



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210013

Bylaw(s): Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5324, 2021 and Quesnel Fringe Area Zoning Amendment Bylaw No. 5325, 2021

Electoral Area: A

Date of Referral: April 16, 2021

Date of Application: February 18, 2021

Property Owner's Name(s): 1171479 B C LTD

Applicant's Name: Keith Evans - 0822198 BC Ltd.

SECTION 1: Property Summary

Legal Description(s): Lot 16, District Lot 3140, Cariboo District, Plan 19778

Property Size(s): 0.2 ha (0.5 ac.)

Area of Application: 0.2 ha (0.5 ac.)

Location: 1265 Sam Toy Avenue

Current Designation:

Heavy Industrial

Min. Lot Size Permitted:

N/A

Proposed Designation:

Highway Commercial

Min. Lot Size Permitted

N/A

Current Zoning:

Special Exception M 2-3

Min. Lot Size Permitted:

1,600 sq. m (17,223 sq. ft.)

Proposed Zoning:

Special Exception C 3-2

Min. Lot Size Permitted:

1,600 sq. m (17,223 sq. ft.)

(For Non-Residential Use Served By Community Water Or By Community Sewer)

Proposal: To allow for Distillery and Restaurant

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

Existing Buildings: Warehouse

Proposed Buildings: Renovation to existing building

Road Name: Sam Toy Avenue

Road Type: Paved

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

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

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Highway 97 Corridor Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	038 Manufactured Home (Not In Manufactured Home Park)	0.2 ha (0.49 ac.) - 0.32 ha (0.79 ac.)
(b) South	200 Store(S) And Service Commercial	0.4 ha (0.99 ac.) - 1.21 ha (2.99 ac.)
(c) East	000 Single Family Dwelling	0.17 ha (0.42 ac.) - 0.4 ha (0.99 ac.)
	001 Vacant Residential Less Than 2 Acres	0.17 ha (0.42 ac.)
(d) West	200 Store(S) And Service Commercial	0.63 ha (1.56 ac.)

PLANNING COMMENTS

Background:

It is proposed to amend the designation and rezone a 0.2 ha (0.5 ac.) property to allow for a distillery and restaurant. The proposal includes a 98.8 sq. m (1,063.5 sq. ft.) patio for outdoor dining. The distillery and restaurant will be located within an existing 115.9 sq. m (1,2475 sq. ft.) building. Adequate parking spaces will be supplied for customers and staff of the restaurant. These plans are shown in Appendix C.

Currently, the subject property is designated Heavy Industrial in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. The applicants have requested that the Heavy Industrial designation in the Quesnel Fringe Area OCP be amended to Highway Commercial to better reflect the proposed use. The subject property is currently zoned Special Exception M 2-3 in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. This zone does not permit for food or beverages to be prepared or served. Therefore, the applicants have requested to rezone the subject property from Special Exception M 2-3 to Special Exception C 3-2. This zone will allow for a restaurant, distillery, and some other uses associated with the Highway Commercial (C 3) zone.

The Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 is proposed to amend by including Section 5.3.3.2 as follows:

5.3.3.2 Special Exception C 3-2 Zone (3360-20/20210013)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 3-2, the permitted non-residential uses shall be limited to:

(b) NON-RESIDENTIAL USES:

- i. restaurant;
- ii. liquor store, neighbourhood public house;
- iii. bottling and distribution plant;
- iv. distillery;
- v. motor vehicle fuel station, motor vehicle service station;
- vi. convenience store;
- vii. sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
- viii. farm vehicle and equipment sales and service;

- ix. merchandise service shop;
- x. commercial nursery and greenhouse;
- xi. small equipment, machinery and tool rental;
- xii. ancillary buildings.

All other provisions of the C 3 zone apply.

Location and Surrounding:

The subject property is located at 1265 Sam Toy Avenue in Quesnel, located within the influence of Cariboo Highway 97 S as shown in Appendix B. The property is mostly gravel and is surrounded by commercial uses on the properties adjacent to it on Sam Toy Avenue and Chew Road facing the Cariboo Highway 97 S towards the south and west. Residential uses occur immediately east across Sam Toy Avenue from the property.

