



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210003

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021

Electoral Area: A

Date of Referral: October 28, 2021

Date of Application: January 04, 2021

Property Owner's Name(s): PEKE INDUSTRIES LTD

Applicant's Name: Irvine Keith Corbett

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3140F, Cariboo District, Plan PGP40254

Property Size(s): 0.623 ha (1.54 ac.)

Area of Application: 0.623 ha (1.54 ac.)

Location: 1033 Jade Street

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
Residential 2 (R 2)

Min. Lot Size Permitted:
1,114 sq. m (11,991 sq. ft.)
(Per Single-Family Dwelling Unit)

1,672 sq. m (17,998 sq. ft.)
(Per Two-Family Dwelling Unit)

Proposed Zoning:
Highway Commercial (C 3) Zone

Min. Lot Size Permitted:
1,600 sq. m (17,223 sq. ft.)
(For Non-Residential Use)

1,672 sq. m (17,998 sq. ft.)
(For Combined Residential and Non-Residential Use)

Proposal: To develop gas station, convenience store, restaurants and a hotel on a highway service commercial designated site.

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

Existing Buildings: No existing buildings.

Proposed Buildings: Gas station, convenience store, restaurants and a hotel.

Road Name: Jade Street, Maple Drive

Road Type: Paved

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

Services Available: Well

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 Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	273 Storage & Warehousing (Closed)	0.34 ha (0.833 ac.)
	211 Shopping Centre (Community)	5.54 ha (13.68 ac.)
	225 Convenience Store/Service Station	0.44 ha (1.082 ac.)
(b) South	020 Residential Outbuilding Only	0.24 ha (0.59 ac.)
	032 Residential Dwelling with Suite	0.21 ha (0.51 ac.)
	201 Vacant IC&I	0.28 ha (0.7 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.18 ha (0.45 ac.)
	228 Automobile Paint Shop, Garages, Etc.	0.243 ha (0.6 ac.)

(c) East	230 Hotel	0.96 ha (2.38 ac.)
	214 Retail Strip	1.18 ha (2.915 ac.)
(d) West	256 Restaurant Only	0.33 ha (0.82 ac.)
	201 Vacant IC&I	0.27 ha (0.67 ac.)
	000 Single Family Dwelling	0.41 ha (1.01 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.43 ha (1.05 ac.)
	000 Single Family Dwelling	0.210 ha (0.52 ac.)
	000 Single Family Dwelling	0.17 ha (0.41 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.623 ha (1.54 ac.) subject property to allow for commercial activities and align with the existing Highway Service Commercial designation in the Quesnel Fringe Area OCP Bylaw No. 4844, 2014. The property also lies within the Highway 97 Corridor Development Permit Area under the Quesnel Fringe Area OCP Bylaw No. 4844, 2014. There are two other adjacent commercially zoned properties that are owned by the applicant. It is intended to amalgamate all the properties including the subject property to develop a gas station, convenience store, restaurants, and a hotel. The proposal is shown in Appendix C.

The subject property is currently zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. To accommodate proposed commercial uses, the applicant has requested to rezone the subject property from Residential 2 (R 2) zone to Highway Commercial (C 3) zone.

Location & Surroundings:

The subject property is located on Jade Street at the corner of Maple Drive and Highway 97 as shown in Appendix B. The property is currently vacant with graded gravel parking area and vegetation buffer along the highway. There is an existing well on site and the property is within the Red Bluff sewer service area. It is surrounded by commercial and residential lots to the west,

a few light industrial lots to the south, hotel and retail strip across Highway 97, and a community shopping centre located within the City of Quesnel limits to the north of the subject property.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.3 HIGHWAY COMMERCIAL (C 3) ZONE

5.3.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 1,600 sq. m (17,223 sq. ft.)
(For Non-Residential Use)

1,672 sq. m (17,998 sq. ft.)
(For Combined Residential and Non-Residential Use)

4844- Quesnel Fringe Area Official Community Plan Bylaw, 2014

HIGHWAY SERVICE COMMERCIAL

7.3.9 The Highway Service Commercial area is intended to support highway travellers with a mixture of automotive, accommodation, and service commercial land uses. Light industrial uses are also supported where they can demonstrate land use compatibility and are buffered from neighbouring residential uses.

