



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20240021

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5479, 2024

Electoral Area: A

Date of Referral: April 23, 2024

Date of Application: April 16, 2024

Property Owner's Name(s): Benjamin Matthew

Applicant's Name: Peter Renyard

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 3971, Cariboo District, Plan 11639

Property Size(s): 2.91 ha. (7.20 ac.)

Area of Application: 2.91 ha. (7.20 ac.)

Location: 2505 Gook Rd

Current Designation:

Single Family Residential (Served), Single
Family Residential (Unserved)

Min. Lot Size Permitted:

0.4 ha (0.99 ac.)

Current Zoning:

Residential 2 (R 2)

Min. Lot Size Permitted:

4000 sq. m. (43,057 sq. ft.)

Proposed Zoning:

Special Exception R 2-1

Min. Lot Size Permitted:

4000 sq. m. (43,057 sq. ft.)

Proposal: The applicant has proposed to rezone the lot to allow for a secondary dwelling. This proposal is consistent with the OCP therefore a public hearing will be prohibited.

No. and size of Proposed Lots: no new lots

Existing Buildings: house - 80 sq. m. (861.11 sq. ft.)
shop (to be removed) - 118.80 sq. m. (1278.75 sq. ft.)

Proposed Buildings: House - 222.97 sq. m. (2400 sq. ft.)

Road Name: Gook Rd.

Road Type: Paved

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

Services 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: Yes - Riparian and Septic

Name of Lake/Contributing River: Dragon Lake, unnamed creek

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

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

	Land Use:	Lot Sizes:
(a) North	single family residential vacant	0.93 ha. (2.31 ac.) 0.61 ha. (1.5 ac.)
(b) South	n/a	n/a
(c) East	single family residential vacant	0.75 ha. (1.86 ac.) 0.61 ha. (1.5 ac.)
(d) West	Golf Course	14.57 ha. (36.0 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone the subject property 2.91 ha. (7.20 ac.) to allow for the construction of a second single-family dwelling. The subject property is currently zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated as Single Family Residential (Unserviced and Serviced) in the Quesnel Fringe Area Official Community Plan 4844, 2014 as shown in Appendix B.

The proposed zone would be consistent with the current OCP designation and therefore a public hearing is prohibited under Section 464 (3) of the *Local Government Act*.

The property currently has an 80 sq. m. (861 sq. ft.) single family dwelling and a 118.8 sq. m. shop (to be removed). The proposed single-family dwelling is 222.97 sq. m. (2,400 sq. ft.).

The property contains an Aquatic Habitat Development Permit Area along Dragon Lake that extends 15 meters from the natural boundary of the Lake. Before any development can take place within this boundary a development permit must be acquired from the planning department.

Location & Surroundings:

The subject property is located at the north end of Dragon Lake as seen in Appendix B. The property slopes gently towards the lake and is mostly grassed.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.12.3 Special R 2 Zones

5.12.3.1 Special Exception R 2-1 Zone

- i) Permitted residential uses shall be limited to a maximum of two (2) Single family dwellings.

All other provisions of the R 2 zone shall apply.

Recommendation:

That the condition of adoption for Quesnel Fringe Area Zoning Amendment Bylaw No. 5479, 2024 be amended as follows:

- i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to riparian protection.

Rationale for Recommendations:

Planning staff are supportive of the proposed application. The current OCP designation and zone have a minimum lot size of 0.4 ha (0.99 ac.), the parcel is 2.91 ha. (7.20 ac.). The proposed infill meets objective 6.2.1 in the OCP by supporting infill densification. The proposed zone will also allow for a range of housing choices which is in compliance with policy 6.3.1 in the Official Community Plan (OCP). As the property is located adjacent to Dragon Lake a Shoreland Management Policy Covenant for riparian and septic will be required.

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposal and has no objections to the proposed rezoning.

The Northern Health Authority (IHA) has not provided comments on this application.

The Electoral Area 'A' Advisory Planning Commission (APC) has supported the application without any comments.

The CRD Manager of Utilities has provided comments stating that their department will provide service up to the private property line of Lot 1 Plan EPP66693 for the sewer service to the subject property. Further, it will be the responsibility of the property owner(s) to negotiate an easement if required for access to their privately owned underground utility beyond this point.

