



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210007

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5310, 2021

Electoral Area: A

Date of Referral: February 11, 2021

Date of Application: January 28, 2021

Property Owner's Name(s): PAMELA J DEVEREUX
LEVI W MUIR

SECTION 1: Property Summary

Legal Description(s): Lot 2, District Lot 3971, Cariboo District, Plan PGP39157

Property Size(s): 0.413 ha (1.02 ac.)

Area of Application: 0.413 ha (1.02 ac.)

Location: 1894 and 1896 Beach Crescent

Current Designation:

Single Family Residential (Serviced)

Min. Lot Size Permitted:

1,114 sq. m (11,991 sq. ft.)

Current Zoning:

Residential 2 (R 2)

Min. Lot Size Permitted:

1,114 sq. m (11,991 sq. ft.)

Proposed Zoning:

Special Exception R 2-1

Min. Lot Size Permitted:

1,114 sq. m (11,991 sq. ft.)

Proposal: To replace one of the existing mobile homes with a new 160.54 sq. m (1,728 sq. ft.) modular home.

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

Existing Buildings: Mobile Home (to be replaced) - 70.24 sq. m (756 sq. ft.)

Mobile Home - 91.05 sq. m (980 sq. ft.)

Storage Shed (to be removed) - 9.29 sq. m (100 sq. ft.)

Storage Shed - 11.15 sq. m (120 sq. ft.)

Pump House - 5.95 sq. m (64 sq. ft.)

Proposed Buildings: Modular Home - 160.54 sq. m (1,728 sq. ft.)

Road Name: Beach Crescent

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

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: Dragon Lake

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	000 Single Family Dwelling	0.62 ha (1.52 ac.)
	000 Single Family Dwelling	0.405 ha (1 ac.)
	000 Single Family Dwelling	0.57 ha (1.41 ac.)
	000 Single Family Dwelling	0.15 ha (0.36 ac.)
(b) South	000 Single Family Dwelling	0.67 ha (1.65 ac.)
	000 Single Family Dwelling	0.19 ha (0.47 ac.)
	000 Single Family Dwelling	0.22 ha (0.54 ac.)
	000 Single Family Dwelling	0.22 ha (0.54 ac.)
(c) East	000 Single Family Dwelling	0.154 ha (0.38 ac.)
	000 Single Family Dwelling	0.202 ha (0.5 ac.)
	000 Single Family Dwelling	0.198 ha (0.49 ac.)

	000 Single Family Dwelling	0.14 ha (0.34 ac.)
(d) West	000 Single Family Dwelling	0.66 ha (1.62 ac.)
	000 Single Family Dwelling	0.41 ha (1.01 ac.)
	000 Single Family Dwelling	0.69 ha (1.7 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.498 ha (1.23 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.413 ha (1.02 ac.) subject property to replace one of the existing mobile homes with a new 160.54 sq. m (1,728 sq. ft.) modular home. Thus, allowing a maximum of two single-family dwellings on the subject property. At present there are two mobile homes existing on the property which is not in compliance with the current CRD Zoning Bylaw. In addition to the existing mobile homes, the property has an 11.15 sq. m (120 sq. ft.) storage shed, 5.95 sq. m (64 sq. ft.) pump house and another 9.29 sq. m (100 sq. ft.) storage shed that is intended to be removed. The proposal is shown in Appendix C.

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

Location and Surrounding:

The subject property is located at 1894 and 1896 Beach Crescent with Dragon Lake to the far south of the property as shown in Appendix B. Currently serviced by the Red Bluff sewer system, the property is covered in grass with trees along the property boundary. There are mostly single-family dwellings surrounding the subject property.

Past Relevant Applications:

A similar rezoning application for allowing two single-family residences on a 0.23 ha (0.56 ac.) property in the Red Bluff neighbourhood was approved in 2017 by creating the Special Exception R 2-1 zone (File #3360-20-20170033). The property is situated to the far north-west of the subject property across Highway 97 S at 1671 Hemlock Ave.

