



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20250052

Bylaw(s): Quesnel Fringe Area Zoning Amendment Bylaw No. 5559, 2026.

Electoral Area: A

Date of Referral: February 10, 2026

Date of Application: September 15, 2025

Property Owner's Name(s): Edward Backer

Applicant's Name: Maureen Bunnah

SECTION 1: Property Summary

Legal Description(s): Lot 7, District Lot 3140, Cariboo District, Plan 20235 Except Plan PGP44741

Property Size(s): 0.18 ha (0.45 ac)

Area of Application: 0.18 ha (0.45 ac)

Location: 1018 Maple Heights Rd

Current Designation:
Highway Service Commercial

Min. Lot Size Permitted:
N/A

Current Zoning:
Residential 2 (R 2)

Min. Lot Size Permitted:
1,114 square metres (11,991 square feet)

Proposed Zoning:
Service Commercial (C 4)

Min. Lot Size Permitted:
1,600 square metres (17,223 square feet)

Proposal: The applicant is proposing to rezone the subject property from Residential 2 (R 2) to Service Commercial (C 4) to legalize an existing commercial self storage facility.

The rezoning application is a result of bylaw enforcement action for the unlawful use of the property as a commercial self storage facility. An approved Highway 97 Corridor Development Permit for form and character is required prior to adoption. All of the storage units have been placed without an approved building permit or development permit.

No. and size of Proposed Lots: N/A - none proposed

Existing Buildings: Mobile home with additions - 202.90 sq m (2184 sq ft)
15 shipping containers - 14.86 sq m (160 sq ft) each
3 wood storage structures between shipping containers - ranging in size from 18.58 sq m (200 sq ft) to 22.30 sq m (240 sq ft)

Proposed Buildings: No new buildings proposed

Road Name: Maple Heights Rd

Road Type: Paved

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

Services Available:

Within the confines of the Agricultural Land Reserve: No

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

Name of Lake/Contributing River: N/A

Lake Classification: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Highway 97 Corridor Development Permit

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

	Land Use:	Lot Sizes:
(a) North	032 , Residential Dwelling with Suite	0.21 ha (0.51 ac)
(b) South	000 , Single Family Dwelling	0.24 ha (0.6 ac)
(c) East	201 , Vacant IC&I	0.28 ha (0.7 ac)
(d) West	000 , Single Family Dwelling	0.31 ha (0.76 ac)
	000 , Single Family Dwelling	0.30 ha (0.75 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 0.18 ha (0.45 ac) subject property to legalize an unlawfully constructed commercial self-storage facility. The subject property is currently zoned Residential 2 (R 2) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated Highway Service Commercial in the Quesnel Fringe Area Official Community Plan 4844, 2013 as shown in Appendix B.

The applicant has requested to rezone the subject property from Residential 2 (R 2) to Service Commercial (C 4). The proposed zone is consistent with the current Official Community Plan designation. The property currently contains a 202.90 sq m (2184 sq ft) mobile home, 15 shipping containers that are 14.86 sq m (160 sq ft) each and 3 wood storage structures between the shipping containers ranging in size from 18.58 sq m (200 sq ft) to 22.30 sq m (240 sq ft). The shipping containers and wood storage structures between the shipping containers are being used as the commercial self-storage facility.

The rezoning application is a result of bylaw enforcement action that began in July 2025 for the unlawful use of the property as a commercial self-storage facility. All of the storage units have been placed without an approved building permit or an approved Highway 97 Corridor Development Permit for form and character.

Location & Surroundings:

The subject property is located at 1018 Maple Heights Rd. It is relatively flat and covered in grass with some trees and part of the property is covered in gravel. The subject property is surrounded mainly by residential properties ranging in size from 0.13 ha (0.32 ac) – 0.44 ha (1.08 ac) with commercial properties to the east, however the commercial properties front Jade St and Highway 97.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999.

5.4 Service Commercial (C 4) Zone

5.4.1 Uses Permitted

v) mini-storage or self-storage facility;

Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013.

