



## Planning Application Information Sheet

**Application Type:** Development Variance Permit

**File Number:** 3090-20/20250030

**Electoral Area:** B

**Date of Referral:** June 24, 2025

**Date of Application:** June 17, 2025

**Property Owner's Name(s):** Jude Investments Inc.

**Applicant's Name:** Harrison Design – Phil Harrison

---

### SECTION 1: Property Summary

---

**Legal Description(s):** Parcel B (Being A consolidation of Lots 15 and 16, See CB1666947), District Lot 6195, Cariboo District, Plan 20898

**Property Size(s):** 0.89 ha (2.21 ac)

**Area of Application:** 0.89 ha (2.21 ac)

**Location:** 5230 Lakeshore Rd

**Current Designation:**  
Country Residential

**Min. Lot Size Permitted:**  
0.8 ha

**Current Zoning:**  
Residential 2 (R 2)

**Min. Lot Size Permitted:**  
4,000 square metres (43,057 square feet)

**Variance Requested:** The applicants have requested a variance to Section 4.14 (e) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. as follows:

That the maximum permitted ancillary floor area on a lot 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) be increased from 300 sq m (3,229 sq ft) to 935.35 sq m (10,068.04 sq ft) to allow the construction of a single-family dwelling with attached garages.

**Proposal:** To increase the maximum permitted ancillary floor area from 300 sq m (3,229 sq ft) to 935.35 sq m (10,068.04 sq ft) to allow the construction of a single-family dwelling with attached garages.

**Existing Buildings:** None

**Proposed Buildings:** Single family dwelling - 300.11 sq m (3230.31 sq ft)

Attached garages - 815.57 sq m (8778.75 sq ft)

Upper mezzanine - 119.78 sq m (1,289.29 sq ft)

**Within the influence of a Controlled Access Highway:**

**Services Available:** None currently, water rights to draw from Ten Mile Lake

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** Ten Mile Lake

**Lake Classification:** Moderate

**Within Development Permit Area:** No

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

	Land Use:	Lot Sizes:
(a) North	Single Family Dwelling	0.45 ha (1.11 ac)
(b) South	Single Family Dwelling	0.40 ha (1 ac)
	Vacant Residential Less Than 2 Acres	0.44 ha (1.091 ac)
(c) East	Vacant Residential Less Than 2 Acres	0.40 ha (0.992 ac)
	Vacant Residential Less Than 2 Acres	0.40 ha (0.992 ac)
	Vacant Residential Less Than 2 Acres	0.40 ha (1 ac)
(d) West	Vacant Residential Less Than 2 Acres	0.43 ha (1.07 ac)
	Single Family Dwelling	0.42 ha (1.03 ac)

---

## PLANNING COMMENTS

---

### Background:

The applicant has requested a variance to increase the maximum permitted gross floor area of all ancillary buildings and structures on a lot 0.4 ha (0.99 ac) to less than 2.0 ha (4.94 ac) from 300 sq m (3,229 sq ft) to 935.35 sq m (10,068.04 sq ft) to allow the construction of a single-family dwelling with attached garages. The requested variance from 300 sq m (3,229 sq ft) to 935.35 sq m (10,068.04 sq ft) is a relaxation of section 4.14 (e) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999.

The subject property is 0.89 ha (2.21 ac) and is zoned Residential 2 (R 2) under the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999. It is designated Country Residential under the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. The property is currently vacant.

### Location and Surroundings:

The subject property is located at 5230 Lakeshore Rd on the northeast side of Ten Mile Lake as shown in Appendix A. The property is cleared and relatively level.

### CRD Regulations and Policies:

*3504 Quesnel Fringe Area Zoning Bylaw, 1999*

#### **4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES**

(e) the maximum gross floor area of all ancillary buildings and structures permitted is calculated as follows:

Property Size	Maximum Floor Area
0.4 ha to Less Than 2.0 ha (0.99 ac to Less than 4.94 ac)	300 square metres (3,229 square feet)

### Rationale for Recommendations:

Planning staff are not supportive of the proposed variance to increase the maximum permitted gross floor area of all ancillary buildings and structures on a lot 0.4 ha (0.99 ac) to less than 2.0

ha (4.94 ac) from 300 sq m (3,229 sq ft) to 935.35 sq m (10,068.04 sq ft) to allow the construction of a single-family dwelling with attached garages.