As per section 464 (3) of the *Local Government Act*, a local government must not hold a public hearing if the proposed residential development is consistent with the OCP in place. Notice of this application was posted in two consecutive newspaper issues, posted on the CRD website, and mailed to all property owners within 120 m of the subject property. At the time of drafting no public comments were received.

In summary, planning staff are supportive of the proposed rezoning application. The proposed zone will align with the current OCP designation and allow for the future proposed construction of a single-family dwelling. The registration of a covenant for riparian protection and septic will be required prior to the adoption of this bylaw.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5479, 2024 be read a first, second, and third time this 16th day of August 2024. Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.

Further, that the cost of registration of the shoreland management covenant be borne by the applicant.

REFERRAL COMMENTS

Health Authority:

No Response

Ministry of FLNRORD:

No Response

Ministry of Transportation and Infrastructure: April 25, 2024

The Ministry has no objection in principle to the proposed rezoning. Please note this in no way constitutes subdivision approval and items to consider at the subdivision stage may include but are not limited to the following items:

- Proof of Water
- Sewage Disposal
- Archaeology Assessment
- Access
- Right-of-way dedication
- Drainage

Advisory Planning Commission: May 7, 2024

See attached

Environmental Services: August 1, 2024

See attached

BOARD ACTION

August 16, 2024:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5479, 2024 be read a first, second and third time, this 16th day of August 2024. Further, that the adoption be subject to the following:

- i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection.

Further, that the cost of registration of the shoreland management covenant be borne by the applicant.

ATTACHMENTS

Appendix A:	Bylaw 5479
Appendix B:	General Map
Appendix C:	Specific Map
Appendix D:	Orthographic Map
Other:	Applicant's Supporting Documentation
	Advisory Planning Comments
	Environmental Services Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5479

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. 5479, 2024".

2. AMENDMENT

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

- i) rezoning Lot A, District Lot 3971, Cariboo District, Plan 11639, from Residential 2 (R 2) zone to Special Exception R 2-1 zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 16th DAY OF August, 2024

READ A SECOND TIME THIS 16th DAY OF August, 2024

READ A THIRD TIME THIS 16th DAY OF August, 2024

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 13th DAY OF September, 2024