7.3 Highway Service Commercial Policies

- 7.3.10 Support a high standard of design along the Highway 97 gateway to the Quesnel with the establishment of a Highway 97 Corridor Development Permit Area to provide guidelines for the form and character of development. The Development Permit Area is designated in Figure 6.1 with guidelines provided in Section 6.4.
- 7.3.12 Land uses on the Highway 97 Corridor should demonstrate:
- compatibility with the surrounding environment and land uses

Rationale for Recommendations:

Planning staff are not supportive of the proposed rezoning to legalize an existing commercial self-storage facility. While the lot is designated Highway Service Commercial and the use of the property as a commercial self-storage facility is consistent with the existing Official Community Plan designation, the use is not in keeping with the neighbourhood character. Staff note that commercial uses on other properties designated Highway Service Commercial in the surrounding area are focused to the east of the property, along Highway 97.

Many of the properties on Maple Heights Road and much of the surrounding area are used for residential purposes and most only contain single-family dwellings and other buildings and structures associated with residential use. The intended use of the subject property is not compatible with the surrounding land uses as required in section 7.3.12 of the Official Community Plan. The use of the property as a commercial self-storage facility has the potential to increase traffic volume beyond what is typical on a residential street. Further, staff note access to the storage facility is through the neighbouring property. The subject property does not contain direct access to the storage units.

The rezoning application is a result of Bylaw Enforcement action that was triggered by a Bylaw Enforcement complaint. This demonstrates the use is already having a negative impact on the neighbourhood. Further, staff note there are structures approximately 1.2 metres (4 feet) from the northern interior side yard lot line. The minimum interior side yard setback for a property zoned Service Commercial (C 4) is 6 metres (19.69 feet) when abutting a residentially zoned property.

The Chief Building Official (CBO) has responded acknowledging the subject property is currently in non-compliance with the applicable bylaws, including but not limited to a non-permitted use, setbacks, construction without required building permits and absence of an occupancy permit. If the rezoning application is approved, the structures will require building permits. Further, the CBO notes bringing the development into compliance would present several challenges, including demonstrating structural adequacy of the shipping containers for a storage occupancy through engineered design, addressing setbacks where structures appear located near property lines, and meeting spatial separation requirements under the BC Building Code.

The Ministry of Transportation and Transit (MOTT) has responded stating no concerns with the proposal, however, if large equipment and shipping containers are to be brought to the subject property or the adjacent property, a commercial access permit is required.

The Electoral Area 'A' Advisory Planning Commission (APC) has responded with a recommendation for rejection.

In summary, planning staff are not supportive of the proposed rezoning to legalize the unlawfully constructed commercial self-storage facility. The proposal is not in keeping with the neighbourhood character and the size of the parcel is not conducive to a commercial self-storage facility.

Should the application continue to move forward, compliance with the Highway 97 Corridor Development Permit requirements for form and character is required. Should the Board reject the application as recommended, Bylaw Enforcement staff will be enabled to continue enforcement action on the property.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5559, 2026 be rejected as the proposed use is not in keeping with the neighbourhood character.

REFERRAL COMMENTS

Ministry of Transportation and Transit: February 10, 2026

The Ministry of Transportation and Transit (MoTT) has no concerns with the above application proposal. However, if the Owner hauls the large equipments and shipping containers at the noted or adjacent property, they will be required to apply for a commercial access permit off of MoTT roads through us.

Advisory Planning Commission: February 18, 2026

See attached

CRD – Chief Building Official: March 30, 2026

The subject property is currently in non-compliance with applicable bylaws, including but not limited to non-permitted use (commercial self-storage), construction without required building permits, absence of an occupancy permit, and setbacks. Unpermitted structures include multiple shipping containers and accessory structures.

The structures constructed without applicable permits will require building permits. Bringing the development into compliance would present several challenges, including demonstrating structural adequacy of the shipping containers for a storage occupancy through engineered design, addressing setbacks where structures appear located near property lines, and meeting spatial separation requirements under the BC Building Code 2024.

No further comments at this time.

ATTACHMENTS

Appendix A: Bylaw 5559
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. 5559

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. 5559, 2026".