CRD Regulations and Policies:

Quesnel Fringe Area Zoning Bylaw No. 3504, 1999

4.19 OFF STREET PARKING AND LOADING SPACE REQUIREMENTS

- (e) The number of off-street parking and loading spaces for motor vehicles is calculated according to the following table where the first column identifies the class of building or use, the second column identifies the required off-street parking spaces, and the third column identifies the required loading spaces:

Commercial (Other): - motel, lodge, resort - hotel, lounge - neighbourhood pub - restaurant - recreational facility	1 per sleeping or housekeeping unit; 13.3 per 100 square metres of gross floor area in the café, restaurant, lounge or pub; 6 per golf green; 1 per 20 square metres of gross floor area for banquet facilities	- 1 for the first 500 square metres, 2 for the next 2,000 square metres, then 1 for each additional 2,500 square metres
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5.4 HIGHWAY COMMERCIAL (C 3) ZONE

5.4.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 0.16 hectares (0.39 acres)
(Served by community water or by community sewer)

7.3.16 Highway Commercial

[Locations should] contribute to a local activity space (e.g. recreation park) or community focal point (e.g. community hall). A new restaurant, for example, could complement recreation space by providing local opportunities for food services.

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application, with conditions. Much of the surrounding properties are designated Highway Service Commercial and provides precedent for this use in the area. The Quesnel Fringe Area Official Community Plan is supportive of food service uses which complement the residential neighbourhoods to the east of the subject property, as well as hotel uses located along the Highway 97 Corridor both in Cariboo Regional District Electoral Area 'A' and in the City of Quesnel.

Planning staff note that the proposal will be connected to the Cariboo Regional District Red Bluff Sewer System. Cariboo Regional District Environmental Services reports that current practices within the fermentation sector are a concern because of high-strength organic waste generation. Some potential fermentation waste factors can include the following: chemical (or biochemical) oxygen demand (COD or BOD), total suspended solids or total dissolved solids, salts such as sodium, calcium, magnesium, and potassium, salinity (electrical conductivity), nutrients such as nitrogen and phosphorus, acidity or alkalinity, or dissolved oxygen levels. Approval is recommended subject to conditions. The applicant must conduct a hydraulic analysis to assure future capacity of the Red Bluff Sewer System to handle physical flows and potential chemical occurrences associated with fermentation. The applicant must ensure connection to the Red Bluff Sewer System.

The Advisory Planning Commission (APC) has no objection regarding the land use change. Planning staff note that the property was used for purposes which may be a cause for contamination and recommend that the Board require a thorough site identification investigation be undertaken in accordance with the provincial Contaminated Sites Regulation.

Further, the subject property is located with 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. Therefore, a Development Permit will be required for external modifications, including landscaping the site and constructing the patio area.

Recommendation:

1. That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5324, 2021 to amend the designation of Lot 16, District Lot 3140, Cariboo District, Plan 19778 from Heavy Industrial to Highway Commercial be given first reading.
2. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5325, 2021 to rezone Lot 16, District Lot 3140, Cariboo District, Plan 19778 from Special Exception M 2-3 to Special Exception C 3-2 be given first reading. Further, that second reading be subject to the following condition:
 - i) A thorough site identification investigation is required in accordance with the provincial Contaminated Sites Regulation.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: April 19, 2021

Thank you for the opportunity to comment. The Ministry of Transportation and Infrastructure has no objections in principle to the proposed Zoning Amendment Bylaw No. 5325 and to the proposed OCP Amendment Bylaw No. 5324.

If the applicant anticipates the proposed development to generate more than 100 trips/visits per day, a Traffic Impact Study may be required.

Advisory Planning Commission: April 23, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: May 5, 2021

No objections to proposed rezoning. Permit required for proposed work.

CRD Environmental Services Department: May 6, 2021

See attached.

ATTACHMENTS

- Appendix A: Bylaws 5324 and 5325
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
CRD Environmental Services Department Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5324

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. 5324, 2021".

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

Redesignating Lot 16, District Lot 3140, Cariboo District, Plan 19778 from Heavy Industrial designation to Highway Commercial designation.

READ A FIRST TIME this _____ day of _____, 2021.

READ A SECOND TIME this _____ day of _____, 2021.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2021.

READ A THIRD TIME this _____ day of _____, 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. 5324, cited as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5324, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5325

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. 5325, 2021".

