



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20240011

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5469, 2024

Electoral Area: A

Date of Referral: March 14, 2024

Date of Application: March 04, 2024

Property Owner's Name(s): Renyard Holdings Inc.

Applicant's Name: Renyard Holdings Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 12, District Lot 3140, Cariboo District, Plan 19032

Property Size(s): 0.44 ha (1.09 ac.)

Area of Application: 0.44 ha (1.09 ac.)

Location: 1381 Sam Toy Road

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
n/a

Current Zoning:
Service Commercial (C 4)

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

Proposed Zoning:
Special Exception C 4- 3

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

Proposal: The applicant is proposing the development of four commercial buildings. There is a total of 28 parking spaces and four loading spaces. The main access is proposed to be changed to Sam Toy Rd with access still existing off of Gook Rd. The applicant made a previous rezoning application (3360-20/20220023) to rezone the lot to Service Commercial (C 4) however did not have specific uses in mind at the time of rezoning. The applicants proposed uses do not align with the current zoning.

No. and size of Proposed Lots: n/a

No. and size of Proposed Lots: n/a

Existing Buildings: none

Proposed Buildings: Building A - 232.26 sq. m. (2500 sq. ft.)

Building B - 185.81 sq. m. (2000 sq. ft.)

Building C - 185.81 sq. m. (2000 sq. ft.)

Building D - 185.81 sq. m. (2000 sq. ft.)

Road Name: Sam Toy Ave

Road Type: Paved

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

Services Available: Existing- None

Available- hydro, telephone, community sewer, well, natural 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: None

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	Automobile Paint Shop, Garages, Etc.	0.2 ha. (0.5 ac.)
(b) South	Vacant	1.32 ha. (3.26 ac.)
(c) East	Single Family Dwelling	0.14 ha.-0.15 ha. (0.34 ac. -0.38 ac.)
(d) West	Storage & Warehousing	0.39 ha. (0.97 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.44 ha (1.09 ac.) subject property in order to allow uses additional to what is currently permitted in the Service Commercial (C 4) zone. The applicant plans to construct four commercial office/ retail buildings, three of the buildings are 185.81 sq. m. (2000 sq. ft.) and the fourth is 232.26 sq. m. (2500 sq. ft.). The property is zoned Service Commercial (C 4) in the Quesnel Fringe Area Zoning Bylaw 3504, 1999, and is designated as Highway Service Commercial in the Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013.

The applicant has requested to rezone the subject property from Service Commercial (C 4) to Special Exception C 4-3. The proposed zone will align with the current Highway Service Commercial Designation.

Further, the subject property is within the Highway 97 Corridor Development Permit (DP) Area of the Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013. The Highway 97 DP Area regulates the form and character of commercial and industrial developments along the highway.

The applicant has applied for a Development Permit (3060-20/20240009) for the Highway 97 Corridor Development Permit (DP) Area that was approved by the board on April 12, 2024.

The applicant made a previous rezoning application (3360-20/20220023) to rezone the lot from Institutional (P) to Service Commercial (C 4) however did not have specific uses in mind at the time of rezoning. The applicants proposed uses do not align with the current zoning. The OCP only allows for specific industrial uses to be considered on a case-by-case basis. The applicant was unsure at the time of the previous rezoning what uses might take place.

Location and Surroundings:

The subject property is located at 1381 Sam Toy Ave at the intersection of Sam Toy Ave and Gook Rd as shown in Appendix A. The property is currently vacant and is covered by grass. There are a variety of uses surrounding the property including Commercial to the north, light industrial to the west, residential to the west across Sam Toy Ave, and vacant land to the south. There are also multiple general industrial and heavy industrial uses along Sam Toy Ave.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999.

5.4.3.3 Special Exception C 4-3 (3360-20/20240011)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-3, the permitted uses shall be:

(a) RESIDENTIAL USES:

(i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES

- i) uses permitted in the Service Commercial (C 4) zone;
- ii) packing and crating, bottling and distribution plant, including a micro-brewery;
- iii) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
- iv) retail sale of household and personal goods;
- v) business or professional office;
- vi) personal service shop;
- vii) merchandise service shop;
- viii) postal outlet;
- ix) contractor's office or shop.

(c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness or odours. Nor may any activity be undertaken which creates or causes a health, fire, or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

All other provisions of the C 4 zone shall apply.

Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013.

