



Planning Application Information Sheet

Application Type: Development Permit Determined by Board

File Number: 3060-20/20220037

Development Permit Area: Highway 97 Corridor Development Permit Area

Electoral Area: A

Date of Referral: May 24, 2022

Date of Application: April 21, 2022

Property Owner's Name(s): VAUSE HOLDINGS LTD

SECTION 1: Property Summary

Legal Description(s): Lot 15, 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: 1249 Sam Toy Road

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
General Industrial (M 2)

Min. Lot Size Permitted:
1,600 sq. m (17,223 sq. ft.)

Proposal: New shop for construction business. Exterior renovation of existing mobile home (caretaker's residence).

Existing Buildings: Mobile Home - 83.24 sq. m (896 sq. ft.)
Well Shed - 14.87 sq. m (160 sq. ft.)

Proposed Buildings: Shop - 222.97 sq. m (2,400 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 and 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)	0.32 ha (0.79 ac.)
(b) South	273 Storage & Warehousing (Closed) Proposed temporary restaurant & distillery with a patio for dining	0.2 ha (0.5 ac.)
(c) East	000 Single Family Dwelling	0.22 ha (0.53 ac.)
(d) West	200 Store(S) And Service Commercial	0.63 ha (1.56 ac.)

PLANNING COMMENTS

Background:

A development permit for form and character has been proposed on a 0.2 ha (0.5 ac.) property at 1249 Sam Toy Avenue in South Quesnel to allow for a new shop for a construction business and exterior renovation of existing mobile home (caretaker's residence). This application is required as per the Quesnel Fringe Area Official Community Plan Highway 97 Corridor Development Permit Area. The proposal includes a 222.97 sq. m (2,400 sq. ft.) new shop for expanding construction business and exterior renovation of the existing 83.24 sq. m (896 sq. ft.) mobile home, as shown in Appendix B.

Currently, the subject property is designated Highway Service Commercial in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014, and is zoned General Industrial (M 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. The property is within the Highway 97 Corridor

Development Permit Area which regulates the form and character of any commercial and industrial developments along the highway.

Location and Surrounding:

The subject property is located at 1249 Sam Toy Avenue in Quesnel, located within the influence of Cariboo Highway 97 S as shown in Appendix A. The property is mostly gravel covered in grass and is surrounded by commercial/industrial uses on the properties adjacent to it on Sam Toy Avenue and Chew Road fronting the Cariboo Highway 97 S towards the north, south and west. There are also residential uses to the east of the subject property across Sam Toy Avenue.

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 General principles of building siting and design are provided to help guide quality building standards appropriate to the Highway 97 corridor.

- Building massing and design should:
 - avoid long continuous blank wall surfaces;
 - long building walls shall be visually relieved by a combination of windows, building materials and textures, and architectural features;
 - varied rooflines should be used to avoid the appearance of long, flat building facades;
 - rooftop mechanical equipment should be screened from view;

- where more than one building is to be constructed on the site, the buildings should share common architectural features;

- 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 proposal is generally consistent with the Highway 97 Corridor Development Permit Guidelines. The exterior of the proposed shop is designed in a similar architectural style as that of the existing commercial/industrial buildings in the neighbourhood along Highway 97. The existing mobile home is also proposed to be renovated externally to make it consistent with the structural design of the proposed shop on-site.

The Development Permit Guidelines outline the importance of landscaping within the Development Permit Area. The applicant has demonstrated on the provided site plan and renderings a landscaping plan, primarily focussing on fencing and well-maintained greenspace along the perimeter. Plantings should focus on native species. This meets the requirements set in the Quesnel Fringe Area Official Community Plan (OCP). The existing chain-link fencing and proposed greenspace provides the recommended screening which is crucial when development occurs adjacent to established residential areas.

The proposed shop has a sloping flat trussed roof with commercial/industrial doors and adequate windows across the building façade that brings character to the overall development. 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 proposed development. The property is within a Building Inspection Service Area and will require building permits for proposed work.

Recommendation:

1. That the application for a Development Permit pertaining to Lot 15, District Lot 3140, Cariboo District, Plan 19778 be approved based on Appendix "B" and supporting detailed drawings.

REFERRAL COMMENTS

Advisory Planning Commission: June 13, 2022

See attached.

