



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20210029

Bylaw(s): Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021 and Quesnel Fringe Area Zoning Amendment Bylaw No. 5330, 2021

Electoral Area: A

Date of Referral: May 25, 2021

Date of Application: April 27, 2021

Property Owner's Name(s): DAVID G PRESTON
NANCY L PRESTON

Applicant's Name: Brad Wiles

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237

Property Size(s): 6.09 ha (15.1 ac.)

Area of Application: 0.873 ha (2.16 ac.)

Location: 2099 Feldspar Avenue

Current Designation:
Rural Residential 1

Min. Lot Size Permitted:
4 ha (9.88 ac.)

Proposed Designation:
Rural Residential 2

Min. Lot Size Permitted
Average - 2 ha (4.94 ac.)
Lots ranging from 1.5 ha (3.7 ac.) to 3 ha (7.41 ac.)

Current Zoning:
Rural 1 (RR 1)

Min. Lot Size Permitted:
4 ha (9.88 ac.)

Proposed Zoning:
Rural 2 (RR 2)

Min. Lot Size Permitted:
2 ha (4.94 ac.)

Proposal: To allow for a lot line adjustment with neighbouring Rural 2 (RR 2) property.

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

Existing Buildings: Residential Dwelling - 174 sq. m (1,872.98 sq. ft.)

Shop - 253 sq. m (2,723.35 sq. ft.)

Proposed Buildings: No proposed buildings

Road Name: Feldspar Avenue

Road Type: Paved

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

Services Available: Hydro, Telephone, Sewage Disposal System, Well, Natural Gas

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: No

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

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.37 ha (.93 ac.) - 0.49 ha (1.23 ac.)
	061 2 Acres Or More (Vacant)	3 ha (7.412 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.04 ha (5.041 ac.) - 2.10 ha (5.25 ac.)
(c) East	061 2 Acres Or More (Vacant)	10.13 ha (25.028 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	14.27 ha (32.26 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone an area of 0.873 ha (2.16 ac.) that is part of Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237 from Rural 1 (RR 1) to Rural 2 (RR 2) in order to allow for a lot line adjustment with the neighboring property. The application will also amend the designations from Rural Residential 1 to Rural Residential 2. This proposal is shown in Appendix C.

The subject property is zoned RR 1 in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 which has a minimum lot size of 4 ha (9.88 ac.). The proposed remainder of the property will still exceed this amount, as it will retain 5.22 ha (12.9 ac.) of land. The lot line adjustment will aid in providing the neighbour better access to their ancillary building at the northerly apex of their lot. The subject property currently contains a 253 sq. m (2,723.35 sq. ft.) shop and a 174 sq. m (1,872.98 sq. ft.) home.

Location and Surrounding:

The subject property is located at the end of Feldspar Road in Quesnel. It borders Highway 97 to the west, and the southernmost corner, which is the area in question for rezoning, reaches Sales Road E. This is depicted in Appendix B. The property is currently unserviced and just outside of the influence of Dragon Lake. The property is treed, containing a mixture of fir, birch, trembling aspen, and willow. It slopes generally towards the south. The surrounding properties are rural properties with a wide range of lot sizes.

CRD Regulations and Policies:

3504-Quesnel Fringe Area Zoning Bylaw, 1999

5.17 RURAL 1 (RR 1) ZONE

5.17.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

5.18 RURAL 2 (RR 2) ZONE

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff are supportive of the requested zoning and official community plan amendment application. The proposed zoning will not affect the densities permitted in the area as it is rezoning only a portion of the subject property for a lot line adjustment. The minimum lot size for the RR 1 zone is 4 ha (9.88 ac.) and for a RR 2 zone is 2 ha (4.94 ac.). Both proposed lots will exceed these minimum sizes. Because of the layout of lots there will be minimal impact to neighbouring properties.

The Ministry of Transportation and Infrastructure (MOTI) has no objections regarding the proposal. The Ministry will require an access permit to create or change driveway access for anything other than a single-family residential driveway. The Advisory Planning Commission (APC) also supports the proposed rezoning.