2. AMENDMENT

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

i) Including Section 5.3.3.2 into Schedule "A" as follows:

5.3.3.2 Special Exception C 3-2 Zone (3360-20/20210021)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 3-2, the permitted non-residential uses shall be limited to:

(b) NON-RESIDENTIAL USES:

- i. restaurant;
- ii. liquor store, neighbourhood public house;

- iii. bottling and distribution plant;
- iv. distillery;
- v. motor vehicle fuel station, motor vehicle service station;
- vi. convenience store;
- vii. sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
- viii. farm vehicle and equipment sales and service;
- ix. merchandise service shop;
- x. commercial nursery and greenhouse;
- xi. small equipment, machinery and tool rental;
- xii. ancillary buildings.

All other provisions of the C 3 zone apply.

- ii) rezoning Lot 16, District Lot 3140, Cariboo District, Plan 19778 from Special Exception M 2-3 zone to Special Exception C 3-2 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2021

READ A SECOND TIME THIS _____ DAY OF _____, 2021

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2021

READ A THIRD TIME THIS _____ DAY OF _____, 2021

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 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. 5325 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5325, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

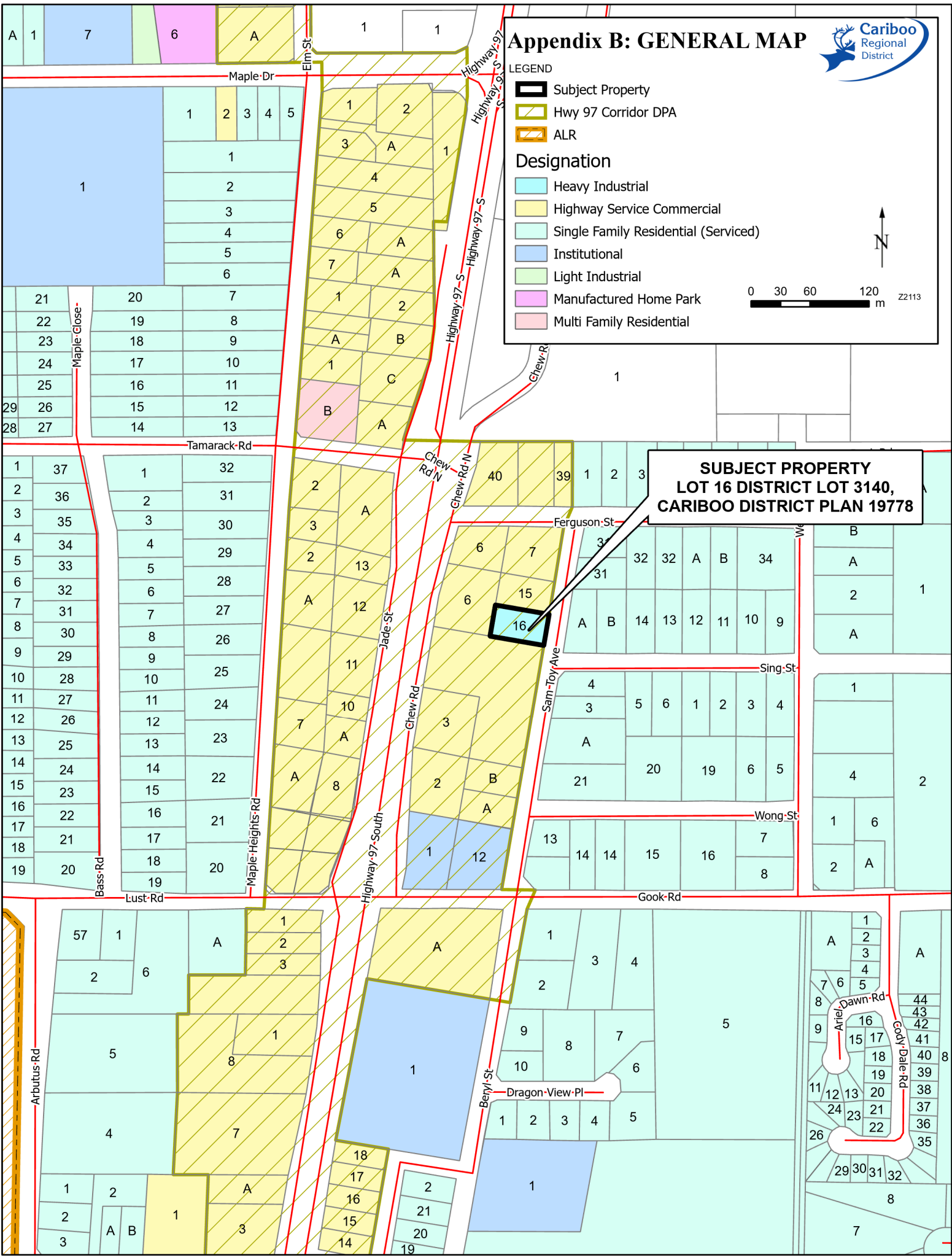
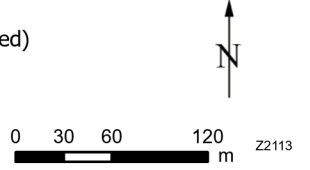
Appendix B: GENERAL MAP