CRD Chief Building Official: June 23, 2022

No objections to proposed development. Building permits required for proposed work.

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments

Appendix A: GENERAL MAP

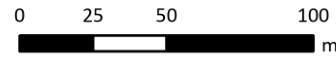


LEGEND

- Subject Property
- Highway 97 Corridor Development Permit Area

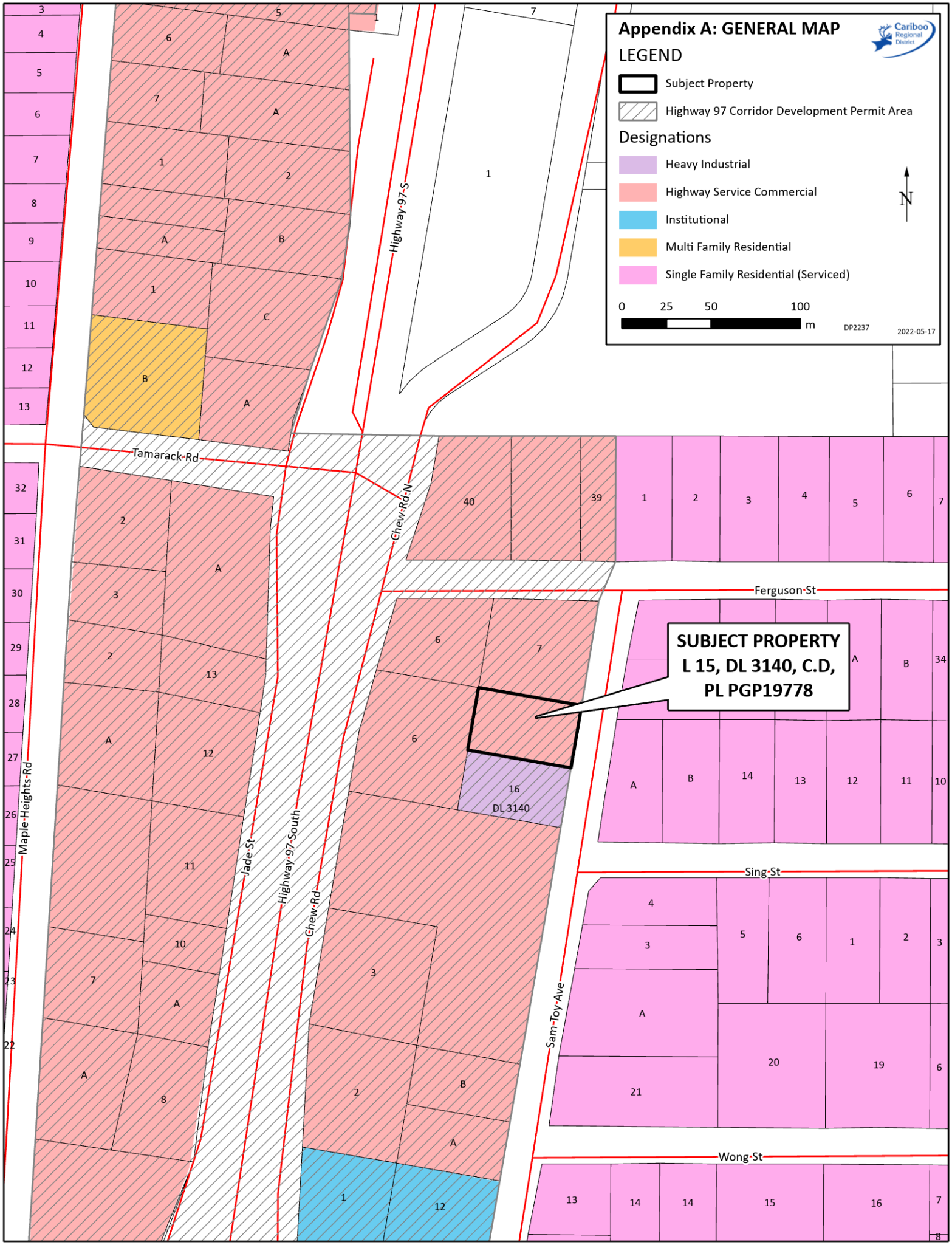
Designations

- Heavy Industrial
- Highway Service Commercial
- Institutional
- Multi Family Residential
- Single Family Residential (Served)



