

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

File Number: 3060-20/20190053

Electoral Area: A

Date of Referral: October 23, 2019

Date of Application: October 11, 2019

Property Owner's Name(s): LRF Contracting Inc.

Applicant's Name: Keith Belcourt

SECTION 1: Property Summary

Legal Description(s): Parcel A (Being a Consolidation of Lots 1, 2, 3, and 4, See CA7530518), District Lot 3140, Cariboo District, Plan 28086

Area of Application: 0.68 ha (1.68 ac)

Location: 1350 Maple Heights 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:

Heavy Industrial (M 3)

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

Proposed Development: To build 4 new structures for RV storage, as well as a future caretaker's residence.

SECTION 2: Planning Report

Background:

The applicant has applied to construct four new structures for RV storage, as well as a future caretaker's residence on site. The proposed buildings include two 313.22 sq. m (3371.47 sq. ft) storage structures, two 415.61 sq. m (4473.58 sq. ft) storage structures, and one 116.99 sq. m (1259.27 sq. ft) accessory dwelling unit 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 Maple Heights Road along Hwy 97 South in the Quesnel Fringe Area, adjacent to New Technology Collision Experts-car repair shop on Jade Street owned by Alta View Holdings Ltd. as shown in Appendix A.

The property is zoned Heavy Industrial (M 3) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and is currently a vacant land with existing sewer right of way and dense tree coverage. It is mostly surrounded by industrial and commercial businesses to the north and south, residential lots to the west and institutional property to the east of the subject property.

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

5.9 HEAVY INDUSTRIAL (M 3) ZONE

5.9.1 USES PERMITTED

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- xi) uses permitted in the Light Industrial (M 1) zone and General Industrial (M 2) zone; which includes storage of recreational vehicles.

Rationale for Recommendations:

The proposal is generally consistent with the Highway 97 Corridor Development Permit Guidelines. The exteriors of the proposed storage structures are uniform in their architectural style, utilizing metal cladding construction.

The proposed new structures have a sloping flat trussed roof that breaks the long, flat building facades and reflects the Cariboo character. The combination of windows and building materials provide depth 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.

However, an access permit will be required from the Ministry of Transportation and Infrastructure for a commercial site access to the public road.

Recommendation:

1. That the application for a Development Permit pertaining to Parcel A (Being a consolidation of Lots 1, 2, 3 and 4, see CA7530518), District Lot 3140, Cariboo District, Plan 28086 be approved based on Appendix B and supporting drawings. Further, that issuance be subject to the following condition:
 - i. The applicant must obtain an access permit from the Ministry of Transportation and Infrastructure.

SECTION 3: Referral Comments

CRD Chief Building Official: November 21, 2019

Interests unaffected

Ministry of Transportation and Infrastructure: November 12, 2019

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Development Permit Application and provides the following conditions/comments:

- 1) As a permit is required for commercial access to any public road under this Ministry's jurisdiction, the applicant should contact the Ministry to obtain an access permit. As the Ministry does not support two accesses for one property, the applicant may be required to close one of the accesses. A permit application can be
- 2) Please be advised that pursuant to section 12 of the Provincial Public Undertakings Regulation BC Reg. 513/2004, all structures must be placed at least 4.5 meters back from the right of way.