The proposed use is technically not a permitted use as the property owners have stated they intend to use the attached garage ancillary to their main residence, which is on a different property in the same neighbourhood.

The requested variance is not in keeping with the neighbourhood character. The proposed ancillary building is significantly larger than other ancillary buildings in the neighbourhood. This may have an impact on neighbouring properties. The community is primarily residential in nature, but the proposed structure of such large size, scale, and the intended use for various indoor sports is not in keeping with the neighbourhood context.

At the time of drafting, public comments were received from members of the neighbourhood in opposition to the proposed variance. Concerns regarding the use, large size, water rights, noise nuisance and the visual impact of the building were raised.

The Ministry of Transportation and Transit has provided comments stating they have no objections to the application.

The Ministry of Water, Land and Resource Stewardship terrestrial ecosystems responded stating they do not have any comments for this referral.

The Electoral Area 'B' Advisory Planning Commission supports the application and has expressed no concerns regarding the proposal.

At the time of drafting, no comments were received from the Northern Health Authority.

In summary, Planning staff are not supportive of the proposed variance to increase the maximum permitted gross ancillary floor area as the proposed building is not in keeping with neighbourhood character with potential visual impacts.

**Recommendation:**

That the application for a Development Variance Permit pertaining to Parcel B (Being A consolidation of Lots 15 and 16, See CB1666947), District Lot 6195, Cariboo District, Plan 20898 be rejected as the proposed size, scale and the intended use of the ancillary building are not in keeping with the neighbourhood character.

---

## REFERRAL COMMENTS

---

Health Authority: June 26, 2025

No objections of the joining of lots.

