



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250013

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5509, 2025

Electoral Area: B

Date of Referral: May 22, 2025

Date of Application: March 25, 2025

Property Owner's Name(s): Kimberlee Carbonneau
Steve Carbonneau

Applicant's Name: Mat Jaccard - TRUE Land Surveying

SECTION 1: Property Summary

Legal Description(s): Lot 22, District Lot 904, Cariboo District, Plan 27927

Property Size(s): 2.02 ha. (5.0 ac.)

Area of Application: 2.02 ha. (5.0 ac.)

Location: 1909 Backer Rd

Current Designation:
Rural Residential 2

Min. Lot Size Permitted:
2 ha average lot size with parcels ranging from
1.5 ha to 3.0 ha

Current Zoning:
Rural 2 (RR 2)

Min. Lot Size Permitted:
2 ha. (4.94 ac.)

Proposed Zoning:
Special Exception RR 2-1

Min. Lot Size Permitted:
2 ha. (4.94 ac.)

Proposal: The applicant is proposing to rezone the lot to legalize an existing mobile home that was previously permitted as a temporary dwelling by Temporary Dwelling Application #4650-82. The temporary dwelling is no longer required so the mobile home is no longer permitted.

The mobile home is within the minimum required interior side yard setback of 7.6 m (24.9 ft). Planning staff recommend as a condition of rezoning adoption either a successful Development Variance Permit is required or the mobile home must be moved outside the minimum required side yard setback.

No. and size of Proposed Lots: none

Existing Buildings: Single-family dwelling - 216.64 sq m (2331.89 sq ft)

Mobile home - 141.4 sq m (1522.02 sq ft)

Shed - 15.93 sq m (171.47 sq m)

Proposed Buildings: none

Road Name: Backer Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Services Available: Hydro, telephone, sewage disposal system, well

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy:

Name of Lake/Contributing River: N/A

Lake Classification: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Vacant)	47.41 ha. (117.15 ac.)
(b) South	2 Acres Or More (Single Family Dwelling, Duplex)	2.02 ha. (5.0 ac.)
(c) East	2 Acres Or More (Single Family Dwelling, Duplex)	2.04 ha. (5.05 ac.)
(d) West	2 Acres Or More (Manufactured Home)	2.02 ha. (5.0 ac.)
	2 Acres Or More (Single Family Dwelling, Duplex)	2.02 ha. (5.0 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone a 2.02 ha. (5.0 ac.) subject property to legalize a second dwelling. The subject property is currently zoned Rural 2 (RR 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated Rural Residential 2 in both the Bouchie-Milburn Neighborhood Plan and the Quesnel Fringe Area Official Community Plan 4844, 2014 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 2 (RR 2) to Special Exception RR 2-1. The proposed zone is consistent with the current OCP designation and therefore a public hearing is prohibited under Section 464 (3) of the *Local Government Act*.

The property contains a 216.64 sq m (2,331.89 sq ft) single-family dwelling, a 15.93 sq m (171.47 sq ft) shed and a 141.4 sq m (1,522.02 sq ft) mobile home. The mobile home was placed on the property in 2009 through Temporary Dwelling Application 4650-82. Building permit N10806 was issued for the mobile home in 2009.

A temporary dwelling unit is either a mobile or a modular home located or anchored to a temporary foundation intended for compassionate reasons for elderly, handicapped, or chronically ill, family members of the property owners. As part of the application, the property owner must enter into a covenant in favour of the Cariboo Regional District to ensure removal of the temporary dwelling once it is no longer needed. A temporary dwelling covenant limiting the use of the mobile home is registered on the title of the subject property.

The temporary dwelling is no longer required and therefore no longer permitted. The property owners would like to keep the mobile home as a second dwelling for general residential use.

A survey dated April 25th, 2025, shows the mobile home is 5.40 m (17.72 sq ft) away from the exterior side yard lot line. This does not meet the minimum required exterior side yard setback of 7.6 m (24.93 ft) for Rural 2 (RR 2) zones.

Statutory Building Scheme #R48692 is registered on title which prohibits mobile homes on the property. The Cariboo Regional District is not responsible for the enforcement of Building Schemes.