Advisory Planning Commission: November 6, 2019

See attached

SECTION 4: Board Action**ATTACHMENTS**

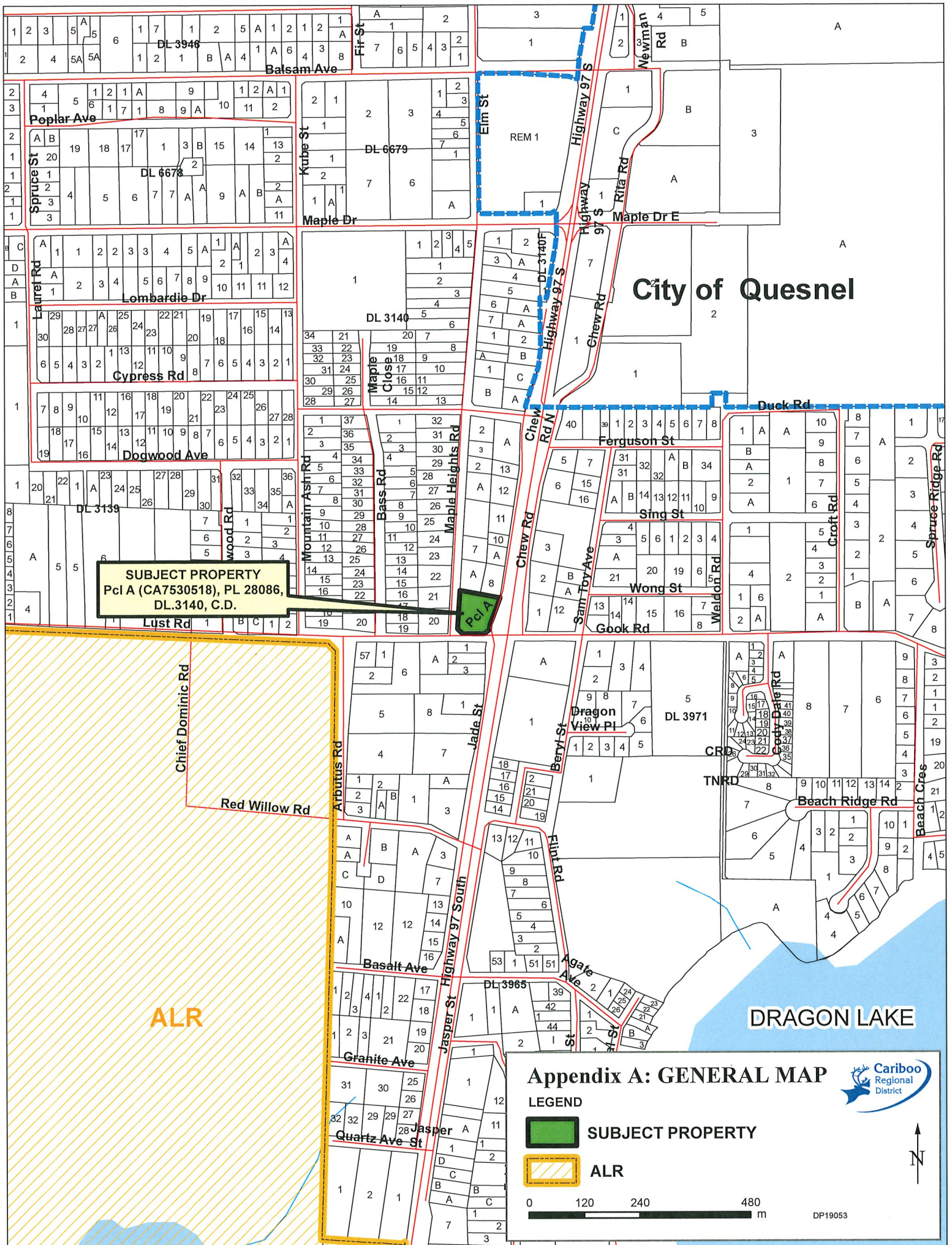
Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Supporting Drawings