LEGEND

- Subject Property
- Hwy 97 Corridor DPA
- ALR

Designation

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



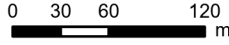
SUBJECT PROPERTY
LOT 16 DISTRICT LOT 3140,
CARIBOO DISTRICT PLAN 19778

Appendix C: SPECIFIC MAP



LEGEND

- Subject Property
- Special Exception C 3-2 Zone / Highway Commercial Designation

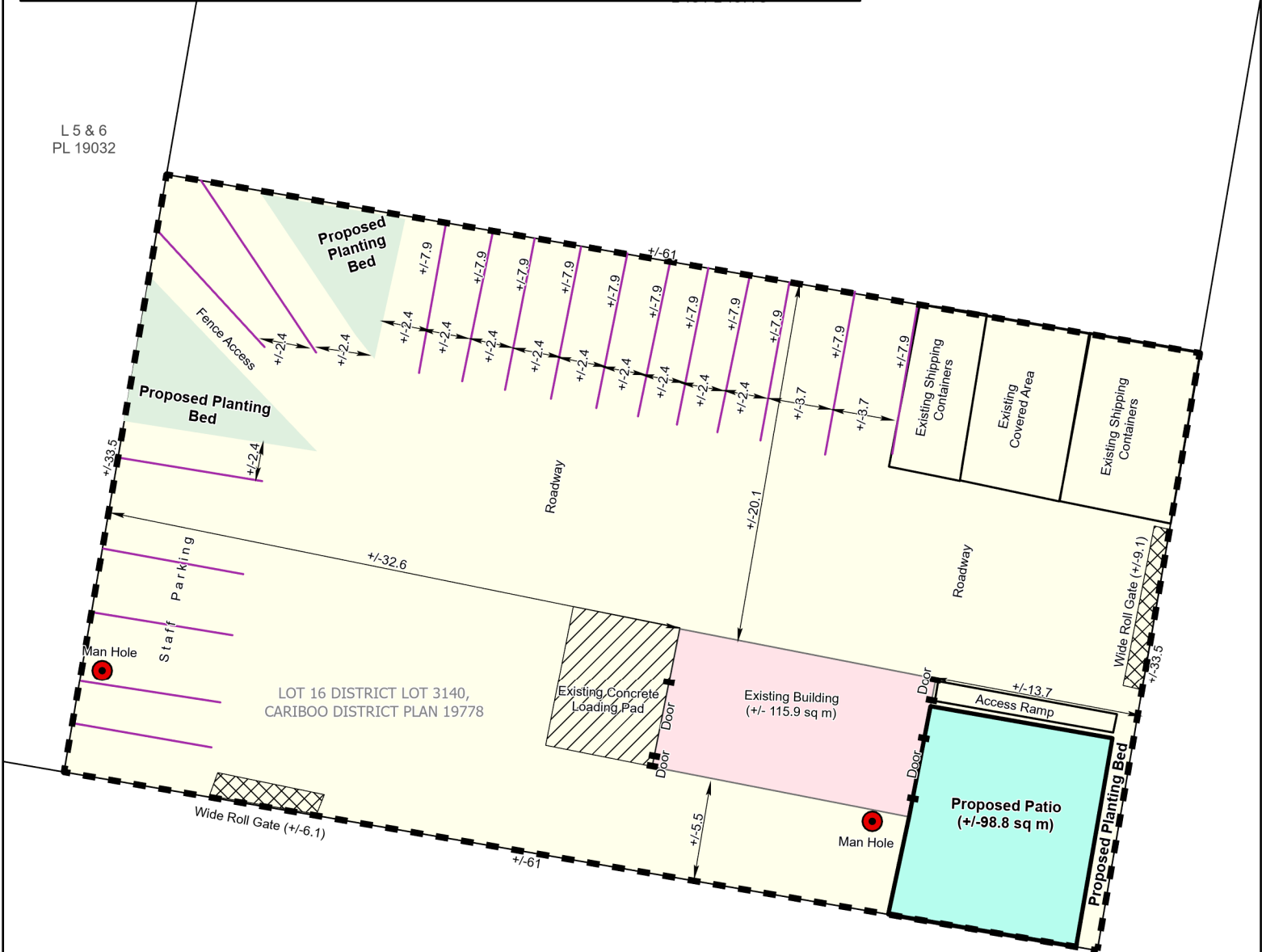


MEASUREMENTS ARE METRIC



Z2113

L 5 & 6
PL 19032



LOT 16 DISTRICT LOT 3140,
CARIBOO DISTRICT PLAN 19778

PCLA
DD W1971 PL
19778

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



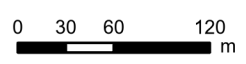
SUBJECT PROPERTY
LOT 16 DISTRICT LOT 3140,
CARIBOO DISTRICT PLAN 19778

Appendix D: GENERAL MAP ORTHO

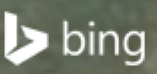


LEGEND

 Subject Property



Z2113



Describe the existing use of the subject property and all buildings: Used to be metal recycling.

Describe the proposed use of the subject property and all buildings: Artisan Pizza Pizzeria. Craft Distillery.

Describe the reasons in support for the application: In addition to building permit # for Jan - Jay Ave.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Now - gravel yard.

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