Advisory Planning Commission: July 14, 2025

See attached

CRD Chief Building Official: No response

---

## ATTACHMENTS

---

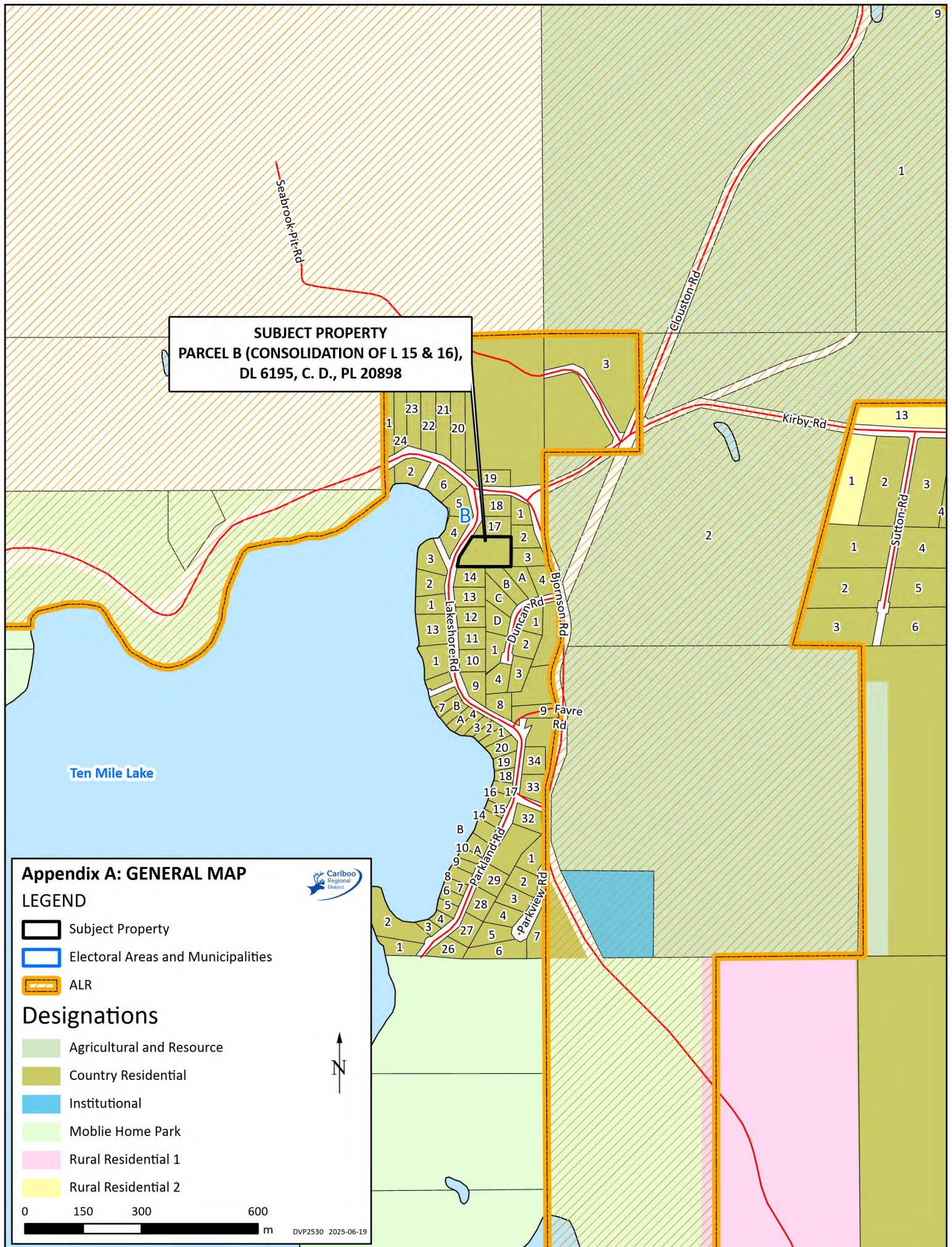
Appendix A: General Map

Appendix B: Specific Map

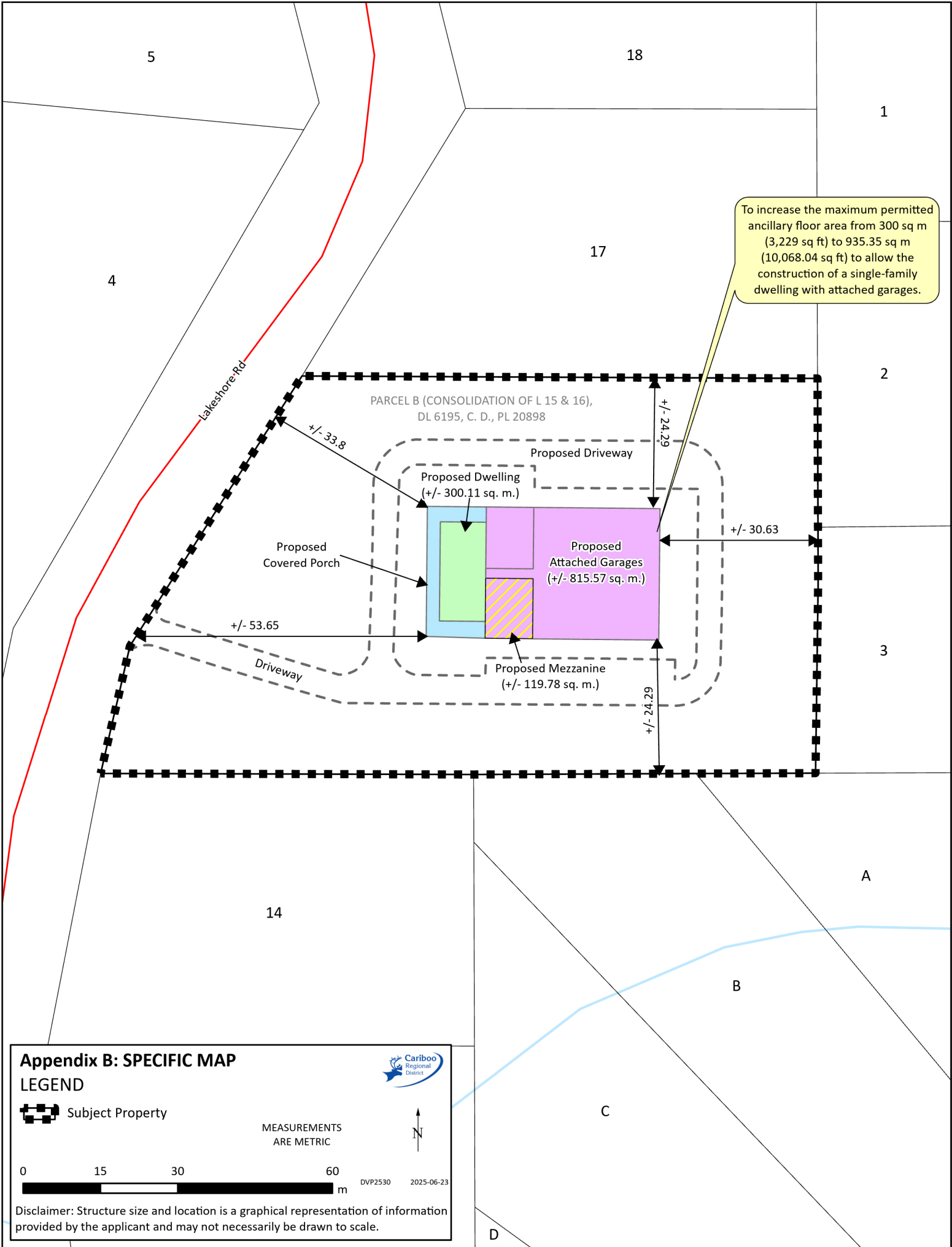
Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments  
Adjacent Property Owner Comments










