



Date: 05/06/2023

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Jun23_2023

File: 3360-20/20210003

Short Summary:

Area A – BL 5352

1033 Jade Street

Lot 1, District Lot 3140F, Cariboo District, Plan PGP40254

From Residential 2 (R 2) zone to Highway Commercial (C 3) zone

(3360-20/20210003 – Peke Industries Ltd.) (Agent: Irvine Keith Corbett)

Director Sjostrom

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

This bylaw is being brought forward for consideration of adoption following approval from the Ministry of Transportation and Infrastructure and registration of a restrictive covenant on title prohibiting building permit issuance for high water demand uses until a Traffic Impact Assessment, Hydraulic Capacity of Sewer and Aquifer Assessment have been completed in a satisfactory manner.

Attachments:

Information package

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- ☐ **Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.

- ☐ **Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- ☒ **Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- ☐ **Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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CAO Comments:

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Options:

1. Endorse recommendation;
2. Deny;
3. Defer.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021 be adopted, this 23rd day of June 2023.