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 checked="" 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"/>

26'

12' OVERHEAD DOOR

3' DOOR

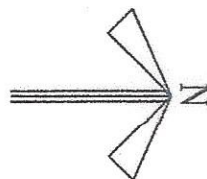
G H

LICENSED PATIO

3'

4' TALL METAL GATE

"EXIT" MUST BE WITHIN 49' OF FURTHEST PART OF PATIO, OR PROVIDE SECOND EXIT PER 3.4.2.3 BC BLDG CO



**CARIBOO REGIONAL DISTRICT
BUILDING INSPECTION DIVISION
PLANS REVIEWED**

FOR BUILDING PERMIT NO. _____
DATE: JAN 20 2021
SIGNED: RD Hodey

CONSTRUCTION MUST CONFORM TO ANY CONDITIONS ON REVIEWED PLANS AND ALL OTHER RELEVANT CRD AND PROVINCIAL REGULATIONS.

DRAWINGS MUST BE KEPT ON JOB SITE DURING CONSTRUCTION

SHEET 3 OF 3

28'x38' PATIO SURROUNDED BY 4' TALL FENCE WITH PLANTING BED ON OUTER EDGE

CARIBOO REGIONAL DISTRICT
The occupant load of this floor area has

been determined to be 40 persons, in accordance with the BC Building Code.

Building Inspector RD Hodey

DOLLY'S REACH 1265 Sam Toy Avenue Quesnel, BC		
client: scale	date	revision
1" = 5'	January 14, 2021	
drawn by	checked by	drawing #
R. Corifelle	K. Evans	1

NOTE: A PERMANENT SIGN INDICATING THIS OCCUPANT LOAD MUST BE POSTED PER 3.1.17.1(2) BC BLDG. CODE

CARIBOO REGIONAL DISTRICT

The occupant load of this floor area has been determined to be 20 persons, in accordance with the BC Building Code.

