



## Planning Application Information Sheet

**Application Type:** Temporary Use Permit

**File Number:** 3070-20/20220052

**Electoral Area:** B

**Date of Referral:** August 25, 2022

**Date of Application:** August 02, 2022

**Property Owner's Name(s):** Derek Mesher

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot 1, District Lot 6195, Cariboo District, Plan 31056

**Property Size(s):** 0.401 ha (0.991 ac.)

**Area of Application:** 0.401 ha (0.991 ac.)

**Location:** Duncan Road

**Current Designation:**

Country Residential

**Min. Lot Size Permitted:**

0.8 ha (1.98 ac.)

**Current Zoning:**

Residential 2 (R 2)

**Min. Lot Size Permitted:**

4,000 sq. m (43,057 sq. ft.)

**Proposal:** Temporary Use Permit to allow residential accommodation within the existing RV on site.

**Existing Buildings:** Recreational Vehicle: 14.9 sq. m (160 sq. ft.)

**Proposed Buildings:** None at present.

**Road Name:** Duncan Road

**Road Type:** Gravel/Dirt Road

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

**Services Available:** Currently Existing: None  
Readily Available: Telephone

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** Unnamed Creek

**Lake Classification:** High

**Within Development Permit Area:** No

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

|           | Land Use:                                  | Lot Sizes:           |
|-----------|--------------------------------------------|----------------------|
| (a) North | 001 - Vacant Residential Less Than 2 Acres | 0.405 ha (1.001 ac.) |
| (b) South | 001 - Vacant Residential Less Than 2 Acres | 0.42 ha (1.037 ac.)  |
| (c) East  | 001 - Vacant Residential Less Than 2 Acres | 0.76 ha (1.87 ac.)   |
| (d) West  | 001 - Vacant Residential Less Than 2 Acres | 0.406 ha (1.002 ac.) |

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### PLANNING COMMENTS

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#### Background:

The applicant has requested that a temporary use permit be granted to allow residential accommodation within the existing 14.9 sq. m (160 sq. ft.) recreational vehicle (RV) on the subject property. The property is designated Country Residential in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014, and zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. Beside the RV, there are no buildings currently existing on the property.

#### Location and Surroundings:

The subject property is located on Duncan Road, adjacent to Bjornson Road with Ten Mile Lake to the west as shown in Appendix A. The property is slightly sloped and has dense tree coverage. The size of the subject property is 0.401 ha (0.991 ac.) and is mostly surrounded by vacant residential lots on the neighbouring sides.

## CRD Regulations and Policies:

### *4844 Quesnel Fringe Area Official Community Plan*

#### **13.4 Temporary Use Permits**

13.4.1 The Regional District will consider issuing temporary use permits throughout the plan area.

13.4.2 The Regional District requires an applicant for a temporary use permit to adhere to the following general conditions.

- i) the use must be clearly temporary or seasonal in nature;
- ii) does not cause undesirable health, safety or environmental impacts;
- iii) does not have a negative impact on adjacent lands;
- iv) has a low demand for water and sewer services;
- v) does not permanently alter the site upon which it is located, and
- vi) complies with all conditions specified by the Board in the Temporary Use Permit.

#### **Non-Commercial Recreational Use of an RV Policy (2015-8-37)**

1. Non-commercial recreational use for a maximum two (2) RV(s) from May through September annually.
2. Non-commercial winter storage for a maximum of two (2) RV(s) from October through April annually.
3. The RV and any associated detached improvements will not be located within a Development Permit Area for aquatic or riparian protection or within 15 m of the natural boundary of a lake and 30 m (98.4 ft) from the natural boundary of a watercourse; whichever is greater.
4. Beyond what is permitted by zoning, all associated structures must be temporary in nature, or a minimum \$2,000 bond or letter of credit must be submitted and held by the Cariboo Regional District to remove the structures. In all cases the applicants must agree to remove the structures, prior to the expiry of the Temporary Use Permit.
5. The applicant must comply with the Cariboo Regional District Building Bylaw for all associated structures. All structures must be detached from the RV and not exceed 55 sq. m (592 sq. ft).
6. All personal vehicles used by the applicant and guests must be accommodated with off-street parking to a maximum of four (4) vehicles.
7. Other conditions may be imposed on a site-specific basis.
8. The Board will consider if the application is in keeping with the character of the neighbourhood.

