



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20220023

Bylaw(s): Quesnel Fringe Area Official Community Plan Amendment Bylaw 5392, 2022 and Quesnel Fringe Area Zoning Amendment Bylaw 5393, 2022

Electoral Area: A

Date of Referral: May 03, 2022

Date of Application: April 06, 2022

Property Owner's Name(s): Renyard Holdings Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 12, District Lot 3140, Cariboo District, Plan 19032

Property Size(s): 0.44 ha (1.99 ac.)

Area of Application: 0.44 ha (1.99 ac.)

Location: 1381 Sam Toy Road

Current Designation:

Institutional

Min. Lot Size Permitted:

N/A

Proposed Designation:

Highway Service Commercial

Min. Lot Size Permitted

N/A

Current Zoning:

Institutional (P)

Min. Lot Size Permitted:

0.16 ha (0.4 ac.)

Proposed Zoning:

Service Commercial (C 4)

Min. Lot Size Permitted:

0.16 ha (0.4 ac.)

Proposal: To allow service commercial uses on the subject property.

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

Existing Buildings: Vacant

Proposed Buildings: No proposed buildings.

Road Name: Sam Toy Avenue

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

Services Available: None currently; Hydro, Telephone, Community Sewer System, and Well are 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: Yes

Development Permit Area Name: Highway 97 Corridor

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

	Land Use:	Lot Sizes:
(a) North	200 Store(s) And Service Commercial	0.4 ha (1 ac.) - 1.21 ha (3 ac.)
	201 Vacant IC&I	0.38 ha (0.94 ac.)
	228 Automobile Paint Shop, Garages, Etc.	0.2 ha (0.5 ac.)
	401 Industrial (Vacant)	0.2 ha (0.5 ac.)
(b) South	201 Vacant IC&I	1.32 ha (3.26 ac.)
(c) East	000 Single Family Dwelling	0.16 ha (0.39 ac.) - 0.46 ha (1.13 ac.)
	001 Vacant Residential Less Than 2 Acres	0.42 ha (0.17 ac.)
(d) West	273 Storage & Warehousing (Closed)	0.39 ha (0.97 ac.)

PLANNING COMMENTS

Background:

An application to rezone the property at 1381 Sam Toy Road has been received by planning staff. The subject property is 0.44 ha (1.99 ac.) and is located on the northwest corner of Sam Toy Road and Gook Road. The proposed amendments are to change the subject property from Institutional designation to Highway Service Commercial designation in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013 and from Institutional (P) zone to Service Commercial (C 4) zone in Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

This proposal will allow for future service commercial uses to be conducted on the subject property.

Location and Surrounding:

The subject property is a currently vacant lot at the corner of Sam Toy Road and Gook Road in the South Quesnel neighbourhood of the Quesnel fringe area. The property is located within the Red Bluff Sewer Service Area. The subject property is located within the Highway 97 Corridor Development Permit Area which reviews the form and character design considerations of commercial developments along the highway corridor.

Previous Applications:

The subject property was, alongside the neighbouring Lot 1, the subject of a rezoning application in 1991. The application, filed as 4600-20/1798, rezoned the properties from General Industrial (M-II) to Institutional (P-I) in Cariboo Regional District Zoning Bylaw No. 1000, 1980 to allow for a proposed church.

CRD Regulations and Policies:

3504 Quesnel Fringe Area Zoning Bylaw, 1999

5.4 SERVICE COMMERCIAL (C 4) ZONE

5.4.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- i) motor vehicle fuel station, motor vehicle service station;

- ii) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
- iii) mobile home and trailer sales;
- iv) car wash, laundromat, cleaning and drying establishment;
- v) mini-storage or self-storage facility;
- vi) parking lot for the commercial storage of vehicles;
- vii) publishing and printing;
- viii) building supply store;
- ix) wholesale outlet;
- x) commercial nursery and greenhouse;
- xi) farm vehicle sales and service;
- xii) small equipment, machinery and tool rental;
- xiii) upholstering shops;
- xiv) plumbing, heating, and electrical sales and service;
- xv) paint, floor and wall covering stores;
- xvi) antique and second hand sales;
- xvii) commercial museums;
- xviii) taxidermies;
- xix) body and paint shops ancillary to (ii) above;
- xx) animal hospitals, veterinary clinics, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 pm and 7:00 am;
- xxi) office, wholesale and retail sales, and a coffee shop, ancillary to the permitted non-residential uses;
- xxii) ancillary buildings.

5.4.2 ZONE PROVISIONS

(a) LOT AREA (minimum) = UNSERVICED LOT 4,000 square metres (43,057 square feet)

(e) OPEN STORAGE: No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

Rationale for Recommendations:

Planning staff have no objections to the approval of the application to rezone from Institutional (P) to Service Commercial (C 4). The applicant has proposed to amend the zone and designation to allow for development opportunities on the subject property. These development opportunities have not been determined by the applicant but will be subject to the Highway 97 Corridor Development Permit Area requirements prescribed in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013 (OCP) prior to issuance of any building permits. The proposal is consistent with surrounding OCP designations and property zones.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the application and has no objection to the proposal. A commercial access permit is required from MOTI to allow driveway access on to the subject property.