Location & Surroundings:

The subject property has two addresses, 1909 Backer Rd is assigned to the single-family dwelling, and 1911 Backer Rd is assigned to the mobile home. The property is mostly forested and cleared around the dwellings. The property is in the Bouchie-Milburn neighbourhood,

southeast of Bouchie Lake. The subject property is surrounded by rural properties ranging in size from 2.02 ha. (5.0 ac.) to 47.41 ha (117.15 ac).

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.18.3 Special RR 2 Zones

5.18.3.1 Special Exception RR 2-1 Zone

- i) residential uses shall be limited to not more than two, single-family dwellings, including mobile homes.

All other provisions of the RR 2 zone shall apply.

Bouchie-Milburn Neighbourhood Plan

9.1 Land Use Objectives

- 9.1.1. Maintain existing rural character by avoiding further densification of most of the plan area.

9.2. General Land Use Policies

- 9.2.4. Encourage a range of housing to accommodate all age groups, accessibility needs and a variety of incomes, without detracting from the rural neighbourhood character.

4844 - Quesnel Fringe Area Official Community Plan, 2014

6.2 Residential Objectives

- 6.2.1 To maximize efficient use of land and services (particularly roads and schools), encouraging infill and intensification prior to peripheral expansion.
- 6.2.4 To encourage a variety of housing types and densities to meet the needs of everyone in the community including: residents in different life cycle stages and with a variety of lifestyles and socio-economic status (affordability) as well as special needs groups.

6.3.6 Rural Residential

Rural Residential lots will be located in areas not suited to more intensive residential development for reasons such as: poor soil conditions for onsite

sewage disposal; distance from established urban developments; limited access; or topographic limitations.

North Cariboo Housing Needs Assessment, 2024.

Table 32: Area B Housing Need Total

Component	5 Years	20 Years
Total New Units	147	358

Rationale for Recommendations:

Planning staff are generally supportive of the proposed rezoning. Planning staff are actively trying to phase out the use of temporary dwellings. The legalization of the mobile home through rezoning is a way in which to work towards this objective on the subject property.

The current Rural 2 (RR 2) zoning permits a carriage house in addition to a single-family dwelling. While the design of a carriage house and maximum permitted floor area is more restrictive than a second dwelling, the proposed density remains unchanged. The proposed Special Exception Rural 2 (R 2-1) zone to allow the legalization of the mobile home for general residential use aligns with both the OCP and the Bouchie-Milburn Neighbourhood Plan. Section 9.1.1 of the Bouchie-Milburn Neighbourhood Plan encourages the maintenance of existing rural character by avoiding further densification of most of the plan area. The proposal is to change the type of permitted dwellings on the property, not to increase the permitted density. The proposed density is already permitted in both the OCP and Bouchie-Milburn Neighbourhood Plan

The mobile home does not meet the Cariboo Regional District’s carriage house requirements as a carriage house is a dwelling located within an ancillary building. A carriage house also has a maximum permitted floor area of 90 sq m (968.75 sq ft). Structurally, a mobile home cannot be located within an ancillary building, nor can the existing mobile home meet the floor area restrictions without removing part of a once permitted structure. Adhering to such regulations is not a viable solution given the current layout and design of the existing dwelling.

The legalization of the mobile home for general residential purposes aligns with section 6.2.1 of the OCP by encouraging the efficient use of land and services, encouraging infill and intensification prior to peripheral expansion of the plan area.

Further, section 3.2.3 of the Bouchie-Milburn Neighborhood Plan identifies the 47.41 ha (117.15 ac) parcel directly north of the subject property as a special infill parcel. This special infill parcel is a high priority for future development. The proposal is not anticipated to have a significant impact on the neighbourhood character beyond what is already encouraged for this area in the Special Infill parcel as the permitted density will not change.

A total housing need of 147 units over five years and 358 units over 20 years was identified in the North Cariboo Housing Needs Assessment for Electoral Area 'B'. Requiring the removal of the mobile home will not help meet the identified housing needs.

The mobile home does not meet the minimum required exterior side yard setback. If the application proceeds, a Development Variance Permit is required to bring the mobile home into compliance with the required setbacks.

The Ministry of Transportation and Transit (MOTT) has responded that they have no objection to the proposed rezoning.

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

The Electoral Area 'B' Advisory Planning Commission (APC) has responded in support of the application.

