



AGENDA ITEM SUMMARY

TO: Chair and Directors, Cariboo Regional District Board
AND TO: Janis Bell, Chief Administrative Officer
FROM: Rick Brundrige, Manager of Planning Services DATE: October 22, 2008

DATE OF MEETING: October 31, 2008

SHORT SUMMARY: Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4387, 2008
From Rural 1 (RR 1) zone to Rural 2 (RR 2) zone
(4600-20-2719-Manky) (Agent: Richard Cindric)
Area A – Director Armstrong

VOTING: Stakeholder Vote – All Electoral Areas, City of Quesnel

MEMORANDUM: On August 29th 2008, The Cariboo Regional District Board read Bylaw No. 4387 a third time including the requirement that a covenant be registered on the subject property with respect to the common boundary of Proposed Lot B, District Lot 3959 and Part of the West 1/2 of District Lot 3959, Except Plans 6194, 16935, 17163, and 19057 that requires:

- i) the establishment / maintenance of agricultural fencing on the south side of the property;
- ii) the establishment / maintenance of a 30 m no-build buffer and a 15 m vegetation screen; and
- iii) an awareness statement advising that the land is adjacent to an agricultural operation.

Applicant's request

The applicants have submitted a letter requesting that the requirement of a 30 m no-build zone be reduced to 15 m.

Justification for August 29, 2008 Planning Staff Recommendation

The *Agriculture and Forestry Policies Review and Development* document recommends: that buffering criteria be established on all new developments adjacent to an existing agricultural operation or in areas of open range. While the width of the buffer zone can vary it is commonly accepted that it should be a minimum of 30 m wide on the non-agricultural side of the interface. Within this 30 m distance, the following should be established:

- The interface boundary is permanently fenced with no openings.
- A 15 m wide visual screen is established adjacent to the interface boundary by requiring natural vegetation retention or the planting of a

vegetation screen.

- The next 15 m are restricted from all building construction.

In the *Guide to Edge Planning: Promoting Compatibility Along Urban-Agricultural Edges* (Ministry of Agriculture and Lands, 2008) it states that farm-friendly urban development can play a significant role in promoting compatibility along urban/agricultural boundaries. The clustering of buildings to maximize buffering between residences and agricultural land is an effective technique that can be employed.

Planning Staff Response

The land-use application is to rezone a part of the subject property from Rural 1 (RR 1) to Rural 2 (RR 2) in order to create two 2 ha rural residential lots. Adjoining the southern boundary of Proposed Lot B is a \pm 20 ha parcel with farm status zoned Rural 1. Rural 1 zoning permits agricultural activities as a principle use whereas Rural 2 zoning only permits agricultural activities ancillary to a permitted residential use. Proposed Lot B is a form of urban development.

Secondly, Proposed Lot B is \pm 90 m wide, a 30 m no-build zone adjacent to the southern property line still leaves 1.3 ha (3.3 ac) of the proposed lot available for building location. The accompanying two maps provide a point of reference.

Planning staff recommends that the applicant's request to reduce the no-build zone from 30 m to 15 m be denied.

ATTACHMENT: Letter from applicant dated October 21, 2008, and maps.

POLICY IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

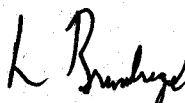
Reviewed by the Treasurer:

OPTIONS:

- 1) Endorse the recommendation;
- 2) Approve applicant's request: i) rescind third reading, ii) grant third reading incorporating the no-build zone reduction;
- 3) Deny the application;
- 4) Defer.

RECOMMENDATION: That the letter dated October 21, 2008 from the applicant, Stanley and Linda Manky, pertaining to modification of a condition of rezoning approval regarding Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4387, 2008 be received. Further that the requirement for a 30 m no build zone be confirmed.

Respectfully submitted,



Manager of Planning Services

Cariboo Regional District
File No. 4600-20-2719
OCT 21 2008
Referred To

Cariboo Regional District,
Suite D, 180 North Third Avenue,
Williams Lake, B.C. V2G 2A4

Re: Lot 2, D.L.3959, Cariboo District, Plan 6149

Dear Board Members,

We would appreciate your consideration of a 15 meter no-build zone, rather than the 30 meter that was previously recommended.

We are feeling that this would be fairly restrictive as the 30 meters is about 1/3 of the width of the property and this would likely be difficult for the placement of a house.

Yours truly,

Stan & Linda Manky

LEGEND



SUBJECT PROPERTY



PROPOSED RURAL 2 (RR 2)



Proposed Lots



ALL MEASUREMENTS METRIC Z2719

DL 3954

REM 1

P 7475

1

2

Ettinger Rd

+/- 221.17

+/- 571.11

P 6194

HAY SHED
SHED
HOUSE
BARN

PROPOSED LOT A
+/- 2.0 ha

LOT

32m WIDE ENTRY 20m WIDE ACCESS

2 PROPOSED REMAINDER +/- 11.94 ha 6194

PROPOSED LOT B
+/- 2.0 ha

PRIVETWAY

+/- 221.17

+/- 571.11

+/- 201.17

DL 3959

P 19057

2

P 19057

1

Dale Lake Rd

P 246 R

P 16935

A

1

2

3

1

2

REM 3

PCL A (P40032)

P 2078

Johnson Rd

P 17163

P 25599

DL 3957

8

7

6

5

Dale Lake Rd

PROPOSED
LOT A

PROPOSED
REM LOT 2 P. 6194

3
9
5
9


2
P. 6194

PROPOSED
LOT B

W1/2 DL 3959 EXC PLS 6194 16935 17163 & 19057

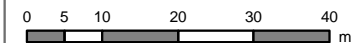
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LEGEND

 30m NO-BUILD ZONE

 15m VEGETATIVE SCREEN

 REQUIRED FENCE



ALL MEASUREMENTS
METRIC



Z2719 COVENANT