7.3.10 Support a high standard of design along the Highway 97 gateway to the Quesnel with the establishment of a Highway 97 Corridor Development Permit Area to provide guidelines for the form and character of development.

7.3.11 Work with the Ministry of Transportation and Infrastructure to achieve good access management consistent with transportation planning policies, particularly in relation to safe highway access.

7.3.12 Land uses on the Highway 97 Corridor should demonstrate:

- low water usage;
- low air emissions relevant to the airshed boundary;
- low or recyclable solid and liquid waste disposal requirements;
- compatibility with the surrounding environment and land uses; and,
- consideration of vehicle and pedestrian movement, particularly movement crossing the highway.

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application, with a condition. Being located within the Highway 97 Corridor Development Permit Area and designated as Highway Service Commercial in the Quesnel Fringe Area OCP Bylaw No. 4844, 2014, the proposal to rezone the subject property from Residential 2 (R 2) zone to Highway Commercial (C 3) zone is reasonable. However, the planning staff also recognizes several key concerns with the proposal, mainly regarding infrastructure feasibility.

The proposal, particularly the hotel, calls for high hydraulic loading that may exceed the capacity of existing sewer infrastructure in the neighbourhood. As such the CRD Environmental Services department requires a hydraulic capacity study to determine the effects of this proposed loading scheme.

The City of Quesnel has also expressed their concerns with the proposed development in regard to high water consumption due to the fire infrastructure (hydrants, and potential sprinklers) required for hotel use, restaurants and car wash. It is recommended to conduct a water study to determine the impact of such a high-water consumption on the neighbouring wells. Although, the subject property is in proximity to the community water system, the City's policy does not allow to extend water services beyond the City boundary. Therefore, connection to the City's water system is not an option.

The Electoral Area 'A' Advisory Planning Commission (APC) has no objections and has voiced their support of the proposal. The Northern Health Authority also expressed no concerns with this zoning amendment.

Pursuant to Sec. 52(3)(a) of the Transportation Act, the Ministry of Transportation and Infrastructure (MOTI) will require the applicant to undertake a Traffic Impact Assessment (TIA) for the proposed development. This would help in efficient transportation planning required for such a large/complex development.

Taking all the concerns from different agencies into consideration, the planning staff recommends Section 219 covenant under the *Land Title Act* to be registered on the property as a condition of rezoning approval. As per MOTI referral comments, a combined covenant would be registered prior to adoption in both CRD and MOTI's names which will require all the necessary assessments and studies to be conducted prior to construction/development of any uses with high infrastructure demand, such as a hotel, car wash, or multiple restaurants.

The CRD Building Services department has no objection to the proposal. A building permit will be required for the proposed development. Architect and/or engineer may be required for building permit application depending on design.

Further, a Development Permit will be required at the building construction stage regulating building character, landscaping, access, and parking as the property is located within the Highway

97 Corridor Development Permit (DP) Area under Section 919.1 (1)(f) of the *Local Government Act*. The Development Permit Area and resulting guidelines are intended to regulate the form and character of commercial and industrial developments along the highway and ensure that new development contributes to a positive first impression of the community by maintaining a high development standard.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021 be given first and second readings, further that adoption be subject to the following condition:

- i) The applicant offering to enter into and entering into a Section 219 covenant prohibiting building permit issuance for high water demand uses such as car wash, multiple restaurants, or hotel until a Traffic Impact Assessment (TIA), Hydraulic Capacity of sewer and Aquifer Impact Assessment have been completed by a Qualified Professional in a satisfactory manner.

Further, that the covenant state that any mitigative measures specified in the reports must be completed prior to building permit issuance. Should any of the reports indicate negative impacts which cannot be mitigated, a building permit will not be issued.

Further, that the cost of preparation and registration of the covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority: October 29, 2021

No concerns with this rezoning.

Ministry of Transportation and Infrastructure: November 8, 2021

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

The Ministry of Transportation and Infrastructure (MoTI) will require a Traffic Impact Assessment (TIA) to be completed. Please have the applicant/developer's engineering consultant submit a draft Terms of Reference (TOR) to MoTI for the proposed development.