Appendix B: SPECIFIC MAP

LEGEND

 Subject Property

MEASUREMENTS  
ARE METRIC



0 15 30 60  
m

DVP2530 2025-06-23

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



**SUBJECT PROPERTY**  
**PARCEL B (CONSOLIDATION OF L 15 & 16),**  
**DL 6195, C. D., PL 20898**

**Appendix C: GENERAL MAP ORTHO**

**LEGEND**

 Subject Property



0 15 30 60  
m

DVP2530 2025-06-19

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

Duncan Rd



Describe the existing use of the subject property and all buildings: \_\_\_\_\_

PROPERTY IS CURRENTLY VACANT LAND

Describe the proposed use of the subject property and all buildings: \_\_\_\_\_

SINCE FAMILY RESIDENCE WITH LARGE SHOP/CARAGE ATTACHED

Describe the reasons in support for the application: CLIENT WOULD LIKE TO HAVE ADDITIONAL RESIDENCE

FOR FAMILY CLOSE TO THEIR EXISTING LAKESHORE PROPERTY. THE LARGE GARAGE & STORAGE IS

DESIGNED FOR THE FAMILY'S CARS/BOATS ETC. & ALSO FOR INDOOR SPORTS/PICKLEBALL/BASKETBALL/ FOR FAMILY & NEIGHBOURS TO ENJOY THROUGHOUT THE YEAR.

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

SITE WILL BE LANDSCAPED/LAWNS & PLANTING FOR EASY MAINTENANCE. DRIVEWAY & PAVED APRON AROUND BUILDING.

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

SITE IS ON THE UPPER SIDE OF LAKESHORE ROAD, RELATIVELY FLAT. NO STREAMS OR LAKES ON THE PROPERTY

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

↳ WATER RIGHTS TO DRAW FROM THE LAKE (TEN MILE LAKE).



EAST VIEW



SOUTH VIEW



NORTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW



WEST VIEW



SOUTHWEST VIEW



SOUTHSOUTHWEST VIEW

EXTERIOR VIEWS

REVIEW ISSUE:  
24 APRIL 2025  
REVISED:  
24 APRIL 2025  
V.P. ISSUE:  
12 JUNE 2025

THIS DRAWING MUST NOT BE  
SCALED. REFER TO NOTED  
DIMENSIONS ONLY. THE  
CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING ALL DIMENSIONS  
ON THIS DRAWING. ANY  
DISCREPANCIES SHALL BE  
REPORTED TO THE OFFICE OF  
HARRISON DESIGN  
FOR CLARIFICATION. THIS  
DRAWING IS THE EXCLUSIVE  
PROPERTY OF HARRISON  
DESIGN AND CAN ONLY  
BE REPRODUCED WITH WRITTEN  
PERMISSION.

COUTURIER RESIDENCE & SHOP  
LAKESHORE ROAD  
QUESNEL, B.C.

EXTERIOR VIEWS

**HD**  
HARRISON  
DESIGN  
CUSTOM  
RESIDENTIAL  
DESIGNS  
250 548-5659  
P.O. Box 4414  
Williams Lake, B.C.  
harrisondesignbc.ca  
harrisondesignbc.com

PROJECT: COUTURIER  
SCALE: -  
DATE: 12 JUNE 2025  
DRAWN: LKVPJH

A I

SKETCH SHOWING PROPERTY DIMENSIONS OF PARCEL B  
(BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CB1666947)  
DISTRICT LOT 6195 CARIBOO DISTRICT PLAN 20898.

