

City Staff Report

Original signed by: City Manager Johnson

Report Date: November 25, 2022

Meeting Date: December 13, 2022

To: City Manager

From: Director of Development Services

Subject: Zoning amendment at 2288 Gassoff Rd.

Purpose

Zoning amendment to enable a house to be subdivided from the mobile home park at 2288 Gassoff Road

Summary

- The applicant is requesting to rezone a proposed new lot to RS-1, the remaining lot will remain as MHP-1.
- The dwelling is underutilized as the park policy does not allow it to be rented.
- The proposed new lot meets all RS-1 regulations.

Recommendation

THAT Council provides first and second reading of proposed Official Community Plan Amendment Bylaw No. 1933 and Zoning Amendment Bylaw No. 1934 on LOT 1 DISTRICT LOT 3948 CARIBOO DISTRICT PLAN 12692 to permit the creation of a new single detached dwelling lot;

SUBJECT TO the applicant receiving a development variance permit to amend section 14.3.2(a) of the Zoning Bylaw to allow a minimum lot size to 1.57 ha (3.89 acres);

AND THAT Council has considered consultation as per section 475 of the Local Government Bylaw and directs staff that no additional consultation is required;

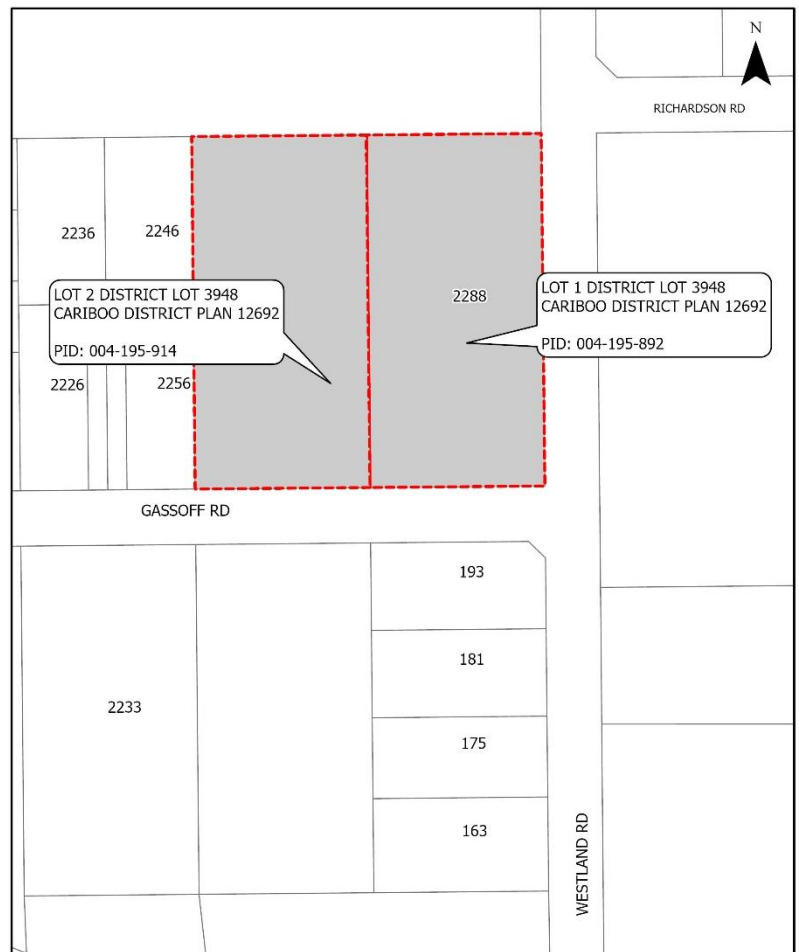
AND THAT Council sets the Public Hearing date of January 24, 2023 at 6pm in Council Chambers.

Statutory Requirements

Community Charter

Local Government Act – Part 14 – Planning and Land Use Management

Location Map - OCP/RZ2022-42 & DVP2022 CITY OF Quesnel



Legend

- Parcels
- Municipal Boundary
- Subject Properties

0 20 40 60
Meters

November 16, 2022
Development Services Department



Section 475 - During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

- (2) For the purposes of subsection (1), the local government must
- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
 - (b) specifically consider whether consultation is required with the following:
 - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - (ii) the board of any regional district that is adjacent to the area covered by the plan;
 - (iii) the council of any municipality that is adjacent to the area covered by the plan;
 - (iv) first nations;
 - (v) boards of education, greater boards and improvement district boards;
 - (vi) the Provincial and federal governments and their agencies.
- (3) Consultation under this section is in addition to the public hearing required under section 477 (3) (c).