Advisory Planning Commission: November 8, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

City of Quesnel: November 28, 2021

The City has the following comments regarding this rezoning application:

- 1) The application states that the property is in proximity to community water which we assume is the City water system. The City's policy is not to extend water beyond our boundary. Connection to the City's system is not an option.
- 2) The proposed development is an extreme water consumer due to the fire infrastructure that would need to be designed in (hydrants, potential sprinklers for hotel), hotel use, restaurants and car wash. A water study to determine impact of how such a well in this area will draw down wells on the surrounding properties is recommended.
- 3) From a design perspective the linear parking that abuts all the exterior roadways is a concern and should be reviewed under the traffic plan.

CRD Chief Building Official: December 16, 2021

Permit required for proposed development. Architect and/or engineer may be required for building permit application depending on design.

CRD Environmental Services Department: November 17, 2021

This proposal calls for high hydraulic loading in which we cannot fully determine overloading effects that would potentially damage existing infrastructure and buildings in this area. As such a hydraulic capacity study is required to determine the effects of this proposed loading scheme. We cannot therefore authorize the construction of these planned works, at this time.

BOARD ACTION

January 14, 2022:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021 be given first and second reading this 14th day of January, 2022. Further, that adoption be subject to the following condition:

The applicant offering to enter into and entering into a Section 219 covenant prohibiting building permit issuance for high water demand uses such as car wash, multiple restaurants, or hotel until a Traffic Impact Assessment (TIA), Hydraulic Capacity of sewer and Aquifer Impact Assessment have been completed by a Qualified Professional in a satisfactory manner.

Further, that the covenant state that any mitigative measures specified in the reports must be completed prior to building permit issuance. Should any of the reports indicate negative impacts which cannot be mitigated, a building permit will not be issued.

Further, that the cost of preparation and registration of the covenant be borne by the applicant.

September 1, 2022:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021 be read a third time, this 1st day of September, 2022.

ATTACHMENTS

Appendix A: Bylaw 5352
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
APC Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5352

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. 5352, 2021".

2. AMENDMENT

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

- i) rezoning Lot 1, District Lot 3140F, Cariboo District, Plan PGP40254 from Residential 2 (R 2) zone to Highway Commercial (C 3) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 14th DAY OF January, 2022