5 0 5 10 15 20 25

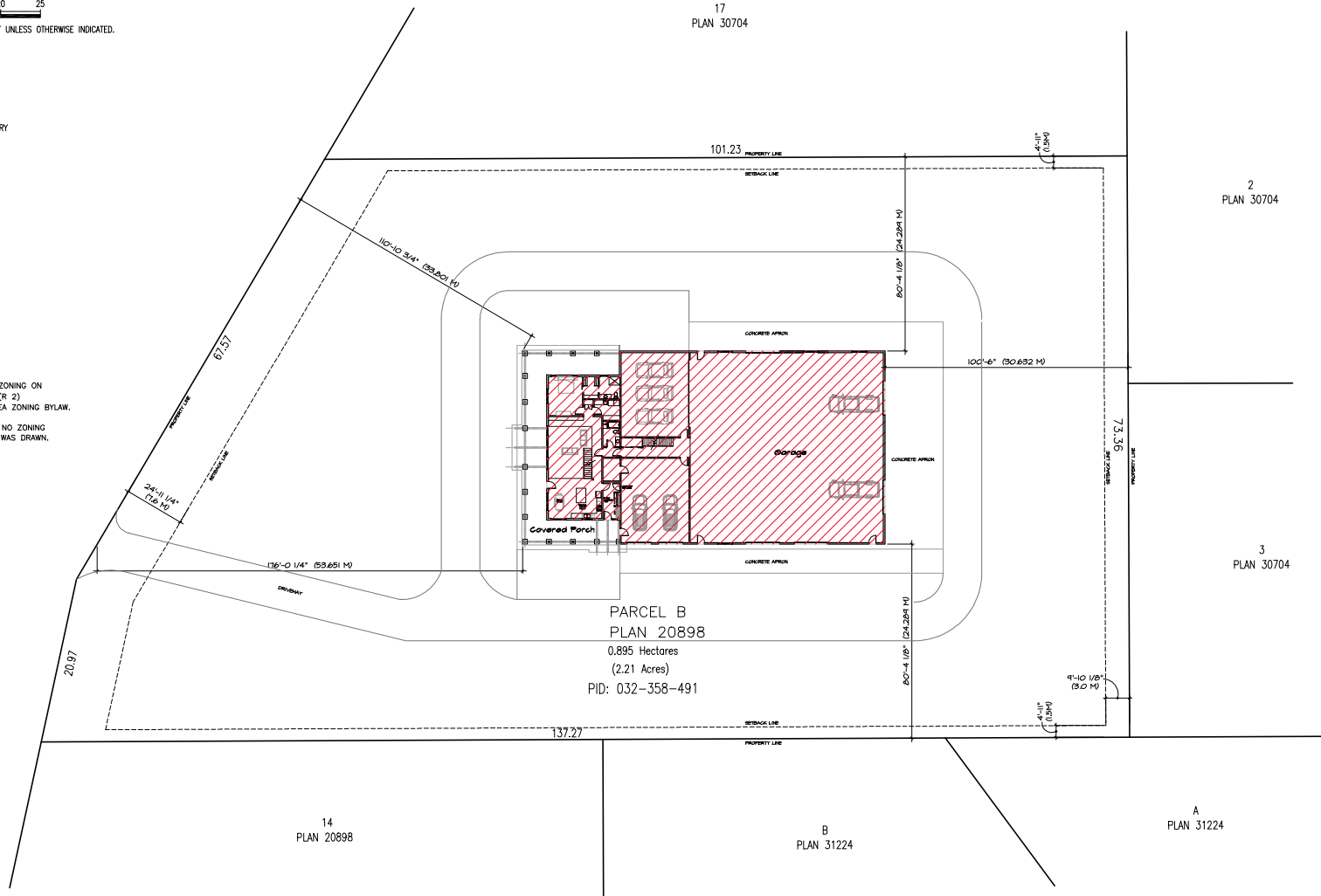
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 864MM  
IN WIDTH BY 560MM IN HEIGHT WHEN PLOTTED  
AT A SCALE OF 1:250 (D SIZE SHEET).

