

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

Proposed Designation:

Agricultural

Min. Lot Size Permitted:

2 ha (4.95 ac)

Min. Lot Size Permitted:

32 ha (79.07 ac)

Current Zoning:

Mobile Home Park (R 4)

Proposed Zoning:

Resource/Agricultural

Min. Lot Size Permitted:

2 ha (4.94 ac)

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	0.4 ha (0.99 ac)
	060 - 2 Acres or More – Single Family Dwelling, Duplex	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: November 9, 2018

That Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018 be read a first and second time this 9th day of November, 2018.

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018 be read a first and second time this 9th day of November, 2018. Further, that adoption be subject to the following:

1. 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.

Date of Meeting: January 18, 2019

That Cariboo Regional District Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5172, 2018 be read a third time this 18th day of January, 2019.

That Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018 be read a third time this 18th day of January, 2019.

ATTACHMENTS

Appendix A: Bylaw No. 5172 & 5173

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation
Public Hearing Results



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 9th day of November, 2018.

READ A SECOND TIME this 9th day of November, 2018.

A PUBLIC HEARING WAS HELD ON THE 8th DAY OF January, 2019.

READ A THIRD TIME this 18th day of January, 2019.

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. 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 _____, 2020.

Manager of Corporate Services

SCHEDULE "A"



PROPOSED AGRICULTURAL DESIGNATION

0 10 20 Meters

MEASUREMENTS ARE METRIC

Z18043

FRASER RIVER

Skyline Rd

Lot A
PI BCP24470

Lot B
PI BCP24470

Lot 10
PI 5686

Lot 1
PI 20266

PCL 1
PI BCP18258

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 9th DAY OF November, 2018

READ A SECOND TIME THIS 9th DAY OF November, 2018

A PUBLIC HEARING WAS HELD ON THE 8th DAY OF January, 2019.

READ A THIRD TIME THIS 18th DAY OF January, 2019.

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. 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 _____, 2020.

Manager of Corporate Services

SCHEDULE "A"