READ A SECOND TIME THIS 14th DAY OF January, 2022

A PUBLIC HEARING WAS HELD ON THE 23rd DAY OF August, 2022

READ A THIRD TIME THIS 1st DAY OF September, 2022

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 5th DAY OF June, 2023



Ardell Piche
Dev. Services officer

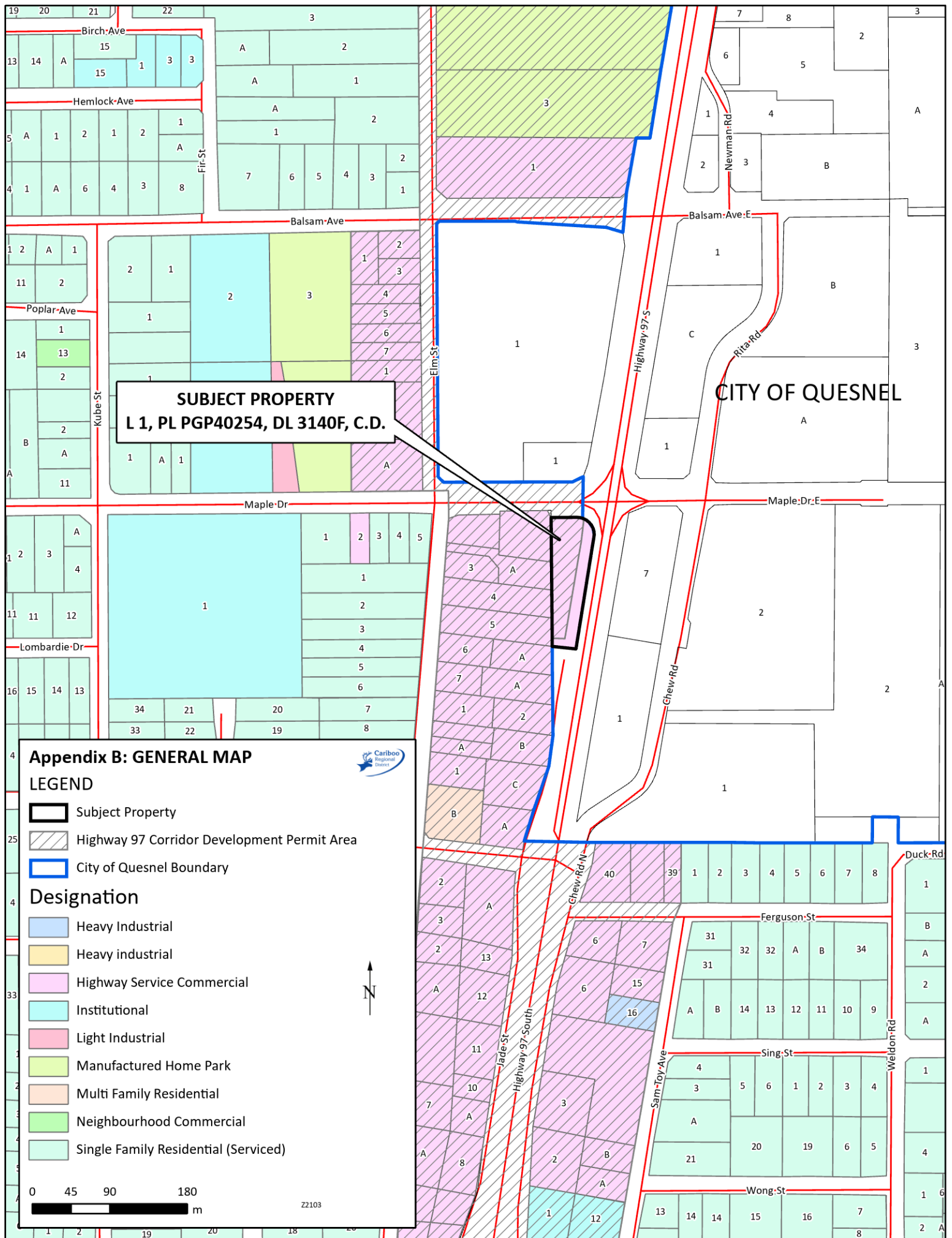
ADOPTED THIS _____ DAY OF _____, 2023

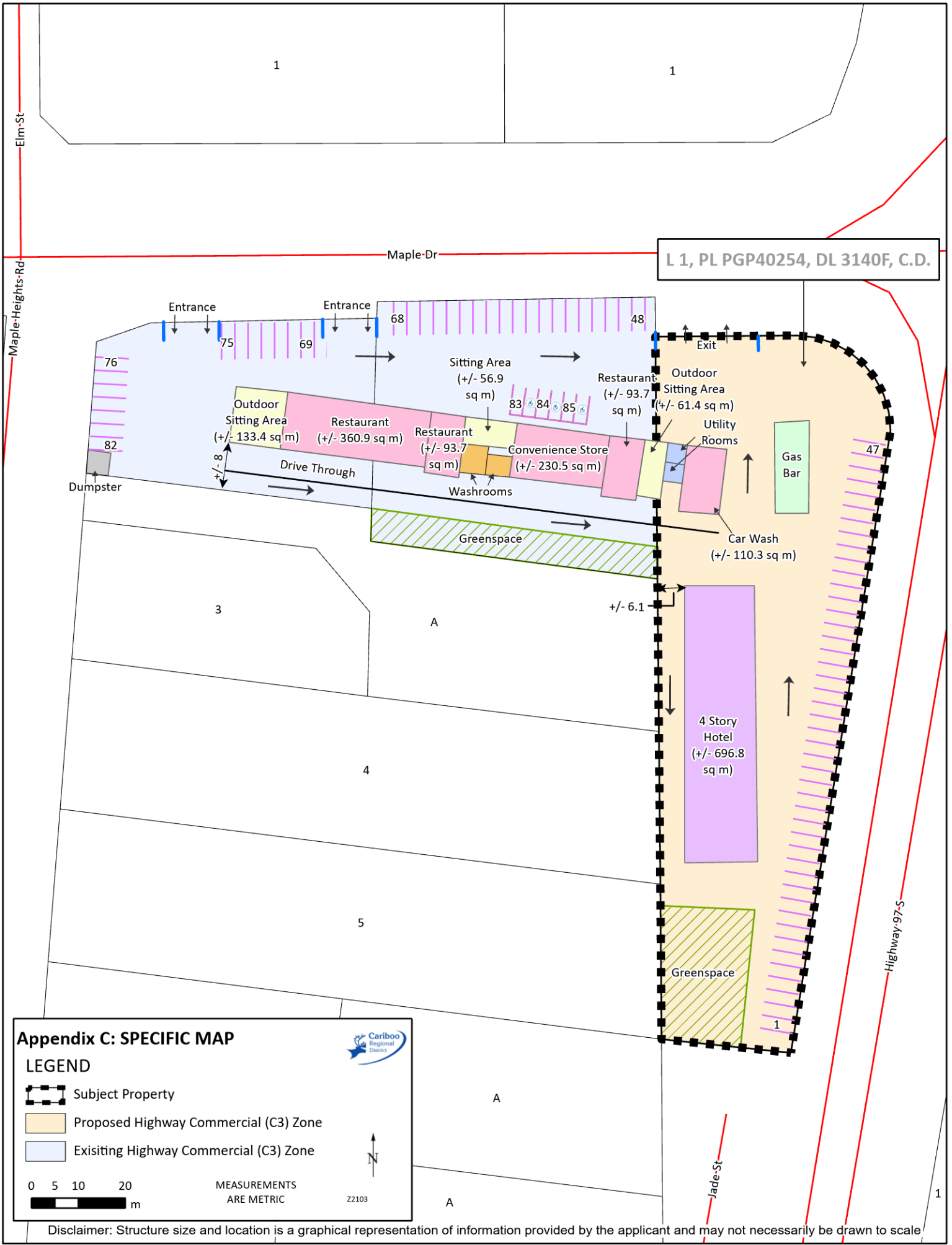
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5352 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2023.

