



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20200048

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5296, 2020

Electoral Area: A

Date of Referral: December 21, 2020

Date of Application: November 25, 2020

Property Owner's Name(s): DENISE R MUFFORD
JOHN P MUFFORD

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 3960, Cariboo District, Plan 16430

Property Size(s): 3.69 ha (9.12 ac.)

Area of Application: 3.69 ha (9.12 ac.)

Location: 4257 Whitecotton Road, Quesnel

Current Designation:

Rural Residential 2

Min. Lot Size Permitted:

Average 2 ha (4.94 ac.) with parcels ranging from 1.5 ha (3.71 ac.) to 3.0 ha (7.41 ac.)

Current Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac.)

Proposed Zoning:

Special Exception RR 2-1

Min. Lot Size Permitted:

2 ha (4.94 ac.)

Proposal: To allow the construction of a 160.54 sq. m (1,728 sq. ft.) additional dwelling within Agricultural Land Reserve for family.

No. and size of Proposed Lots: no new lots proposed

Existing Buildings:

Mobile Home	145 sq. m (1,560.77 sq.ft.)
Barn	36.3 sq. m (390.73 sq. ft.)
Tool Shed	26 sq. m (279.86 sq. ft.)
Storage Shed	17.8 sq. m (191.59 sq. ft.)
Wood Shed	11 sq. m (118.4 sq. ft.)
Chicken House	5.6 sq. m (60.28 sq. ft.)
Pump House	5.2 sq. m (55.97 sq. ft.)

Proposed Buildings: +/- 160.54 sq. m (1,728 sq. ft.) second dwelling

Road Name: Whitecotton Road

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

Services Available: Hydro, Telephone, Well

Within the confines of the Agricultural Land Reserve: Yes - fully within

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.83 ha (7 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	11.29 ha (27.92 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.04 ha (5.04 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.02 ha (5 ac.)
	415 Sawmills	17.09 ha (42.25 ac.)
(c) East	234 Manufactured Home Park	9.71 ha (24 ac.)

(d) West	000 Single Family Dwelling	0.41 ha (1 ac.)
	063 2 Acres Or More (Manufactured Home)	1.11 ha (2.742 ac.)
	060 2 Acres Or More (Single Family Dwelling, Duplex)	17.79 ha (43.98 ac.)
	429 Miscellaneous (Forest And Allied In	1.62 ha (4 ac.)
	150 Beef	4.27 ha (10.55 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a 3.69 ha (9.12 ac.) subject property to allow for a 160.54 sq. m (1,728 sq. ft.) modular home as an additional dwelling within the Agricultural Land Reserve (ALR) for family. There is currently a deregistered mobile home of 145 sq. m (1,560.77 sq. ft.) in size existing on the property as a primary residence. The ALR use regulations permit a single-family dwelling and an additional manufactured home for family members without any ALR application required. It is further intended to construct a 111 sq. m (1,194.79 sq. ft.) shop in proximity to the proposed new dwelling. To access these two new structures, a driveway is proposed from Durrell Road. The proposal is shown in Appendix C.

In addition to the existing mobile home, the property has a 36.3 sq. m (390.73 sq. ft.) barn, a 26 sq. m (279.86 sq. ft.) tool shed, a 17.8 sq. m (191.59 sq. ft.) storage shed, a wood shed of 11 sq. m (118.4 sq. ft) in size, a 5.6 sq. m (60.28 sq. ft.) chicken coop and a 5.2 sq. m (55.97 sq. ft.) pump house currently present on the property as shown in Appendix C.

The subject property is zoned Rural 2 (RR 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999, and is designated as Rural Residential 2 in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. The proposal of having two residential dwellings on the existing Rural 2 (RR 2) zoned property is not a permitted use. Therefore, the applicants have requested to rezone the subject property from Rural 2 (RR 2) zone to Special Exception RR 2-1 zone that allows for two single-family dwellings, including mobile homes.

Location and Surrounding:

The subject property is located at 4257 Whitecotton Road in Quesnel, adjacent to Cariboo Highway 97 S and railway tracks, along with Fraser River to the far west of the property as shown in Appendix B and D. Completely within the Agricultural Land Reserve (ALR), the property is partially treed and the remaining portion is a hay field separated by a fence as shown in Appendix C and D. There are mostly single-family dwellings surrounding the property to the north and south, a manufactured home park to the east, agricultural farmland with forest and allied industry to the west and a sawmill to the south-west of the subject property.

CRD Regulations and Policies:

Quesnel Fringe Area Zoning Bylaw No. 3504, 1999

5.18.3 SPECIAL RR 2 ZONES

5.18.3.1 Special Exception RR 2-1 Zone:

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned RR 2-1:

- i) residential uses shall be limited to not more than two, single-family dwellings, including mobile homes.