9. The Board may require the applicant to host a public information meeting to gather more information regarding the character of the neighbourhood and general acceptance in the community.
10. The Temporary Use Permit may be revoked if any of the conditions have not been adhered to.

Rationale for Recommendations:

Planning staff have received an application for a Temporary Use Permit (TUP) for a recreational vehicle to be used as a primary residential accommodation on the subject property. The permit was applied for after the property was subject to CRD Bylaw Enforcement. The Quesnel Fringe Area Official Community Plan authorizes TUP applications throughout the entire plan area.

The Ministry of Transportation and Infrastructure (MOTI) and the CRD Chief Building Official each have no objection to the proposal.

At the time of drafting this report, the Northern Health Authority has not returned comments on the proposal. Any waste generated from the RV would need to be disposed of using an approved method.

Area B Advisory Planning Commission (APC) recommended against the proposal, stating concerns with the applicant's future plans to reside in shipping containers. Planning staff note that shipping containers can be utilized for residential accommodation subject only to a valid building permit, with approved engineering design and review.

Planning staff are supportive of the request for a Temporary Use Permit, provided it complies to Policy 2015-8-37 and the RV is only used between May through September and it is stored for the winter on or off-site between October and April.

Staff recommend public notice of the proposal rather than a public information meeting. Staff also note that no associated structures are proposed and as such no financial security is required. Additional conditions proposed will ensure waste will be disposed of appropriately.

Recommendation:

That the application for a Temporary Use Permit pertaining to Lot 1, District Lot 6195, Cariboo District, Plan 31056 to allow the subject property to be used for the residential use of an RV be approved, in principle, as per Appendix "B" subject to the following:

- i. The Recreational Vehicle (RV) only be used for seasonal accommodation from May through September annually.
- ii. Any liquid waste generated must be disposed of in compliance with Provincial regulations.

Further, that a public notice, advising of the details of the application and requesting written submissions from interested persons, be placed in the local newspaper.

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## REFERRAL COMMENTS

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Health Authority:

No response.

Ministry of Transportation and Infrastructure: August 25, 2022

The Ministry of Transportation and Infrastructure have no objections in principle to the proposed temporary permit allowing residential accommodation within an existing RV on site. Thank you for giving the Ministry an opportunity to provide comments.

Advisory Planning Commission:

See attached.

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife: September 20, 2022:

This application looks like it is on private land which we don't comment on. However, I did a quick scan for wildlife and habitat overlaps and there were none, so the terrestrial habitat section doesn't have any comments.