Recommendation:

1. That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021 to designate part of Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237 from Rural Residential 1 designation to Rural Residential 2 designation be approved.
2. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5330, 2021 to rezone part of Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone be approved, subject to the following condition:
 - i. Adoption of Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: May 26, 2021

The Ministry of Transportation and Infrastructure has no objections in principle to the Zoning/OCP amendment Bylaw No. 5330 and 5329 package received on May 26, 2021. Please note that approval of the rezoning/OCP amendment does not constitute subdivision approval.

Anything other than a residential driveway requires a permit application to the Ministry.

Advisory Planning Commission: June 9, 2021
See attached.

Ministry of Environment and Climate Change Strategy:
No response.

CRD Chief Building Official: June 7, 2021
No objections.

BOARD ACTION

July 9, 2021:

That Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021 be read a first and second time this 9th day of July, 2021.

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5330, 2021 be read a first and second time this 9th day of July, 2021. Further, that adoption be subject to the following:

Adoption of Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021.

ATTACHMENTS

Appendix A: Bylaw 5329 and 5330
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5329

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. 5329, 2021".

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

Redesignating Part of Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237 from Rural Residential 1 designation to Rural Residential 2 designation, as shown on attached Schedule "A".

READ A FIRST TIME this 9th day of July, 2021.

READ A SECOND TIME this 9th day of July, 2021.

A PUBLIC HEARING WAS HELD ON THE 1st DAY OF September, 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. 5329, cited as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

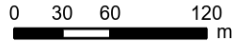
Manager of Corporate Services

SCHEDULE A



LEGEND

-  Subject Property
-  Proposed Rural Residential 1 Designation
-  Proposed Rural Residential 2 Designation



Z2129



LOT-2 DISTRICT LOT-3965 CARIBOO DISTRICT PLAN 20859,
EXCEPT PLANS 33068 AND EPP39237

Highway 97-South

Sales Rd-E

Field

2

1

A

A



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5330

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. 5330, 2021".

2. AMENDMENT

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

- i) rezoning Part of Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237 from Rural 1 (RR 1) zone to Rural 2 (RR 2) zone, as shown on attached Schedule "A"; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 9th DAY OF July, 2021

READ A SECOND TIME THIS 9th DAY OF July, 2021

A PUBLIC HEARING WAS HELD ON THE 1st DAY OF September, 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. 5330 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5330, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2021.

Manager of Corporate Services

SCHEDULE A



LEGEND

-  Subject Property
-  Proposed Rural 1 (RR1) Zone
-  Proposed Rural 2 (RR 2) Zone