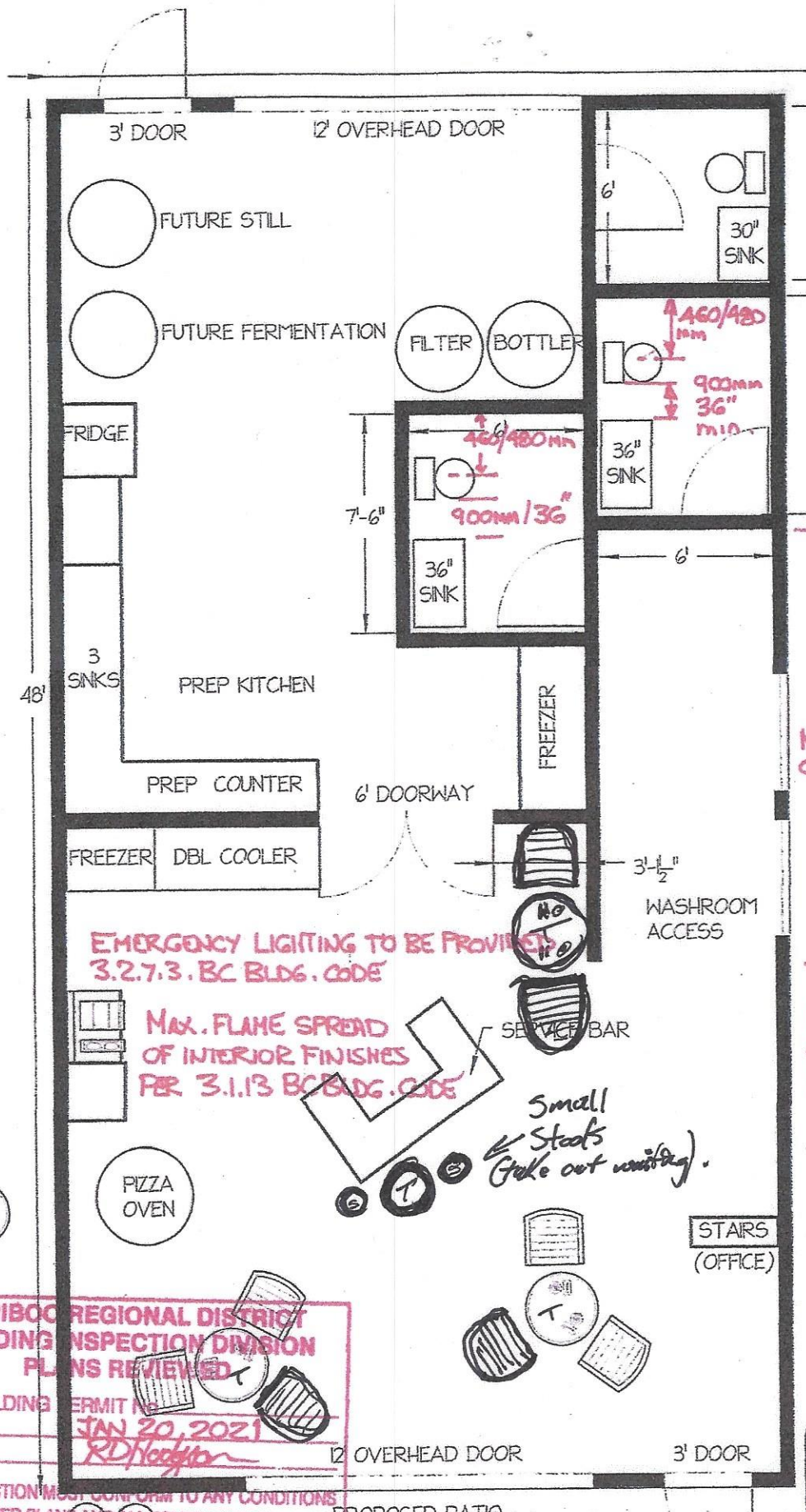
Building Inspector RD Hodgson

**ASSUMED 10 STAFF
ASSUMED 10 PUBLIC**

**UNIVERSAL WASHROOMS
MUST COMPLY WITH
3.8.3.12 BC BLDG. CODE**

**MAX. DEADEND CORRIDOR
OF 6m/20' 3.3.1.9.(7) BCBC**

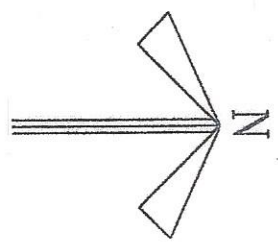
**EXIT DOOR HARDWARE MUST
COMPLY WITH 3.4.6.16 BCBC
LEVER, ONE RELEASING NOTION**



**EMERGENCY LIGHTING TO BE PROVIDED
3.2.7.3. BC BLDG. CODE**

**MAX. FLAME SPREAD
OF INTERIOR FINISHES
PER 3.1.1.3 BC BLDG. CODE**

*Small
Stools
(Take out waiting)*



**CARIBOO REGIONAL DISTRICT
BUILDING INSPECTION DIVISION
PLANS REVIEWED**

FOR BUILDING PERMIT NO. _____
DATE JAN 20, 2021
SIGNED RD Hodgson

CONSTRUCTION MUST CONFORM TO ANY CONDITIONS
ON REVIEWED PLANS AND ALL OTHER RELEVANT CRD
AND PROVINCIAL REGULATIONS.