Advisory Planning Commission Comments



Appendix B: SPECIFIC MAP



LEGEND



Subject Property



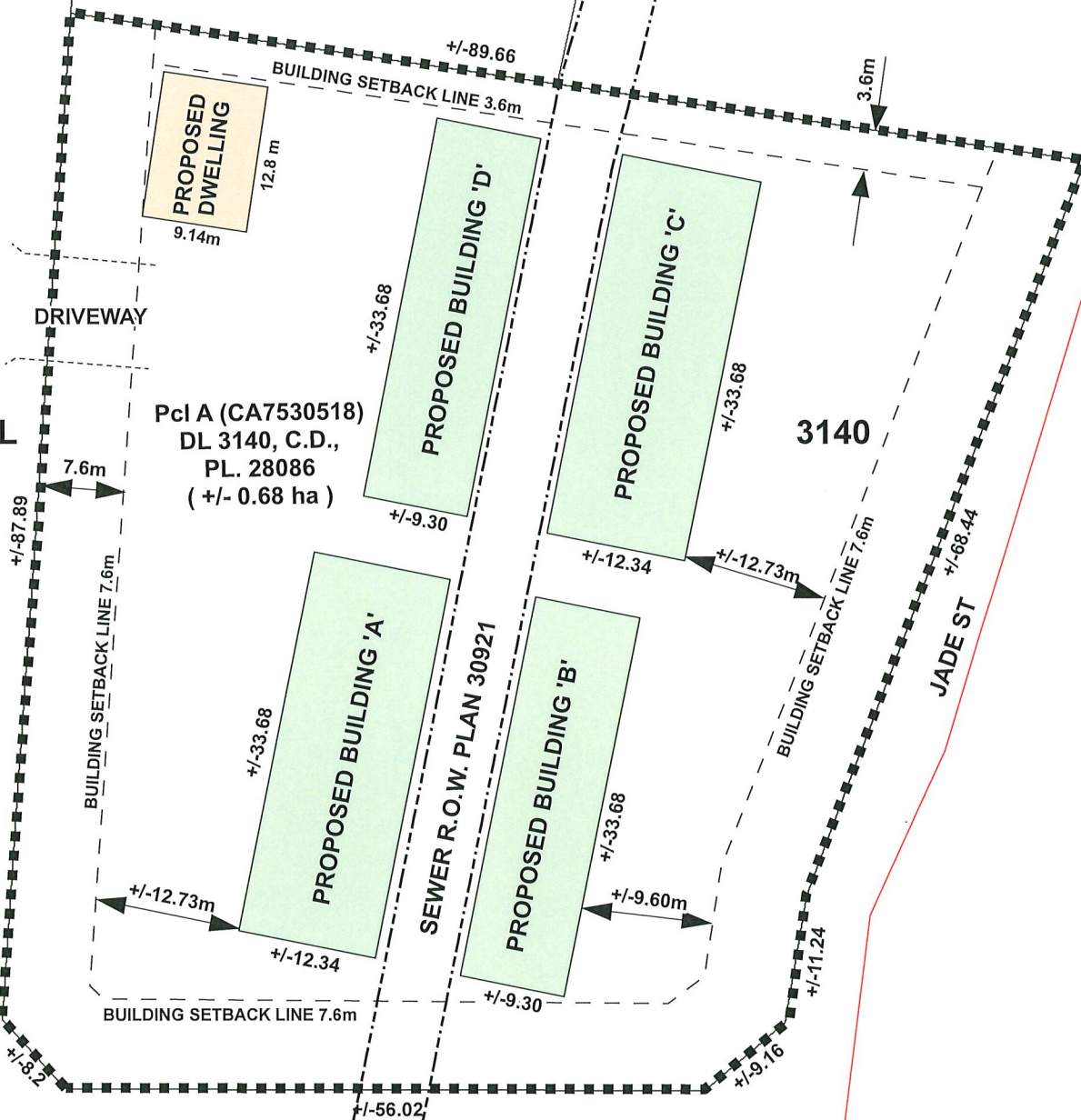
ALL MEASUREMENTS
METRIC

DP19053



MAPLE HEIGHTS RD

DL



Lot A
PL PGP37189

Lot A
PL PGP37189

Pcl A (CA7530518)
DL 3140, C.D.,
PL. 28086
(+/- 0.68 ha)

