



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220025

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5386, 2022

Electoral Area: I

Date of Referral: April 14, 2022

Date of Application: April 08, 2022

Property Owner's Name(s): Richard Palmer
Dorothy Dirks

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 1610, Cariboo District, Plan BCP29879 Except: Part Subdivided By Plan BCP39524

Property Size(s): 2.05 ha (5.06 ac.)

Area of Application: 2.05 ha (5.06 ac.)

Location: Marsh Road

Current Designation:
Country Residential

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Current Zoning:
Rural 2 (RR 2)

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

Proposed Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Proposal: To allow a 2-lot subdivision.

No. and size of Proposed Lots: 2 Lots:
Proposed Lot 1 - 1 ha (2.47 ac.)
Proposed Remainder - 1.06 ha (2.59 ac.)

Existing Buildings: N/A

Proposed Buildings: None

Road Name: Marsh Road

Road Type: Paved

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

Services Available: None currently existing; Hydro, Telephone, Sewage Disposal System, and Well readily available

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 (0.92 ac. - 0.4 ha (0.99 ac.)
	001 Vacant Residential Less Than 2 Acres	0.39 ha (0.98 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.49 ha (1.23 ac.)
	061 2 Acres Or More (Vacant)	41.29 ha (102.03 ac.)
(b) South	000 Single Family Dwelling	0.53 ha (1.32 ac.)
	001 Vacant Residential Less Than 2 Acres	0.48 ha (1.19 ac.)
	061 2 Acres Or More (Vacant)	1.99 ha (4.94 ac.)
(c) East	060 2 Acres Or More (Single Family Dwelling, Duplex)	1.83 ha (4.54 ac.) - 6.7 ha (16.57 ac.)
	061 2 Acres Or More (Vacant)	16.23 ha (40.11 ac.)

	063 2 Acres Or More (Manufactured Home)	0.95 ha (2.36 ac.)
(d) West	060 2 Acres Or More (Single Family Dwelling, Duplex)	15.5 ha (38.3 ac.)

PLANNING COMMENTS

Background:

A rezoning application has been received for a property on Marsh Road. The subject property is 2.05 ha (5.06 ac.) and is zoned Rural 2 (RR 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and Country Residential in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014 (OCP). The applicants propose to amend the zone to Rural 3 (RR 3).

The proposed rezoning would allow for a proposed two-lot subdivision. Proposed Lot 1 is to be 1 ha (2.47 ac.) and the proposed remainder is 1.06 ha (2.59 ac.). The proposed zoning is consistent with the Country Residential OCP designation.

Location and Surrounding:

The subject property is located on Marsh Road with a side adjacent to Kupferschmidt Road. The applicants have indicated that the property is made up of flat land with scrub brush and small trees. The property is currently vacant. The area is recorded in the OCP as having a low wildfire probability.

CRD Regulations and Policies:

4844 Quesnel Fringe Area Official Community Plan Bylaw, 2014

6.3 POLICIES

6.3.5 The minimum parcel size for Country Residential lots will be 0.8 hectare to offer opportunities for semi-rural lifestyles. Country Residential subdivisions shall be located in areas where urban public services are not expected to be supplied and water supply and sewage disposal are provided on an individual on-site basis.

5.19 RURAL 3 (RR 3) ZONE

5.19.2 ZONE PROVISIONS

LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

Planning staff have no objection to the proposed rezoning application. The proposal would allow the future subdivision of the subject property into two lots, each approximately 1 ha (2.47 ac.) in size.

The Quesnel Fringe Official Community Plan designation of the property, Country Residential, has a minimum lot size of 0.8 ha and as such does not need to be amended to align with the proposed zone or facilitate the proposed subdivision application. The designation intends to offer opportunities for semi-rural lifestyles in areas where urban public services are not available and property owners will be responsible to supply their drinking water and sewage disposal systems.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning application. The applicant is required to apply to MOTI to subdivide. MOTI notes that approval of the rezoning application does not constitute subdivision approval.