The Ministry of Water, Land and Resource Stewardship responded stating they do not have any comments on this application.

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 generally supportive of the proposed rezoning application. As the density permitted in the Official Community Plan will stay the same with the legalization of the mobile home and the subject property is also located directly adjacent to the special infill parcel identified in the Bouchie-Milburn Neighborhood Plan, the proposal is not anticipated to have significant impact on the neighbourhood character as the density will remain the same as is already permitted.

If the application proceeds, a Development Variance Permit is required to bring the mobile home into compliance with the required setbacks. Further, the subject property lies within the high wildfire probability area as identified in the Quesnel Fringe Area Official Community Plan. Planning staff recommend that as a condition of adoption a wildfire interface covenant be registered on title in accordance with section 3.4.54 of the Official Community Plan.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5509, 2025 be read a first, second, and third time this 11th day of July 2025. Further, that adoption be subject to the following:

- i. Applying for and receiving a Development Variance Permit for the exterior side yard setback
- ii. The applicant offering to enter into and entering into a Wildfire Interface covenant encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management on the subject property.
- iii. Discharge of the temporary dwelling covenant #BB952960 registered on title

Further, that the cost of discharge of the temporary dwelling covenant and the cost of covenant registration be borne by the applicant.

REFERRAL COMMENTS

Health Authority: No response

Ministry of Transportation and Infrastructure: June 10, 2025

The Ministry of Transportation and Transit has no objection to the bylaw amendment, however, this in no way constitutes any permit or subdivision approvals.

Advisory Planning Commission: June 4, 2025

See attached

Ministry of Land, Water and Resource Stewardship: June 18, 2025

WLRS terrestrial ecosystems do not have any comments on this referral.

CRD Chief Building Official: No response

ATTACHMENTS

Appendix A: Bylaw 5509
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5509

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 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. 5509, 2025".

2. AMENDMENT

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

- i) rezoning Lot 22, District Lot 904, Cariboo District, Plan 27927 from Rural 2 (RR2) zone to Special Exception RR 2-1 zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2025