CRD Regulations and Policies:

3504-Quesnel Fringe Area Zoning Bylaw, 1999

5.12 RESIDENTIAL 2 (R 2) ZONE

5.12.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 1,114 sq. m (11,991 sq. ft.)
(Per Single-Family Dwelling Unit; serviced by community water or community sewer)
- (c) LOT FRONTAGE (minimum) = 15 m (49.2 ft.)
(Per Single-Family Dwelling including a temporary dwelling unit)

5.12.3 SPECIAL R 2 ZONES

5.12.3.1 Special Exception R 2-1 Zone

Notwithstanding any other provisions of this bylaw to the contrary, in the R 2-1 zone:

- i) Permitted residential uses shall be limited to a maximum of two (2) single family dwellings.

All other provisions of the R 2 zone shall apply.

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. The proposal of continuing to have two mobile/modular homes will allow the applicant to live close by and take care of a family member with health issues. With the property being serviced by the Red Bluff sewer system and the existing well adequately servicing both dwellings by producing approximately 22 gpm, there is no additional burden on the utility services. The CRD Environmental Services Department has also expressed no concerns over the proposed rezoning. The well will have to be tested regularly as required and maintained as per Health Authority standards.

The Ministry of Transportation and Infrastructure (MOTI) has no objections regarding the proposal of having two single-family residences on the subject property. 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.

With adequate vegetative buffer along the property boundary and the two dwellings being placed further back from the public road due to the unique lot shape with panhandle access, the proposal is anticipated to have minimal impact on neighboring properties. Therefore, planning staff recommends approval of this rezoning application.

The minimum required lot size for the proposed zoning will remain 1,114 sq. m (11,991 sq. ft). With the subject property being 0.413 ha (1.02 ac.) in size, planning staff are concerned that it can be subdivided in future and would allow for two dwellings on each subdivided lot which is not the intention. Therefore, staff recommend registering a “no further subdivision” covenant on title of the subject property to prevent potential future subdivision. Should the current or future owner wish to subdivide the property at any given point, the property will need to be rezoned back to the current Residential 2 (R 2) zone, permitting only one single-family dwelling. Upon that rezoning completion, the covenant can be released from the property title.

Recommendation:

1. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5310, 2021 to rezone Lot 2, District Lot 3971, Cariboo District, Plan PGP39157 from Residential 2 (R 2) zone to Special Exception R 2-1 zone be approved, subject to the following condition:
 - i. The applicant offering to enter into and entering into a covenant to ensure that the subject property is not subdivided in future.

Further, that the cost of preparation and registration of the “no further subdivision” covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority:

No response

Ministry of Transportation and Infrastructure: February 11, 2021
Approval recommended for reasons outlined below:

MoTI has no objections in principle and recommends approval of the proposed rezoning for the subject property.

It should be noted that residential and agricultural property owners must apply for a highway use permit to create or change driveway access for anything other than a single family residential driveway access off a provincially maintained road.

Advisory Planning Commission: February 23, 2021
See attached.

Ministry of Environment and Climate Change Strategy:
No response

CRD Chief Building Official: March 16, 2021
Proposed project within Building Inspection service area. Building permit required for proposed work.

CRD Environmental Services Department: March 5, 2021
Interests unaffected by Bylaw.

BOARD ACTION

March 26, 2021:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5310, 2021 be read a first and second time this 26th day of March, 2021. Further that adoption be subject to:

The applicant offering to enter into and entering into a covenant to ensure that the subject property is not subdivided in future.

Further, that the cost of preparation and registration of the “no further subdivision” covenant be borne by the applicant.

May 28, 2021:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5310, 2021 be read a third time this 28th day of May, 2021.

ATTACHMENTS

Appendix A: Bylaw 5310
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. 5310

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. 5310, 2021".

2. AMENDMENT

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

- i) rezoning Lot 2, District Lot 3971, Cariboo District, Plan PGP39157 from Residential 2 (R 2) zone to Special Exception R 2-1 zone; and
- ii) amending Schedule "C" accordingly.