2. AMENDMENT

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

- i) rezoning Lot 7, District Lot 3140, Cariboo District, Plan 20235, Except Plan PGP44741 from Residential 2 (R 2) zone to Service Commercial (C 4) zone; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2026

READ A SECOND TIME THIS _____ DAY OF _____, 2026

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2026

READ A THIRD TIME THIS _____ DAY OF _____, 2026

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2026

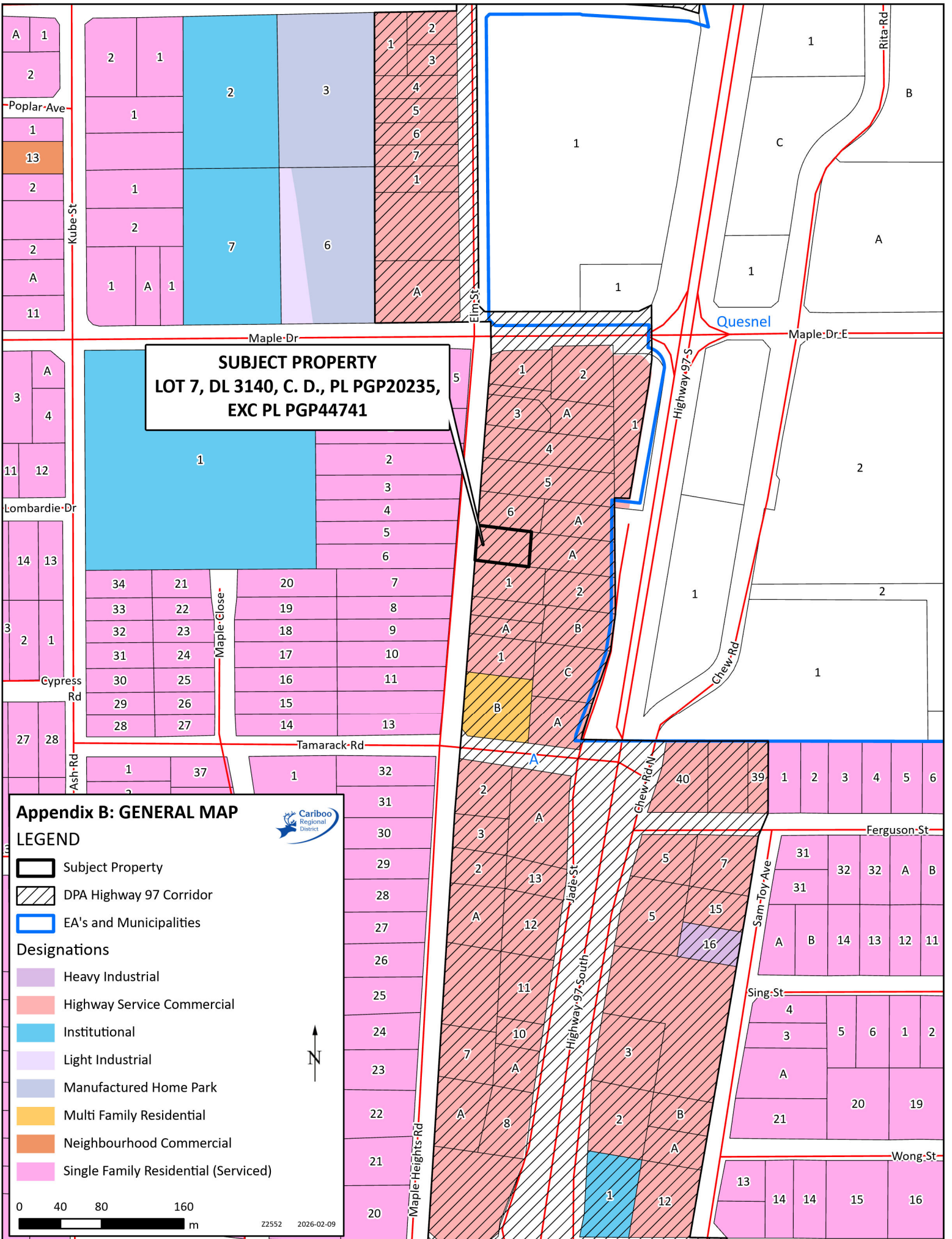
ADOPTED THIS _____ DAY OF _____, 2026

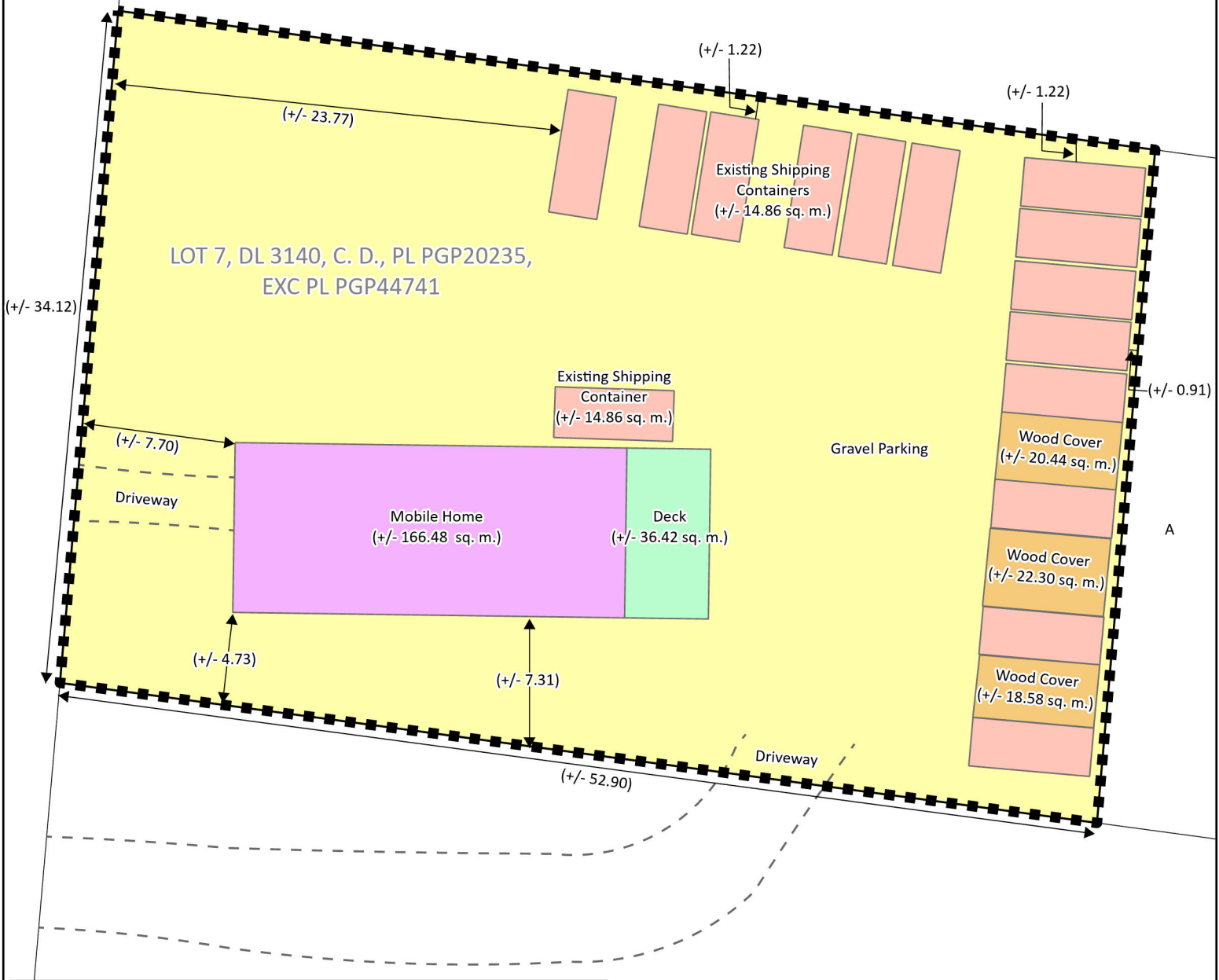
Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5559 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5559, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.



Corporate Officer





Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Service Commercial (C4) Zone

MEASUREMENTS ARE METRIC



Z2552



2026-02-04

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
LOT 7, DL 3140, C. D., PL PGP20235,
EXC PL PGP44741

Maple Heights Rd

A

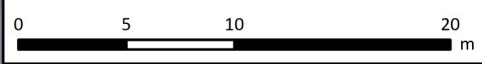
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Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property



Z2552 2026-02-04

Quesnel

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

Describe the proposed use of the subject property and all buildings: mini storage business

Describe the reasons in support for the application: Non Invasive, sea cans are not permanent, this property borders on commercial property

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

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): No lakes or streams

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 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 type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input 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"/>

DEVELOPMENT PLAN

Please find enclosed the Development Plan for Property 1018 Maple Heights Road
Quesnel B.C. V2J 3X3

Lot 7, District Lot 3140, Cariboo District, Plan 20235, Except Plan PGP44741
PID: 008-782-369

Mr. Backer, would like to continue with his business idea; a rezoning of the
property needs to be completed.

