



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20230039

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5448, 2023

Electoral Area: A

Date of Referral: October 12, 2023

Date of Application: August 02, 2023

Property Owner's Name(s): 0930230 BC Ltd.

SECTION 1: Property Summary

Legal Description(s): Lot 7, District Lot 3965, Cariboo District, Plan 19896, Except Plan 28190

Property Size(s): 0.67 ha (1.66 ac)

Area of Application: 0.67 ha (1.66 ac)

Location: Jasper St.

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
n/a

Current Zoning:
Residential 2 (R 2)

Min. Lot Size Permitted:
1114 sq. m (11,991 sq. ft.)

Proposed Zoning:
Service Commercial (C 4)

Min. Lot Size Permitted:
1600 sq. m (17,223 sq. ft.)

Proposal: To allow shop with office space for a restoration company.

No. and size of Proposed Lots: no new lots

Existing Buildings: None.

Proposed Buildings: Shop with office space - 297.29 sq. m (3,200 sq. ft.)

Road Name: Jasper St

Road Type: Paved

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

Services Available: Existing: None.

Available: Hydro, telephone, sewage disposal system, well, gas.

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

Lake Classification: 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	Residential Dwelling with Suite	0.22 ha (0.55 ac)
(b) South	Vacant Residential Less Than 2 Acres	0.81 ha (1.99 ac)
(c) East	Single Family Dwelling	0.25 ha (0.62 ac)
(d) West	Single Family Dwelling	0.79 ha (1.95 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.67 ha (1.66 ac.) subject property to allow for a commercial building to be built. The subject property is currently zoned as Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated as Highway Commercial in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013 as shown in Appendix B.

The applicant has requested to rezone the subject property from Residential 2 (R 2) to a Service Commercial 4 (C 4) zone. The proposed zone would be consistent with the Highway Commercial Designation in the OCP.

Location & Surroundings:

The subject property is located at the south end of Jasper Street and 350 m west of Dragon Lake as shown in Appendix D. Recently logged, the property slopes west towards Highway 97 and is currently a vacant lot. There are currently single-family dwellings located to the north and east of the property with a vacant lot located to the south and Highway 97 to the west.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.4 Service Commercial (C 4) ZONE

5.4.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 1600 sq. m (17,223 sq. ft.)

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning and OCP amendment application. The proposal is in compliance with the objectives of the Quesnel Fringe Area Official Community Plan (OCP) Bylaw by supporting highway travellers with a mixture of service commercial uses (section 7.3.9). The proposed commercial zone will likely have a minimal impact on adjacent lots when all required property line setbacks are followed. The lot will be able to meet all of the zoning requirements of the proposed service Commercial (C 4) zone.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposal and has no objections. They explain that the applicant will have to apply for a commercial access permit with MOTI should the rezoning be approved.

The Northern Health Authority (NHA) has issued notice of a temporary suspension of the review of routine proposals submitted by municipalities and regional districts as per their correspondence of September 25, 2023.

The Ministry of Water, Land, and Resource Stewardship does not have any concerns but would like to make the proponents aware that the property overlaps with three species that occur in the area; the Long-billed curlew, the Sprengel's sedge, and the Gypsy Cuckoo Bumble Bee.

The Electoral Area 'A' Advisory Planning Commission (APC) was in support of the application and had no comments.

The CRD Chief Building Official (CBO) has no objections and notes a building permit will be required for the construction of the proposed commercial building.

In summary, planning staff are supportive of the proposed rezoning application. The proposed zone will align with the current OCP designation and allow commercial activity to take place.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5448, 2023 be given first and second reading.

REFERRAL COMMENTS

Health Authority:

The Northern Health Authority has issued notice of a temporary suspension of the review of routine proposals submitted by municipalities and regional districts as per their correspondence of September 25, 2023.

Ministry of Transportation and Infrastructure: October 16, 2023

The Ministry of Transportation and Infrastructure has no objections in principle to rezoning Lot 7, DL 3965, Cariboo District, located on Jasper Street, from R2 to C4 to allow a shop with office space for a restoration company. Please note, the applicant will be required to submit a commercial access permit application to the Ministry, should this rezoning be successful. Please forward the bylaw to the Ministry for signature after it has achieved third reading.