All other provisions of the RR 2 zone shall apply.

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. The proposal of having a manufactured/modular home as an additional residence for family members on an ALR property complies with the Agricultural Land Reserve (ALR) use regulations.

However, there are certain requirements for a manufactured home outlined in ALC Policy L-25 for it to be considered in compliance with the ALR use regulations. As per ALC Policy L-25, the proposed modular home must be a single storey dwelling with a maximum of 9 m (29.53 ft.) in width and 22.86 m (75 ft.) in length for family members, provided that it is installed prior to July 31, 2021. The proposed modular home must also comply with either the Canadian Standards Association (CSA) Z-240 series standards, or the CSA A-277 series standards and be constructed on a steel frame. The acceptable types of foundation systems include concrete pile, surface pile or concrete slab. The Agricultural Land Commission (ALC) will require a non-adhering residential use application if the proposed modular home does not conform with these ALC Policy L-25 requirements.

The Advisory Planning Commission (APC) have no objections regarding the proposed additional residence. Situated adjacent to a large parcel with dense vegetative buffer on the east side, the

proposal is anticipated to have minimal impact on neighboring properties. Further, the location of the proposed dwelling and shop is appropriately selected to have an easy access by proposing a separate driveway from Durrell Road. This minimizes any potential traffic congestion at the highway front. Therefore, planning staff recommends approval of this rezoning application.

The Ministry of Agriculture has expressed concerns regarding impact on the existing hay field. The Board may wish to consider requiring a restrictive covenant limiting the distance of the proposed structures from Durrell Road.

Recommendation:

1. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5296, 2020 to rezone Lot 2, District Lot 3960, Cariboo District, Plan 16430 from Rural 2 (RR 2) zone to Special Exception RR 2-1 zone be approved.

REFERRAL COMMENTS

Health Authority:

No response

Ministry of Transportation and Infrastructure: February 4, 2021

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning/OCP Amendment Bylaw No. 5296 package received on December 21/20. Please note that legal access must be located on either Durrell Road or Whitecotton Road as proposed in referral package. No access is permitted off Cariboo Highway 97. Anything other than a residential driveway requires a permit application to the Ministry.

Advisory Planning Commission: January 6, 2021

See attached

Ministry of Environment and Climate Change Strategy:

No response

Agricultural Land Commission: - January 4, 2021

See attached

Ministry of Agriculture, Food and Fisheries: January 26, 2021

See attached

CRD Chief Building Official: January 13, 2021

Proposed construction within building inspection services area. New Home warranty required through BC Housing.

BOARD ACTION

February 11, 2021

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5296, 2020 be read a first and second time this 11th day of February, 2021.

March 26, 2021:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5296, 2020 be read a third time this 26th day of March, 2021.

ATTACHMENTS

Appendix A: Bylaw No. 5296
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's supporting documentation
Advisory Planning Commission Comments
Agricultural Land Commission Comments
Ministry of Agriculture, Food and Fisheries Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5296

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. 5296, 2020".

2. AMENDMENT

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

- i) rezoning Lot 2, District Lot 3960, Cariboo District, Plan 16430 from Rural 2 (RR 2) zone to Special Exception RR 2-1 zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 11th DAY OF February, 2021