The Highway 97 Corridor Development Permit Guidelines are outlined in the Quesnel Fringe Area OCP Bylaw No. 4844, 2013 regulating new developments along the highway corridor.

7.3 POLICIES

7.3.2 Additional commercial properties not shown on Schedule B may be considered for commercial use designation using site-specific special exception zones to allow limited commercial uses. A special exception zone permits specific uses as opposed to the entire range of uses permitted by the zoning classification.

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.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application. The lot size is in compliance with the proposed Special Exception zone and would align with the designation in the Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013. The proposal would allow for additional commercial uses as well as light industrial uses including water bottling and packing and crating. Additionally, the uses being proposed are consistent with the surrounding OCP designations and property zones.

The Ministry of Transportation and Infrastructure (MOTI) has not commented on this application. The Electoral Area 'A' Advisory Planning Commission (APC) supported the proposed rezoning application however no comments were provided.

CRD Environmental Services reports that all buildings must connect to the Red Bluff Sewer system.

Recommendation:

That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5469, 2024 be given first and second reading this 3rd day of May, 2024.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of Transportation and Infrastructure:

No Response

Advisory Planning Commission: April 9, 2024

See attached

CRD – Protective Services Dept:

No Response

Ministry of Environment and Climate Change Strategy:

No Response

CRD – Chief Building Official

No Response

CRD – Environmental Services Dept.: March 14, 2024

See attached

ATTACHMENTS

Appendix A: Bylaw 5469
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Comments
CRD – Environmental Services Dept. Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5469

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. 5469, 2024".

2. AMENDMENT

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

A) Inserting Section 5.4.3.3 as follows:

Special Exception C 4-3 (3360-20/20240011)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-3;

The following provisions shall apply:

a) Residential Uses

- i) An accessory dwelling unit

b) Non-Residential Uses

- i) Uses permitted in the Service Commercial (C 4) zone;
- ii) Packing and crating, bottling and distribution plant, including a micro-brewery;
- iii) Warehouse, including frozen lockers, cold storage plants, feed and seed storage and distribution;
- iv) Retail sale of household and personal goods;
- v) Business or professional office;
- vi) Personal service shop;
- vii) Merchandise service shop;
- viii) Postal outlet;
- ix) Contractor's Office or shop

c) Conditions of Use

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness or odours, nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

All other provisions of the C 4 zone shall apply.

B) Rezoning Lot 12, District Lot 3140, Cariboo District, Plan 19032 from Service Commercial (C 4) zone to Special Exception C 4-3 zone;

C) Amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2024

READ A SECOND TIME THIS _____ DAY OF _____, 2024

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2024

READ A THIRD TIME THIS _____ DAY OF _____, 2024

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

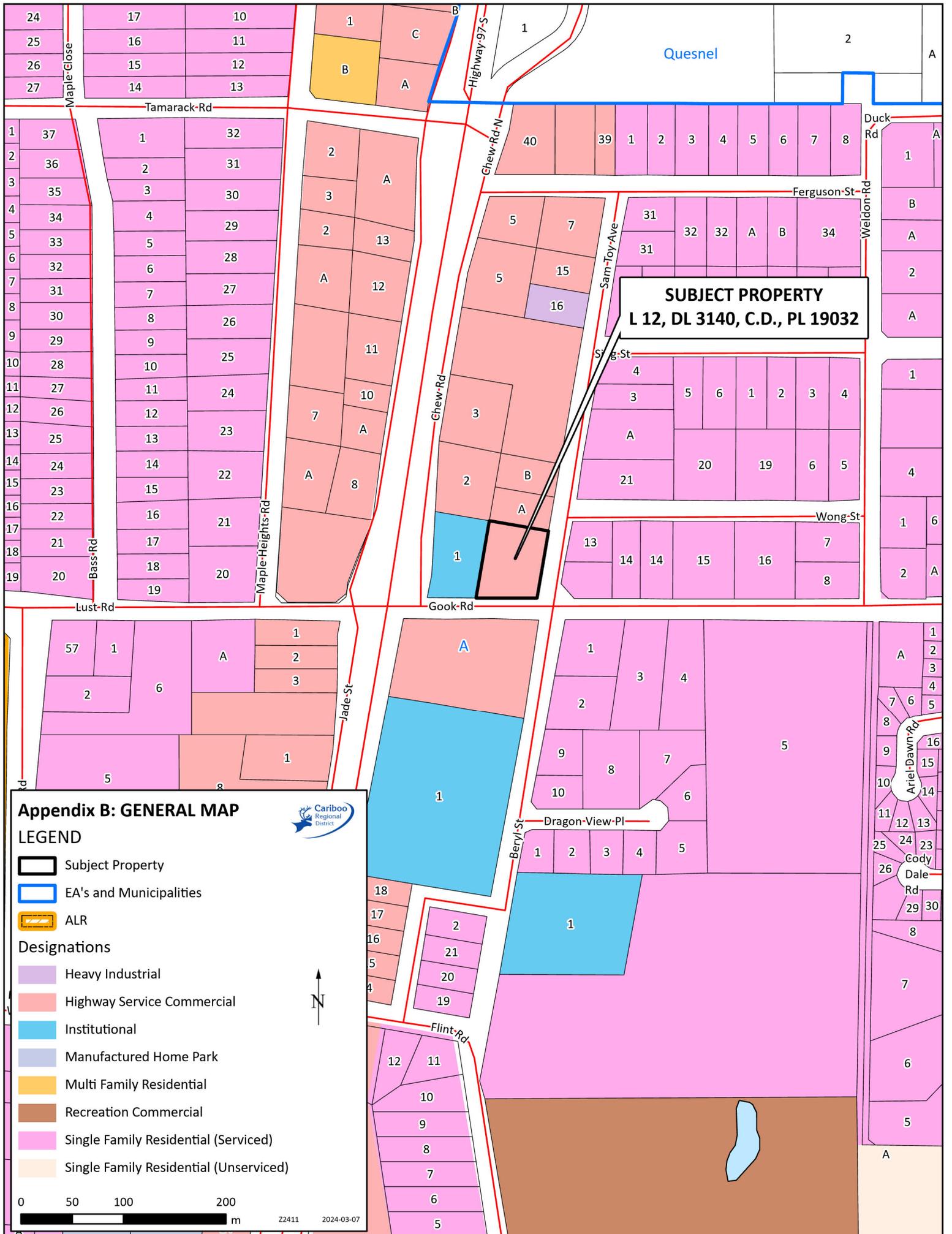
ADOPTED THIS _____ DAY OF _____, 2024

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5469 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5469, 2024", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