Advisory Planning Commission: October 27, 2023

See attached.

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife: November 8, 2023

The terrestrial ecosystems section doesn't have any comments, except to bring up the following for your and the proponent's knowledge. The property overlaps with three species occurrences in the general area:

- Long-billed curlew
- Sprengel's sedge
- Gypsy Cuckoo Bumble Bee

The disturbance seems to be minimal for this proposal so I am not worried about too much impact but wanted to bring it to your attention.

CRD Chief Building Official: November 28, 2023

No objections. Building permit required for proposed commercial building.

BOARD ACTION

December 8, 2023:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5448, 2023 be read a first and second time, this 8th day of December 2023.

ATTACHMENTS

Appendix A: Bylaw 5448
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments
Public Hearing Results – February 15, 2024



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5448

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. 5448, 2023".

2. AMENDMENT

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

- i) rezoning Lot 7, District Lot 3965, Cariboo District, Plan 19896, Except Plan 28190 from Residential 2 (R 2) zone to Service Commercial (C 4) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 8th DAY OF December, 2023

READ A SECOND TIME THIS 8th DAY OF December, 2023

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF February, 2024

READ A THIRD TIME THIS _____ DAY OF _____, 2024

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2024

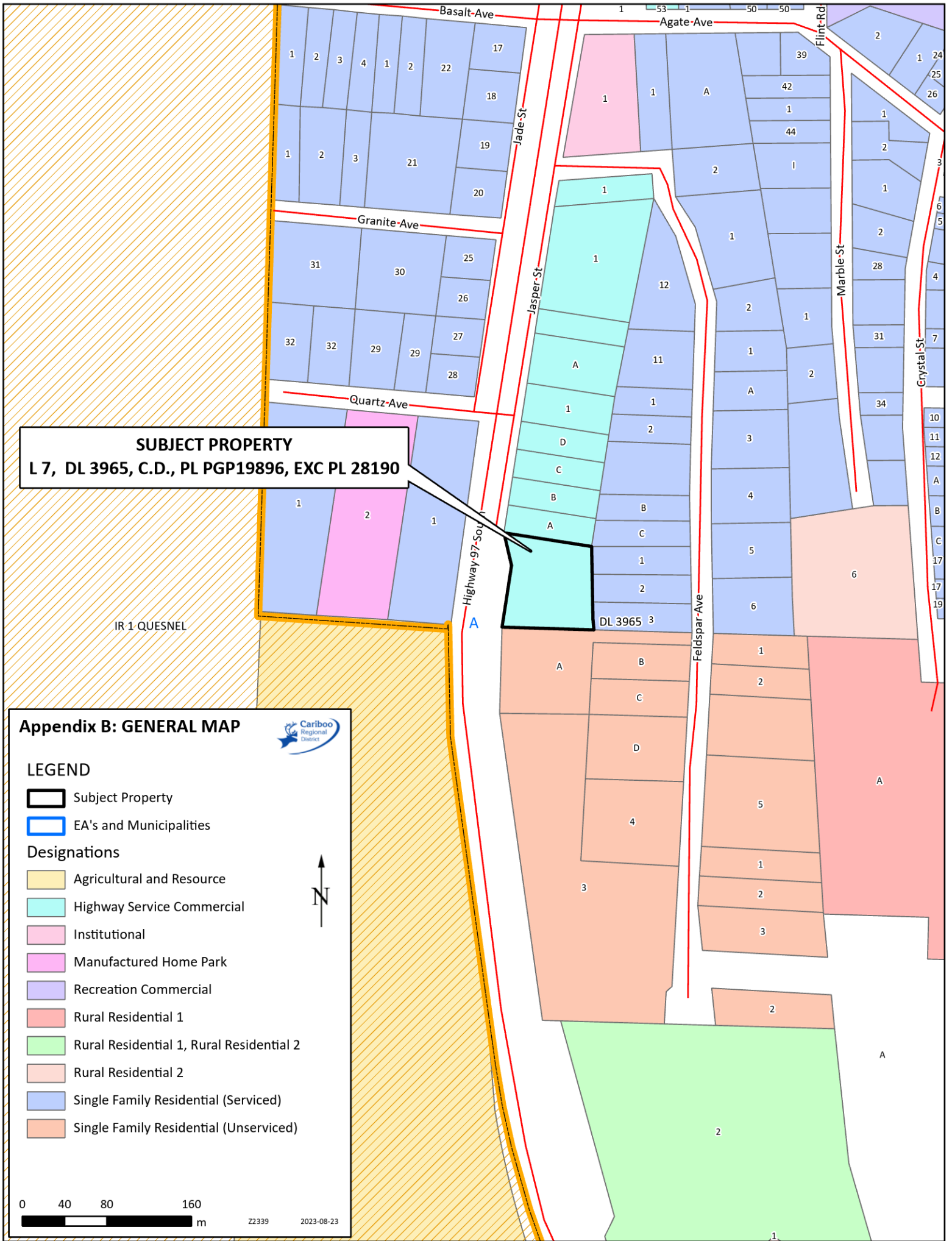
ADOPTED THIS _____ DAY OF _____, 2024

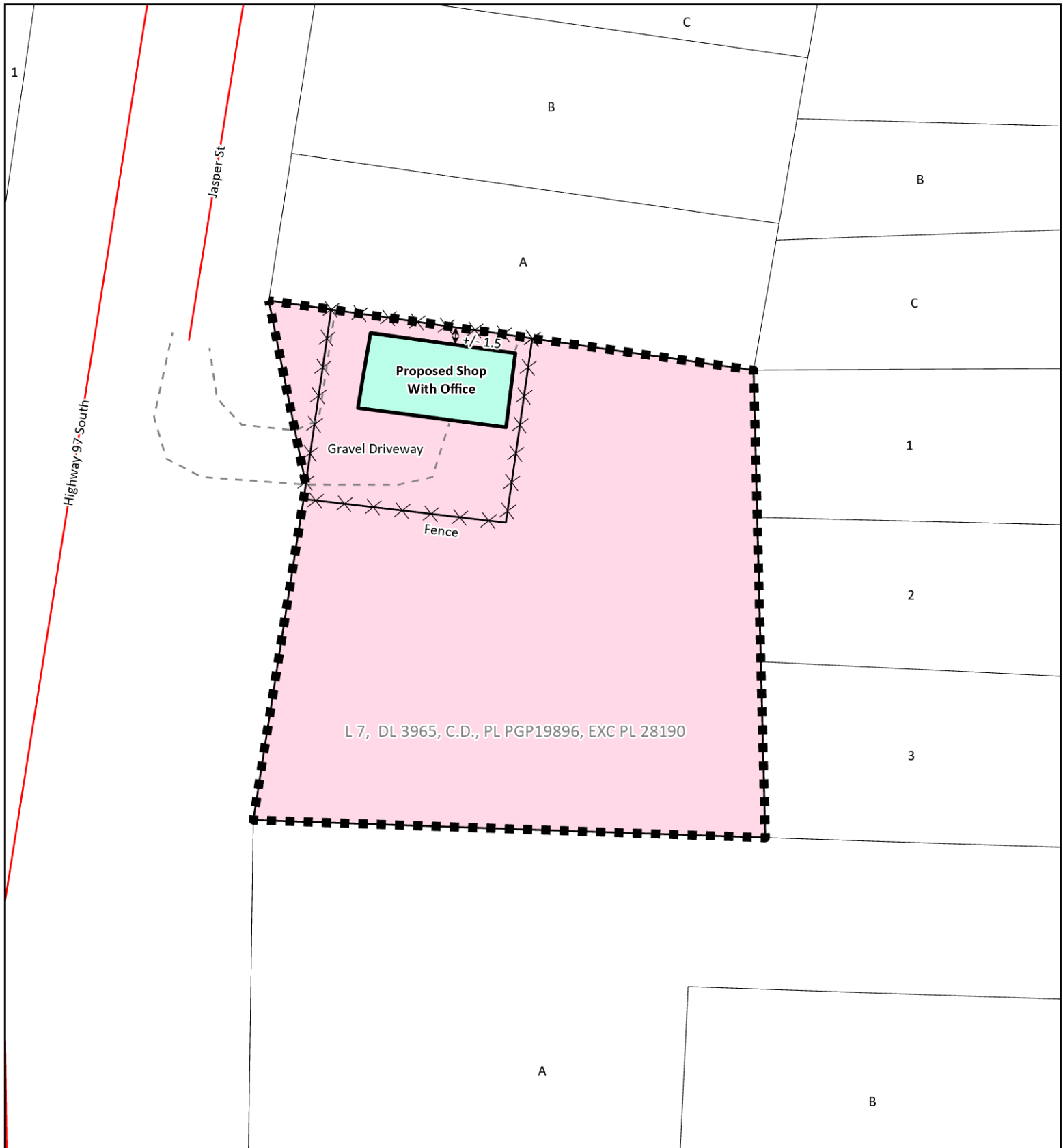
Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5448 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5448, 2023", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.