READ A SECOND TIME THIS 11th DAY OF February, 2021

A PUBLIC HEARING WAS HELD ON THE 22nd DAY OF March, 2021

READ A THIRD TIME THIS 26th DAY OF March, 2021

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 14 DAY OF April, 2021



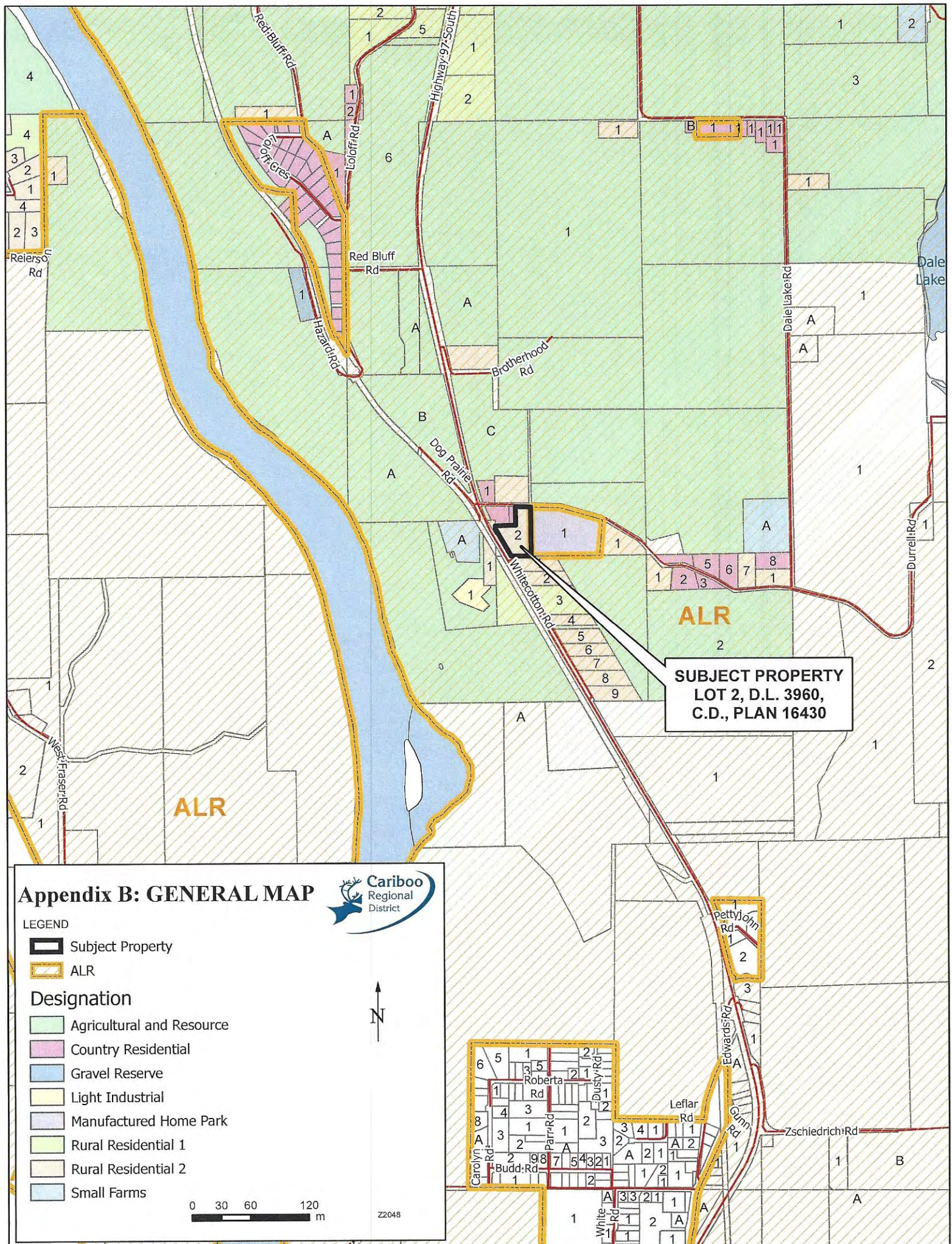
ADOPTED THIS _____ DAY OF _____, 2021

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5296 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5296, 2020", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services