READ A SECOND TIME THIS _____ DAY OF _____, 2025

READ A THIRD TIME THIS _____ DAY OF _____, 2025

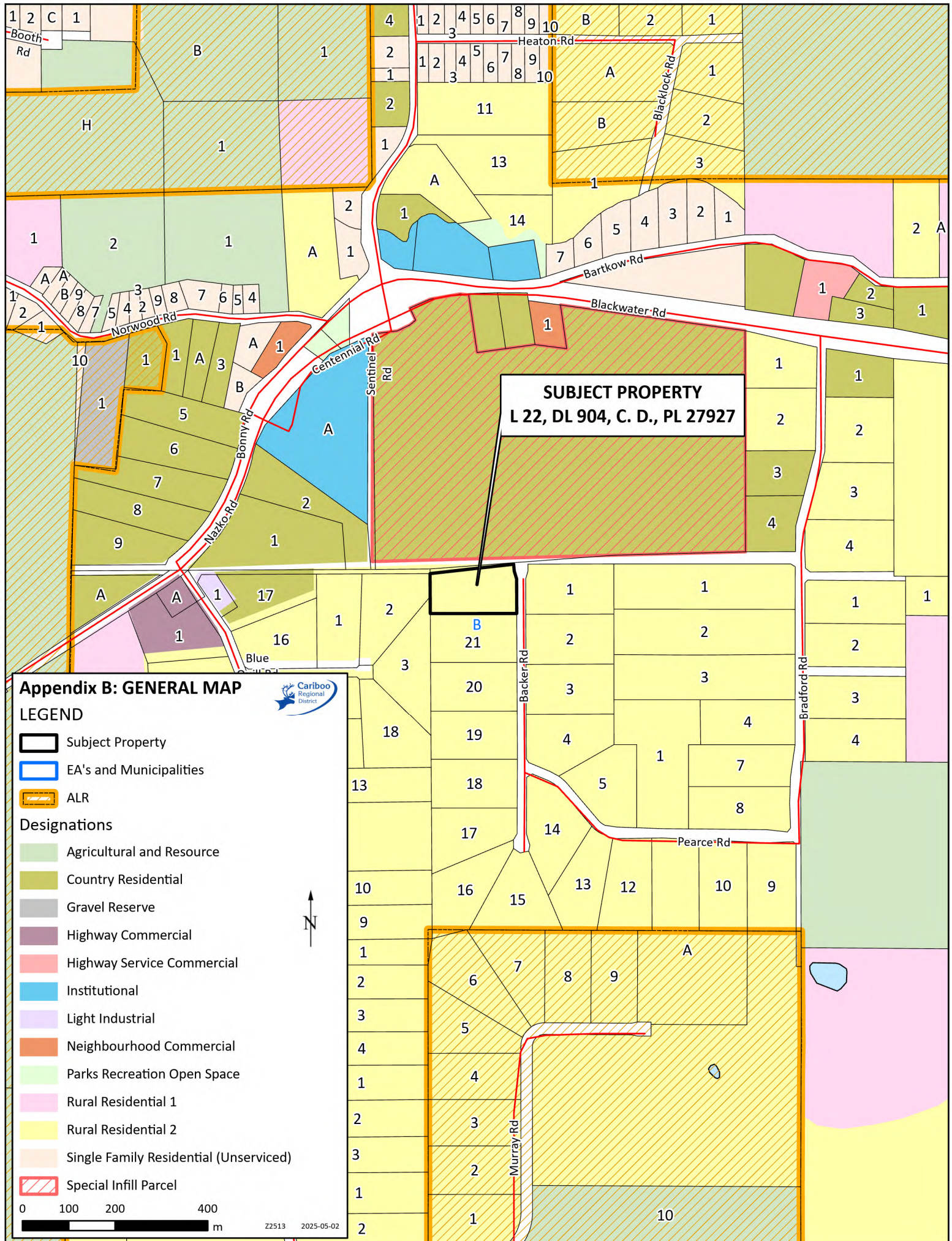
ADOPTED THIS _____ DAY OF _____, 2025

Chair