Manager of Corporate Services



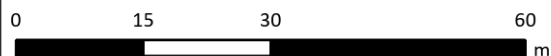


Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Service Commercial (C 4) Zone

MEASUREMENTS
ARE METRIC



22339 2023-08-24



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



Highway 97 South

Jasper St

B

C

A

B

C

1

2

3

A


B

Quesnel

SUBJECT PROPERTY
L 7, DL 3965, C.D., PL PGP19896, EXC PL 28190

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

0 5 10 20
m



Z2339 2023-08-23



Describe the existing use of the subject property and all buildings: BARE LAND
NO BUILDINGS

Describe the proposed use of the subject property and all buildings: ERRECT SHOP
WITH OFFICE SPACE FOR RESTORATION COMPANY.
MINIMAL NOISE FROM SHOP. MINIMAL TRAFFIC

Describe the reasons in support for the application: BETTER USE OF LAND. SHOP WILL
SUPPORT BUSINESS GROWTH AND EMPLOYMENT WITHIN
QUESNEL

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
LOGGED IN 2022, BARE LOT, VEGETATION IS MINIMAL
AT THIS POINT

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): ADJACENT
TO HWY 97.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>GAS</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOV 01 2023



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 27 OCTOBER 2023

Location of Meeting: CRD office, Kinsland Street Courtyard

File Number: 3360-20/20230039

Application Type: Rezoning

Electoral Area: A

Legal Description: Lot 7, District Lot 3965, Cariboo District, Plan 19896, Except Plan 28190

Property Location: Jasper Street

ATTENDANCE

Present:

Chair: Roy JOSEPHY

Members: Simon Turner, Doug Service, Marjorie Selis, Dave Moffat, Ted Hunsberg

Recording Secretary: Simon Turner

Owners/Agent: Ed Derge, Ultrawest

Contacted but declined to attend

Absent: Vince Bertinette

Also Present:

Electoral Area Director: Mary Sjostrom, Inedette Kurta (Alternate)

Staff Support:

RESOLUTION

THAT application with File Number 3360-20/20230039 be **SUPPORTED** / ~~REJECTED~~ for the following reasons:

1)

2)

For: ~~ma~~^s 6 Against: . d

Moved: Ted Armstrong
Seconded: Doug Service

CARRIED/DEFEATED

Termination:

That the meeting terminate.

Moved: Ted Armstrong

Seconded: Doug Service

CARRIED

Time: 11.17am



Recording Secretary



Chair

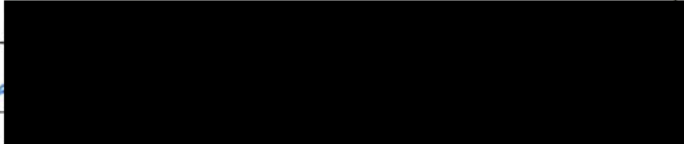
Public Hearing Attendance

"Quesnel Fringe Area Zoning Amendment Bylaw No. 5448, 2023"

Date of Public Hearing: February 15, 2024

Application: Jasper St. (3360-20/2023-0039)

*Due to limitations of the teleconference platform, best efforts have been made to ensure attendee's names are accurate. Any errors or omissions in the record are accidental and the CRD apologizes for this inconvenience.

Name	Address
ED DORGE	
Aubrey Wilson	