PROPOSED RESOURCE / AGRICULTURAL (RA 1) ZONE



MEASUREMENTS ARE METRIC

Z18043

FRASER RIVER

Skyline Rd

Lot A
PI BCP24470

Lot B
PI BCP24470

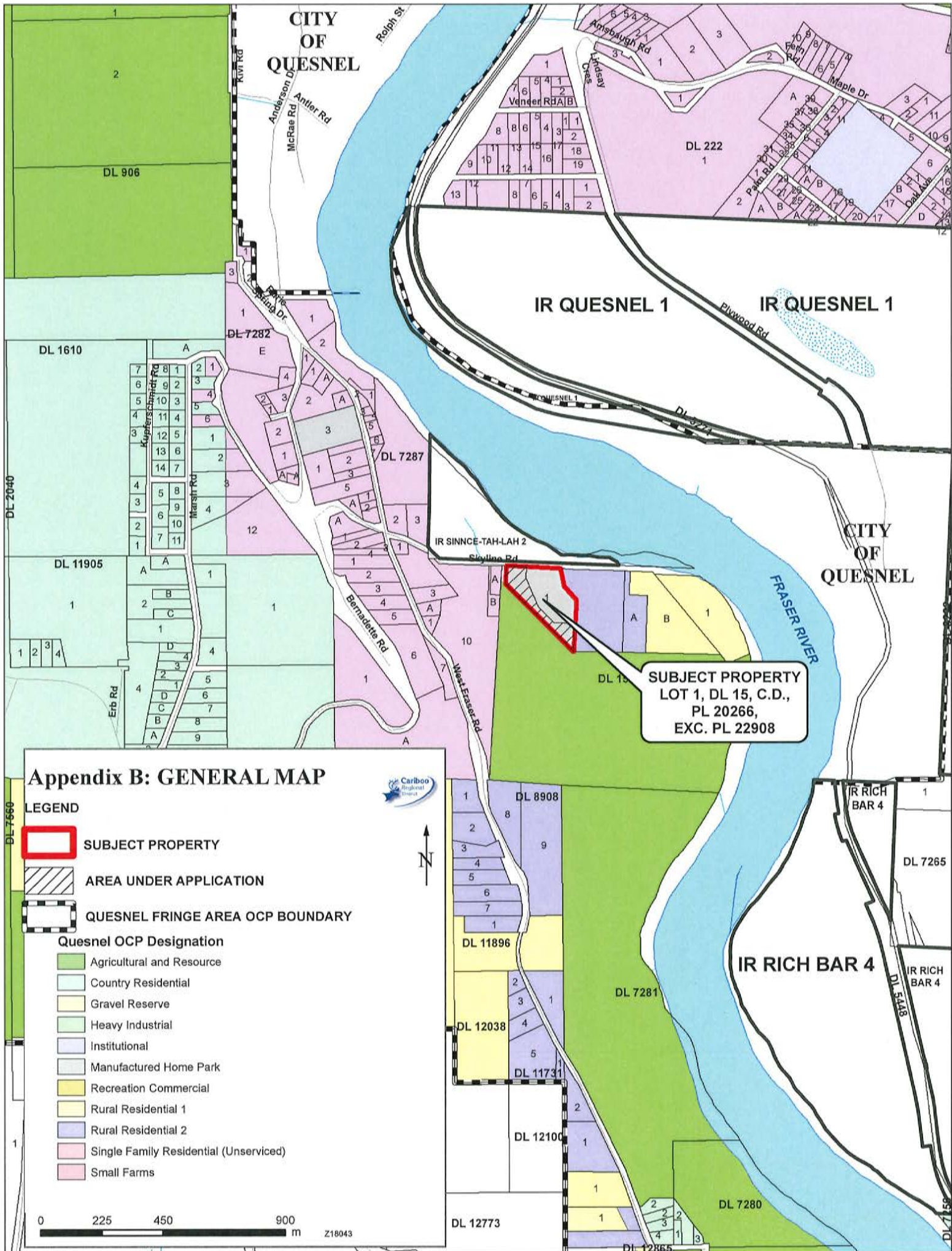
Lot 10
PI 5686

Lot 1
PI 20266

PCL 1
PI BCP18258

REM DL 15

CITY OF QUESNEL



Appendix B: GENERAL MAP

LEGEND

- SUBJECT PROPERTY
- AREA UNDER APPLICATION
- QUESNEL FRINGE AREA OCP BOUNDARY

Quesnel OCP Designation

- Agricultural and Resource
- Country Residential
- Gravel Reserve
- Heavy Industrial
- Institutional
- Manufactured Home Park
- Recreation Commercial
- Rural Residential 1
- Rural Residential 2
- Single Family Residential (Unserviced)
- Small Farms

0 225 450 900 m Z18043

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

0 5 10 Meters

MEASUREMENTS ARE METRIC

Z18043

Skyline Rd

FRASER RIVER

PROPOSED REMAINDER
LOT 1, DL 15, C.D., PLAN 20266,
EXISTING R 4 ZONE/
MANUFACTURED HOME PARK DESIGNATION
+/- 2.5 ha

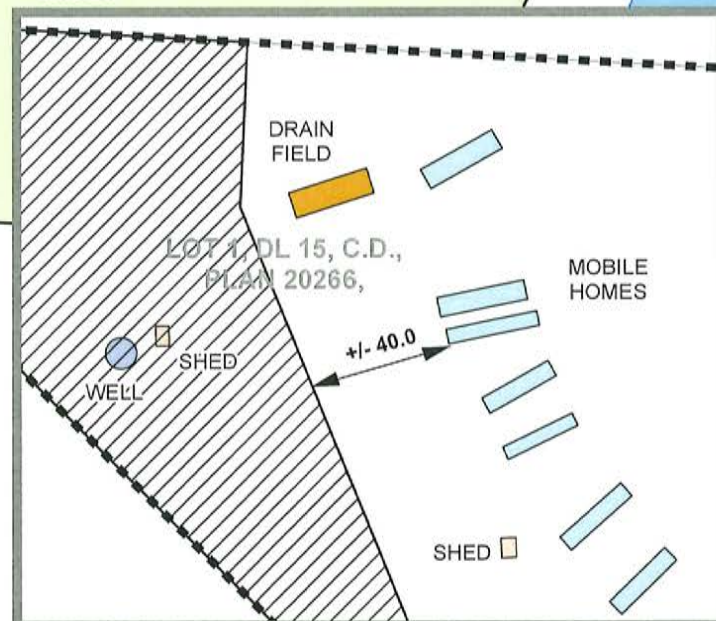
PROPOSED
RA 1 ZONE/AGRICULTURAL DESIGNATION
+/- 1.8 ha