The Electoral Area 'I' Advisory Planning Commission has reviewed the application and recommend approval of the proposed rezoning. The APC notes that many of the surrounding parcels are closer in size to the proposed lots and indicate that the proposal will fit within the established community.

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:

That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5386, 2022 be given first and second reading.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: April 26, 2022

The Ministry of Transportation and Infrastructure has no objections in principle to the proposed zoning amendment to Bylaw 5386, to allow for a 2 lot subdivision located on Marsh Road. Please note that the landowner will be required to apply for subdivision through the Ministry of Transportation and Infrastructure upon successful rezoning application and that approval of rezoning does not constitute subdivision approval.

Advisory Planning Commission: April 28, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: May 25, 2022

No objections / comments.

BOARD ACTION

June 10, 2022:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5386, 2022 be read a first and second time this 10th day of June, 2022.

ATTACHMENTS

Appendix A: Bylaw 5386
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. 5386

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. 5386, 2022".

2. AMENDMENT

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

- i) rezoning Lot A, District Lot 1610, Cariboo District, Plan BCP29879 Except: Part Subdivided By Plan BCP39524 from Rural 2 (RR 2) zone to Rural 3 (RR 3) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 10th DAY OF June, 2022

READ A SECOND TIME THIS 10th DAY OF June, 2022

A PUBLIC HEARING WAS HELD ON THE 16th DAY OF August, 2022

READ A THIRD TIME THIS _____ DAY OF _____, 2022

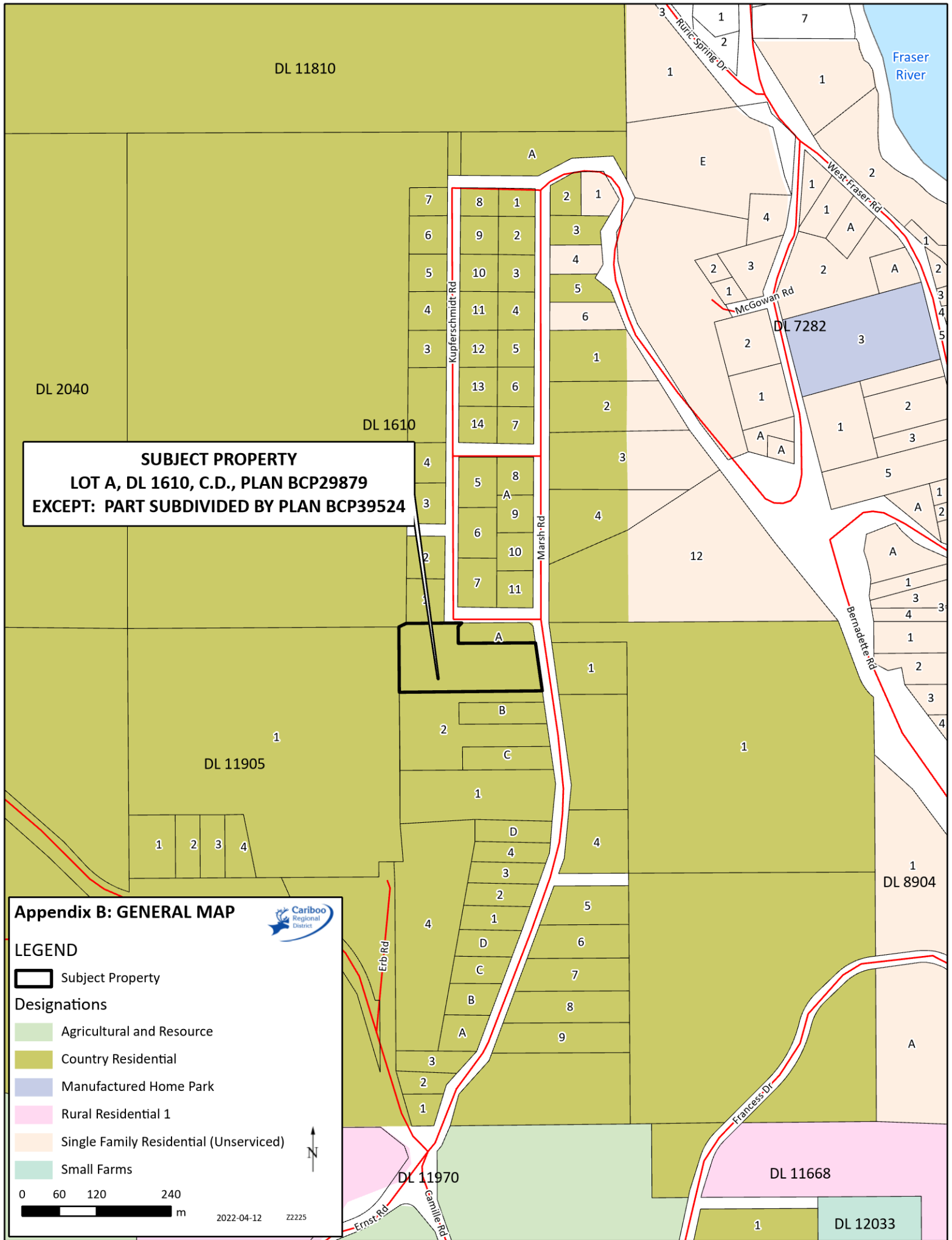
ADOPTED THIS _____ DAY OF _____, 2022

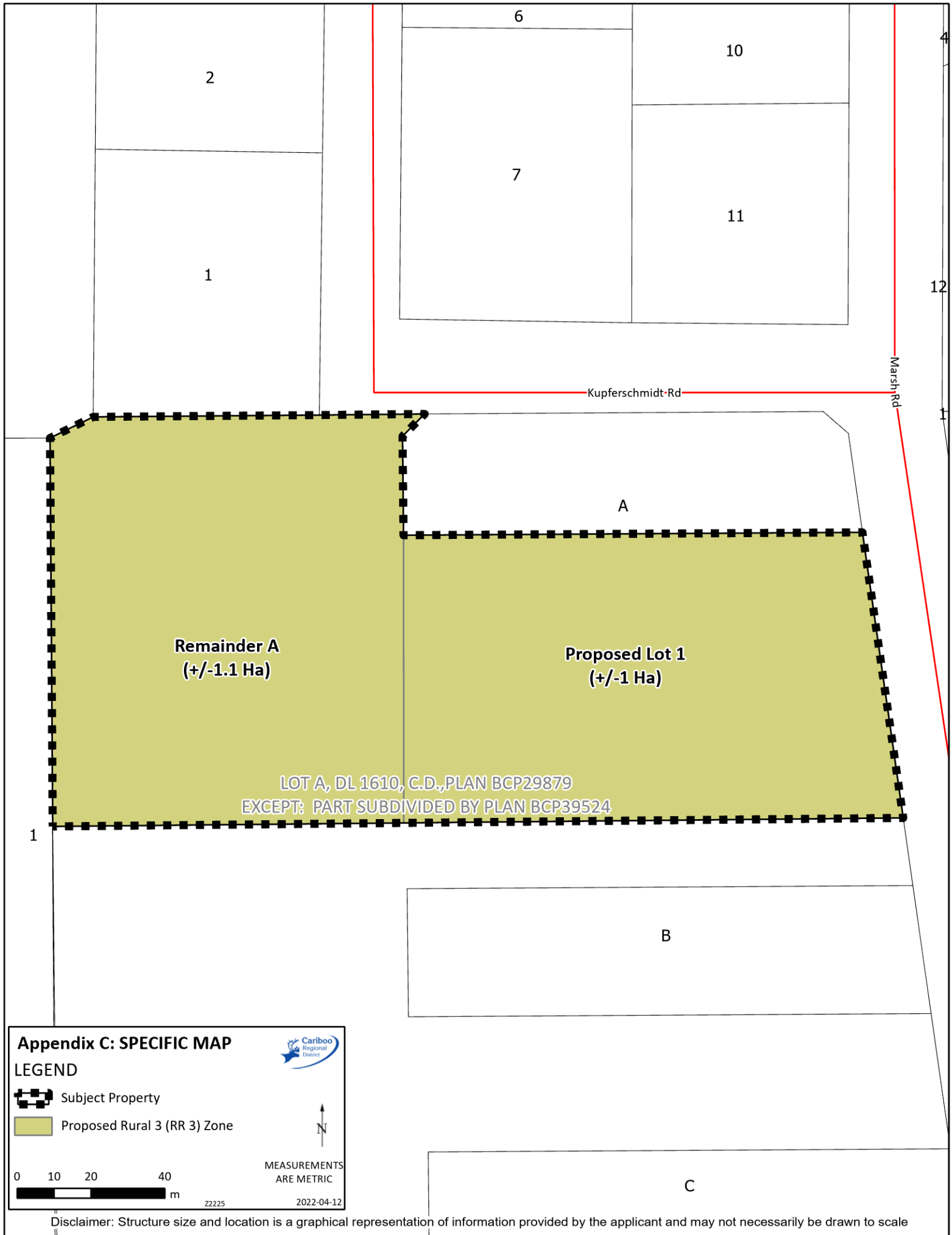
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5386 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5386, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services








Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 30 60 120
m

2022-04-12

Z2225

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

Describe the proposed use of the subject property and all buildings: PROPOSE TO BUILD TWO RESIDENCES.

Describe the reasons in support for the application: WE ARE ADDING TO BOTH THE COMMUNITY & TAX BASE.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): FLAT LAND WITH SCRUBS BUSH & SMALL TREES.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): BAZEE FLAT LAND SITED BY 2 ROADS.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AREA I ADVISORY PLANNING COMMISSION MEETING HELD APRIL 28, 2022

Minutes of the meeting of the Electoral Area I APC held via Quesnel conference call

commencing at 6:00 p.m. on Thursday, April 28, 2022

PRESENT: Members Phil Męgyesi, Jennifer Roberts, Joann Taylor, and Maureen Murray (also Recording Secretary)

ABSENT: Area I CRD Director Jim Glassford and Property Owners Richard Palmer and Dorothy Dirks

APPLICATION – REZONING 3360-20/20220025 – (Lot A, District Lot 1610, Cariboo District, Plan BCP29879, except part subdivided by Plan BCP39524)

Members noted that this property is surrounded by smaller lots in the one to two acre size and owners only want to divide their parcel into two, each of which would be around 2.5 acres which is permitted under the proposed rezoning of Rural 3 (RR3). Ministry of Transportation will have some say on how it is subdivided with access street locations.

RECOMMENDED THAT this application to rezone property fronting on MARSH ROAD AND KUPFERSCHMIDT ROADS be supported because the proposed sizes fit with the established community.

CARRIED

Meeting terminated at 6:10 p.m.

A handwritten signature in black ink, appearing to read 'M. Murray'.

Maureen Murray, Secretary

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220025

Date: Tuesday, August 16, 2022

Location: Quesnel and District Senior's Centre

Re: **QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5386, 2022**

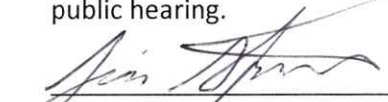
Persons Present:

- ☒ Director: Jim Glassford
 - ☒ Owner(s): Richard Palmer and Dorothy Dirks
 - ☐ Agent:
 - ☐ Public: See attached list
 - ☐ Staff:
 - ☒ **No public in attendance** (excluding owner/agent)
-

- ☐ Meeting called to order at _____.
- ☐ 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 _____. **(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

7:20 PM