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

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

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2021

READ A THIRD TIME THIS 28th DAY OF May, 2021

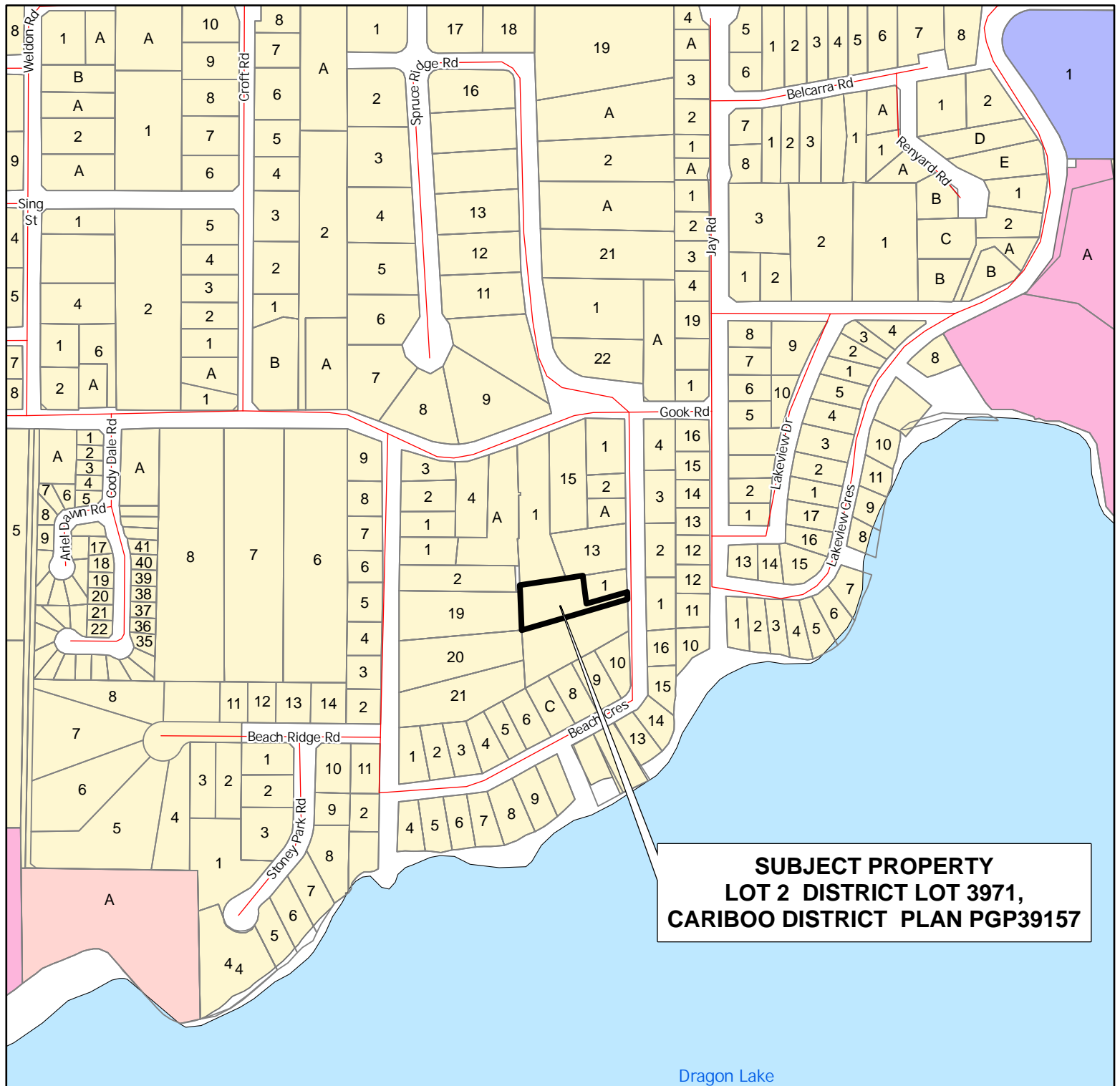
ADOPTED THIS _____ DAY OF _____, 2022

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5310 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5310, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