DP2237

2022-05-17



Appendix B: SPECIFIC MAP LEGEND



Subject Property

MEASUREMENTS
ARE METRIC



DP2237

2022-05-18



5

7

L 15, DL 3140, C.D,
PL PGP19778

+/- 33.2
CRD
Statutory
Right
of Way
6 m

Proposed Storage Building
(+/- 222.9 sq m)

+/- 19.2

Greenspace

+/- 60.9

Power Building
(+/- 14.8 sq m)

+/- 3.9

+/- 8.3

Chain Link Fencing

Property Access Gate

+/- 7.6

+/- 1.8

+/- 60.9

Care Taker's Trailer
(+/- 83.2 sq m)

Greenspace

+/- 11.1

+/- 33.2

+/- 3.9

16

Sam Toy Ave

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

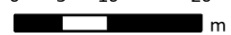


Appendix C: GENERAL MAP ORTHO



LEGEND

 Subject Property

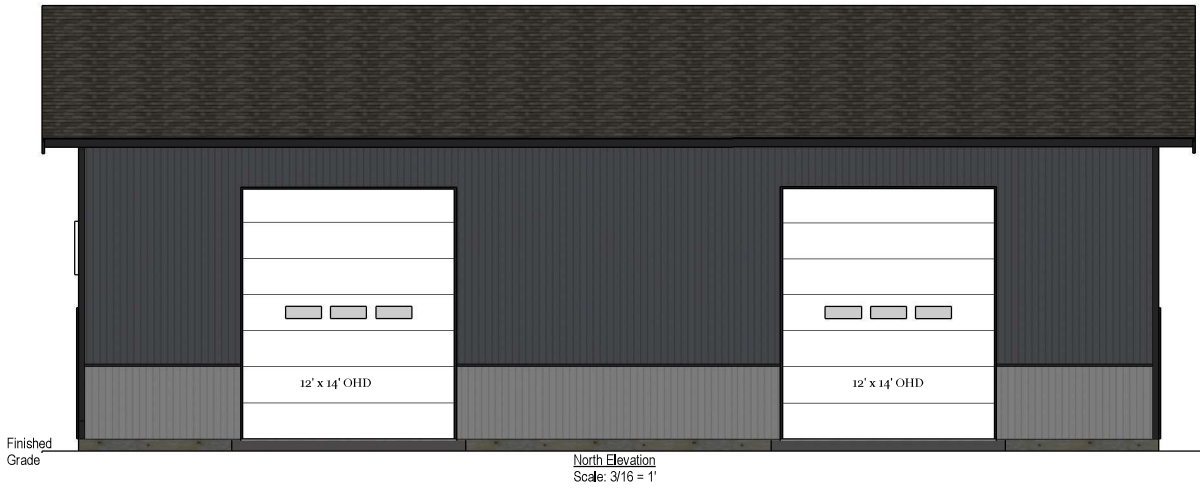
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DP2237