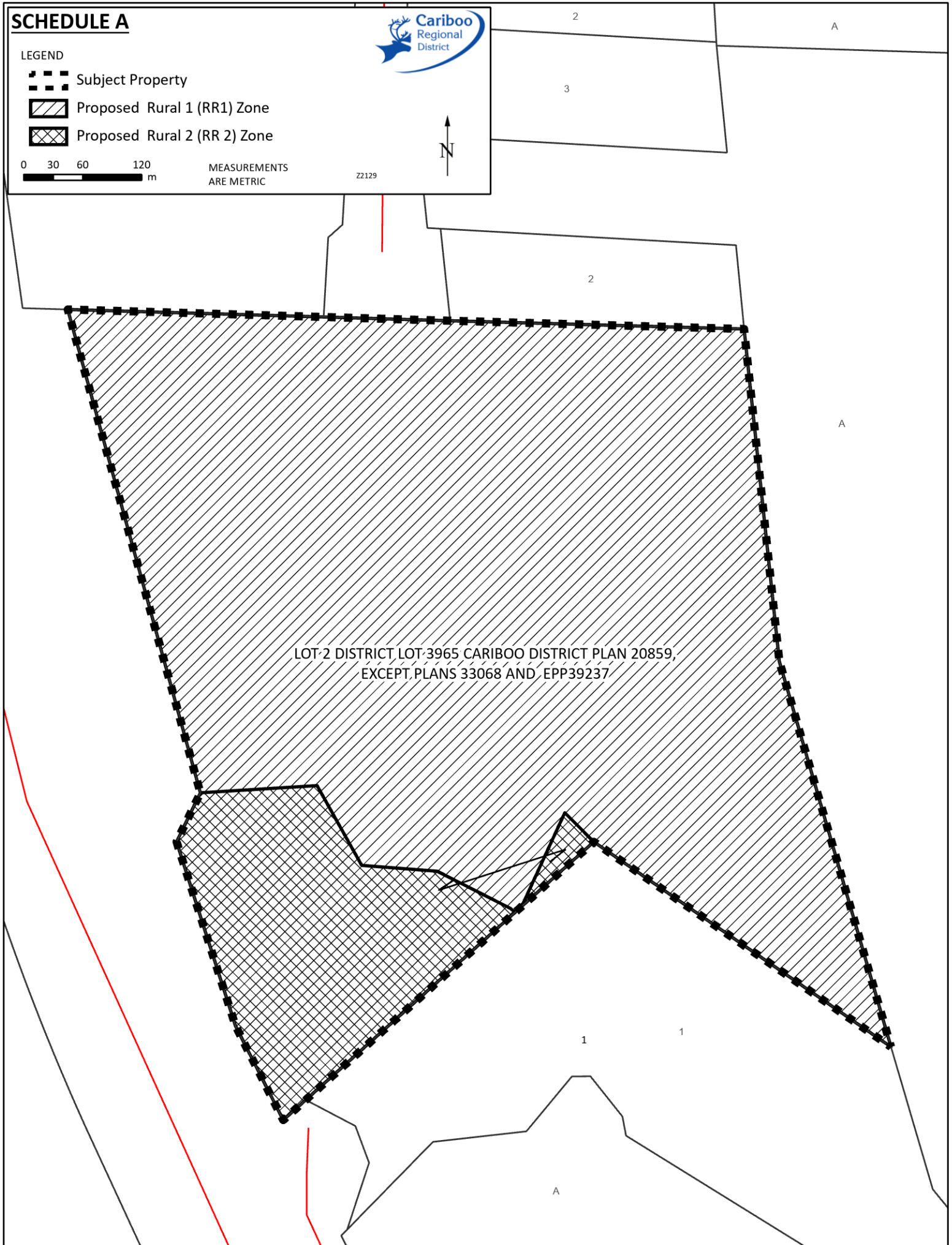
0 30 60 120
m

MEASUREMENTS
ARE METRIC

Z2129



LOT-2 DISTRICT LOT-3965 CARIBOO DISTRICT PLAN 20859,
EXCEPT PLANS 33068 AND EPP39237



Appendix B: GENERAL MAP



LEGEND

Subject Property

ALR

Designation

Agricultural and Resource

Country Residential

Gravel Reserve

Highway Service Commercial

Institutional

Manufactured Home Park

Multi Family Residential

Parks Recreation Open Space

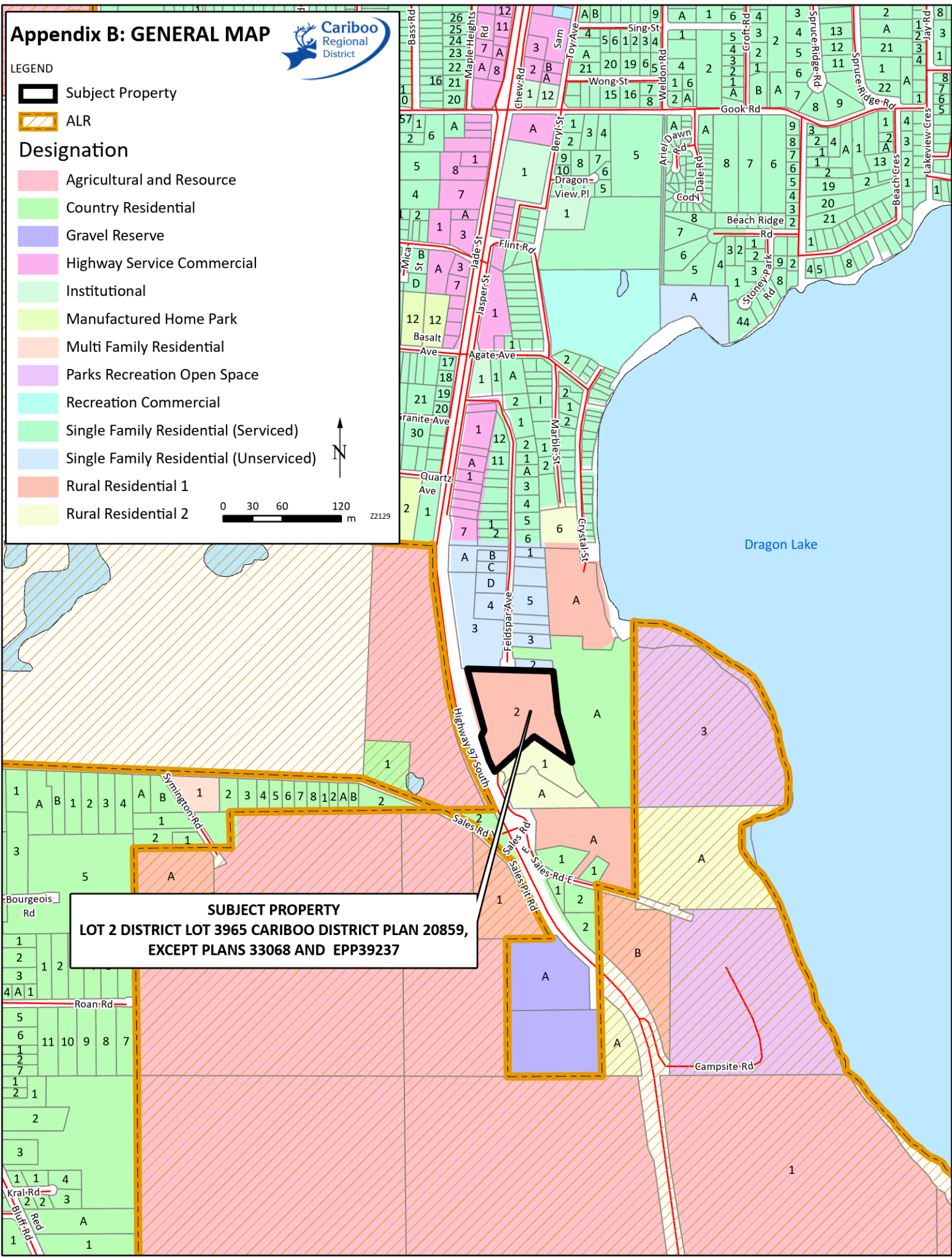
Recreation Commercial

Single Family Residential (Served)

Single Family Residential (Unserved)

Rural Residential 1

Rural Residential 2







SUBJECT PROPERTY
LOT 2 DISTRICT LOT 3965 CARIBOO DISTRICT PLAN 20859,
EXCEPT PLANS 33068 AND EPP39237

Appendix C: SPECIFIC MAP



LEGEND

-  Subject Property
-  ALR
-  Proposed Rural 1 (RR1) Zone/ Rural Residential 1 Designation
-  Proposed Rural 2 (RR 2) Zone/ Rural Residential 2 Designation

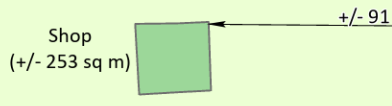
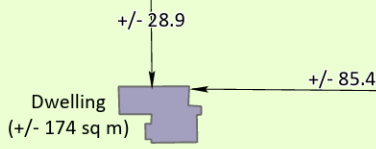
MEASUREMENTS
ARE METRIC