SUBJECT PROPERTY
LOT 2 DISTRICT LOT 3971,
CARIBOO DISTRICT PLAN PGP39157


Appendix B: GENERAL MAP



LEGEND

 Subject Property

Designation

 Agricultural and Resource


 Manufactured Home Park

 Recreation Commercial

 Single Family Residential (Served)

 Single Family Residential (Unserved)



0 30 60 120
 m

Z2107

Appendix C: SPECIFIC MAP



LEGEND



Subject Property



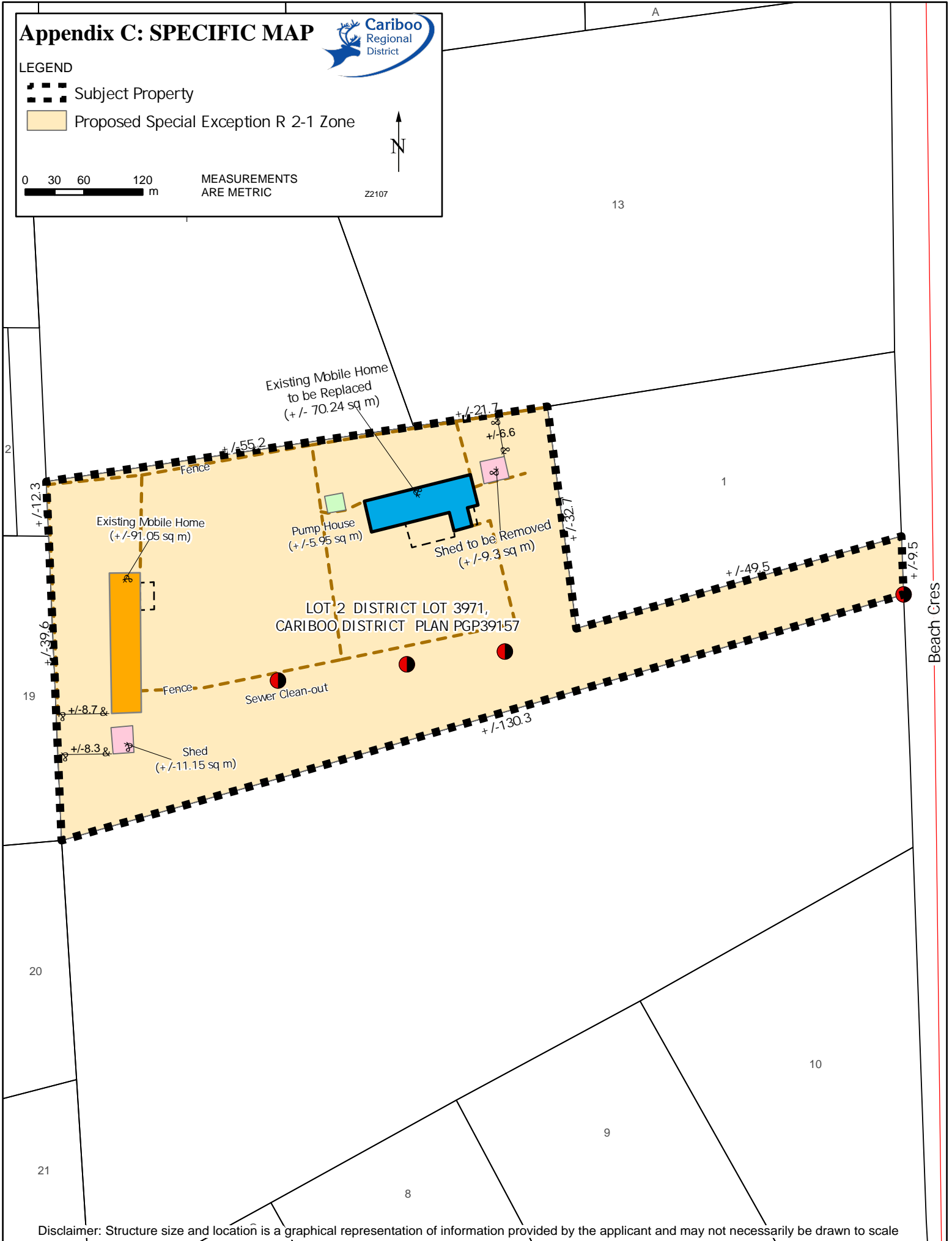
Proposed Special Exception R 2-1 Zone



0 30 60 120 m

MEASUREMENTS
ARE METRIC

Z2107



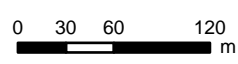


**SUBJECT PROPERTY
LOT 2 DISTRICT LOT 3971,
CARIBOO DISTRICT PLAN PGP39157**

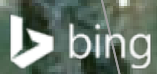
Appendix D: GENERAL MAP ORTHO



LEGEND
 Subject Property



Z2107



Cariboo Regional District
Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4

January 27, 2021

Attn: Board of Directors and Planning Department

Good afternoon,

I am writing this letter in support of my application to have my property at 1894/1896 Beach Crescent in Quesnel rezoned. My property is currently legal, but non-conforming – there are two mobile homes on my property.

What I am hoping to do is to replace one of the existing mobile homes with a new modular home – basically on the same footprint that the existing mobile sits on, albeit the new modular would be somewhat larger. I understand that to do so, my property would need to be rezoned. My existing well already services both dwellings and is a strong producing well (I was told 22 gpm) and the property is serviced by municipal sewer. I would remove the one shed that is closest to the mobile that I want to replace, as the footprint is slightly larger. Hydro service should be able to remain the same. I may have to have the gas meter relocated.

I also understand that the Board has approved a similar application in the recent past – one on 1671 Hemlock, which is a smaller parcel than mine at only roughly half an acre. My property is just over an acre in size.