Appendix C: SPECIFIC MAP



LEGEND

Subject Property

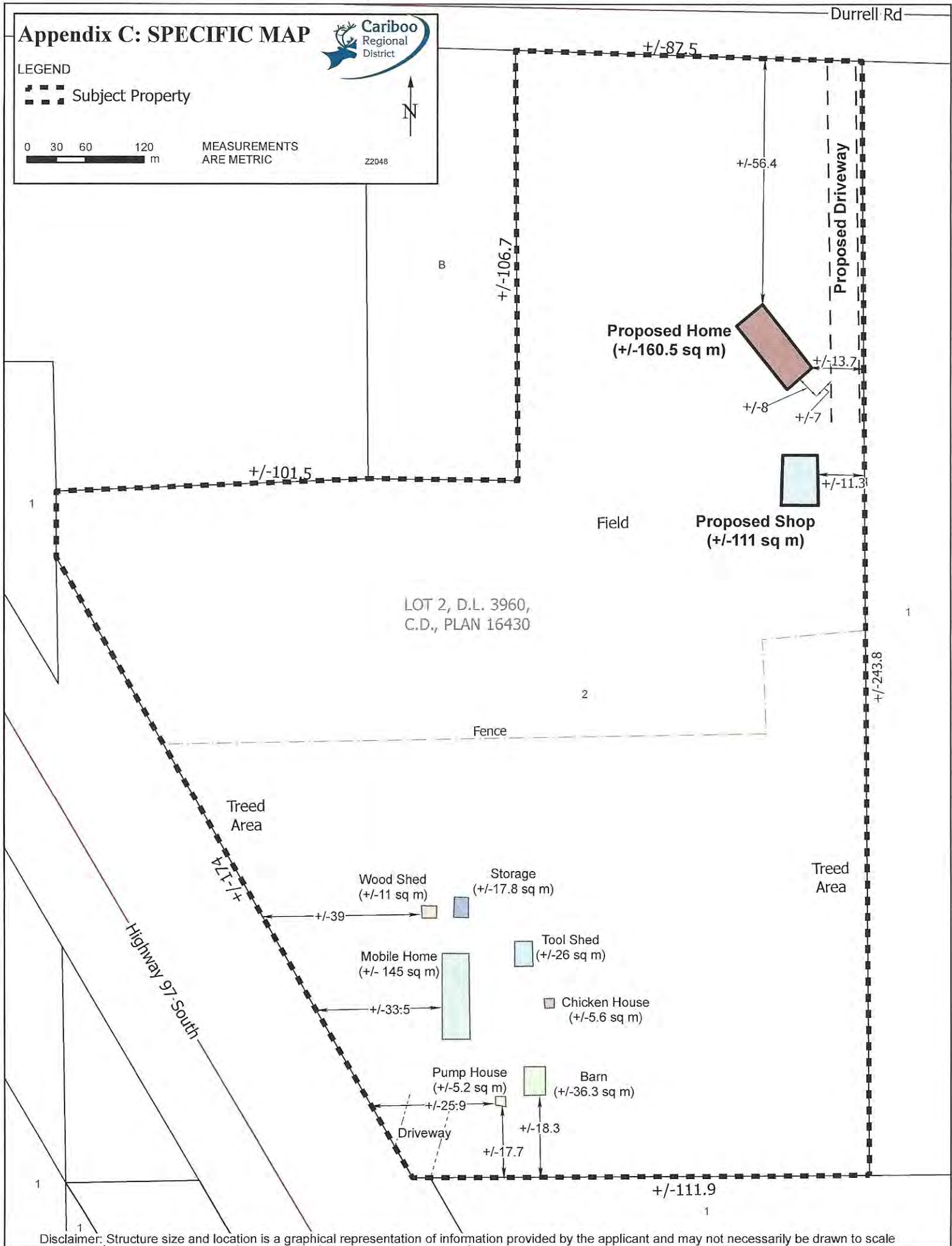
0 30 60 120 m

MEASUREMENTS ARE METRIC

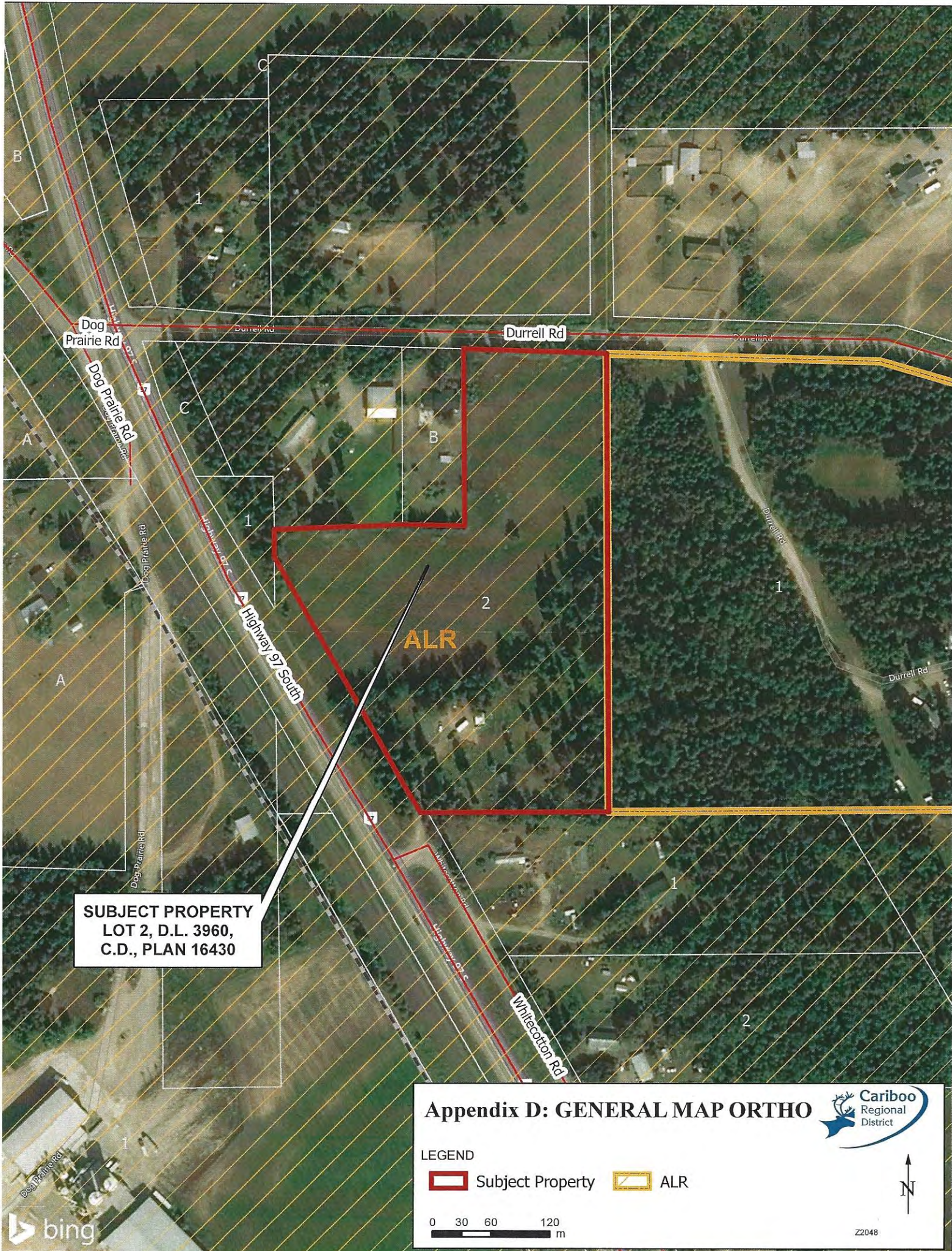
Z2048



Durrell Rd



Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale



SUBJECT PROPERTY
LOT 2, D.L. 3960,
C.D., PLAN 16430

Appendix D: GENERAL MAP ORTHO



LEGEND

Subject Property ALR

0 30 60 120
m



Z2048

Describe the existing use of the subject property and all buildings: 1973 premier mobile home
with addition, barn, woodshed, toolshed, outhouse, chicken shed
storage shed.

Describe the proposed use of the subject property and all buildings: existing buildings and
add a manufactured home for us to live in.

Describe the reasons in support for the application: we would like to live on the property
and have our daughter & kids live close by in the existing trailer.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
1/2 of property is covered in big trees other half is a untended
hay field that is being overgrown with poplar trees needs worked up.