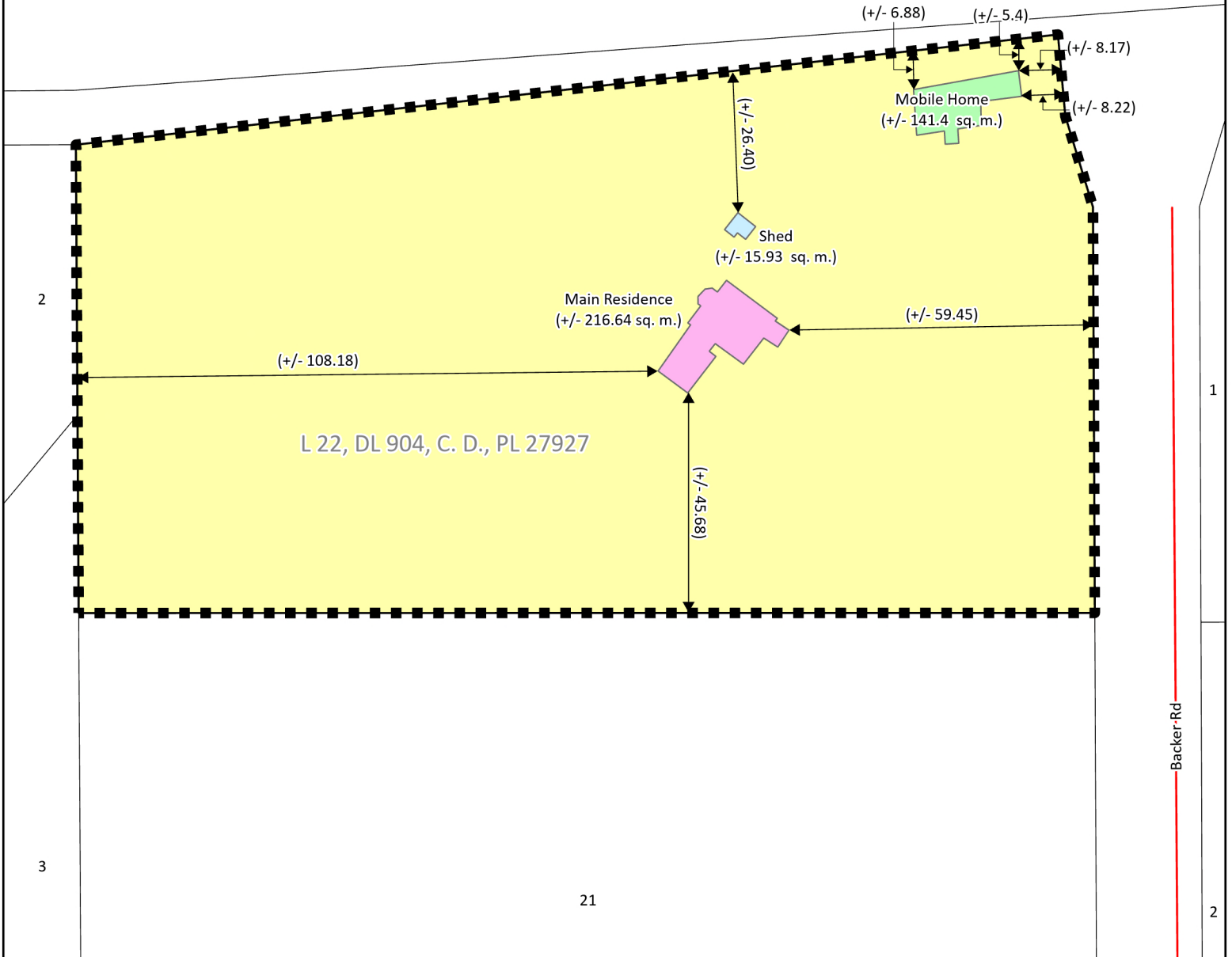
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5509, cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5509, 2025", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2025.

