



## Planning Application Referral Sheet

**Application Type:** Development Permit Determined by Board

**File Number:** 3060-20/20210067

**Development Permit Area:** Highway 97 Corridor Development Permit Area

**Electoral Area:** A

**Date of Referral:** December 21, 2021

**Date of Application:** December 09, 2021

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

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

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### SECTION 1: Property Summary

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**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

**Current Zoning:**

Special Exception General Industrial (M 2-3)

**Min. Lot Size Permitted:**

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

**Proposal:** Temporary restaurant and distillery with a patio for dining.

**Existing Buildings:** Warehouse - 116 sq. m. (1,249 sq. ft.)

**Proposed Buildings:** Renovations to existing building

New patio - 99 sq. m. (1,066 sq. ft.)

**Road Name:** Sam Toy Avenue

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** Cariboo HWY 97 S  
**Services Available:** 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.)
		0.17 ha (0.42 ac.)
	001 Vacant Residential Less Than 2 Acres	
(d) West	200 Store(S) And Service Commercial	0.63 ha (1.56 ac.)

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## PLANNING COMMENTS

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**Background:**

A development permit for form and character has been proposed on a 0.2 ha (0.5 ac.) property at 1265 Sam Toy Avenue in South Quesnel to allow for exterior renovations related to a proposed distillery and restaurant. This application is required as per the Quesnel Fringe Area Official Community Plan Highway 97 Corridor Development Permit Area. 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 (1,247.5 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 and 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 requested a temporary use permit to allow for a restaurant and distillery. This permit was presented to the Board of Directors on December 10, 2021. The landscaping and patio construction plans now trigger the Development Permit requirements.

#### 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 fronting the Cariboo Highway 97 S towards the south and west. Residential uses occur immediately east across Sam Toy Avenue from the property.

#### Previous Applications

A rezoning and official community plan amendment bylaw was started for the same project earlier in 2021 and received first reading before the applicants chose to withdraw and apply for a temporary use permit. This path was taken to retain the existing special exception zone and provide the landowners flexibility in their long-term planning for the site.

The special exception zone on the property was adopted in 2018 to legalize the existing use as a scrap metal and salvage material recycling depot. This recycling processing use was added as an additional use to the existing General Industrial (M 2) zone of the site. (3360-20/20170036)

Most recently, a Temporary Use Permit associated with this file was issued, (3070-20/20210051). This permit allows for a distillery and restaurant for a period of three years. At the Board of Director's discretion, a future term of three years may be permitted.

#### CRD Regulations and Policies:

*Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014*

### **7.4 HIGHWAY 97 CORRIDOR DEVELOPMENT PERMIT AREA**

- 7.4.3 The Highway 97 Corridor Development Permit Area designates lands on either side of Highway 97. These lands are located on a Quesnel gateway corridor and the objective is to ensure that new development contributes to a positive first impression of the community by maintaining a high development standard. Business along the highway will service both local residents and the traveling public.

#### 7.4.4 Landscaping should:

- include groups of large native tree species and will be used to stabilize graded areas;
- include supplementary screening in the form of fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
  - around outdoor storage areas
  - around waste containers
  - around heating and cooling equipment and other service areas
  - between parking areas and the street
- retain significant existing vegetation to retain the existing character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas.

#### Signage:

- the general character of signs should positively relate to the architectural character of the associated building;

#### Rationale for Recommendations:

Planning staff have no objections to the requested development permit application. The applicant has demonstrated on the provided site plan and renderings a landscaping plan, primarily focusing on containerized plants. Planning staff note that these plantings will be focused on the front of the structure between the street and the patio. Plantings should focus on native species. This meets the requirements set in the Quesnel Fringe Area Official Community Plan (OCP). The plan, through the requirements of the Highway 97 Corridor Development Permit Area, requires that fencing, hedging, or planting be placed between parking areas and the street. The OCP specifies this is important when development occurs adjacent to established residential areas.

Aside from the construction of the patio and landscaping, the original building on the site will not be altered. The current building is a red warehouse characteristic of the light industrial nature of the Highway 97 corridor. Some signage is proposed on the building face.

The Electoral Area 'A' Advisory Planning Commission (APC) has no objection to the approval of this permit.

The Cariboo Regional District Building Department has no objections to the project. The Building Department notes that the proposed patio will require a building permit to assess egress, occupancy, and other life safety concerns.

#### Recommendation:

1. That the application for a Development Permit pertaining to Lot 16, District Lot 3140, Cariboo District, Plan 19778 be approved based on Appendix "B" and supporting detailed drawings.

