



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20220028

**Bylaw(s):** Quesnel Fringe Area Zoning Amendment Bylaw No. 5391, 2022

**Electoral Area:** B

**Date of Referral:** May 03, 2022

**Date of Application:** April 08, 2022

**Property Owner's Name(s):** KATIE A HARRINGTON  
STEVEN D HARRINGTON

**Agents:** Vadim Kravtsov and Kate Defouw

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot 2, District Lot 4509, Cariboo District, Plan 19270 Except Plan 19271

**Property Size(s):** 4.51 ha (11.15 ac.)

**Area of Application:** 4.51 ha (11.15 ac.)

**Location:** 2575 Norwood Rd.

**Current Designation:**

Rural Residential 1

**Min. Lot Size Permitted:**

4 ha (9.88 ac.)

**Current Zoning:**

Community Commercial (C 5)

**Min. Lot Size Permitted:**

0.4 ha (0.98 ac.)

**Proposed Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac.)

**Proposal:** To legalize the existing residential use.

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



**Existing Buildings:** Single Family Dwelling - 200 sq. m (2,152.78 sq. ft.)  
Shed - 18 sq. m (193.75 sq. ft.)  
Chicken Coop - 18.58 sq. m (200 sq. ft.)

**Proposed Buildings:** No proposed buildings.

**Road Name:** Norwood Road

**Road Type:** Paved

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

**Services Available:** Hydro, Telephone, Sewage Disposal System, Well

**Within the confines of the Agricultural Land Reserve:** Yes - fully within

**Required to comply with the Shoreland Management Policy:** Yes - Septic Only

**Name of Lake/Contributing River:** Purser Creek, Bouchie 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	0.03 ha (0.07 ac.) - 0.51 ha (1.27 ac.)
	001 Vacant Residential Less Than 2 Acres	0.07 ha (0.17 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	220.96 ha (546 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.26 ha (5.6 ac.) - 4.49 ha (11.09 ac.)
(d) West	001 Vacant Residential Less Than 2 Acres	0.27 ha (0.67 ac.) - 0.28 ha (0.68 ac.)
	070 2 Acres Or More (Outbuilding)	5.08 ha (12.55 ac.)



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## PLANNING COMMENTS

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### Background:

An application to rezone the property at 2575 Norwood Road has been received by planning staff. The subject property is 4.51 ha (11.15 ac.). The proposed amendment to the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 would change the subject property zone from Community Commercial (C 5) to Rural 1 (RR 1). The subject property is designated Rural Residential 1 in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013 (OCP).

This proposal will legalize the existing residential use.

### Location and Surrounding:

The subject property is located on Norwood Road within the Bouchie-Milburn neighbourhood of the Quesnel fringe area. The property is located on the inland side of Norwood Road, across from Bouchie Lake. The subject property is located approximately 90 meters (295 feet) east of Purser Creek. As such, Cariboo Regional District Shoreland Management Policy requirements will apply. The applicants indicate approximately 75% of the property is cleared while 25% remains forested. The subject property is located within the Agricultural Land Reserve.

### CRD Regulations and Policies:

*4844 Quesnel Fringe Area Official Community Plan Bylaw, 2013*

## **6.2 OBJECTIVES**

6.2.4 To encourage a variety of housing types and densities to meet the needs of everyone in the community, including: residents in different life cycle stages and with a variety of lifestyles and socio-economic status (affordability) as well as special needs groups.

### 6.3.6 Rural Residential

Two densities of land use designations have been established to reflect current and future density: Rural Residential 1 requires a minimum lot area of 4 ha; Rural Residential 2 will have a minimum average site area of 2 ha, with lot areas ranging from 1.5 ha to 3.0 ha.

### Rationale for Recommendations:

The proposed zone amendment to the property at 2575 Norwood Road would bring the current dwelling into compliance with the OCP designation and legalize the residential use. Residential



uses are permitted in the C 5 zone as ancillary uses to a permitted commercial use. Commercial operations are currently not present on the property.

Planning staff note that the subject property is located within the Agricultural Land Reserve. The C 5 zone does not contain any permitted agricultural uses and as such does not comply with the BC ALR Use Regulation. The proposed RR 1 zone permits for agricultural operations to take place on the property.