LEGEND:

- SUBJECT PROPERTY BOUNDARY
- ZONING BUILDING SETBACKS

NOTE:  
BUILDING SETBACKS ARE BASED ON ZONING ON  
SURROUNDING LOTS, RESIDENTIAL 2 (R 2)  
BYLAW 3504 - QUESNEL FRINGE AREA ZONING BYLAW.  
CARIBOO REGIONAL DISTRICT  
ONLINE MAPPING CURRENTLY SHOWS NO ZONING  
INFO AS OF THE DATE THIS SKETCH WAS DRAWN.



PARCEL B  
PLAN 20898  
0.895 Hectares  
(2.21 Acres)  
PID: 032-358-491

○ SITE PLAN

1396719 B.C. LTD.  
1112 WEST FRASER RD  
QUESNEL, BC, V2J 6G7  
PHONE No. 604-935-0908  
EMAIL: bbennett.surv@gmail.com

REVIEW ISSUE:  
24 APRIL 2025  
REVISED:  
24 APRIL 2025  
V.P. ISSUE:  
12 JUNE 2025

THIS DRAWING MUST NOT BE  
SCALED. REFER TO NOTES  
DIMENSIONS ONLY. THE  
CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING ALL DIMENSIONS  
ON THIS DRAWING. ANY  
DISCREPANCIES SHALL BE  
REPORTED TO THE OFFICE OF  
HARRISON DESIGN  
FOR CLARIFICATION. THIS  
DRAWING IS THE EXCLUSIVE  
PROPERTY OF HARRISON  
DESIGN AND CAN ONLY  
BE REPRODUCED WITH WRITTEN  
PERMISSION.

COUTURIER RESIDENCE & SHOP  
LAKESHORE ROAD  
QUESNEL, B.C.