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

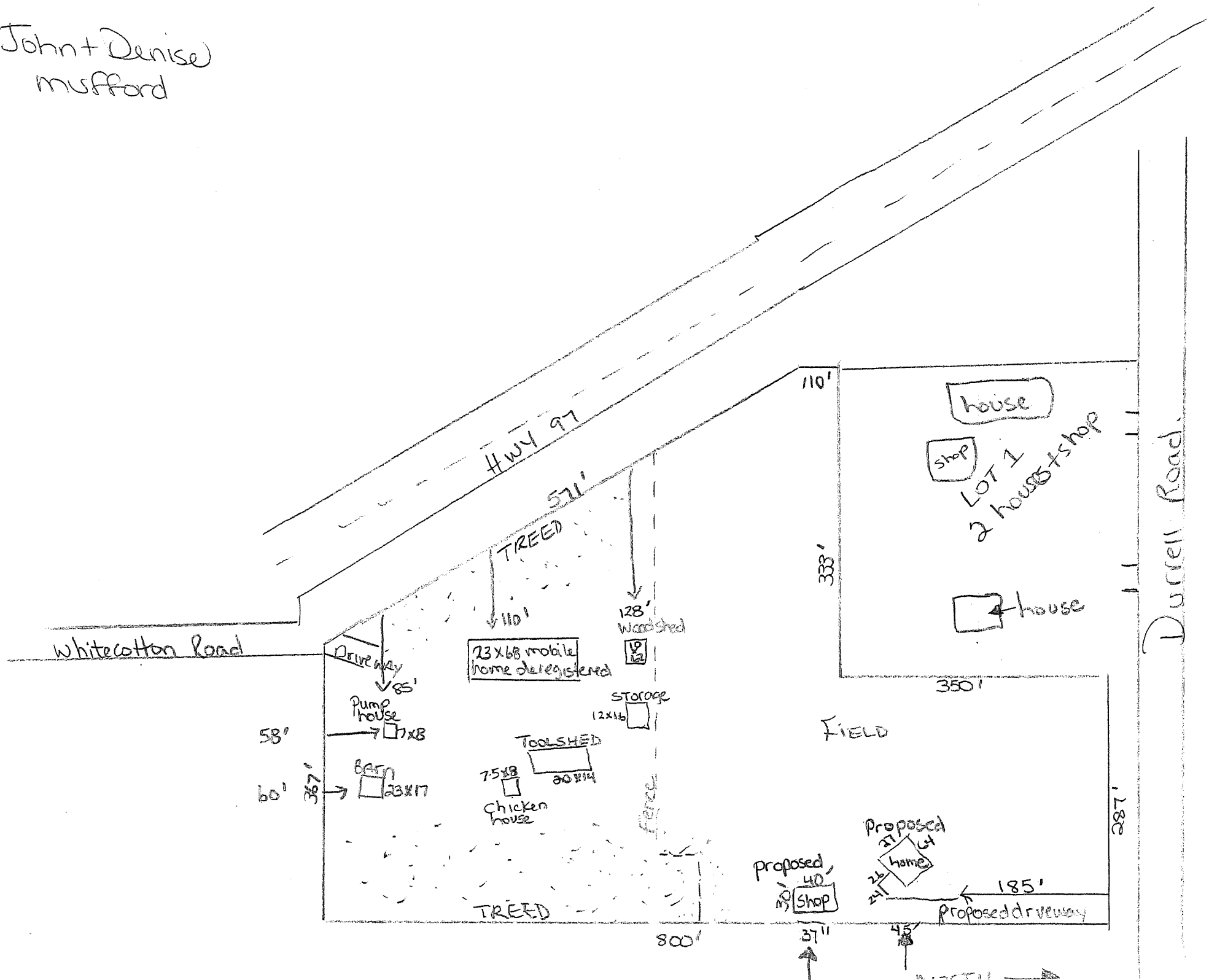
NONE

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

John + Denise
mufford



home may not be exact as this one but will be close in size.