Both the Northern Health Authority (NH) and the Ministry of Transportation and Infrastructure (MOTI) have responded that their respective interests are unaffected by the rezoning application and have no objection to the approval of the proposal.

At the time of drafting this report, the Electoral Area 'B' Advisory Planning Commission (APC) has not returned comments on the proposed rezoning.

The subject property is located within the CRD Building Inspection Service Area. The CRD Chief Building Official has reviewed the application and has no objection to the proposed rezoning.

Recommendation:

1. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5391, 2022 be given first and second reading. Further that adoption be subject to the following:
  - i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to the sewage disposal system.

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**REFERRAL COMMENTS**

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Health Authority: May 4, 2022

No concerns or objections with the above noted rezoning referral.

Ministry of Transportation and Infrastructure: May 9, 2022

Interests unaffected by bylaw.

The Ministry of Transportation & Infrastructure have no objections in principle to the proposed amended zoning of bylaw no. 5391. Thank you for the opportunity to provide comments.

Advisory Planning Commission:

No response.

Ministry of Environment and Climate Change Strategy:

No response.



Ministry of Agriculture and Food:  
No response.

Agricultural Land Commission: June 22, 2022

The ALC has no objection to the proposed rezoning, as rural residential uses are permitted in the ALR. However, nothing in the ALC's comment endorses/encourages any further subdivision of the property if it should be permitted by the proposed zone.

CRD Chief Building Official: May 25, 2022

No objections / comments.

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### BOARD ACTION

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June 10, 2022:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5391, 2022 be read a first and second time, this 10<sup>th</sup> day of June, 2022. Further, that adoption be subject to the following:

The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to the sewage disposal system.

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### ATTACHMENTS

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Appendix A: Bylaw 5391  
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. 5391

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. 5391, 2022".

2. AMENDMENT

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

- i) rezoning Lot 2, District Lot 4509, Cariboo District, Plan 19270, Except Plan 19271 from Community Commercial (C 5) zone to Rural 1 (RR 1) zone; and
- ii) amending Schedule "C" accordingly.



READ A FIRST TIME THIS 10<sup>th</sup> DAY OF June, 2022

READ A SECOND TIME THIS 10<sup>th</sup> DAY OF June, 2022

A PUBLIC HEARING WAS HELD ON THE 16<sup>th</sup> DAY OF August, 2022

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

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. 5391 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5391, 2022", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Manager of Corporate Services