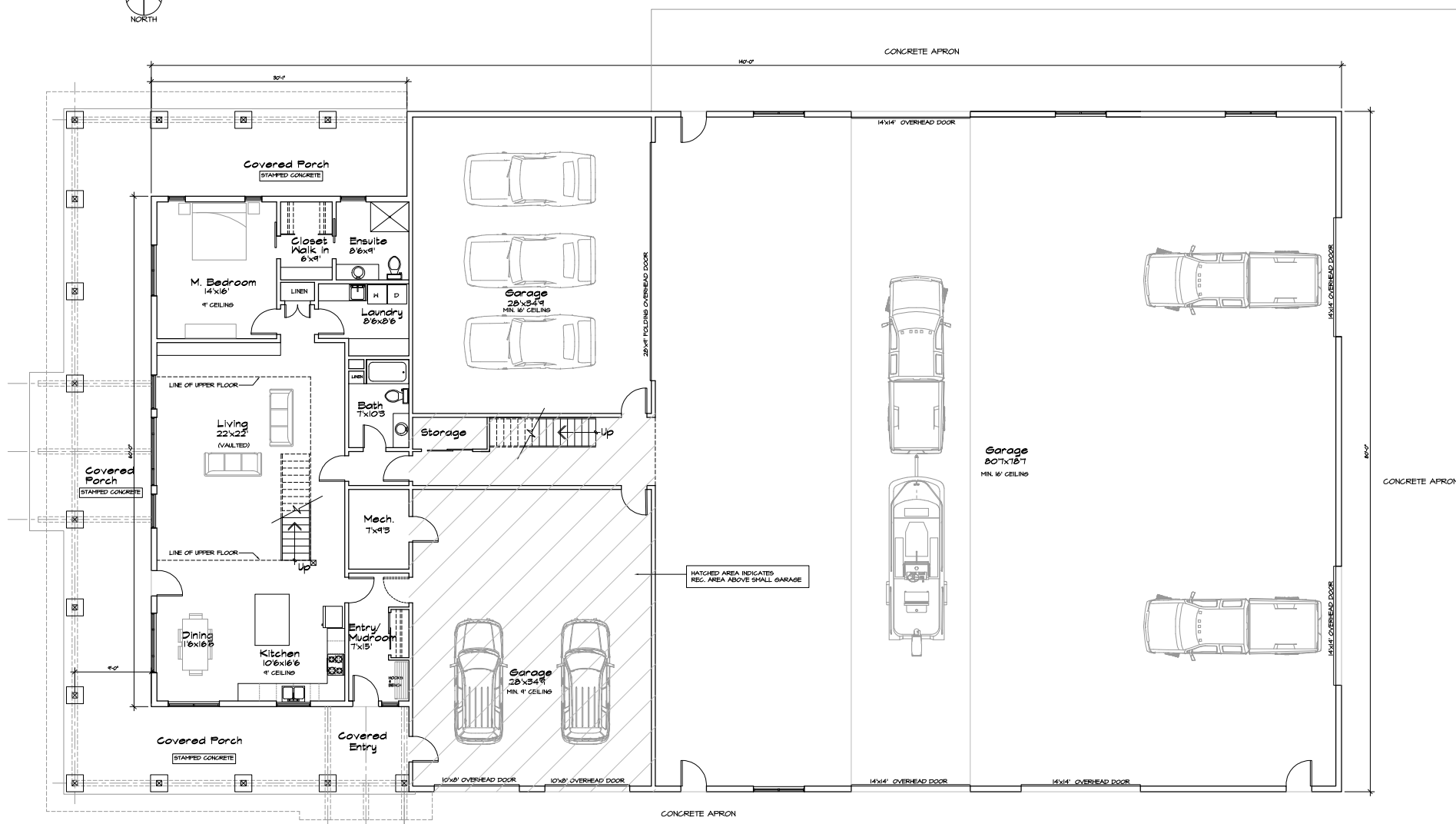
SITE PLAN

**HD**  
HARRISON  
DESIGN  
CUSTOM  
RESIDENTIAL  
DESIGNS  
250 348-5659  
P.O. Box 4414  
Harrison Lake, B.C.  
harrisondesign@harrisondesign.co  
harrisondesign.co

PROJECT: COUTURIER  
SCALE: NOTED  
DATE: 12 JUNE 2025  
DRAWN: LKWPJH

A2





REVIEW ISSUE:  
24 APRIL 2025  
REVISED:  
24 APRIL 2025  
V.P. ISSUE:  
12 JUNE 2025

THIS DRAWING MUST NOT BE  
SCALED. REFER TO NOTES  
DIMENSIONS ONLY. THE  
CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING ALL DIMENSIONS  
ON THIS DRAWING. ANY  
DISCREPANCIES SHALL BE  
REPORTED TO THE OFFICE OF  
HARRISON DESIGN  
FOR CLARIFICATION. THIS  
DRAWING IS THE EXCLUSIVE  
PROPERTY OF HARRISON  
DESIGN AND CAN ONLY  
BE REPRODUCED WITH WRITTEN  
PERMISSION.

COUTURIER RESIDENCE & SHOP  
LAKESHORE ROAD  
QUESNEL, B.C.

MAIN FLOOR PLAN

**HD**  
HARRISON  
DESIGN  
CUSTOM  
RESIDENTIAL  
DESIGNS  
250 348-5659  
P.O. Box 4414  
Hillman Lake B.C.  
harrisondesignco@gmail.com  
harrisondesignco.com

PROJECT : COUTURIER  
SCALE : 1/8" = 1'-0"  
DATE : 12 JUNE 2025  
DRAWN : LKMPJH

**A3**



REVIEW ISSUE:  
24 APRIL 2025  
REVISED:  
24 APRIL 2025  
V.P. ISSUE:  
12 JUNE 2025

THIS DRAWING MUST NOT BE  
SCALED. REFER TO NOTES  
DIMENSIONS ONLY. THE  
CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING ALL DIMENSIONS  
ON THIS DRAWING. ANY  
DISCREPANCIES SHALL BE  
REPORTED TO THE OFFICE OF  
HARRISON DESIGN  
FOR CLARIFICATION. THIS  
DRAWING IS THE EXCLUSIVE  
PROPERTY OF HARRISON  
DESIGN AND CAN ONLY  
BE REPRODUCED WITH WRITTEN  
PERMISSION.

COUTURIER RESIDENCE & SHOP  
LAKESHORE ROAD  
QUESNEL, B.C.