Metro Homes
Metro Modular Homes, BC



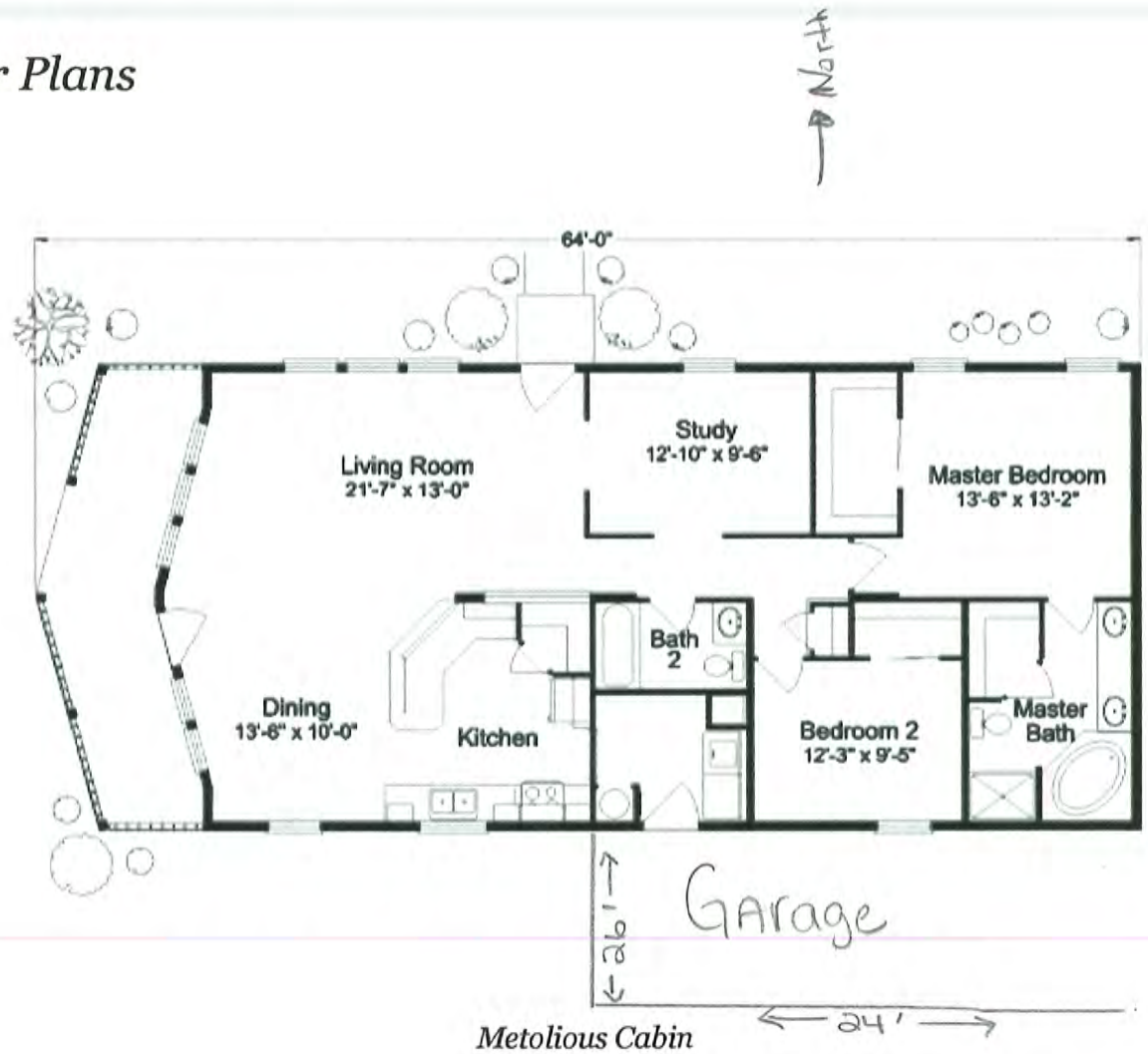
Photos: 11 Videos: 2

Floor Plan: The Metolius Cabin 4G28522A

2 Bedrooms, 2 Baths, 1,496 Sq. Ft.

- Exterior Dimensions: 64 x 27
- Floor Plans >>
- Video Tour >>
- More Details >>

Floor Plans



Photos / Videos

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on
in the *Conference Call*, located at *Quesnel*, BC, commencing at *Jan. 6/21*

PRESENT:

Chair

Members

Recording Secretary

Owners/Agent, or

☐ Contacted but declined to attend

Vince Berbrague He

Ted Armstrong, Mary Sales

Dave Moffatt, Roy Josephy

Doug SERVICE

Denise Mofford.

ABSENT:

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Gostrom

Agenda Items

REZONING APPLICATION – 3360-20/20200048 (Lot 2, District Lot 3960, Cariboo District, Plan 16430)

/ : "THAT the application to rezone property at 4257 WHITECOTTON ROAD, be supported/rejected for the following reasons:

i)

ii)

m/s Dave/Ted –

For:

Against:

Carried –

No Objections

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

Chair

January 4, 2021

Reply to the attention of Sara Huber

ALC Issue: 52026

Local Government File: Z2048

Genny Hilliard

Development Services Clerk V, CRD

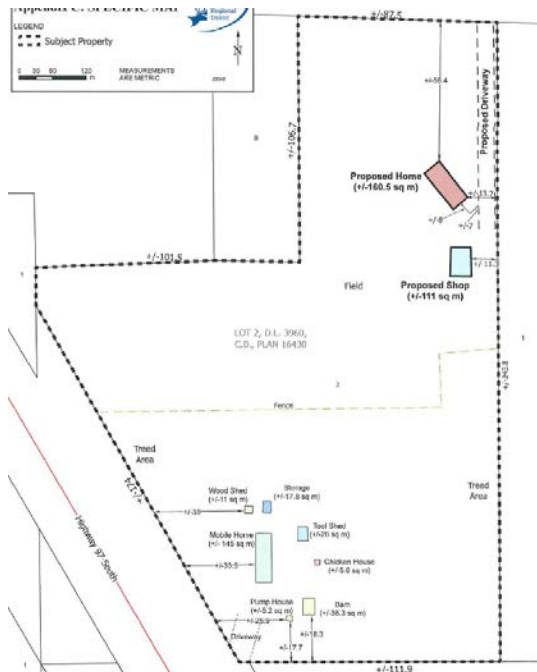
ghilliard@cariboord.ca

Re: Cariboo Regional District Zoning Amendment Bylaw No. 5296

Thank you for forwarding a draft copy of Cariboo Regional District (CRD) Zoning Amendment Bylaw No. 5296 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 4257 Whitecotton Road, Quesnel; PID: 011-844-701 (the "Property") to allow for a Special Exception Rural Residential 2-1 zone in order to permit for a 160.5 m² additional residence (modular home) for a family member. According to the referral documents, the Property currently contains a 145 m² mobile home, as well as a barn (36.3 m²), tool shed (26 m²), storage shed (17.8 m²), wood shed (11 m²), chicken house (5.6 m²), and pump house (5.2 m²).

Context Map:



ALC Staff Comments:

In the ALR, a property may have one principal residence up to 500 m², and as an additional residence, a manufactured home up to 9 m in width for the property owner or the owner's immediate family member. A manufactured home is currently the only type of home permitted as an "additional residence". [ALC Policy L-25: Manufactured Homes in the ALR](#) provides the ALC's definition of a manufactured home, which states that the manufactured home must comply with either the Canadian Standards Association (CSA) Z-240 series standards, or the CSA A-277 series standards and be constructed on a steel frame. The CSA A-277 is a certification standard used to certify compliance of factory-built components (i.e. prefabricated buildings, and partially or fully enclosed modules and panels) with the BC Building Code (BCBC) and may include modular homes. The proposed 160.5 m² additional residence is described as a "modular home".

Given the information provided, the proposed additional residence may not meet the requirements for a manufactured home, as outlined in ALC Policy L-25, including but not limited to:

- Be a single storey;
- Be a maximum of 9 m in width and 22.86 m in length;
- Meet one of the following CSA standards:
 - CSA Z-240 series standard; or
 - CSA A-277 series standard and be constructed on a steel frame.
- Be constructed on one of the following foundation systems:
 - Concrete pile;
 - Surface pier; or
 - Concrete slab.