## Appendix B: GENERAL MAP



### LEGEND

Subject Property

ALR

### Designations

Agricultural and Resource

Country Residential

Gravel Reserve

Manufactured Home Park

Rural Residential 1

Rural Residential 2

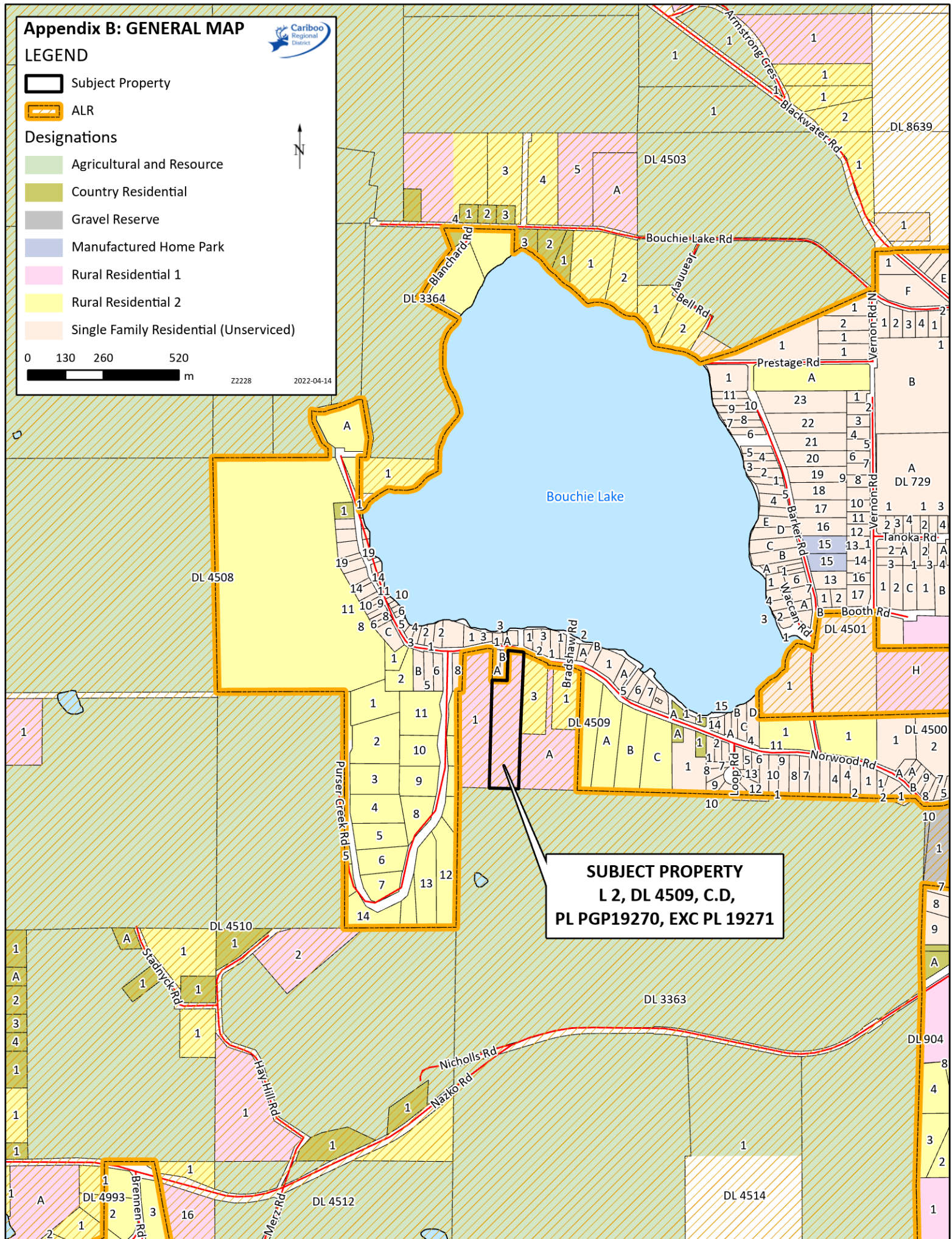
Single Family Residential (Unserviced)