At the time of drafting this report, the Electoral Area 'A' Advisory Planning Commission (APC) has not returned a response to the referral.

The subject property is located within the Red Bluff Sewer Service Area. CRD Environmental Services reports that the change in zoning would have no effect for the sewer utilities and as such recommends approval of the rezoning. The subject property is also located within the CRD Building Inspection Service Area. The CRD Chief Building Official has no objections to the proposed rezoning.

Recommendation:

That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022 be given first and second reading.

That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5393, 2022 be given first and second reading, and that adoption be subject to the following.

- i. Adoption of the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: May 20, 2022

The Ministry of Transportation & Infrastructure have no objections in principle to the proposed zoning/OCP amendment to bylaw(s) no. 5392 & 2393. Please be advised that any access other than residential on provincial side roads require a access permit.

Advisory Planning Commission: May 20, 2022

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: May 25, 2022
No objections / comments.

CRD Environmental Services Department: May 27, 2022
See attached.

BOARD ACTION

June 10, 2022:

That Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022 be read a first and second time, this 10th day of June, 2022.

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5393, 2022 be read a first and second time, this 10th day of June, 2022. Further, that adoption be subject to the following:

Adoption of Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022.

ATTACHMENTS

Appendix A: Bylaw 5392 and 5393
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
CRD Environmental Services Department Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5392

A bylaw of the Cariboo Regional District, in the Province of British Columbia to amend Bylaw No. 4844, being the "Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013.

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022".

2. Schedule "B" of Bylaw No. 4844 of the Cariboo Regional District is amended by

Redesignating Lot 12, District Lot 3140, Cariboo District, Plan 19032 from Institutional designation to Highway Service Commercial designation.

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 23rd 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. 5392, cited as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5393

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. 5393, 2022".

2. AMENDMENT

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

- i) rezoning Lot 12, District Lot 3140, Cariboo District, Plan 19032 from Institutional (P) zone to Service Commercial (C 4) 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 23rd DAY OF August, 2022