SUBJECT PROPERTY
L 12, DL 3140, C.D., PL 19032

Quesnel



2

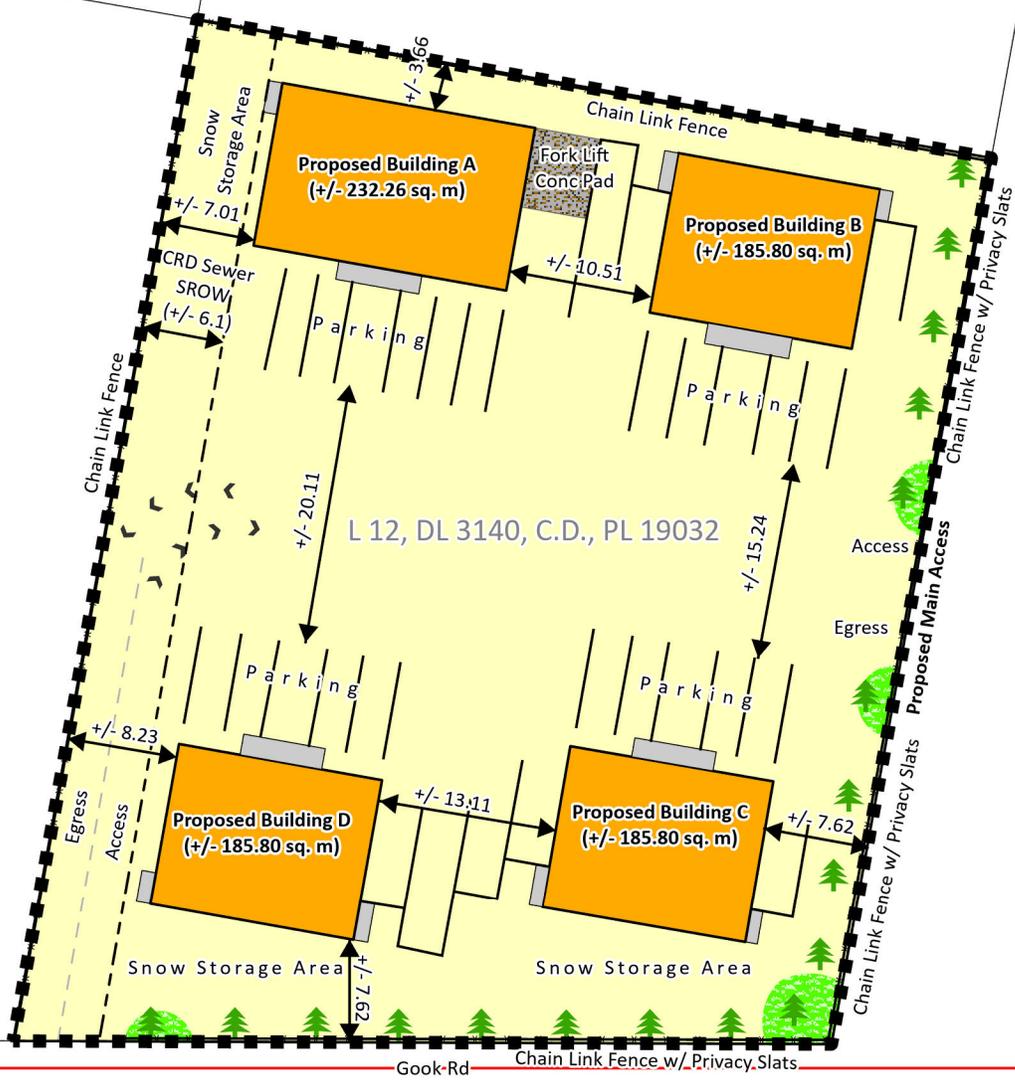
A

Wong St

1

13

Sam Toy Ave



L 12, DL 3140, C.D., PL 19032

Gook Rd Chain Link Fence w/ Privacy Slats

Beryl St

1

Appendix C: SPECIFIC MAP



LEGEND

Subject Property

Proposed Special Exception C 4-3 Zone

MEASUREMENTS ARE METRIC



Z2411 2024-03-07

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

Chew Rd

SUBJECT PROPERTY
L 12, DL 3140, C.D., PL 19032

B

21

A

Wong St

Sam Toy Ave

13

1

Gook Rd

Beryl St

1

Quesnel

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 10 20 40 m

Z2411 2024-03-07

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

Describe the proposed use of the subject property and all buildings: 2500 SQFT Building FOR SMALL BOTTLING AND DISTRIBUTION FACILITY. 3-2000 - FOR RETAIL SERVICE BUSINESSES.

Describe the reasons in support for the application: TO ALLOW FOR A BROADER RANGE OF COMMERCIAL USES THAN JUST THE C-4 ZONING.

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

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify) <u>FORTIS N/G</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 9 April 2024
Location of Meeting: CRD Boardroom 102-410 Kinchant Street Ovesnel
File Number: 3360-20/20240011
Application Type: Rezoning
Electoral Area: A
Legal Description: Lot 12, District Lot 3140, Cariboo District, Plan 19032
Property Location: 1381 Sam Toy Road

ATTENDANCE

Present:
Chair: Ray Josephy
Members: Doug Service, Dave Moffat, Marjorie Sales
Ray Josephy, Simon Tames

Recording Secretary: Simon Tames
Owners/Agent: Pete Kenyard / Kenyard Holdings Inc
 Contacted but declined to attend

Absent: Vince Berlinguette
Ted Armstrong

Also Present:
Electoral Area Director: Mary Sjostrom
Staff Support: N/A

RESOLUTION

THAT application with File Number 3360-20/20240001 be **SUPPORTED** REJECTED for the following reasons:

1)

Date of Meeting: 7/2/2024
Location of Meeting: 179 Sun. Ter. Blvd
File Number: 3360-20/20240001
Application Type: Planning
District Area: A
Item Description: 1st 1/2 Block on 1st 1/2 S. Sun. Ter. Blvd. Plan 19032
Property Location: 179 Sun. Ter. Blvd

2)

For: S Against: 0

CARRIED/DEFEATED

Termination:

That the meeting terminate.

Moved: Dag Service
Seconded: Dave Moffat

CARRIED

Time: 10:16


Recording Secretary


Chair

RESPONSE SUMMARY

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Outlined Below

Approval Not Recommended Due
to Reasons Outlined Below

All buildings must connect to the Red Bluff sewer system

Signed By: 

Title:

Manager of Environmental Services

Date:

14/03/2024

Agency:

CRD