3140

SEWER R.O.W. PLAN 30921

JADE ST

HWY 97 S

LUSTR RD

DL

Lot 1
PL 27358

3971

Appendix C: ORTHOGRAPHIC MAP



LEGEND



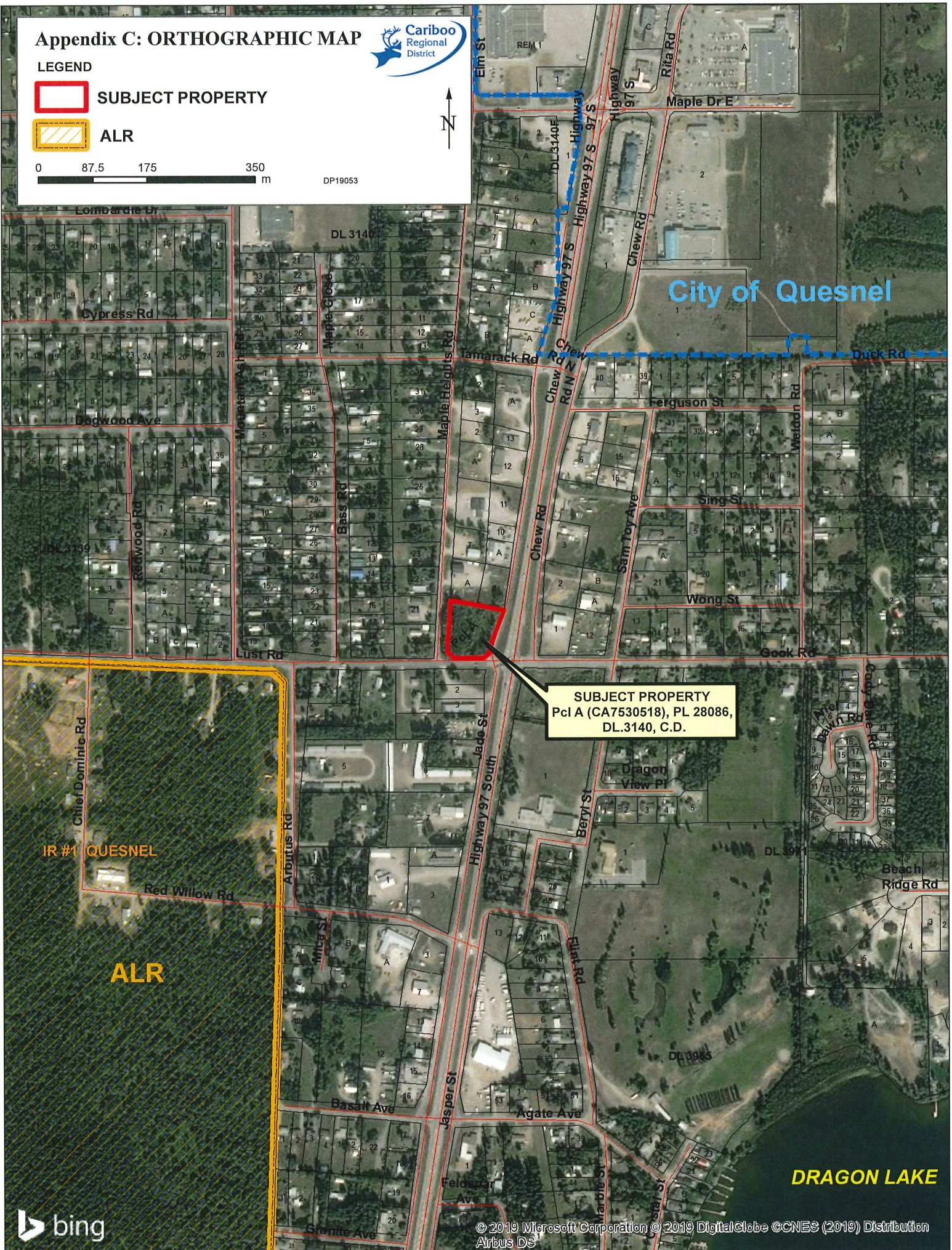
SUBJECT PROPERTY



ALR

0 87.5 175 350 m

DP19053

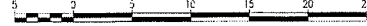


SKETCH PLAN OF PARCEL A (BEING A CONSOLIDATION
OF LOTS 1, 2, 3 AND 4, SEE CA7530518)
DISTRICT LOT 3140 CARIBOO DISTRICT PLAN 28086

BCGS 939.098

Scale 1:250

All distances shown in metres and decimals thereof.



The intended plot size of this plan is 560mm
in width by 432mm in height when plotted
at a scale of 1:250 (use C size sheet).



Zoning Bylaw: 3504 - Quesnel Fringe Area Bylaw, May 25 2018
Zone: Heavy Industrial (M 3)

Minimum Setbacks: Front Yard = 7.6 metres (24.9 feet)
Exterior Side Yard = 7.6 metres (24.9 feet)
Interior Side Yard = 3.6 metres (11.8 feet)

