 50 100 200 ft



Z2016



Appendix C: SPECIFIC MAP

LEGEND



SUBJECT PROPERTY



PROPOSED INSTITUTIONAL (P)



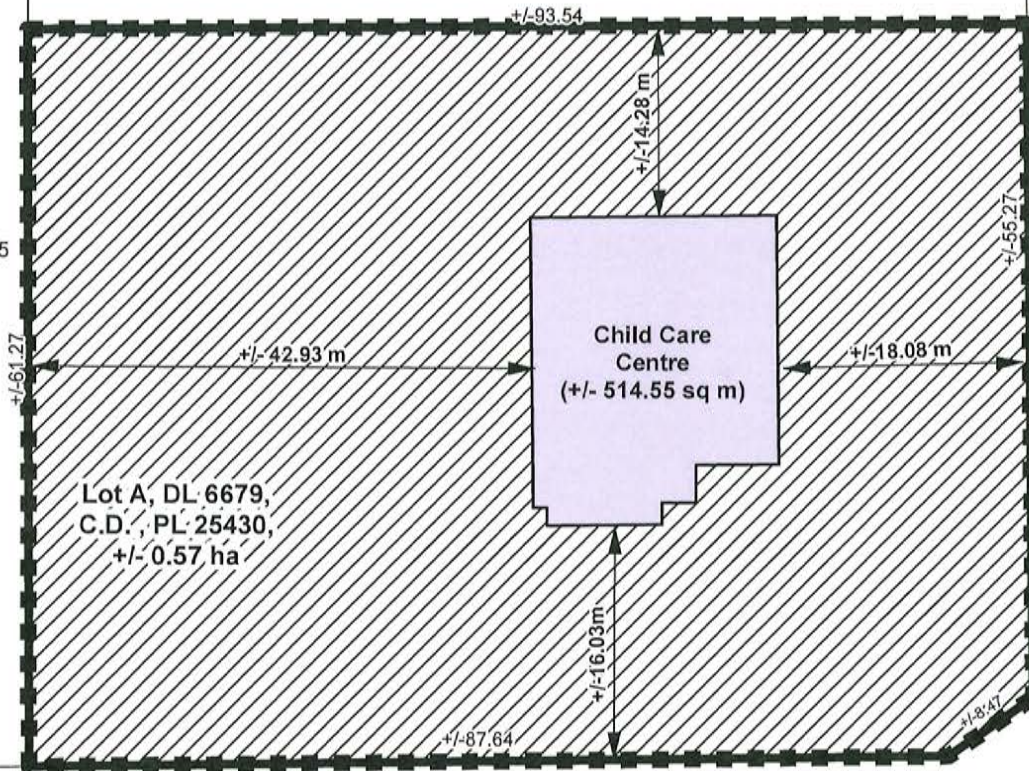
10 5 0 10 m

MEASUREMENTS
ARE METRIC

Z2016

Lot
PI 27033

Lot 6
PI 23515



Elm St

Maple Dr

Lot 1
PI 16639

Lot 2
PI 16639

Lot 3
PI 16639

Lot 4
PI 16639

Lot 5
PI 16639

Maple Heights Rd

Appendix D: GENERAL MAP ORTHO



Legend

 SUBJECT PROPERTY

0 15 30 60 m Z2016



Temporary Permit No. TP20170001

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

It is a stand alone building with a Temporary Permit to be used as child care centre

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

To continue to be used as a child care centre. It is the only Centre in South Quesnel.

Describe the reasons in support for the application: _____

Child care centre established as of January 2016. The business now owns the building

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

Mostly paved with a small grassy area

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

Large parking lot with one stand alone building

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"/> n/a	<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"/>
Natural gas				

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on
in the June 6/2020, located at _____, BC, commencing at _____

*teleconference
@ 10 am.*

PRESENT:

Chair

Members

*Marij Sales Dave Moffatt
Caroline Mitchell*

Recording Secretary

Doug Service

Owners/Agent, or

☐ Contacted but declined to attend

ABSENT:

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Sjostrom

Agenda Items

REZONING/OCPP APPLICATION – 3360-20/3360-20/20200016 (Lot A, District Lot 6679, Cariboo District, Plan 25430)

/ : "THAT the application to rezone/redesignate property at 2192 MAPLE DRIVE, be supported/rejected for the following reasons:

i)

ii)

*Dave Moffatt/Marij Sales
No Objections*

For:

Against:

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

Chair