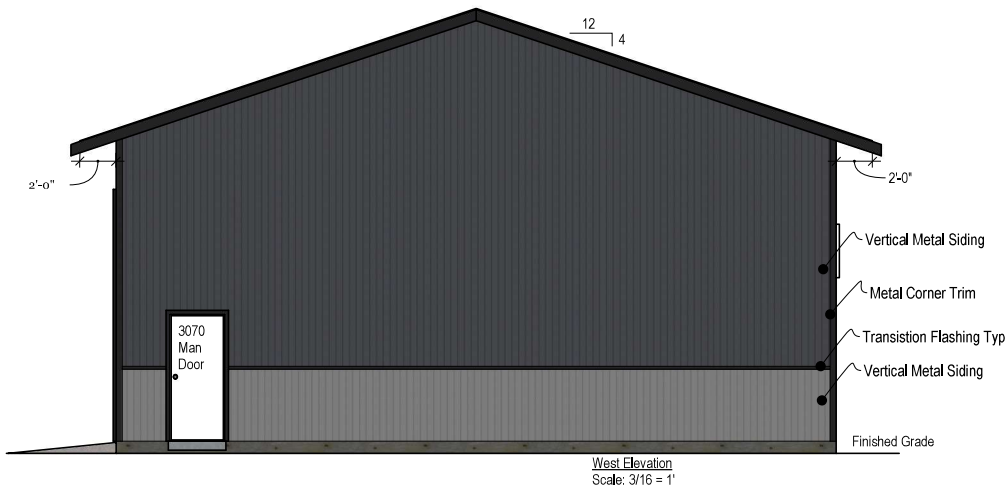
2022-05-17



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4 Airbus DS



CLIENT Vause Holdings Ltd. Quesnel, BC PROJECT New Construction Commercial 1249 Sam Toy Ave, Quesnel BC GENERAL CONTRACTOR CopperStone Homes Ltd. Dwayne Vause
DRAWN BY RM de Roy ISSUE April 1 2022 SCALE As Noted
SHEET DESCRIPTION Elevations Development App. Building Permit
STA-106a



All information contained within this plan set shall be used for this project ONLY. This plan set shall not be Scaled. The Owner/Contractor shall verify all spans, dimensions, datum and elevations pertinent to executing the work. The Contractor/Owner shall ensure the latest version of the building plans are used on site and any previous versions are marked "superceded" with reference to a revision number. All work shall conform to the local building code, jurisdictional codes and local ordinances.

NOTES

Continuous Gutters & Downspouts To Be Verified By Owners

Flashing To Be Installed Over All Openings As Per BCBC 9.27.3.8
Flashing To Be Terminated With End Dams.

Sheathing Membrane To Be Sealed At All Penetrations As Per BCBC 9.27.3

All Windows & Doors Are Representations Only. Indicated Sizes Are Rough Openings Only
Owner & Contractors To Verify Window/Door Type, Style & Color

Windows & Exterior Doors Must Conform To NAFS Standards & The Canadian Supplement As Per BCBC 9.7.4.2