22129

3

2



LOT 2 DISTRICT LOT 3965 CARIBOO DISTRICT PLAN 20859,
EXCEPT PLANS 33068 AND EPP39237

Remainder
(+/- 5.2 ha)

Proposed RR 2 Zone
(+/- 0.87 ha)

Existing RR 2 Zone

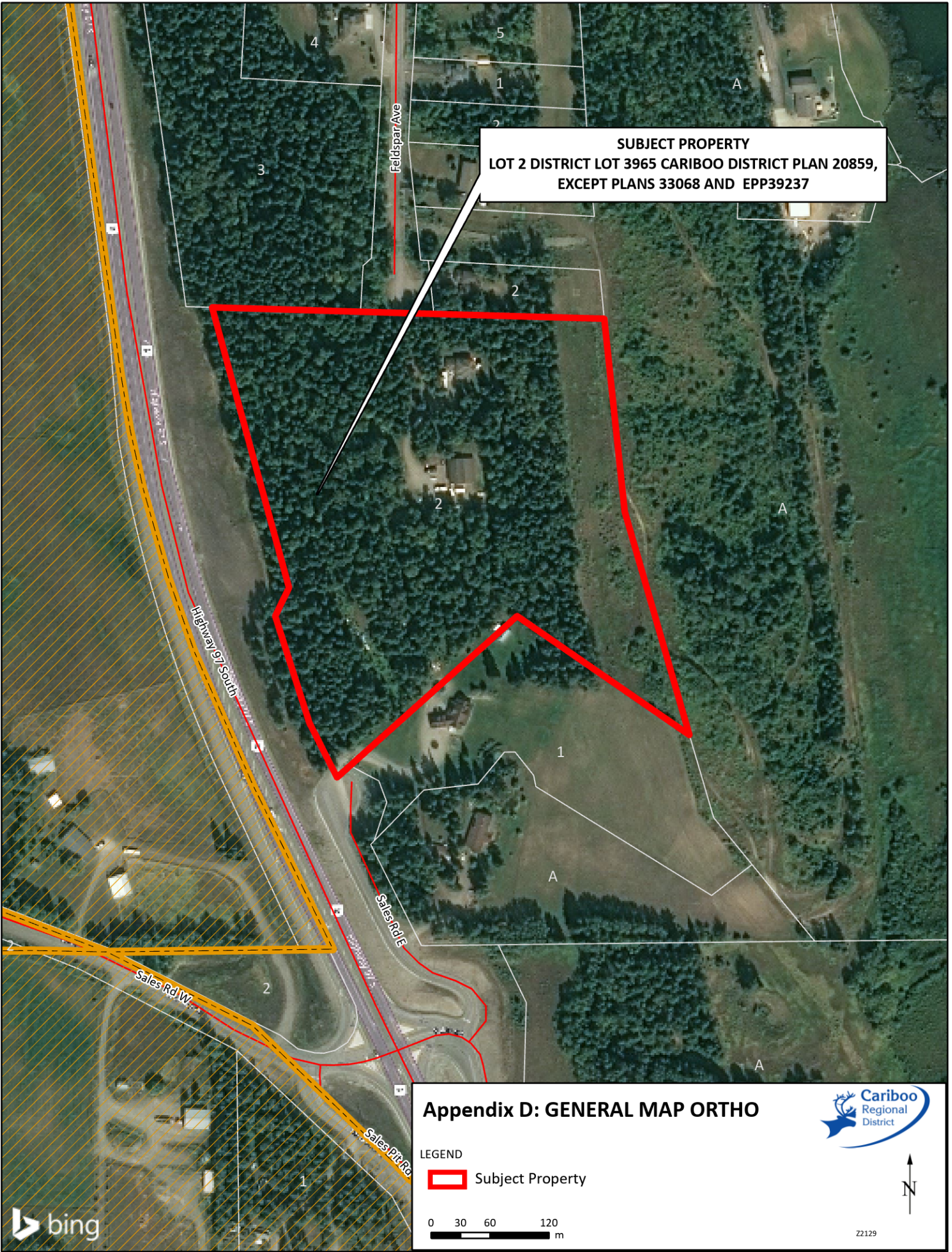
Proposed Acquisition



Sales Rd E

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 DISTRICT LOT 3965 CARIBOO DISTRICT PLAN 20859,
EXCEPT PLANS 33068 AND EPP39237



Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property



0 30 60 120
m

Z2129



Describe the existing use of the subject property and all buildings: Residential dwelling and shop

Describe the proposed use of the subject property and all buildings: Residential dwelling and shop

Describe the reasons in support for the application: Neighbor property owner wants a boundary adjustment for access to barn located in the northerly apex of his property

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Mixed fir, birch, trembling aspen and willow to 40cm diameter

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Terrain sloping SE to Dragon Lake and Sales Road East

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 checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (natural gas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rezoning Application of Part of Lot 2, District Lot 3965,
Cariboo District, Plan 20859 except Plans 33068
and EPP39237.

BCGS 938.098



All distances shown in metres and decimals thereof.

Legend:

- indicates perimeter of subject property application
- + indicates well location
- ha indicates hectares
- Ø indicates diameter
- m² indicates square metres
- o/s indicates offset

REM 3
Plan 24145

2
Plan
27293
3

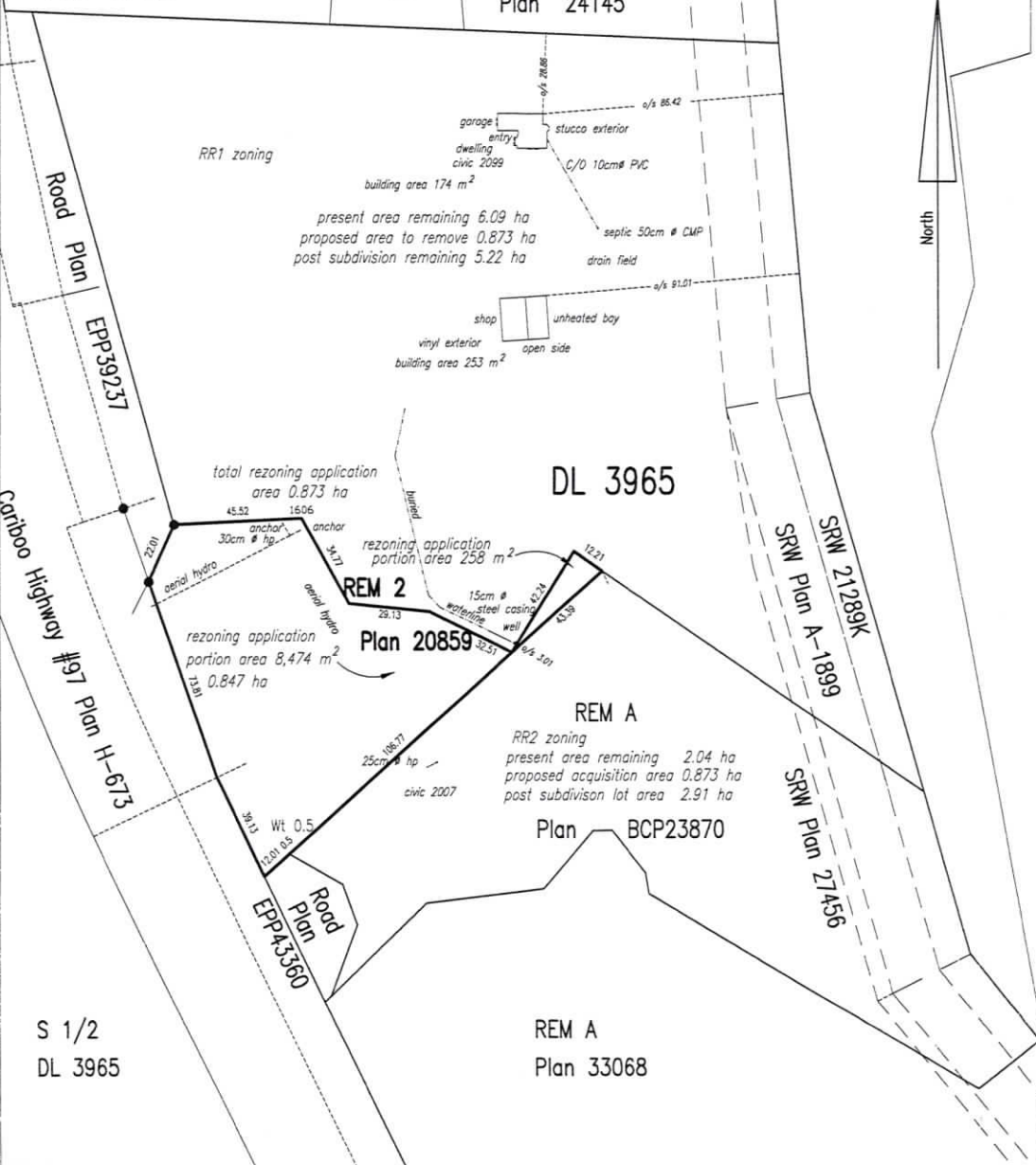
A
Plan EPP69877

PID: 009-758-569
Drawn for: David & Nancy Preston
Drawn April 15, 2021

Feldspar Road

REM A
Plan BCP30056

REM 2
Plan 24145



S 1/2
DL 3965

REM A
RR2 zoning
present area remaining 2.04 ha
proposed acquisition area 0.873 ha
post subdivision lot area 2.91 ha
Plan BCP23870

REM A
Plan 33068

2
Plan 17431

This Plan lies within the Cariboo Regional District

REM A
Plan PGP37331

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: 1760_R_A2
email brad@wilesurvey.com

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on June 9, 2021 in the tele-conference, located at , BC, commencing at 11am

PRESENT: Chair Vince Berlinguette