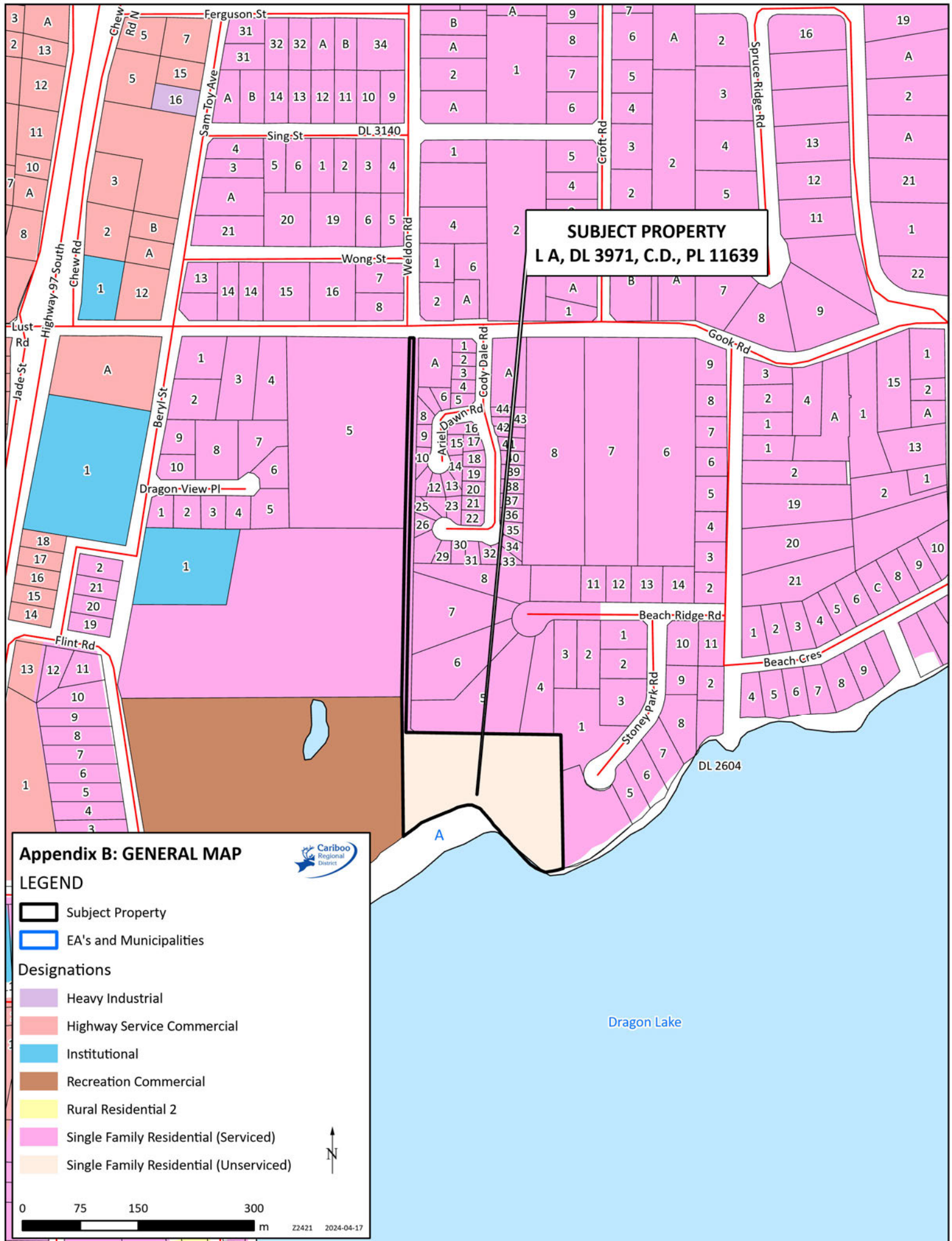
ADOPTED THIS _____ DAY OF _____, 2024

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5479 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5479, 2024", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2024.

