



Date: 26/06/2025

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Jul11_2025

File: 3360-20/20250013

Short Summary:

Area B – Bylaw 5509

1909 Backer Rd

Lot 22, District Lot 904, Cariboo District, Plan 27927

From Rural 2 (RR 2) zone to Special Exception RR 2-1 zone

(3360-20/20250013 – Carbonneau) (Agent: Matt Jaccard – TRUE Land Surveying)

Director Bachmeier

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

See planning comments on attached information package.

Attachments:

Information package

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.

- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.

- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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CAO Comments:

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Options:

1. Endorse recommendation;
2. Provide 1st reading and require the applicant hold a public information meeting;
3. Deny;
4. Defer.

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 wildfire interface covenant registration be borne by the applicant.