0 130 260 520

m

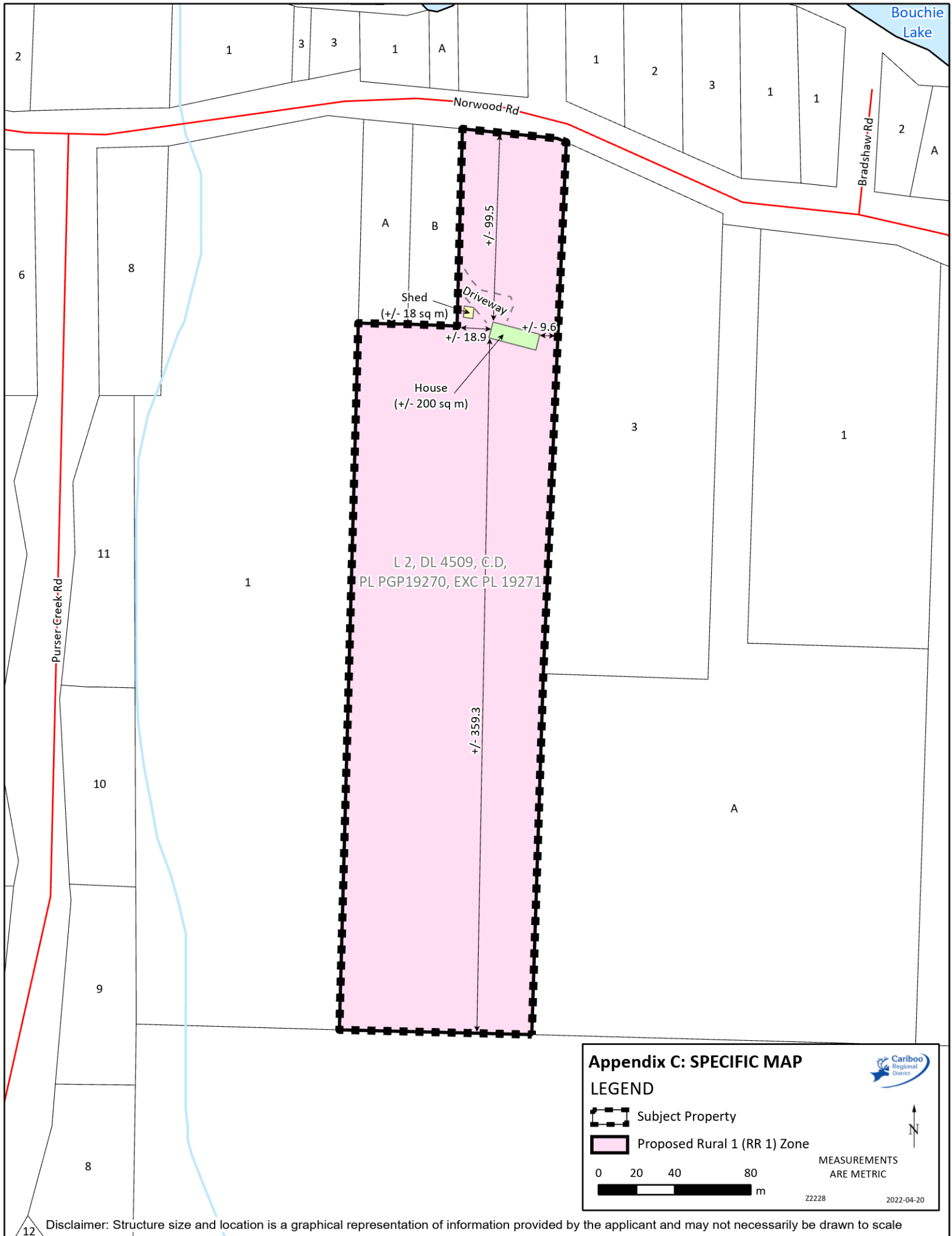
Z2228

2022-04-14



**SUBJECT PROPERTY**  
**L 2, DL 4509, C.D,**  
**PL PGP19270, EXC PL 19271**








# Appendix D: GENERAL MAP ORTHO

## LEGEND

 Subject Property

 ALR

0 30 60 120  
m

Z2228

2022-04-13



Bouchie Lake

Norwood Rd

Bradshaw Rd

Purser Creek Rd

**SUBJECT PROPERTY**  
L 2, DL 4509, C.D,  
PL PGP19270, EXC PL 19271

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,  
USGS, AeroGRID, IGN, and the GIS User Community



Describe the existing use of the subject property and all buildings: DWELLING AND PERSONAL STORAGE/USE

Describe the proposed use of the subject property and all buildings: DWELLING AND AGRICULTURAL / SUSTAINABILITY PURPOSES.

Describe the reasons in support for the application: PROPERTY IS IN MIDDLE OF RURAL RESIDENTIAL AREA. WITH MOST OTHER SURROUNDING PROPERTIES EITHER RRI OR RR2 ZONED.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): 25% FOREST 75% CLEARED

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): NO LAKES, STREAMS OR PONDS ON THE PROPERTY

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'B' advisory planning commission held on **MAY 20, 2022**  
in the **BOUCHIE LAKE HALL**, located at **QUESNEL**, BC, commencing at **10:10 AM**.

**PRESENT:**

Chair **NEIL MACDOUGAL**

Members **ROBERT ROSS, STAN HALL, NEIL MACDOUGAL**  
**SYBILLE MUSCHIK, BARBARA BACHMEIER**  
**CAD DIRECTOR**

Recording Secretary **SYBILLE MUSCHIK**

Owners/Agent, or **KATIE HARRINGTON** **Vadim Kravtsov**  
**STEVE HARRINGTON**  
☐ Contacted but declined to attend

**ABSENT:**

**STEPHANIE HANES, DEAN CAINE, TONY MCHALE**

**ALSO PRESENT:** Electoral Area Director

**BARBARA BACHMEIER**

Staff support (if present)

Agenda Items

**REZONING APPLICATION – 3360-20/20220028 (LOT 2, DISTRICT LOT 4509, CARIBOO DISTRICT, PLAN 19270, EXCEPT PLAN 19271)**

/ : "THAT the application to rezone property at 2575 NORWOOD ROAD,  
be supported/rejected for the following reasons:

i) **THERE IS NO REASON FOR THE CURRENT ZONING.**

ii) **IT WAS ORIGINALLY <sup>Rural Residential 1</sup> ~~RR~~ Proposed zoning Rural 1 (RR1)**

For: **four** Against:

CARRIED / DEFEATED

Termination

/

: That the meeting terminate.