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## REFERRAL COMMENTS

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Advisory Planning Commission: January 11, 2022

See attached.

CRD Chief Building Official: January 12, 2022

Building permit will be required for outdoor seating area to ensure egress and occupancy and other life safety items are compliant

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## ATTACHMENTS

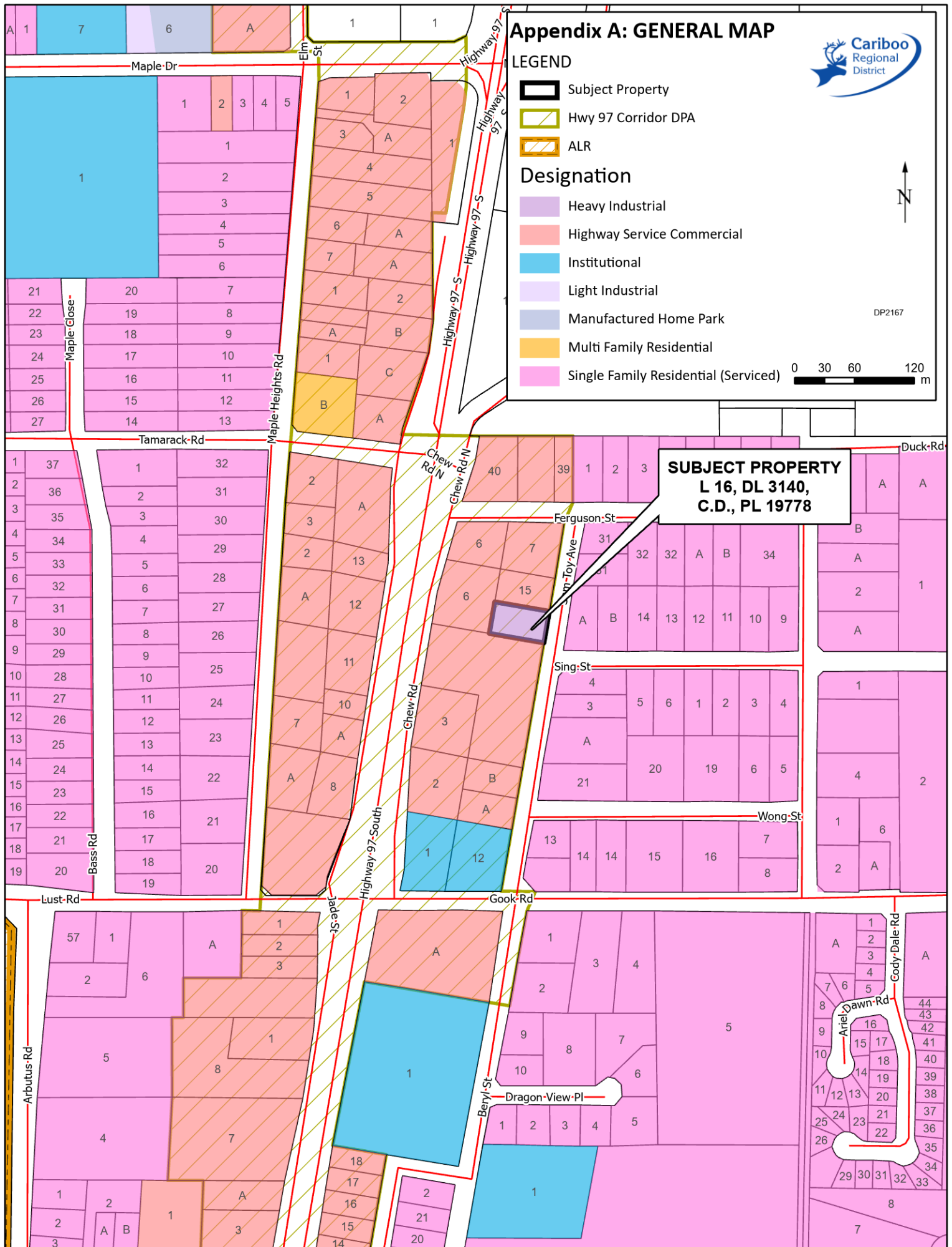
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Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments



# Appendix B: SPECIFIC MAP



## LEGEND

Subject Property

MEASUREMENTS  
ARE METRIC

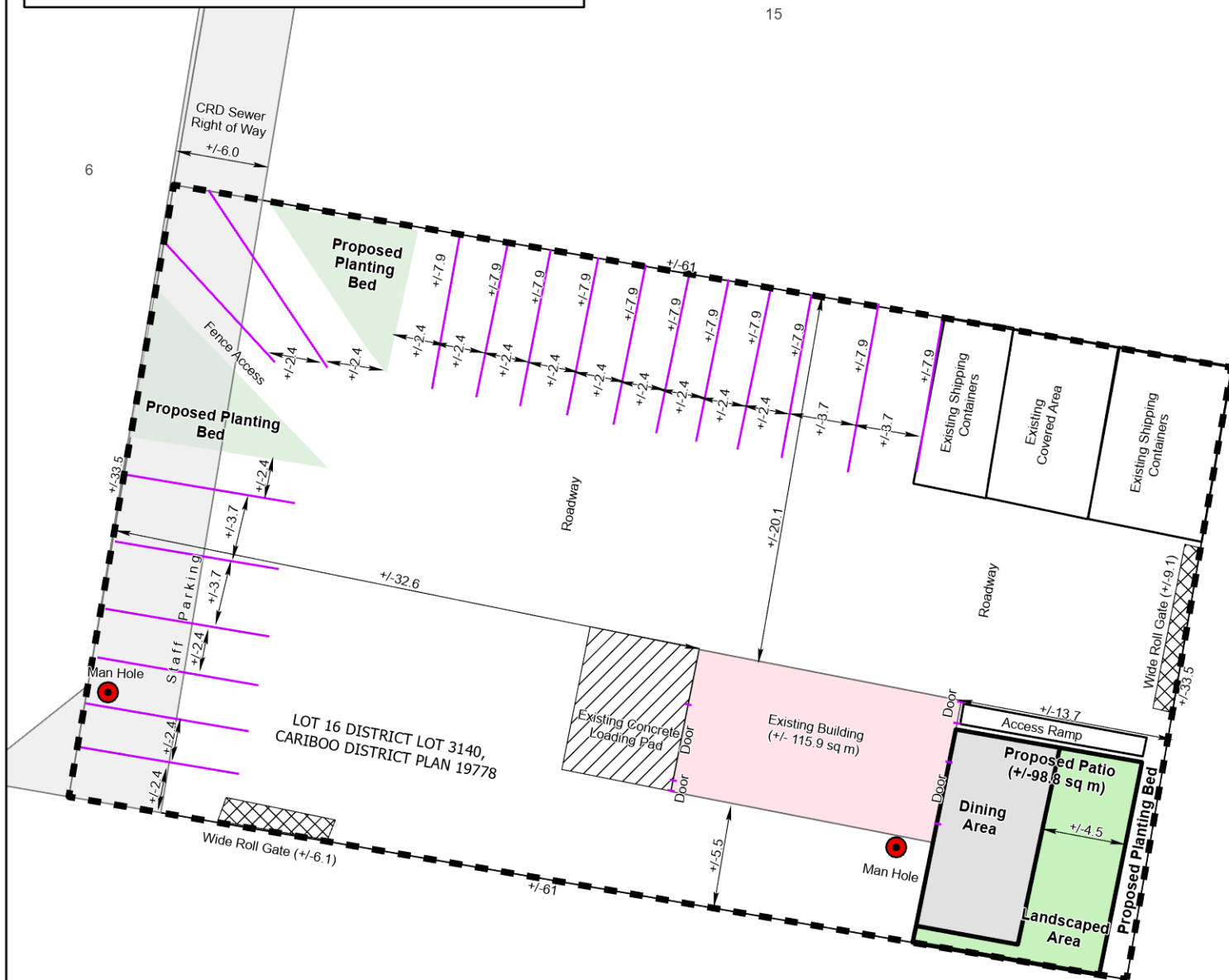


0 30 60 120  
m

2021-12-15

DP2167

15





**SUBJECT PROPERTY**  
L 16, DL 3140,  
C.D., PL 19778

### Appendix C: GENERAL MAP ORTHO

#### LEGEND

 Subject Property

0 30 60 120  
m



DP2167



Describe the existing use of the subject property and all buildings:

Reception yard. Currently parking area. Previously motel.

Describe the proposed use of the subject property and all buildings:

Distillery use. Restaurant and

Describe the reasons in support for the application:

Add value and a new venue to the neighbourhood. Re use a previously used building.

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

Grass is gravel. Handscaping will be as designed.