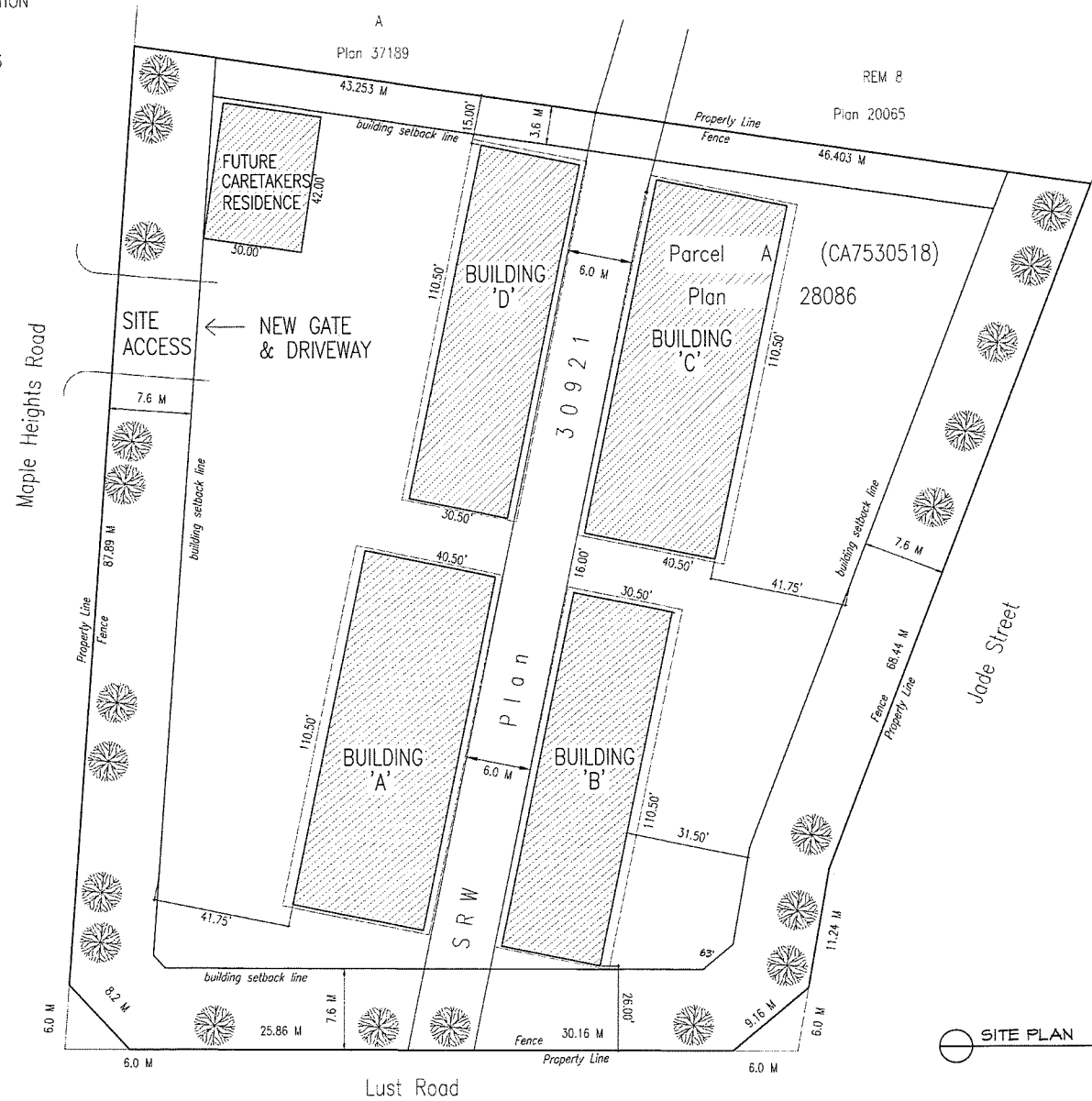
Notwithstanding the above, where abutting another permitted
non-residential use as part of a multi-tenant complex in the
M 3 zone, an interior side yard setback of zero metres may
be permitted.

Rear Yard = 3 metres (9.84 feet)

Area of Parcel A 0.68 ha

Area within setbacks - shown 0.48 ha (0.51 ha if permitted zero
metres for interior side yard)

Lot Coverage (maximum) = 40%



SITE PLAN

ISSUED FOR D.P.
10 OCT 2018

NOTED DIMENSIONS TAKE
PRECEDENCE OVER SCALES
IF DISCREPANCY THE BUILDING
CONTRACTOR SHALL BE
RESPONSIBLE FOR
VERIFYING ALL INFORMATION
IN THIS DRAWING PRIOR
TO CONSTRUCTION. ANY
DISCREPANCIES SHALL BE
REPORTED TO THE OFFICE OF
HARRISON DESIGN FOR
CLARIFICATION. THIS DRAWING
IS THE EXCLUSIVE PROPERTY
OF HARRISON DESIGN AND
SHALL NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION.

STORAGE FACILITY
MAPLE HEIGHTS ROAD
QUESNEL, B.C.

SITE PLAN

**HARRISON
DESIGN**
CUSTOM
BUILDING
DESIGNS
250 398 5659
P.O. Box 5475
Vernon, B.C.
V1B 5K5
harrisondesign@shaw.ca
www.harrison-design.ca