Manager of Corporate Services



Appendix C: SPECIFIC MAP

LEGEND

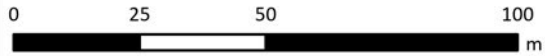


Subject Property



Proposed Special Exception R 2-1 Zone

MEASUREMENTS
ARE METRIC



Z2421 2024-04-18

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

DL 3965

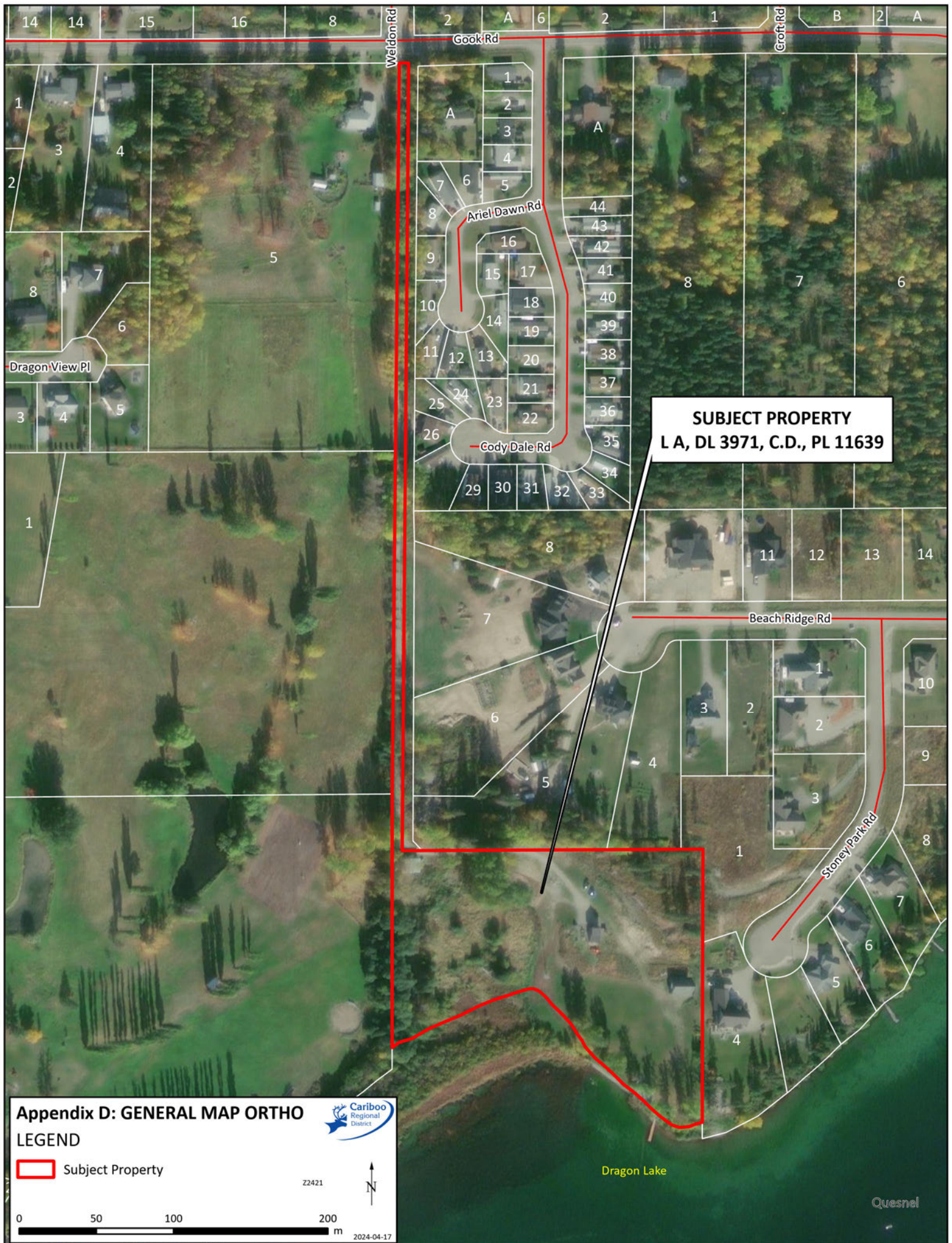
L A, DL 3971, C.D., PL 11639

Existing House
(+/- 80.0 sq. m)

Proposed House
(+/- 222.97 sq. m)

Existing Shop
to be Removed
(+/- 118.8 sq. m)

Dragon Lake



SUBJECT PROPERTY
L A, DL 3971, C.D., PL 11639

Appendix D: GENERAL MAP ORTHO
LEGEND



 Subject Property

Z2421



0 50 100 200 m

2024-04-17

Dragon Lake

Quesnel

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

SINGLE FAMILY DWELLING
PERSONAL USE SHOP

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

2 - SINGLE FAMILY DWELLINGS
1 - PERSONAL USE SHOP

Describe the reasons in support for the application: _____

OUR FAMILY HAS OUTGROWN SMALLER
HOME AND REQUIRES MORE HOUSE SPACE NOW. MY RETIRED
PARENTS ARE TO RELOCATE TO OUR AREA AND MOVE INTO 400 SQ FT HOUSE.

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

GRASSLAND, MAYFIELD, NATURAL TREES

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

PROPERTY IS SOUTH FACING, WITH A GENTLE SLOPE
TO WATER FRONT ON DRAGON LAKE.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System - N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FORTIS N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>		



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 7 May 2024
Location of Meeting: City Council 102-410 Luchant Street Ovens
File Number: 3360-20/20240021
Application Type: Rezoning
Electoral Area: A
Legal Description: Lot A, District Lot 3971, Cariboo District, Plan 11639
Property Location: 2505 Gook Rd

ATTENDANCE

Present:

Chair: Doug Service
Members: Vince Berlingoite, Mary Sales, Simon Tones
Ted Armstrong (by phone)

Recording Secretary: Simon Tones
Owners/Agent: Pete Remyard (Agent)
☐ Contacted but declined to attend

Absent: Roy Josephy, Dave Moffat

Also Present:

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

RESOLUTION

THAT application with File Number 3360.20/2024 0021 be **SUPPORTED** / REJECTED for the following reasons:

1)

2)

For: 5 Against: 0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: } TD / VINCE

