



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

SECTION 1: Property Summary

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.)

PLANNING COMMENTS

UPDATE:

This application was deferred previously to reconsider the staff recommendation. At the November 10th, 2022 Board meeting, the applicant mentioned that he does not intend to comply with the TUP RV Policy (2015-8-37) and will be residing in the RV throughout the winter season due to personal limitations.

The Board may consider waiving the TUP RV Policy, but planning staff would not recommend it as it sets a precedent by negating the purpose of temporary use permits being seasonal in nature. Further, with no appropriate sewage disposal system and other necessary services on-site, there might occur undesirable health, safety, and environmental impacts on the neighbourhood. As such, planning staff recommend rejection of the proposal.

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 rejected due to intended non-compliance with the TUP RV Policy (2015-8-37).

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.

REFERRAL COMMENTS

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.

BOARD ACTION

October 6, 2022:

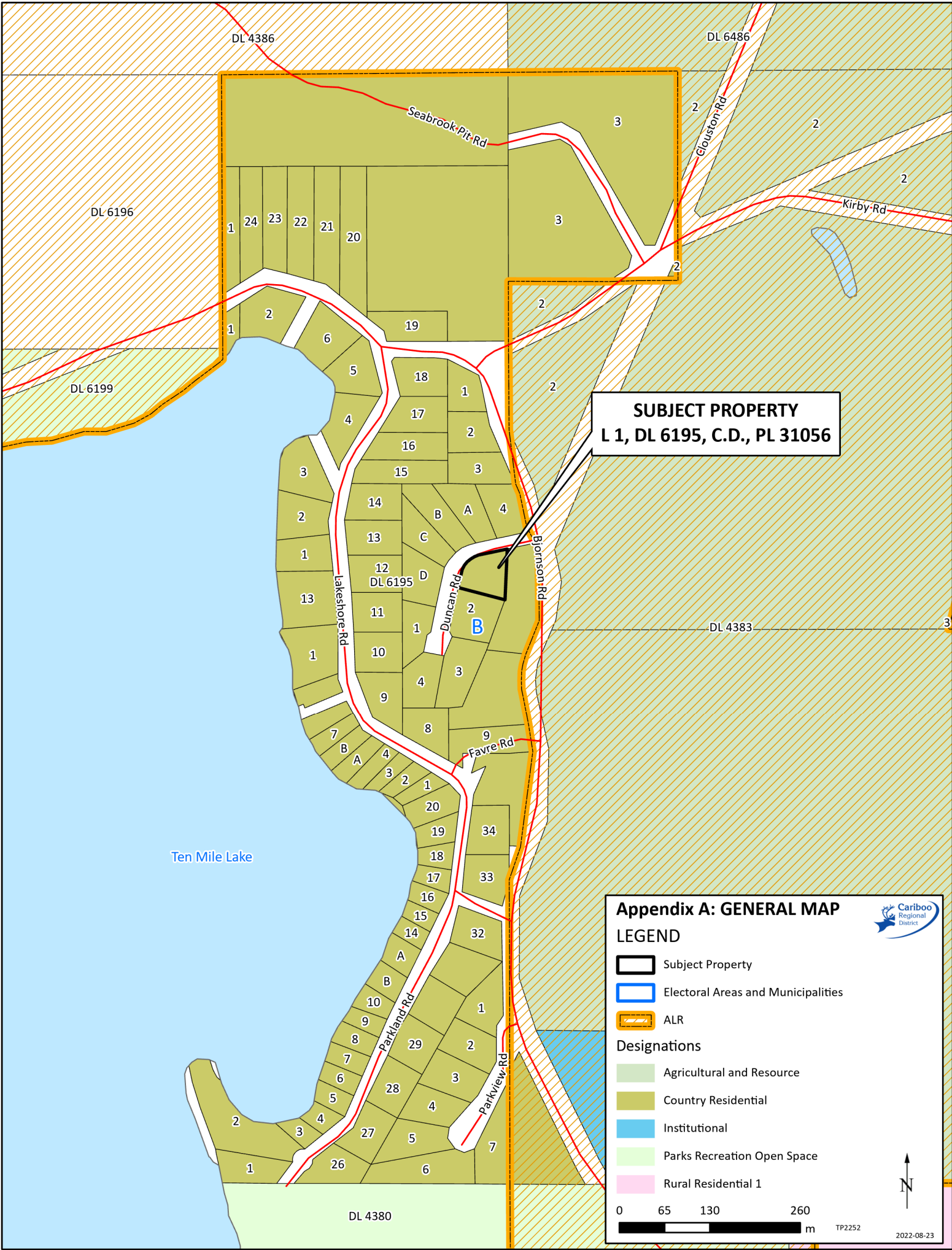
That the application pertaining to Lot 1, District Lot 6195, Cariboo District, Plan 31056 requesting the issuance of a Temporary Use Permit to allow the subject property to be used for the residential use of an RV, be deferred to the November 10, 2022, meeting.

November 10, 2022:

That consideration of the application pertaining to Lot 1, District Lot 6195, Cariboo District, Plan 31056 requesting the issuance of a Temporary Use Permit to allow the subject property to be used for the residential use of an RV, be deferred until the December 9, 2022, CRD Board meeting.