On a personal note, in the past, the mobile that I am currently living in was a rental property; my son lives in the other mobile home. I moved into the rental mobile as my son has schizophrenia and was not well. It is better for him if I live close by. But I have outgrown the small living space and I simply need more room, and so faced with the decision to either add on or purchase a new modular, it is a better option for me to put on a new modular.

I hope that you will support my application for rezoning and please call me if you need any further information or have any questions

Sincerely,



Pam Devereux

Attachment (D)

Blackstone Homes
"MUNRO"

Model 27C06401

Series: Cornerstone
27x64

Multi-Section



27C06401
27'x64' - 1728sqft



Dimensions: 27x58

Beds: 3

Baths: 2

Porch: n/a

Dimensions: 27x60

Beds: 3

Baths: 2

Porch: n/a

Dimensions: 27x62

Beds: 3

Baths: 2

Porch: n/a

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on Feb 23/2021
in the _____, located at _____, BC, commencing at _____

PRESENT:

Chair

Members

Recording Secretary

Owners/Agent, or

☐ Contacted but declined to attend

Tele conference

*Mary Sales, Ted Armstrong,
Dave Moffatt, & Roy Joseph.*

Long SERVICE

Pam Devereaux &

ABSENT:

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Spotion

Agenda Items

REZONING APPLICATION – 3360-20/20210007 (Lot 2, District Lot 3971, Cariboo District, Plan PGP39157legal)

/ : "THAT the application to rezone property at 1894 AND 1896 BEACH CRESCENT, be supported/rejected for the following reasons:

i)

ii)

*Moved – Dave Moffatt
Second – Ted Armstrong*

For:

Against:

No Objection &

CARRIED/DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210007

Date: May 4, 2021

Location: CRD Boardroom Via Conference Call

Re: **QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5310, 2021**


Persons Present:

- ☒ Director: Mary Sjostrom
 - ☒ Owner(s): Pamela Devereux and Levi Muir
 - ☐ Agent:
 - ☐ Public: See attached list
 - ☒ Staff: Shivani Sajwan, Planning Officer II
 - ☒ **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 7:05 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: _____ 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 7:10 pm.

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



Signature of Chair