CRD Chief Building Official: September 21, 2022

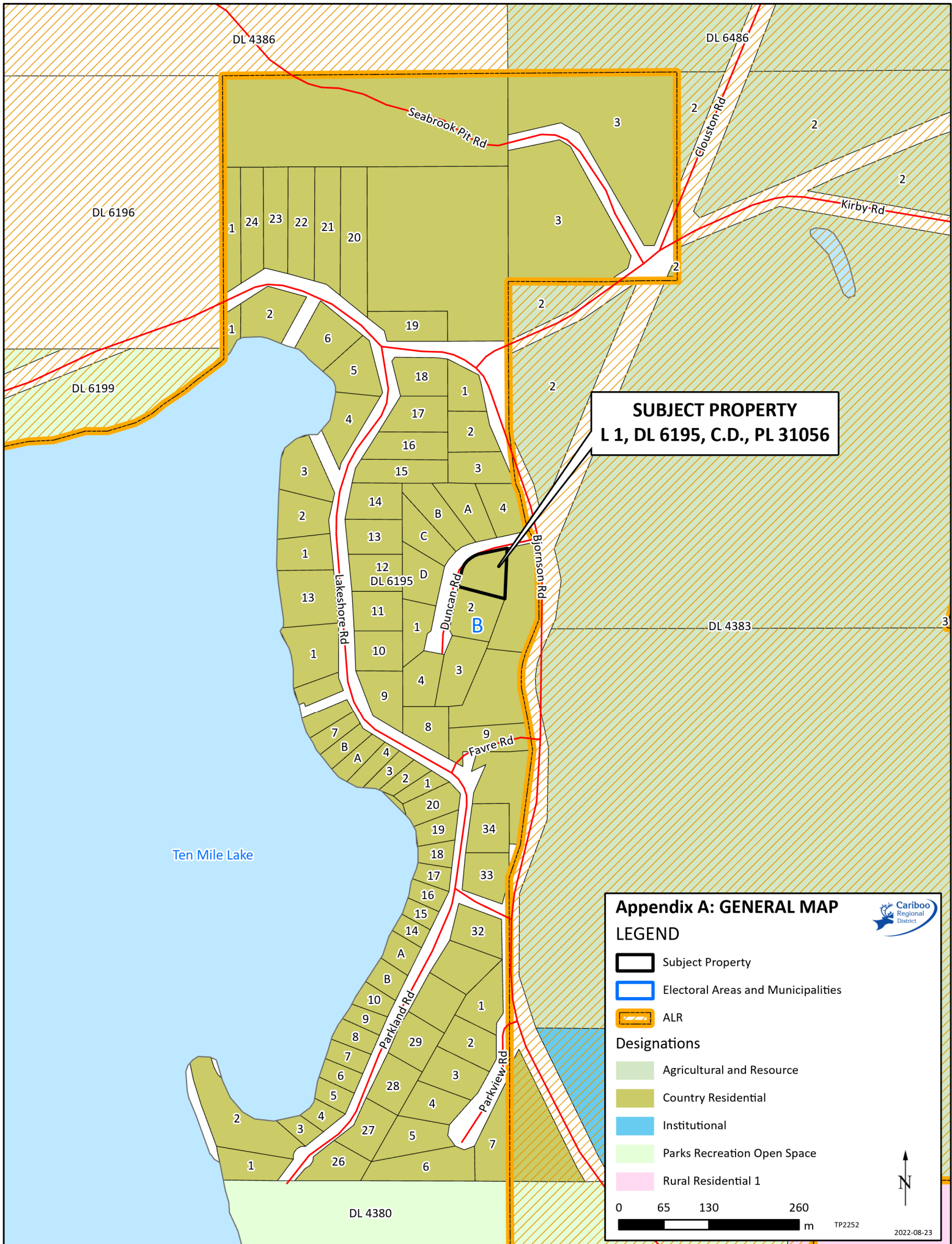
No objections.

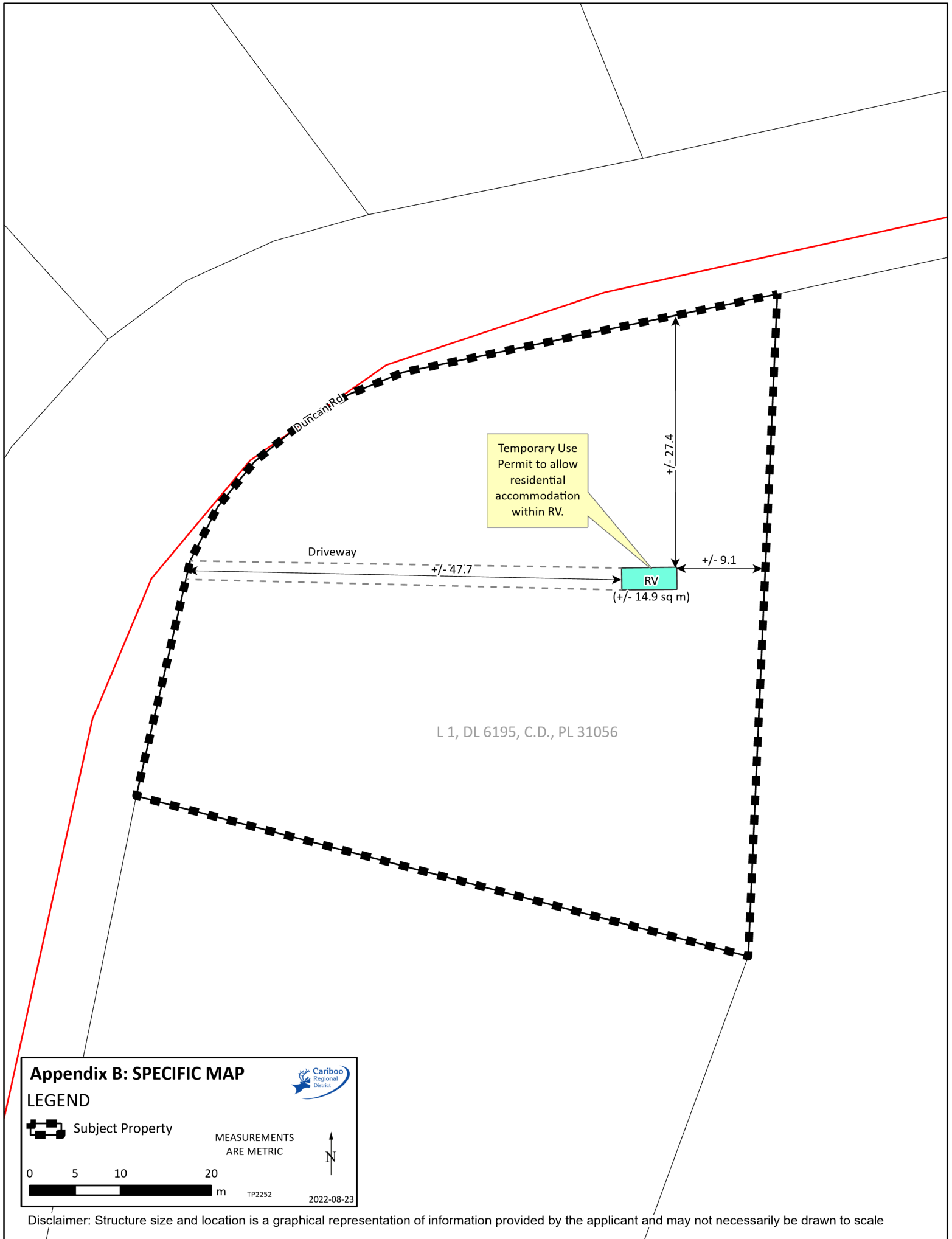
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## ATTACHMENTS