**DRAWINGS MUST BE KEPT
ON JOB SITE DURING CONSTRUCTION**

SHEET 2 OF 3

DOLLY'S REACH			
1265 Sam Toy Quesnel, BC			
scale	date	version	
1" = 5'	Jan 14, 2020		
drawn by	checked by	drawing #	
R. Carfelle	K. Evans	1	

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held **April 23, 2021 via tele-conference** located at Quesnel BC, commencing at 11am

PRESENT: Chair Vince Berlinguette
Members Dave Moffatt, Ted Armstrong

Recording Secretary Doug Service

Owners/Agent, or
 Contacted but declined to attend Yes

ABSENT:

ALSO PRESENT: Electoral Area Director Mary Sjostrom
Staff support (if present) Jonathan Reitsma

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20210013 (Lot 16, District Lot 3140, Cariboo District, Plan 19778)

M Ted Armstrong /S Vince Berlinguette : "THAT the application to rezone/redesignate property at 1265 SAM TOY AVENUE, be supported for the following reasons:

CARRIED

Time: 1105 am

__Doug Service_____
Recording Secretary

____Vince Berlinguette_____
Chair

RESPONSE SUMMARY BY THE CRD

RE: Lot 16, District Lot 3140, Cariboo District, Plan 19778; 1265 Sam Toy Avenue, Quesnel, BC

Approval Recommended Subject to Conditions listed Below:

1. General Comments:
 - a. Current waste management practices within the fermentation sector are a concern because they generate large volumes of high-strength organic wastes, often containing caustics and acids, which end up being discharged into the sanitary sewer system.
 - b. The "high-strength" winery process wastewater (i.e. having more than 7,000 mg/L of BOD, with a TSS of over 3,000 mg/L) has unique characteristics that differ significantly from other food processing wastewaters. Some factors to watch for in winery wastewater are:
 - i. Chemical (or Biochemical) Oxygen Demand (COD and BOD)
 - ii. Total suspended solids (TSS) and total dissolved solids (TDS)
 - iii. Salts such as sodium (Na), calcium (Ca), magnesium (Mg), and potassium (K)
 - iv. Salinity (electrical conductivity)
 - v. Nutrients such as nitrogen and phosphorus
 - vi. Acidity or alkalinity (pH)
 - vii. Dissolved oxygen levels (DO)
2. General Conditions:
 - a. Discharge rates c/w the type of discharges (some of which are mentioned above) must be provided prior to any approvals given.
 - b. That the completed works be conducive with the Red Bluff Sewer System and similar sewer systems in the area and in accordance to all pertinent codes and standards.
 - c. A hydraulic analysis may be required in order to assure future capacity within the Red Bluff Sewer System exists for this proposed new development.
 - d. Backwater valves shall be part of the design, to prevent backups to the future homes being built.
 - e. Extraneous flows are not permitted to enter the system, such as groundwater, rainwater or any other extraneous source.
3. Application to the CRD to connect to the existing Red Bluff Sewer Mains must be completed.
 - a. Notice of connection to our Main Sewer must be given 2 weeks prior to the work being conducted in the field. This notice will include specifications and drawings on how the connection is to be made.
4. The CRD shall have the right to inspect any / all works pertaining to the sewer system during construction and we reserve the right to stop construction of the sewer system if it is not in accordance with the CRD Environmental Services Dept. standards.
 - a. The CRD shall be provided with all necessary documents, plans and drawings needed to complete our review of the sewer system prior to and during construction.
 - b. The CRD shall be provided with Record drawings and photos taken of the sewer system at the end of construction.

Signed By:



Title: Manager of Environmental Services

Print Name: Charles Boulet

Dept.: Environmental Services Dept.

Date: May 6, 2021

Org.: CRD – Cariboo Regional District