Members Ted Armstrong, Dave Moffatt, Marj Sales and Simon Turner

Recording Secretary Doug Service

Owners/Agent, or
 Contacted but declined to attend

ABSENT: Roy Josephy

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

Agenda Items

REZONING/OCP APPLICATION – 3360-20/20210029 (Lot 2, District Lot 3965, Cariboo District, Plan 20859, Except Plans 33068 and EPP39237)

Moved Ted Armstrong /Vince Berlinguette : "THAT the application to rezone/redesignate property at 2099 FELDSPAR AVENUE, be **supported** for the following reasons:

- i)
- ii)

For: 5 Against: CARRIED

Termination

/ : That the meeting terminate.

CARRIED

Time:

Doug Service

Recording Secretary

Vince Berlinguette

Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210029

Date: September 1, 2021

Location: Quesnel and District Senior's Centre – Activity Room

Re: QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5329, 2021 AND QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5330, 2021

Persons Present:

- Director: Mary Sjostrom
- Owner(s): David and Nancy Preston
- Agent: Brad Wiles
- Public: See attached list
- Staff:
- No public in attendance (excluding owner/agent)

Buyer's in attendance ..

- Meeting called to order at 7:02 PM.
- Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out.
- The Chair read out public comments received within the last 48 hours and/or received at the hearing.
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:

 - Comments of concern/opposition:
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:12 PM. (Waited at least 10 mins from time of Calling to Order)

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

Mary Sjostrom
Signature of Chair

Public Hearing Attendance

"Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5329, 2021"

And

"Quesnel Fringe Area Zoning Amendment Bylaw No. 5330, 2021"

Date of Public Hearing: September 1, 2021

Application: 2099 Feldspar Avenue (3360-20-20210029)

Name	Address
Gina Valois	2207 Hwy 97 S
JONATHAN MERALFE	2207 Hwy 97 S.