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Appendix A: General Map  
Appendix B: Specific Map  
Appendix C: Orthographic Map  
Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments





## Appendix B: SPECIFIC MAP

### LEGEND

 Subject Property

MEASUREMENTS  
ARE METRIC

0 5 10 20  
m

TP2252

2022-08-23



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



**SUBJECT PROPERTY**  
L 1, DL 6195, C.D., PL 31056

Duncan Rd

Blomson Rd

## Appendix C: GENERAL MAP ORTHO

### LEGEND

 Subject Property

 ALR

0 10 20 40  
m

TP2252

2022-08-23



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Airbus DS



Describe the existing use of the subject property and all buildings: \_\_\_\_\_

RY ON PROPERTY

Describe the proposed use of the subject property and all buildings: \_\_\_\_\_

PERMIT RY ON SITE ON TEMPORARY BASES

Describe the reasons in support for the application: \_\_\_\_\_

ECONOMICALLY FEASIBLE ON A LIMITED BUDGET.

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

TREED LOT

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): \_\_\_\_\_

LOT IS SLOPED SOUTH SIDE TO NORTH

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

SEP 20 2022

SEP 27 2022

Referred to .....

Referred To .....

File No: 3070-20/20220052

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ' ' advisory planning commission held on  
in the , located at , BC, commencing  
at

**PRESENT:**

Chair

STAN HALL  
[BARBARA BACHMEIER] DIRECTOR  
Members STAN HALL DEAN RAINNE ROBERT ROSS  
SYBILLE MUSCHIK

Recording Secretary

SYBILLE MUSCHIK

Owners/Agent, or

☐ Contacted but declined to attend

DEREK MESHER

**ABSENT:****ALSO PRESENT:** Electoral Area Director

BARBARA BACHMEIER.

Staff support (if present)

Agenda Items

TEMPORARY USE PERMIT APPLICATION – 3070-20/20220052 (LOT 1, DISTRICT LOT 6195, CARIBOO  
DISTRICT, PLAN 31056)

/ : "THAT the application for a temporary use permit for property at  
DUNCAN ROAD, be supported/rejected for the following reasons:

- i) Mr. Derek Masher has no plans for his permanent residency.
- ii) He plans to make one of his 3 c-cans his residency. These are not engineered for living accommodation as per BC Building codes. We recommend that the bylaw officer review this application.

For:

Against:

RR

JP

CARRIED/DEFEATED

Termination

/

3 PM. : That the meeting terminate.

ST

CARRIED ✓

Time:

Sybil Muschik  
Recording Secretary

Ned MacDougall  
Chair