I am requesting that this property be rezoned from residential to commercial. The
proposed plan is to operate a mini storage business. The property is currently
zoned R2. This property sits beside another property zoned commercial.

Objectives:

To maximize the efficient use of the property.

The development of the property is not harming the environment and is safe to the
surrounding population. There is no high traffic usage or noise. The property is
free of geotechnical and environmental hazards. The storage units hold household
goods, and the containers themselves are fire resistant and are not in the wildfire
designated areas to which they would not have an impact. This ensures public
health and safety.

There is no environmental impact regarding use of water or cause any air quality
issues.

The development does not impact any neighboring agriculture or resource-based
uses.

This proposal meets the requirements for modern suburban commercial
development. Also, it is aligned with the current Official Community Plan
designation of Highway Service Commercial.

The plan for storage units is a service for local and travelling public (relocating and in need of storage). There is another storage facility 1 ½ blocks from the 1018 property site. Existing sea cans will be maintained.

No heavy transport trucks or semi-trailers will be permitted for daily operations; it is limited to standard passenger vehicles and light duty commercial vehicles. This minimizes noise and traffic disruption to residential neighbours.

The site holds 15 sea cans that currently exist per site map. They measure 20 ft long and 8 ft wide. The containers are not permanent structures and do not leave any major footprint.

There are no buildings being built.

The property currently sits off Maple Heights Road and to the north is Maple Drive. To the south is Tamarack Avenue. Both Roads lead to Highway 97 to the east.

As part of industrial expansion for the Highway 97 corridor, this falls into warehousing and storage. Highway 97 is a very busy corridor. Storage sometimes for the general public is difficult to get. This is not a huge operation and is not consuming a huge space. The way the site is set up, it is well maintained and you can't really see that it exists. This is a service to the community and for us it helps with a rising economy and also we hire people as needed.

The development proposed does not impact the environment or building of permanent structures, it is dealing with moveable containers on skids. There is ample room for loading of vehicles. There is not much traffic or noise. This is growth and moving forward as we are becoming more known for a place to retire or grow a family.

I don't know how much more to elaborate as it is a simple plan and self-explanatory.







LEGEND

All distances are in metres and decimals thereof.

- Culvert
- Gravel Driveway
- Edge of pavement
- Asphalt Driveway
- P — Overhead Hydro
- X — Fence
- Service Pole
- ⊗ Tree
- ⊙ Lilac Bush

NOTES:

Tree symbols are not drawn to scale.

Lot dimensions are derived from Plan PGP44741.

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Offsets shown on this plan are not to be used to re-establish property lines or corners.

Offset measurements are to the siding of the building and are perpendicular to the property line.

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Drawn October 29, 2025 according to field survey conducted on October 27, 2025.