Seconded: }

CARRIED

Time:

[Redacted]

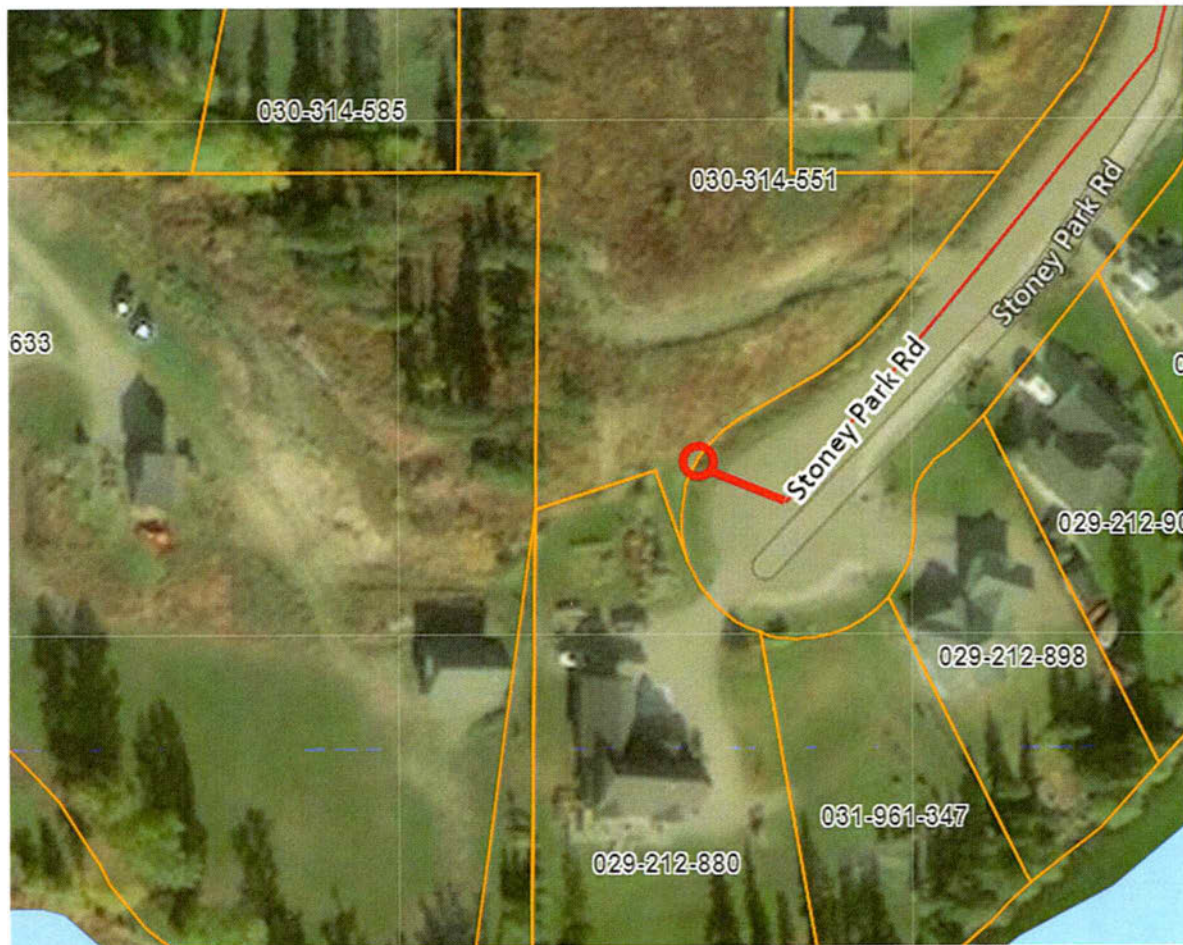
Recording Secretary

[Redacted]

Chair

Hello Shivani,

As per our conversation, the CRD Utilities Department will provide service up to the private property line of LOT1 PLAN EPP66693 for the sewer service to 2505 Gook Road. It will be the responsibility of the property owner(s) to negotiate an easement if required for access to their privately owned underground utility beyond this point.



August 1, 2024

Kelly McDonald

Manager of Utilities, Cariboo Regional District