Should the proposed residence not comply with the requirements in ALC Policy L-25, an application for a non-adhering residential use application would be required for the ALC to contemplate the proposal.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'SH' with a stylized flourish.

Sara Huber, Regional Planner

Enclosure: Referral of CRD Z2048

CC: Ministry of Agriculture – Attention: Gregory Bartle

52026m1



January 26, 2021

File: 3360-20/20200048

Shivani Sajwan
Planning Officer
Cariboo Regional District

VIA EMAIL: SSajwan@cariboord.ca

Re: Zoning Bylaw No. 5296 referral – 4257 Whitecotton Road

Dear Shivani Sajwan:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed rezoning application to construct a manufactured residence, in addition to an existing mobile home, on a parcel in the Agricultural Land Reserve. Ministry staff have reviewed the provided information and offer the following comments:

- Ministry staff note that the proposed siting of the additional residence and driveway of Durrel Road is in the existing hay field. Once constructed, this will limit the agricultural viability of the parcel by reducing the area potentially used for hay production.
- The Ministry's [Guide for Bylaw Development in Farming Areas](#) Section 2.4.6 'Siting and Size of Residential Uses' supports local government regulation of residential uses in the ALR for a number of reasons (pp.14-15), including:
 - minimizing the impact of residential uses on farm practices and farming potential in farming areas;
 - minimizing loss and/or fragmentation of farmland due to residential uses; and
 - minimizing the impact of residential uses on increasing costs of farmland.
- Section 2.4.6.1 'Options for reducing residential impacts' further states, "Regulating the siting of farm residential uses is likely the simplest, most effective method of limiting the negative impacts of residential uses on farming in the ALR. Requiring residential development to be located adjacent to the road frontage, in most cases, provides the greatest protection for agricultural areas, by reducing potential conflicts between farm and residential uses, thereby improving farm efficiency. Residential development can also make the use of farm equipment and farm management more difficult and inefficient on that lot." (p. 15).

.../2

- In addition, section 2.4.6.2 ‘Siting of Farm Residential Uses’ states, “The siting of residential uses involves both siting of the farm residence as well as the accessory farm residential facilities. Generally, a simple maximum setback from the roadway is used together with the minimum setbacks to the lot lines already in a local government’s zoning bylaw. It is recommended that the setback for the farm residential footprint be larger than that for the farm residence to allow for a backyard and to avoid farming right up to the back wall of the residence. The maximum setback for the farm residence would be measured to the back wall (farthest from the road frontage). If a property has more than one lot line with road frontage, then the setbacks would be measured from one road frontage only, at the owner’s choice. (p.15).
- Ministry staff note that the ALC letter (dated January 4, 2021) states that the proposed additional residence may not meet their requirements for a manufactured home and could require an ALC non-adhering residential use application.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle Land Use Planner
B.C. Ministry of Agriculture, Food and
Fisheries
Phone: 778 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nicole Pressey, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture, Food and
Fisheries – Cariboo Central Coast
Office: 236 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca

RESULTS OF PUBLIC HEARING

File No: 3360-20/20200048

Date: March 22, 2021

Location: CRD Boardroom Via Teleconference

Re: **QUESNEL FRINGE AREA ZONING AMENDMENT
BYLAW NO. 5296, 2020**

Persons Present:

- ☒ Director: Mary Sjostrom
 - ☒ Owner(s): Denise and John Mufford
 - ☐ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services
 - ☒ **No public in attendance** (excluding owner/agent)
-

☐ **Waited ten (10) minutes and then called the meeting adjourned.**

☒ Roll call conducted by Planning Staff.

☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at __7:03 pm__.

☐ The Chair read out public comments received within the last 48 hours. ☒ No comments received within the last 48 hours. Previously submitted comments available for viewing on CRD website and in CRD offices.

1) Date: March 15, 2021

Name: Gerald Lee

2) Date:

Name:

☒ The following verbal comments and questions were received:
(add additional sheet if required)
Comments in favour:

Mr. Mufford provided a brief history of his ownership of the property.

Mr. and Mrs. Mufford outlined the history of the neighbouring property.

Comments of concern/opposition:

- ☒ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 7:13 pm.

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



Signature of Chair

Cariboo Regional District

I Gerald LEE 2552 Durvell Rd, File NO-
3360-20/20200048 oppose Bylaw NO.
5296, 2020 Amends Bylaw NO. 3504, 1999

Gerald Lee

Cariboo Regional District

File No.

MAR 15 2021

Referred To