CARRIED

Time: **10:40 AM**

Sybil Muschik  
Recording Secretary

Neil MacDougall  
Chair



## RESULTS OF PUBLIC HEARING

File No: 3360-20/20220028

Date: Tuesday, August 16, 2022

Location: Bouchie Lake Community Hall

Re: **QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5391, 2022**

### Persons Present:

- ☒ Director: Barb Bachmeier
- ☒ Owner(s): Katie and Steven Harrington
- ☒ Agents: Vadim Kravtsov and Kate Defoux *Now Owners*
- ☐ Public: See attached list
- ☒ Staff:
- ☒ **No public in attendance** (excluding owner/agent)
- 

- ☒ Meeting called to order at 7:00.
- ☒ 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 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. (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.

  
\_\_\_\_\_  
Signature of Chair



## Genny Hilliard

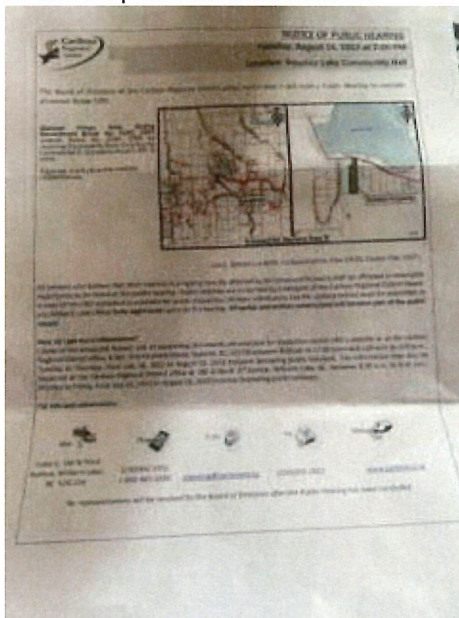
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**From:** Shivani Sajwan  
**Sent:** August 2, 2022 9:46 AM  
**To:** Genny Hilliard  
**Subject:** FW: Lot 2 district lot 4509

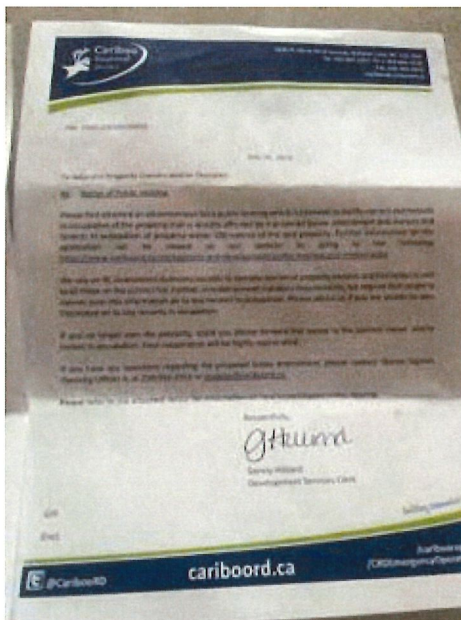
**From:** Jamie <jmillzbc@gmail.com>  
**Sent:** August 1, 2022 2:52 PM  
**To:** Shivani Sajwan <:ssajwan@cariboord.ca>  
**Subject:** Lot 2 district lot 4509

[You don't often get email from [jmillzbc@gmail.com](mailto:jmillzbc@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please help us with information.







We do not want this land to be residential. This is right by our home. We already had to deal with the logging, and fires right by our bedroom windows! We bought this land because it was surrounded by ALR and/or farm land. Please help us stop any possibly development from happening right beside our home. We wants so badly so farm/alr land to remain intact as this kind of land base is becoming less and less. This will ruin the whole feeling of our land. Help us stop any development by our home.

250-991-1367

250-249-9690

My husband 250-255-3678

Jamie Dagneau



## Public Hearing Attendance

**"Quesnel Fringe Area Zoning Amendment Bylaw No. 5391, 2022"**

**Date of Public Hearing: August 16, 2022**

**Application:** 2575 Norwood Road (3360-20-20220028)

[illegible]