CLIENT

Vause Holdings Ltd.
Quesnel, BC

PROJECT

New Construction Commercial
1249 Sam Toy Ave, Quesnel BC

GENERAL CONTRACTOR

CopperStone Homes Ltd.
Dwayne Vause

DRAWN BY

RM de Roy

ISSUE

April 1 2022

SCALE

As Noted

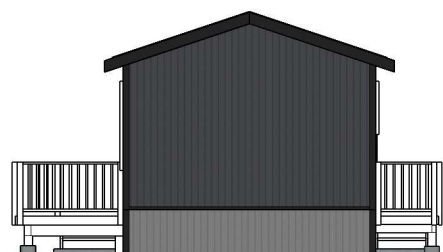
SHEET DESCRIPTION

Elevations Development App.
Building Permit

STA-106b



South Elevation



West Elevation

Existing Trailer
Renovated Exterior



East Elevation



North Elevation

Finished
Grade

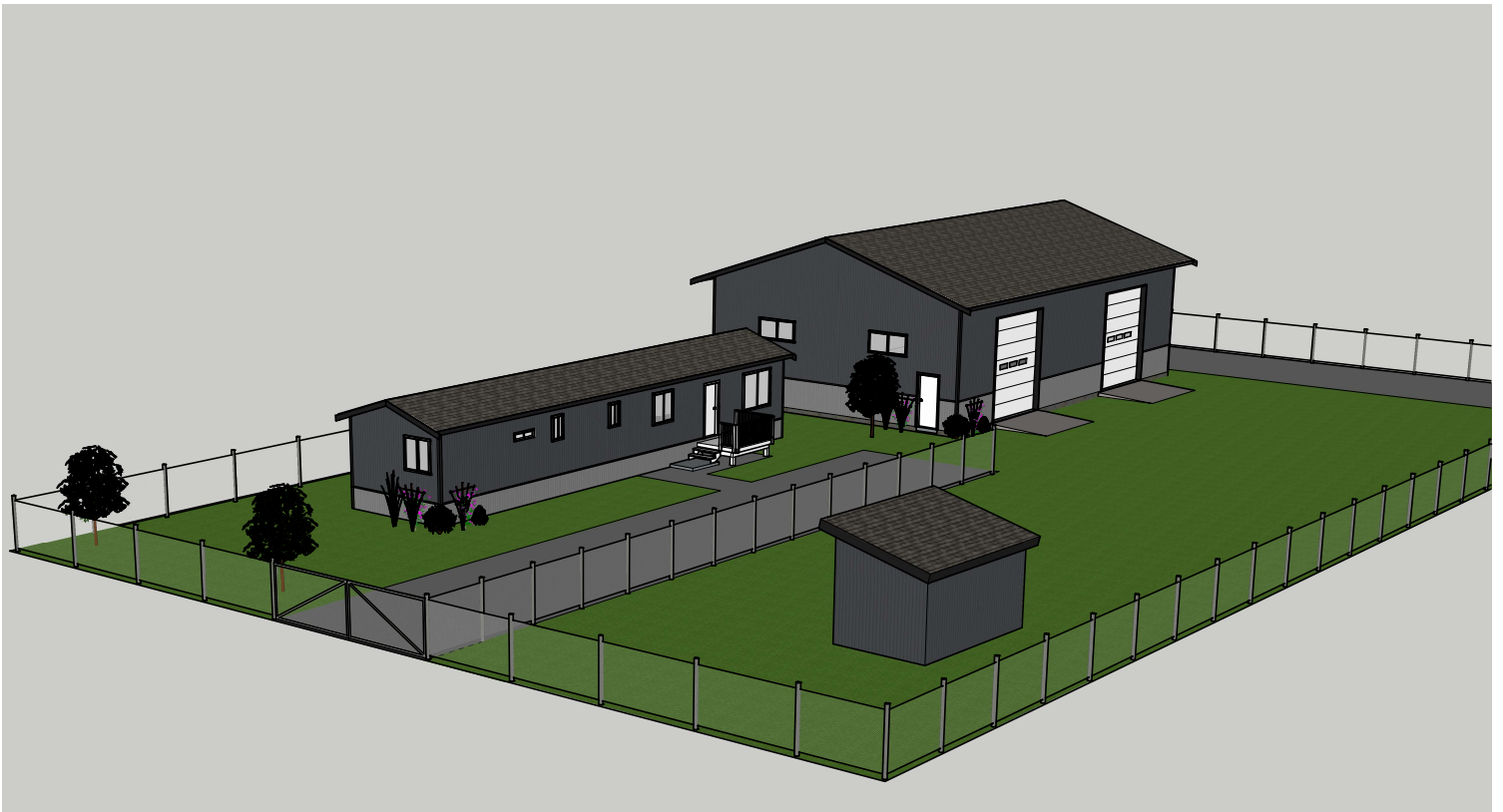
CLIENT
Vause Holdings Ltd.
Quesnel, BC
PROJECT
New Construction Commercial
1249 Sam Toy Ave, Quesnel BC
GENERAL CONTRACTOR
CopperStone Homes Ltd.
Dwayne Vause

DRAWN BY
RM de Roy
ISSUE
April 1 2022

SCALE
As Noted

SHEET DESCRIPTION
Existing Trailer
Development Application

STA-107



1249 Sam Toy Avenue, Quesnel BC

Proposed 60' x 40' Storage Building

April 8 2022

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on
in the CRD office, located at Quesnel, BC, commencing at June 13/22 10AM

PRESENT:

Chair Vince Berlinguette

Members

Joe Moffatt, Mary Sales, Roy Joseph

Recording Secretary

Paul SERVICE

Owners/Agent, or

Amy Vaess

☐ Contacted but declined to attend

ABSENT:

Ted Armstrong
Simon TURNER

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Sjoström

Agenda Items

DP APPLICATION – 3060-20/20220037 (LOT 15, DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 19778)

/ : "THAT the application for a form and character Development
Permit for property located at 1249 SAM TOY ROAD be supported/rejected for the following reasons:

i)

ii)

For:

Against:

CARRIED/~~DEFEATED~~

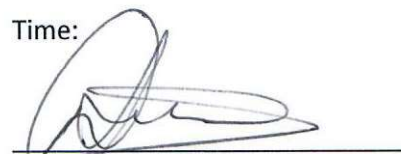
Termination

/

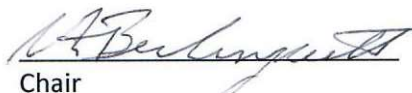
: That the meeting terminate.

CARRIED

Time:



Recording Secretary



Chair