SEE INSET
FOR DETAILS

SHEDS
DWELLING

DL 15, C.D. ,
EXISTING RA 1 ZONE
EXISTING AGRICULTURAL DESIGNATION
+/- 47.74 ha

INSET



West Fraser Rd



Appendix D: ORTHOGRAPHIC MAP

LEGEND



SUBJECT PROPERTY

0 20 40 80 m Z18043



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"/>

Wiles Surveying
British Columbia Land Surveyor
Civic - 2308 Blackwater Road,
Mail - 2323 Claymine Road,
Quesnel, BC V2J 7C5
tel 778-465-0019
cel 250-255-5163 file: 1707
email brad@wilesurvey.com

RESULTS OF PUBLIC HEARING

File No: 3360-20/20180043

Date: January 8, 2019

Location: Quesnel Legion Hall

Re: **CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA OFFICIAL COMMUNITY
PLAN AMENDMENT BYLAW NO. 5172 AND CARIBOO REGIONAL DISTRICT
QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5173**

Cariboo Regional District

[illegible]

JAN 14 2019

Referred To

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 7:00.
- ☐ 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)
- 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 7:10.

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. 5172, 2018

and

Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 5173, 2018

Name
(Please Print)

Address
(Please Print)

Diana Strachan
Willard Strachan
HUGH BARE
JOE BARE
BRAD WILES - agent BARE.

369 Skyline Road
([REDACTED] Quesnel V2J 6H9)
([REDACTED] Quesnel V2J 6H9)
[REDACTED] 321 SKYLINE
[REDACTED] 381 SKYLINE
QUESNEL V2J 6H9
2323 CLAYMINE QUESNEL, BC V2J 7C5

NOTES FROM PUBLIS HEARING ON BARE
REZONING/OCP AMENDMENT BYLAWS
NO. 5172 AND 5173

PRESENT: Chair CRD Director Jim Glassford and APC Secretary Maureen Murray

ALSO IN ATTENDANCE:

Applicant Hugh Gordon Bare and Son, Joe Bare

Neighbours Willard and Dianna Strachan (369 Skyline)

Applicant surveyor Brad Wiles

Meeting begin at 7:00 pm on Tuesday, January 8, 2019 in the Quesnel Legion Hall

Chair reviewed the procedures around a Public Hearing generally and specifically around this CRD application to redesignate and rezone part of Lot 1, District Lot 15, Cariboo District, Plan 20266, except Plan 22908 from Manufactured Home Park to Agricultural designation. and to Resource/Agricultural zone.

Willard and Dianne Strachan advised they have no objection to this amendment.

Hugh (applicant) and Joe Bare noted this property was part of the original "Baker farmstead" with the Bakers born on the property, with most of the family graveyard exhumed and moved in the 1960's. He noted a major pack trader, Mr. Cataline, used to visit the Baker farm when he came through Quesnel because Henry Baker also spoke French, and Henry Baker on occasion had handled the drives to/from Barkerville. Mr. Cataline used to swim his horses across the Fraser River and they would winter in the lands on which West Fraser Plywood Plant now sits. The property proposed to be removed from the mobile home park property used to be the access trail to the Baker home, and the applicant would like to return the parcel to its historical designation, especially since it is being used as a hay field currently. The applicant noted he purchased the lands in 1948 from Henry Baker's mother.

Meeting adjourned at 7:10 p.m.