PROJ. #017
SCALE 1/8"=1'-0"
DATE 10 OCT 2018
DRAWN PLAN

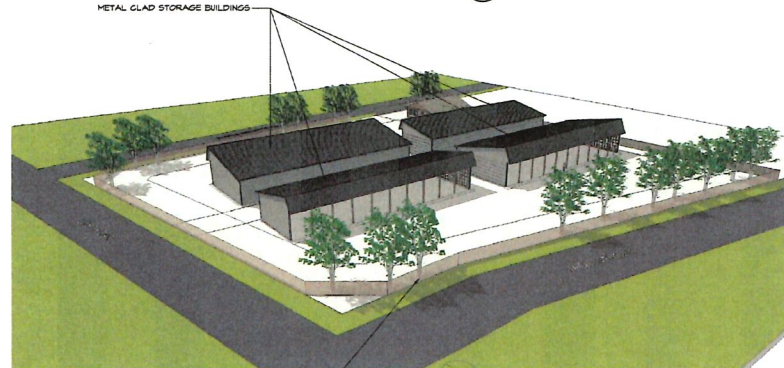
A



FUTURE CARETAKER'S RESIDENCE

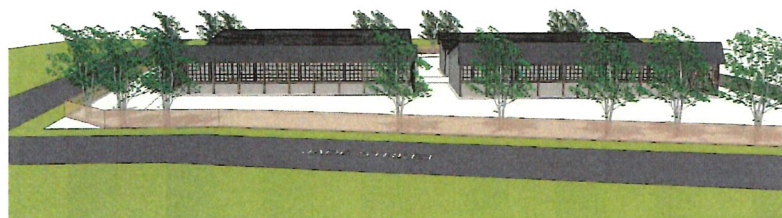
ACCESS GATES

○ OVERVIEW FROM NORTH

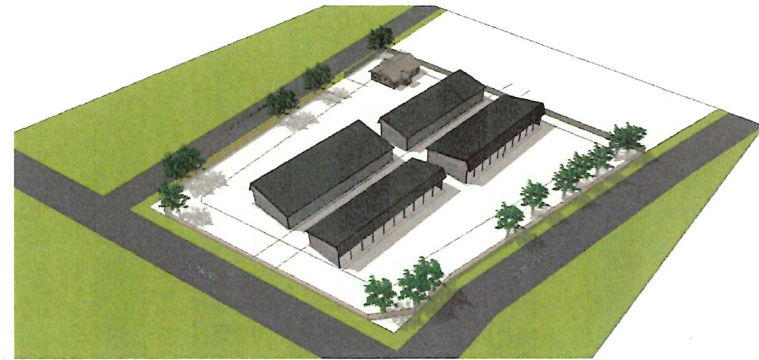


MAINTAIN EXISTING TREES WHERE POSSIBLE FOR SOME SCREENING

○ OVERVIEW FROM SOUTHEAST



○ VIEW FROM EAST



○ OVERVIEW FROM SOUTH



○ HIGHWAY VIEW FROM NORTH



○ HIGHWAY VIEW FROM SOUTH

ISSUED FOR D.P.
10 OCT 2014

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. THE BUILDER CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION ON THIS DRAWING PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OFFICE OF HARRISON DESIGN FOR CLARIFICATION. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HARRISON DESIGN, AND CAN ONLY BE REPRODUCED WITH HARRISON DESIGN'S PERMISSION.

STORAGE FACILITY
MAPLE HEIGHTS ROAD
QUESNEL, B.C.

EXTERIOR VIEWS

HD
HARRISON
DESIGN
CUSTOM
BUILDING
DESIGNS
250 308 5659
P.O. Box 4421
Williams Lake, B.C.
V2Y 6Y5
harrisondesign@shaw.ca
www.harrison-design.ca

PROJECT	Williams Lake
SCALE	1/4" = 1'-0"
DATE	10 OCT 2014
DRAWN	P.J.H.

AO

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on Nov. 6 / 19 in the CRD Office, located at Chasner, BC, commencing at 6 PM.

PRESENT:

Chair

Vinice Berlinguette

Members

Ted Armstrong, Mary Soles, Dave Meffatt, & Cardyn Mitchell

Recording Secretary

Doug Service

Owners/Agent, or

☒ Contacted but declined to attend**ABSENT:****ALSO PRESENT:**Electoral Area Director
Staff support (if present)Mary Gossion**Agenda Items**

DP APPLICATION – 3060-20/20190053 (PARCEL A, (BEING A CONSOLIDATION OF LOTS 1, 2, 3 AND 4, SEE CA7530518), DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 28086)

/ : "THAT the application for a development permit to build 4 new structures for RV storage, as well as a future caretaker's residence at 1350 MAPLE HEIGHTS ROAD be supported/rejected for the following reasons:

i)

M/SApproval.

ii)

Recommend he include landscaping.

For:

Against:

CARRIED/DEFEATED**Termination**

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

[Signature]
Chair