Manager of Corporate Services





L 1, PL PGP40254, DL 3140F, C.D.

Elm-St

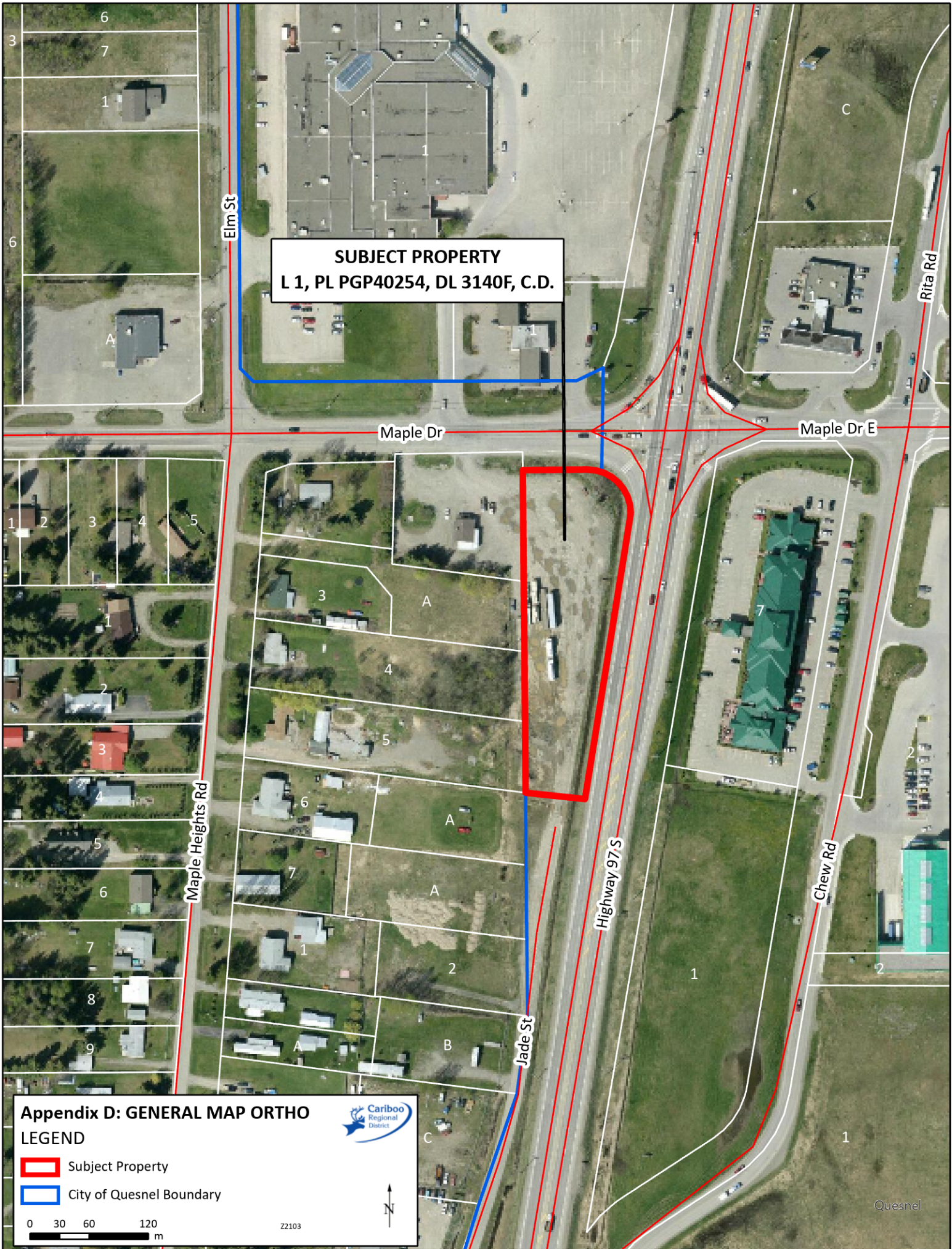
Maple-Heights-Rd

Maple-Dr

Highway-97-S

Jade St

SUBJECT PROPERTY
L 1, PL PGP40254, DL 3140F, C.D.



Appendix D: GENERAL MAP ORTHO

LEGEND

-  Subject Property
-  City of Quesnel Boundary

0 30 60 120
m

22103



Quesnel

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

Describe the proposed use of the subject property and all buildings: GAS STATION,
CONVENIENCE STORE, HOTEL

Describe the reasons in support for the application: PROPERTY LOCATION AS IT IS
DESIGNATED HIGHWAY SERVICE COMMERCIAL IN THE QUESNEL
FRINGE AREA COMMUNITY PLAN BYLAW

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

GRADED GRAVEL PARKING AREA

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

NONE

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	☐	☒	☒	☐
Telephone	☐	☒	☒	☐
Community Water System	☐	☒	☒	☐
Community Sewer System	☐	☒	☒	☐
Sewage Disposal System	☐	☒	☒	☐
Well	☒	☐	☒	☐
Other (please specify)	☐	☐	☐	☐

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on Nov
8, 2021 in the tele-conference, located at Quesnel, BC,
commencing at 11 am

PRESENT: Chair
Members Marj Sales, Simon Turner, Vince
Berlinguette, Roy Josephy and Ted Armstrong

Recording Secretary Doug Service

Owners/Agent, or Keith Corbett
☐ Contacted but declined to attend

ABSENT: Dave Moffatt

ALSO PRESENT: Electoral Area Director Mary Sjostrom
Staff support (if present) Nigel Whitehead

Agenda Items

REZONING APPLICATION – 3360-20/20210003 (LOT 1, DISTRICT LOT 3140F, CARIBOO DISTRICT, PLAN PGP40254)

Marj Sales /Simon Turner : "THAT the application to rezone property at 1033 JADE STREET, be supported for the following reasons:

For: 6 Against: 0

CARRIED

Termination

/ : That the meeting terminate.

CARRIED

Time: 1120

Doug Service

Recording Secretary

Chair

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210003

Date: Tuesday, August 23, 2022

Location: Quesnel Legion Hall

Re: **QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 5352, 2021**

Persons Present:

- ☒ Director: Mary Sjostrom
- ☐ Owner(s): Peke Industries Ltd.
- ☒ Agent: Irvine Corbett — *By phone*
- ☒ Public: See attached list
- ☐ Staff:
- ☐ No public in attendance (excluding owner/agent)

-
- ☒ Meeting called to order at 7 42 PM.
 - ☒ 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:
Questions about water results from monitoring on Maple Park Site. Owner noted no results noted
 - Comments of concern/opposition: *of concern on property Bylaw 5352*
 - ☒ Attendees were asked three times for further comments and/or questions.
 - ☐ The Chair called the meeting adjourned at 7 59 PM. (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 Sjostrom
Signature of Chair

"Quesnel Fringe Area Zoning Amendment Bylaw No. 5352, 2021"

Application: 1033 Jade Street (3360-20-20210023)

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