READ A THIRD TIME THIS _____ DAY OF _____, 2022

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2022

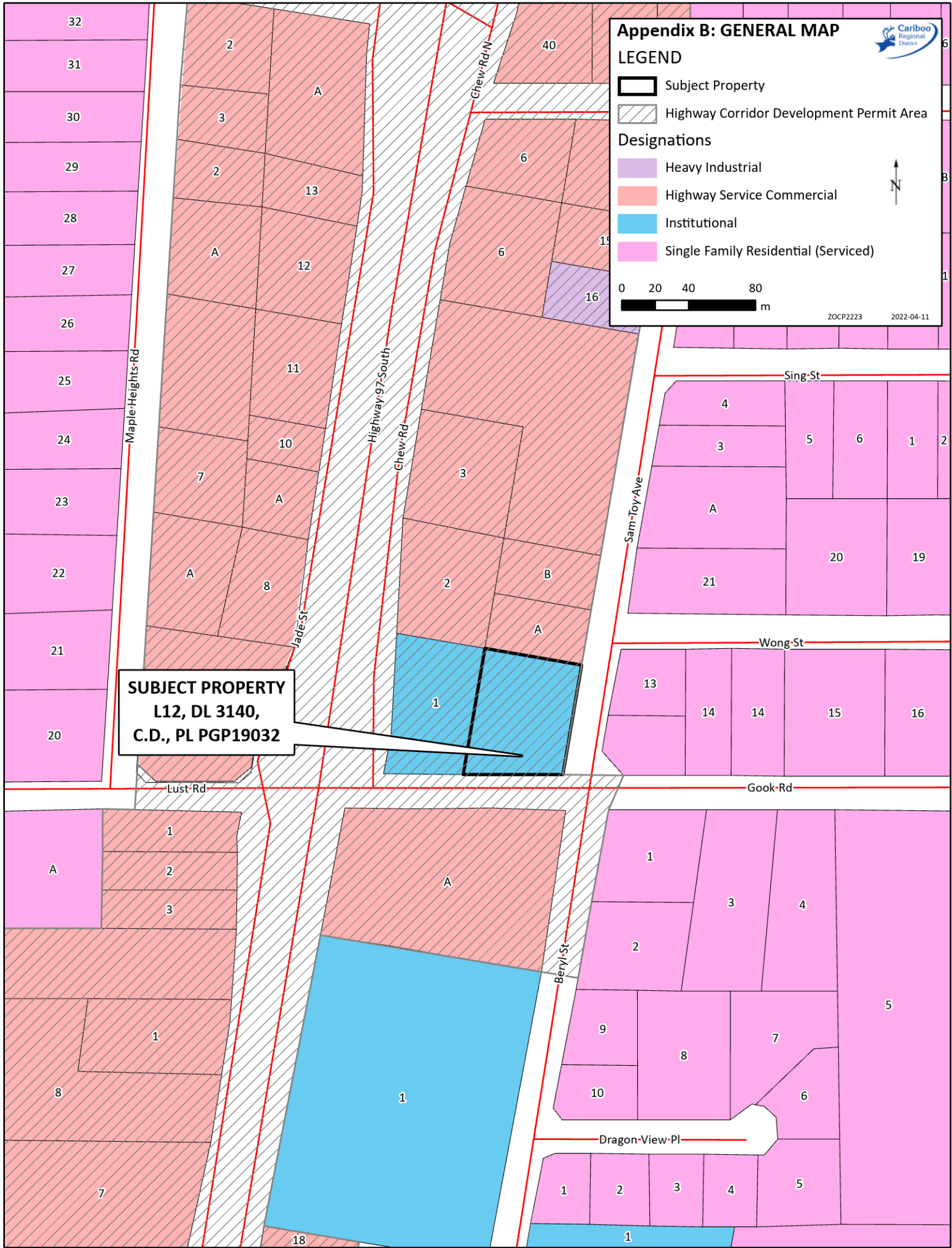
ADOPTED THIS _____ DAY OF _____, 2022

Chair

Manager of Corporate Services



I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5393 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5393, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

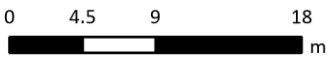
Manager of Corporate Services



Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Service Commercial (C 4) Zone/ Highway Service Commercial Designation



MEASUREMENTS
ARE METRIC



ZOCP2223 2022-04-29

1

Statutory Right of Way Plan 30923 Red Bluff Sewer System

Driveway

L12, DL 3140, C.D.,
PL PGP19032

Vacant Parcel

Gook Rd

Beryl St

Sam Toy Ave



SUBJECT PROPERTY
L12, DL 3140,
C.D., PL PGP19032

Appendix D: GENERAL MAP ORTHO
LEGEND

 Subject Property



0 30 60 120
m

ZOCP2223

2022-04-11

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

Describe the proposed use of the subject property and all buildings: TO ALLOW FOR COMMERCIAL OR INDUSTRIAL OPPORTUNITIES IN KEEPING WITH EXISTING NEIGHBORING PROPERTIES

Describe the reasons in support for the application: MOST PROPERTIES IN THIS ON BOTH SIDES OF THE HIGHWAY ARE ZONED INDUSTRIAL OR COMMERCIAL

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

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 'A' advisory planning commission held on
in the *CRD office*, located at *Arsenal*, BC, commencing at

May 20/22
11 AM.

PRESENT:

Chair

Vince Berlinguetti

Members

Ted Armstrong, Naig Sales,

Dave Moffatt & Simon Turner

Recording Secretary

TRIG SEAVILLE

Owners/Agent, or

☒ Contacted but declined to attend

ABSENT:

Roy Joseph

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Mary Johnston

Agenda Items

REZONING/OCP AMENDMENT APPLICATION – 3360-20/20220023 (LOT 12, DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 19032)

/ : "THAT the application to rezone/redesignate property at 1381 SAM TOY ROAD, be supported/rejected for the following reasons:

i)

ii)

For:

Against:

~~CARRIED/DEFEATED~~

Termination

/

: That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

[Signature]
Chair

RESPONSE SUMMARY BY THE ENVIRONMENTAL SERVICES DEPT. OF THE CRD

RE: Lot 12, District Lot 3140, Cariboo District, QUESNEL
Plan 19032
PID: 010-679-863
1381 Sam Toy Road

Approval Recommended Subject to Conditions listed Below:

1. General Comments:
 - a. Applicant requesting zoning changes only:
 - i. Current Zoning: Institutional
 - ii. Proposed Zoning: Highway Service Commercial
2. General Conditions:
 - a. The current zoning change requested has no effect for our sewer utility within our environmental services department.

Signed By:



Title: Manager of Environmental Services

Print Name: Charles Boulet

Dept.: Environmental Services Dept.

Date: May 26, 2022

Org.: CRD – Cariboo Regional District

RESULTS OF PUBLIC HEARING

File No: 3360-20/20220023

Date: Tuesday, August 23, 2022

Location: Quesnel Legion Hall

Re: **QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5392, 2022 AND QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5393, 2022**

Persons Present:

- ☒ Director: Mary Sjoström
- ☒ Owner(s): Renyard Holdings Inc.
- ☐ Agent: N/A
- ☒ Public: See attached list
- ☐ Staff:
- ☐ **No public in attendance** (excluding owner/agent)

-
- ☒ Meeting called to order at 7¹⁷.
 - ☒ 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: *Heavy Industrial across street from Residents.*
 - Comments of concern/opposition: *NONE*
 - ☒ Attendees were asked three times for further comments and/or questions.
 - ☒ The Chair called the meeting adjourned at 12³⁵ PM. MS. (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.

Mary Sjoström
Signature of Chair

“Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5392, 2022”

"Quesnel Fringe Area Zoning Amendment Bylaw No. 5393, 2022"

Application: 1381 Sam Toy Road (3360-20-20220023)

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