DL 3140

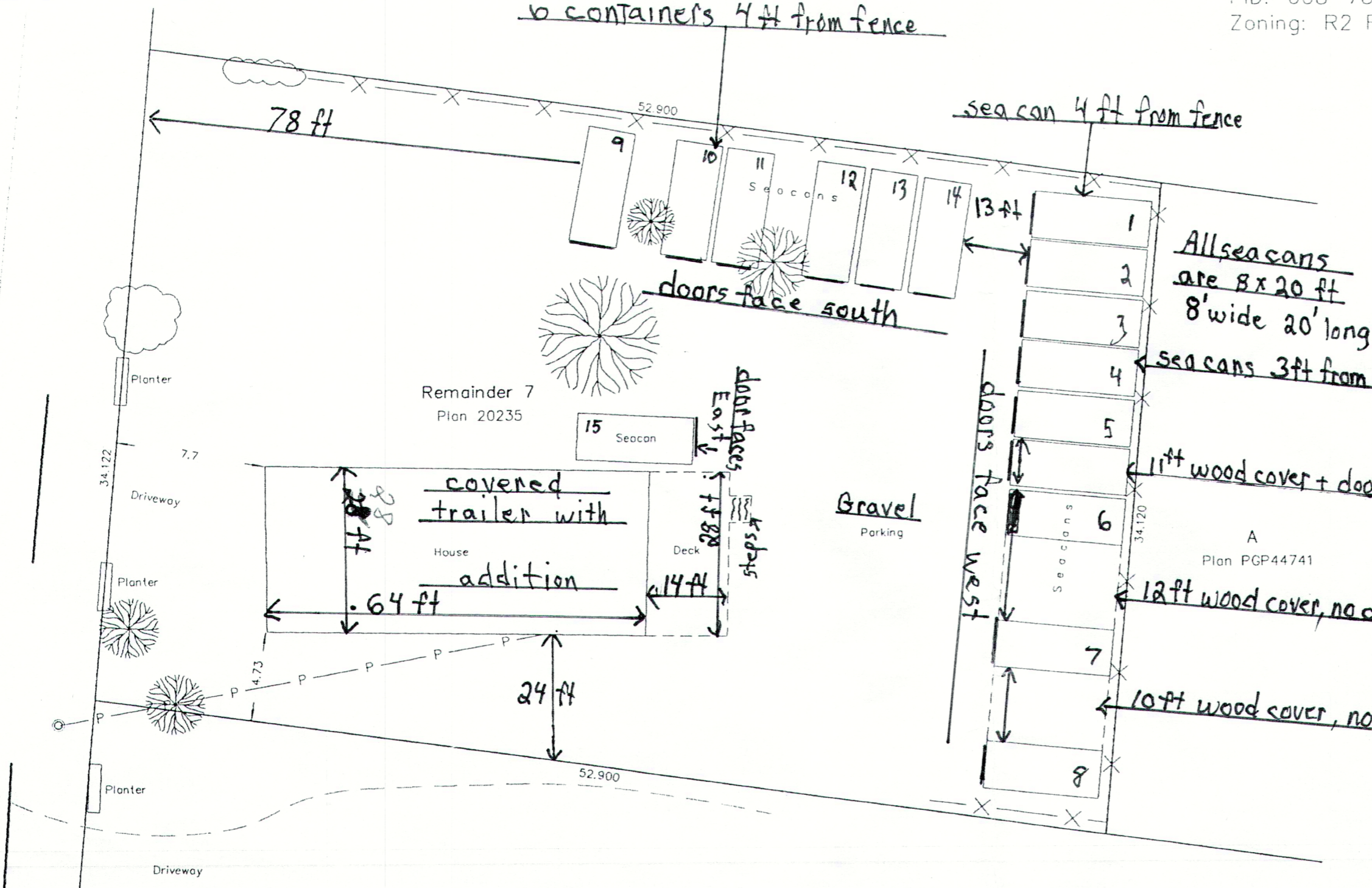
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Plan 28145

Certified Correct this 7th day of November, 2025



THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY AUTHENTICATED

EXTON AND DODGE
 LAND SURVEYING INC.
 133 BORLAND STREET
 WILLIAMS LAKE, B.C.
 V2G 1R1
 (250) 392-7111
 FILE No. 25163 Dwg. 1





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 18 February 2026
Start Time: 10.05
Location of Meeting: CRD office, Quesnel
File Number: 3360-20/20250052
Application Type: Rezoning
Electoral Area: A
Legal Description: Lot 7, District Lot 3140, Cariboo District, Plan 20235 Except Plan PGP44741
Property Location: 1018 Maple Heights Rd

ATTENDANCE

Present:
Chair: Doug Service
Members: Dave Moffat, Maj. Sales, SmartTime

Recording Secretary: SmartTime
Owners/Agent: Edward Baches (Applicant Hameen Bunnah)
 Contacted but declined to attend (Invited ... did not show)

Absent: Roy Josephy, Brad Amalows

Also Present:
Electoral Area Director: Corabee Oakes, Interim Director
Staff Support: Jr

RESOLUTION

THAT application with File Number 3360-20/20250052 be **SUPPORTED** / **REJECTED**
for the following reasons:

1)

2)

For: ϕ Against: 4

CARRIED/DEFEATED
*Application
REJECTED*


Termination: 10:15
That the meeting terminate.

Moved: *Susan Turner*

Seconded: *Mary Sales*

CARRIED

Time:


Recording Secretary


Chair