ATTACHMENTS









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

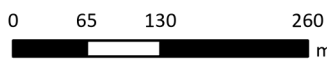


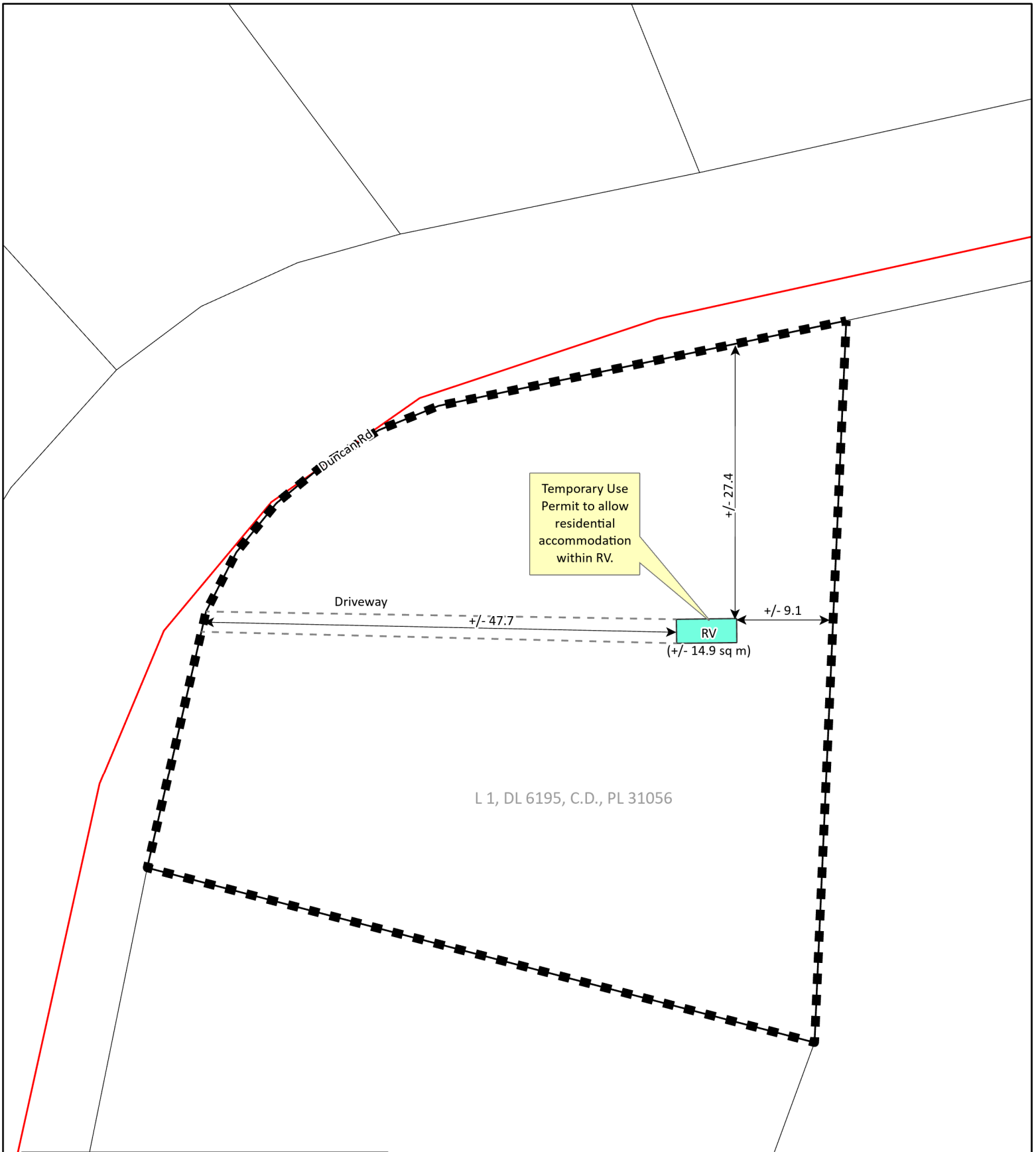
SUBJECT PROPERTY
L 1, DL 6195, C.D., PL 31056

Appendix A: GENERAL MAP
LEGEND



-  Subject Property
-  Electoral Areas and Municipalities
-  ALR
- Designations**
-  Agricultural and Resource
-  Country Residential
-  Institutional
-  Parks Recreation Open Space
-  Rural Residential 1



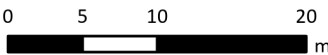


Appendix B: SPECIFIC MAP

LEGEND

Subject Property

MEASUREMENTS
ARE METRIC



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

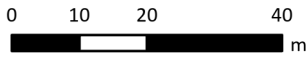
Blomson Rd

Appendix C: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR



TP2252

2022-08-23

Describe the existing use of the subject property and all buildings: _____

RV ON PROPERTY

Describe the proposed use of the subject property and all buildings: _____

PERMIT RV 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"/>	<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"/>

TELUS

SEP 20 2022

SEP 27 2022

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 mesher 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 applicant.

For:

Against:

RR [Signature]

CARRIED/DEFEATED

Termination

/ 3 PM. : That the meeting terminate.

SA [Signature]

CARRIED ✓

Time:

Sybille Muschik
Recording Secretary

Ned MacDougall
Chair