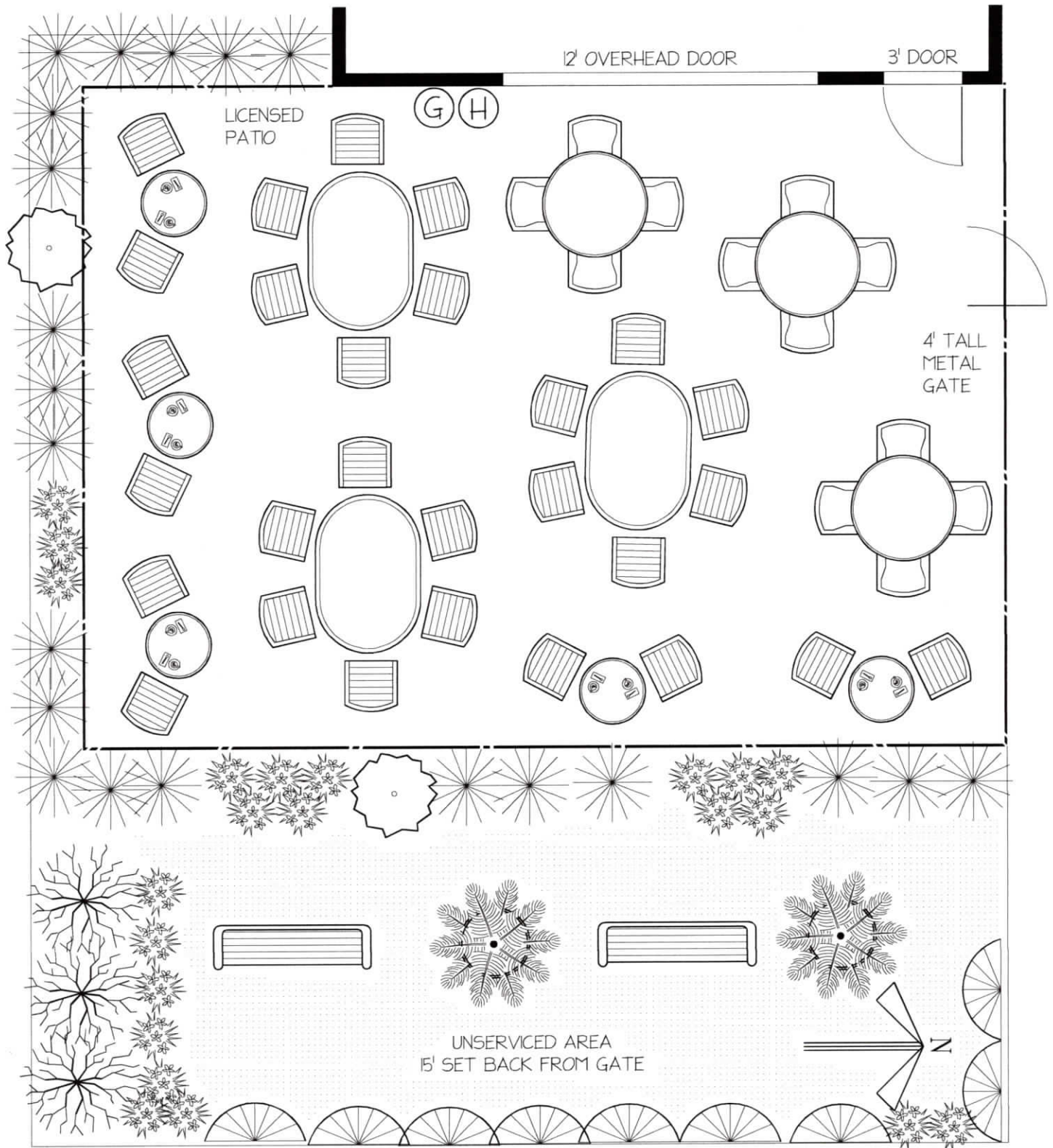
Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

General suburbs location. Close to shopping.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input 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"/>



## DOLLY'S REACH

1265 Sam Toy Avenue  
Quesnel, BC

client:

scale

1" = 5'

date

November 29, 2021

revision

1

drawn by

R. Carifelle

checked by

K. Evans

drawing #

1



Dolly's Reach  
North side of  
Building







Dolly's Reach  
West side of  
Building





Dolly's Ranch  
East side of  
Building



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on January 11, 2022 in the tele-conference , located at Quesnel, BC, commencing at 11 am.

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

Recording Secretary Doug Service

Owners/Agent, or  
☐ Contacted but declined to attend

**ABSENT:** Roy Josephy and Marj Sales

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

Agenda Items

**DP APPLICATION – 3060-20/20210067 (LOT 16, DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 19778,)**

Ted Armstrong / Simon Turner: "THAT the FORM and CHARACTER DP for property located at 1264 SAM TOY AVENUE be supported for the following reasons:

CARRIED

Termination

/ : That the meeting terminate.

CARRIED

Time:

\_Doug Service\_\_\_\_\_ Chair \_\_\_\_\_  
Recording Secretary