ELEVATIONS

**HD**  
HARRISON  
DESIGN  
CUSTOM  
RESIDENTIAL  
DESIGNS  
250 348-5659  
P.O. Box 4414  
Harrison Lake B.C.  
harrisondesignco@gmail.com  
harrisondesignco.com

PROJECT: COUTURIER  
SCALE: SHOP 1/4"=1'-0"  
DATE: 12 JUNE 2025  
DRAWN: LKHPJH

**A4**



## Planning Application Advisory Planning Commission Comment Form

Date of Meeting: JULY 14, 2025  
Start Time: 6:12 PM  
Location of Meeting: Douchie Lake Recreation

---

File Number: 3090-20/20250030  
Application Type: Development Variance Permit  
Electoral Area: B  
Legal Description: Parcel B (Being A consolidation of Lots 15 and 16, See CB1666947), District Lot 6195, Cariboo District, Plan 20898  
Property Location: 5230 Lakeshore Rd

### ATTENDANCE

Present:

Chair: ROB ROSS

Members: ROBERT ROSS  
SUSAN JOYCE

Recording Secretary: SYBILLE MUSCHIK  
Owners/Agent: ROB + JODI SOUTURIER HOME OWNERS  
☐ Contacted but declined to attend

Absent: STAN HALL DEAN CAINE  
STEPHANIE HANES

Also Present:

Electoral Area Director: BARB BACHMEIER  
Staff Support: —



---

RESOLUTION

---

THAT application with File Number 3090-20/20250030 be SUPPORTED / REJECTED for the following reasons:

1) SUPPORTED - NO CONCERNS

2)

For:

3

Against:

0

CARRIED / DEFEATED

**Termination:**

That the meeting terminate.

Moved: Susan

Seconded: Sybil

CARRIED

Time: 6:38 PM

[REDACTED]  
Recording Secretary

[REDACTED]  
Chair

**From:** [Cathy](#)  
**To:** [CRD Planning](#)  
**Subject:** Re: File: 3090-20/20250030  
**Date:** July 2, 2025 7:21:46 PM

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I oppose this development variance permit because:

Even with the 2 lots being consolidated, it far exceeds the current allowable area for building.

The rendering doesn't look like the building would enhance the area.

I don't trust that this building won't eventually be used for commercial purposes.

Thank you for your consideration.

Adjacent Property Owner

Sent from my iPad

**From:** [Kathy Leake](#)  
**To:** [CRD Planning](#)  
**Cc:** [Bill Cole](#)  
**Subject:** File: 3090-20/20250030 Attention: Olivia Richardson  
**Date:** July 23, 2025 3:37:59 PM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Subject:** Concerns Regarding Development Variance Permit – 5230 Lakeshore Road

Good afternoon Olivia,

Thank you for the opportunity to provide feedback on the Development Variance Permit for Parcel B, District Lot 6195, Cariboo District, Plan 20898 – PID: 032-358-491, located at 5230 Lakeshore Road.

We're pleased to see that there are plans underway for this property. From the proposal, it looks like the building will be quite beautiful upon completion, and we're confident that a great deal of care will go into its development. That said, we do have a few concerns regarding the variance, which we'd like to respectfully share:

**1. Building Size**

At 10,068.04 sq. ft., the proposed building exceeds the maximum permitted size by more than three times. Given our community's primarily residential nature, we're concerned that a structure of this scale may appear overly industrial and out of character with the surrounding properties.

**2. Water Rights**

We understand that some properties are grandfathered in with the right to draw from the lake. However, as this is a new build, we're concerned about the precedent it could set. As our community continues to grow, preserving the lake's ecosystem should be a top priority, and expanding water access may put undue strain on this delicate resource.

**3. Noise from Indoor Activities**

The inclusion of space for community games and sports is a great idea in theory, and we appreciate the intention. However, we're mindful that indoor activities like pickleball can produce a considerable amount of echo and noise, which may impact nearby residents.

**4. Helicopter Use**

The plans mention a large garage and storage area for personal vehicles and boats, which makes sense. However, this property has occasionally been used in the past as a landing site for a helicopter. While this was previously tolerated due to its infrequency, the size of the new building raises concerns about the possibility of increased or permanent helicopter use. This would bring about issues related to noise, safety, and dust, which are important to consider from a community impact perspective.

We appreciate your attention to these points and thank you again for involving the community in the process. We trust we will be informed of further updates. If you have any questions, feel free to reach out.

Sincerely,

Kathy Leake and Bill Cole