Corporate Officer





DL 4499



Appendix C: SPECIFIC MAP

LEGEND


 Subject Property

 Proposed Special Exception Rural 2 (RR 2-1) Zone

MEASUREMENTS
ARE METRIC



Z2513

0 20 40 80
 m

2025-05-05

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

1

2

3

SUBJECT PROPERTY

L 22, DL 904, C. D., PL 27927

DL 4499

2

1

21

2

3

3

Backer Rd

Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property



0 20 40 80 m

Z2513 2025-05-02

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

EXISTING USE OF PROPERTY IS RESIDENTIAL USE FOR ALL
BUILDINGS.

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

PROPOSED USE IS TO REMAIN THE SAME.

Describe the reasons in support for the application: _____

THE BUILDINGS HAVE BEEN IN PLACE FOR MANY YEARS BY
MULTIPLE OWNERS. SINCE THE TRAILER HAS BEEN OCCUPIED FOR SO
LONG IT DOESN'T MAKE SENSE TO REMOVE IT.

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

TREE'D FORESTED AREA.

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

UNDULATING FORESTED TOPOGRAPHY.

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

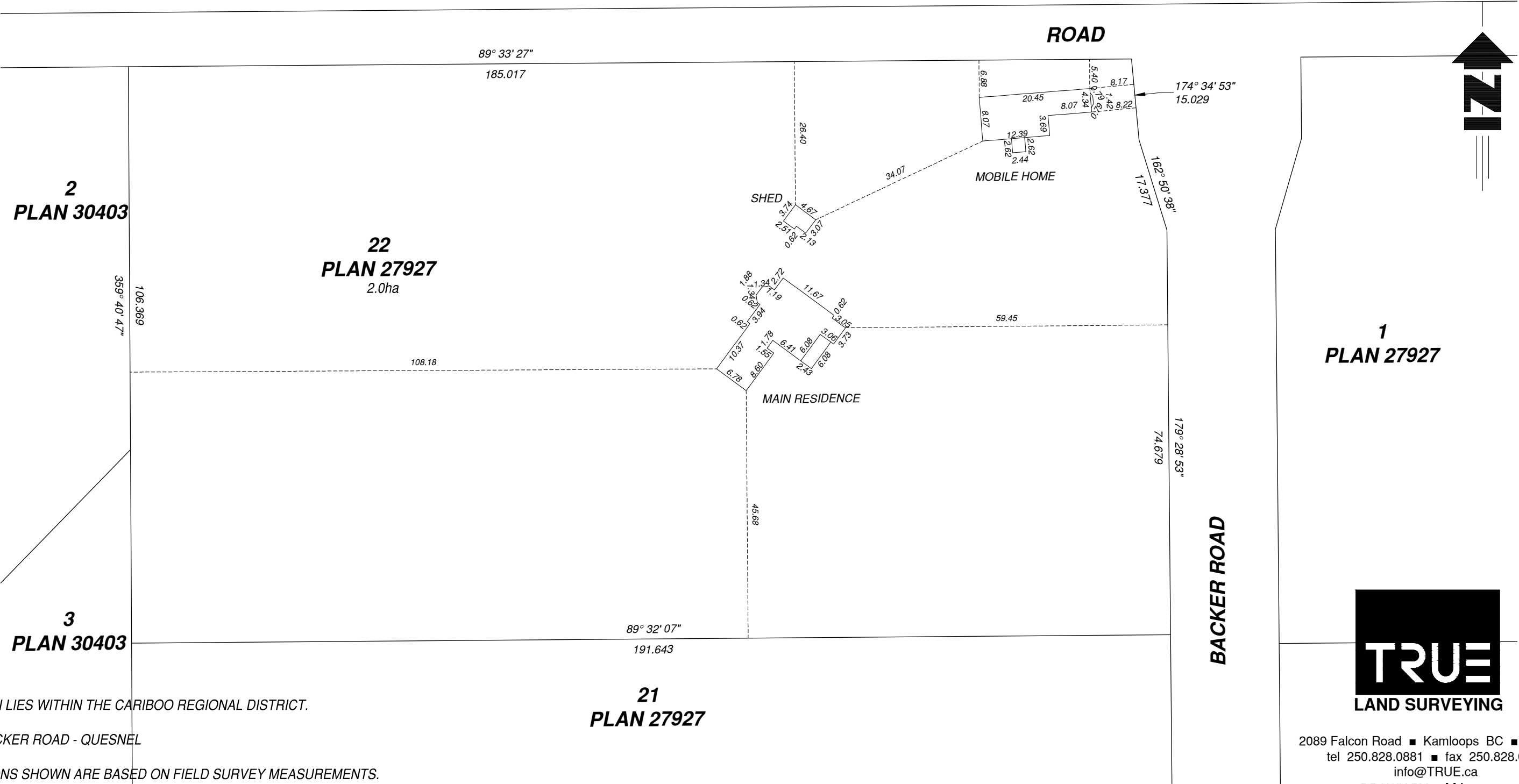
SKETCH PLAN TO ACCOMPANY A
RE-ZONING APPLICATION ON LOT 22,
DL 904, CARIBOO DISTRICT, PLAN 27927



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY
432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1250.

SKETCH

Rem. DL 4499



THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.

#1909 BACKER ROAD - QUESNEL

DIMENSIONS SHOWN ARE BASED ON FIELD SURVEY MEASUREMENTS.

APRIL 25th, 2025

MATHEW JACCARD, BCLS (1016).



2089 Falcon Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info@TRUE.ca

DRAWN BY: MJ
DWG FILE: 3570-011-HS
JOB NO: 3570-011

FB: LL ■ P: LL



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: JUNE 4, 2025
Start Time: 6:19
Location of Meeting: BOUCHIE LAKE RECREATION HALL
File Number: 3360-20/20250013
Application Type: Rezoning
Electoral Area: B
Legal Description: Lot 22, District Lot 904, Cariboo District, Plan 27927
Property Location: 1909 Backer Rd

ATTENDANCE

Present:

Chair:

DEAN CAINE

Members:

STAN WALL

STEPHANIE HANES

ROBERT ROSS

Recording Secretary:

SYBILLE MUSCHIK

Owners/Agent:

MAT JACCARD

☐ Contacted but
declined to attend

Absent:

Also Present:

Electoral Area Director:

BARBARA Bachmeier

Staff Support:

GUEST

SUSAN JOYCE

RESOLUTION

THAT application with File Number 3360-20/20250013 be SUPPORTED / REJECTED for the following reasons:

- 1) Unanimous support - to allow for variance for the trailer to remain in its current location
- 2) Application for rezoning ^{from} ~~to proposed RR2 (RR2)~~ to special Exception RR2-1 - unanimous support

For: Against:

5

0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: Robert Ross

Seconded: STEPHAULE HANES

CARRIED

Time: 6:59

Recording Secretary

Chair