

Leasa Williamson

From: Ariel Hudnall [REDACTED]
Sent: July 18, 2026 6:07 PM
To: Nicole Audet; CRD Planning
Subject: Proposed Bylaw 5573; 1250 Chew Road
Attachments: quesnel-fringe-zoning-3504-as-of-october-18-2024.pdf

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Hello Ms. Audet and CRD Planning,

My name is Ariel Hudnall, a resident of Dragon Lake who will be affected by the proposed bylaw amendment reclassifying the parcel on 1250 Chew Road from Service Commercial (C 4) to a "Special Exception C 4-4 Zone," which appears to not currently be defined in the Fringe Zoning materials available on the CRD website.

I am very concerned about the lack of adequate consultation for this bylaw measure, as it has basically given residents less than 14 days to lodge any concerns or questions. In addition, information around this measure is not easily found on the CRD website, which doesn't reference "Bylaw 5573" in any of the places a resident might look to find more information.

Examples:

1. Public Hearing Notices — The public hearing notice was not on the CRD website until this week (I checked when I first saw your FB post showing a screenshot of the bylaw challenge on Thursday, and the only active public hearing notice was for something else already completed). While the information is now available via an Information Packet, I am concerned about the timeline, the lack of informing residents who are not on Facebook or a email list (which I am on for CRD, and never received an email of this nature). We were all consulted for trash services via flyer, for example, but CRD is relying on word-of-mouth, rather than strategic and intentional outreach for this measure, which decreases trust in the process.

2. Under Zoning Bylaws, the only relevant Bylaws document for our area is the Quesnel Fringe Area (last updated October 2024, which I have attached below), which is not the same plan number, and has no mention of the "Special C 4-4 Zone." The lack of information makes it extremely difficult for residents to provide informed feedback on the proposed changes to the bylaws.

Bylaw 1019 - Residential Mobile Home Parks

Chilcotin Area Rural Land Use Bylaw 3500

Bylaw 3501 - South Cariboo Area Zoning

Bylaw 3502 - Williams Lake Fringe and 150 Mile House Area Zoning

Central Cariboo Area Rural Land Use Bylaw 3503

Bylaw 3504 - Quesnel Fringe Area Zoning Consolidated

North Cariboo Area Rural Land Use Bylaw 3505

Community Plans

150 Mile House Area Official Community Plan 4660

Green Lake and Area Official Community Plan 4641

Interlakes Area Official Community Plan 3906

Lac La Hache Area Official Community Plan 5170

[Quesnel Fringe Area Official Community Plan 4844](#)

South Cariboo Area Official Community Plan 5171

Williams Lake Fringe Area Official Community Plan 4782

I appreciate that you, Ms. Audet, made an attempt to request input using your own communication channels, but it is extremely concerning that CRD is not taking into account that its residents may not be on Facebook (and certainly may not be on Facebook on the given day and time the algorithm *decides* to show residents a relevant post).

That being said, I was one of the ones who was able to learn about this measure through an informed neighbour, who shared the information with me. Here are my concerns and challenges to the rezoning measure (while having no adequate definition of what the proposed zone change really means), other than what True Quality Contracting intends to do with the space (per the newly-posted Information Packet on the CRD website):

1. There are many empty commercial lots in the area, including many that do *not* have direct access to Highway 97 roads, as is the case with the Chew Road parcel. Chew Road is a road adjacent to the highway (which fits the Community Plan), but the parcel *ALSO* touches Sam Toy Avenue, which is a *residential access* road. I am concerned that this parcel, which would have dual access to both roads, will use Sam Toy as an entry/exit for its commercial / contracting trucks (like other companies have in the past), degrading the road significantly, adding disruption to the neighbourhood, and decreasing safety for residents. Does the bylaw include a provision which prohibits access points being built on the east side of the parcel (onto Sam Toy Road?)
2. The residential neighbourhood behind the Chew Road commercial lots already has faced disruption in the last several years, with bright security lamps that never turn off, causing light pollution. If another yard of the proposed size is installed, this problem will only grow worse. I am halfway up Sing Street and see light on the siding of my shed and house at all hours of the night (even with a small shield of trees from neighbours' yards). It is likely infinitely worse for those hugging the corners of Sam Toy Avenue. This goes against the Official Community Plan (7.3.9), which states "The Highway Service Commercial area is intended to support highway travellers with a

mixture of automotive, accommodation, and service commercial land uses. Light industrial uses are also supported where they can demonstrate land use compatibility and **are buffered from neighbouring residential uses.**”

3. Commercial yard lots are not well maintained in this area, or they are already sitting empty and overgrown (especially the corner lots on this side of the highway). It is unclear what the special exemption for a “C 4-4 Zone” would be, but my question is why do they need an exemption with so many lots already designated for commercial use? And, once this exemption is made, does it set a precedent for all other parcels along Highway 97, now and in the future? These zoning laws were no doubt created with significant intention, and I do not think a single company should be allowed to alter the designated purpose of a single lot for convenience.

Thank you for taking these concerns into account, and please let me know if you have any clarifying questions, or if I can add anything else to be presented at the public hearing (which I can unfortunately not attend).

All my very best,
Ariel Hudnall
2462 Sing Street