Council Policy

Official Community Plan Bylaw No. 1879, 2019

Zoning Bylaw No. 1880, 2019

Development Applications Procedures Bylaw 1531, 2002

Strategic Objective

N/A

Financial Implications

N/A

Background

The applicant is seeking approvals to create a parcel for an existing single detached dwelling at 2288 Gassoff Road from the parent parcel which is part of a 20 pad mobile home park. The remainder of Lot 1 and 2 shall be consolidated and remain as a Mobile Home Park, see attached Subdivision Plan. The subdivision requires the rezoning of the proposed lot B from MHP-1 (Mobile Home Park) to RS-1 (Single Dwelling Residential). The dwelling will have a separate access and connect to community water and sewer. The proposed lot B meets all other regulations listed in the RS-1 zone.

As described in the attached justification letter the request is being made as the residence is under utilized as the current park policy does not allow these units to be rentals. The model for this park development is that residents own their mobiles and lease the pads. This is not a strata and the applicant does not feel it will be impacted by the new rules being put forth by the province which eliminates the ability to prohibit rentals of strata units.

The applicant has also submitted a Development Variance Permit to request a variance for proposed lot A as following the subdivision the minimum lot size of 2 ha (5 acres) listed in the Zoning Bylaw for mobile home parks will not be met. The 4.1 acre mobile home park is currently non-conforming as it was created in the Cariboo Regional District before the boundary expansion. The applicant is requesting to reduce the minimum lot size to 1.57 ha (3.89 acres). A resolution for the variance will be submitted for Council endorsement at third reading. Public notification of the variance will occur with the public hearing notice.

Zoning



- The applicant is requesting to rezone proposed lot B to RS-1, as the caretaker dwelling changes uses to single detached dwelling. The dwelling will either be rented or sold, see the justification letter. The mobile home park will not be changing use.
- Proposed lot B meets all RS-1 zoning requirements such as minimum lot size, lot frontage, setbacks, density, etc.
- Proposed lot A will not meet the minimum lot size requirements for MHP-1(Mobile Home Park)

OCP

- The OCP designation for this lot is Manufactured Home Park (MP).
- Proposed designation no longer supports the change in use and will need to be amendment to Low Density Single Detached Residential (SDR).
- The creation of this lot is a minor land policy change which does not change density or permit additional development. As such staff do not recommend any additional consultation as per the

Site Characteristics

Proposed use	Single Dwelling Residential
Lot size	590.4m ²
Lot frontage	21.13m
Servicing	Community water and sewer
Zoning	Manufactured Home Park (MHP-1)
OCP Land Use Designation	Manufactured Home Park (MP)

Surrounding Land Uses

North	Manufactured Home Park
East	Agriculture
South	Single Dwelling Residential
West	Single Dwelling Residential

PROCESS OUTLINE		
Application received	Nov. 14/22	Complete application received
Referrals	Nov. 16/22	Application referral sent to internal and external agencies for consideration.
Report to Council – Bylaw consideration	Dec. 13/22	Application and Bylaw to Council – introduction to application, first and second reading, and set public hearing
Public Hearing	Jan. 24/23	Public Hearing
Development Variance Consideration	Jan. 24/23	At Regular Council Meeting
3 rd reading of bylaw	Jan 24, 23	3 rd Reading
Bylaw Adoption – final reading	TBD	Bylaw Adopted

Referrals



Building Department: No objection.	Fortis BC: No objection.
Capital Works: New 1-inch water service shall be installed and old service shall be discounted prior to turning on the water.	Telus: No objection.
Public Works: Interests unaffected.	BC Hydro: No response
Fire: No concerns for access and there are hydrants near the north east, south east, and south west corners of the property; all structures are within 150m or less of a hydrant.	MOTI: No objection.
Cariboo Regional District: No concerns as long as old sewer service is disconnected and capped.	

Attachments

1. Justification Letter
2. Subdivision Plan
3. Official Community Plan Bylaw No. 1933
4. Draft Zoning Amendment Bylaw No. 1934

Concurrence

N/A