



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20260003

**Bylaw(s):** Quesnel Fringe Area Zoning Amendment Bylaw No. 5573, 2026

**Electoral Area:** A

**Date of Referral:** April 10, 2026

**Date of Application:** January 06, 2026

**Property Owner's Name(s):** VRC Developments Inc.

**Applicant's Name:** True Quality Contracting

---

### SECTION 1: Property Summary

---

**Legal Description(s):** Parcel A (W1971) of District Lot 3140, Cariboo District, Plan 19778

**Property Size(s):** 1.21 ha (3 ac)

**Area of Application:** 1.21 ha (3 ac)

**Location:** 1250 Chew Rd

**Current Designation:**  
Highway Service Commercial

**Min. Lot Size Permitted:**  
N/A

**Current Zoning:**  
Service Commercial (C 4)

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

**Proposed Zoning:**  
Special Exception C 4-4 Zone

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

**Proposal:** It is proposed to rezone the property to allow service commercial uses and a contractor's office, shop or yard. The proposal is consistent with the Official Community Plan designation.

An approved Highway 97 Corridor Development Permit for form and character will be required prior to construction.

**No. and size of Proposed Lots:** None

**Existing Buildings:** Commercial building 167.23 sq m (1800 sq ft)

**Proposed Buildings:** Commercial building to be used as a contractor's shop - 415.83 sq m (4475.96 sq ft)

**Road Name:** Chew Rd

**Road Type:** Paved

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

**Services Available:** Natural gas

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

**Name of Lake/Contributing River:** N/A

**Within Development Permit Area:** Yes

**Development Permit Area Name:** Highway 97 Corridor Development Permit Area

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

|           | Land Use:                                     | Lot Sizes:                    |
|-----------|-----------------------------------------------|-------------------------------|
| (a) North | 200 , Store(S) And Service Commercial         | 0.63 ha (1.56 ac)             |
| (b) South | 06 , Business and Other                       | 0.40 ha (1 ac)                |
|           | 401 , Industrial (Vacant)                     | 0.20 ha (0.5 ac)              |
| (c) East  | 001 , Vacant Residential Less Than 2 Acres    | 19,166 sq ft                  |
|           |                                               | 20,473 sq ft - 0.40 ha (1 ac) |
|           | 000 , Single Family Dwelling                  |                               |
| (d) West  | 228 , Automobile Paint Shop, Garages, Etc.    | 0.34 ha (0.83 ac)             |
|           |                                               | 0.32 ha (0.79 ac)             |
|           | 260 , Parking (Lot Only, Paved Or Gravel-Com) |                               |

---

## PLANNING COMMENTS

---

### Background:

It is proposed to rezone the 1.21 ha (3 ac) subject property to allow a contractor's office, shop or yard in addition to existing permitted service commercial uses. The subject property is currently zoned Service Commercial (C 4) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and designated Highway Service Commercial in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013 as shown in Appendix B.

The applicant has requested to rezone the subject property from Service Commercial (C 4) zone to Special Exception C 4-4 zone. The proposed zone is consistent with the current Official Community Plan designation. The property contains a 167.23 sq m (1,800 sq ft) commercial building that is not currently being used.

The subject property is within the Highway 97 Corridor Development Permit Area per the Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013. The Highway 97 Development Permit Area regulates the form and character of commercial and industrial development along Highway 97.

The applicant applied for a building permit in October 2025 (PR20250496) for the proposed building. The building permit is not able to be issued as the property is not zoned accordingly nor has the applicant applied for or received an approved Highway 97 Corridor Development Permit.

### Location & Surroundings:

The subject property is located at 1250 Chew Rd. The applicant notes the property contains minimal vegetation as it was previously cleared. The subject property is surrounded by commercial and industrial properties fronting Chew Rd and Highway 97 to the north, west and south with smaller residential properties to the east.

CRD Regulations and Policies:

*3504- Quesnel Fringe Area Zoning Bylaw, 1999.*

**5.4                SERVICE COMMERCIAL (C 4) ZONE**

**5.4.3.4           Special Exception C 4-4 (3360-20/20260003)**

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-4, the permitted non-residential uses shall include:

b) NON-RESIDENTIAL USES:

- i. Contractor's office, shop or yard.

c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness or odours. Nor may any activity be undertaken which creates or causes a health, fire, or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

All other provisions of the C 4 zone shall apply.

*Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013.*

**7.2                Commercial Objectives**

- 7.2.1 Provide sufficient opportunities for commercial development to allow for local responses to the needs of area residents.

**7.3                Highway Service Commercial Policies**

- 7.3.9 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.

Rationale for Recommendations:

Planning staff are generally supportive of the proposed rezoning application to allow a contractor's office, shop or yard in addition to service commercial uses. The Special Exception C 4-4 zone as proposed will expand the currently permitted uses of the standard Service Commercial (C 4) zone by allowing the additional use as a contractor's office, shop or yard.



The proposal aligns with section 7.3.9 of the Quesnel Fringe Area Official Community Plan which supports light industrial uses under the Highway Service Commercial designation where they can demonstrate land use compatibility and are buffered from neighboring residential uses. The proposed development is to be located on the western part of the property along Chew Rd adjacent to the commercial and industrial properties, not on the eastern part of the property that abuts the residential area.

Further, as the other properties on Chew Rd are commercial or industrial any potential increase of traffic along the road associated with the proposed use is not anticipated to be beyond what is typical in an area already containing such uses.

The Ministry of Transportation and Transit (MoTT) has responded stating they have no objection to the proposed rezoning and that access shall be to Chew Rd.

Cariboo Regional District Environmental Services has responded stating the existing building is connected to the CRD sewer system and any new buildings will need to be connected to the sewer system.

The Electoral Area 'A' Advisory Planning Commission (APC) has provided a recommendation in support of the proposal.

In summary, planning staff are supportive of the proposed rezoning application to allow service commercial uses and a contractor's office, shop or yard.

Staff note the subject property is within the Highway 97 Corridor Development Permit Area as per the Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013. Therefore, an approved development permit is required.

Recommendation:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5573, 2026 be read a first and second time this 29<sup>th</sup> day of May, 2026. Further, that adoption be subject to the following:

- i. The applicant applying for and receiving a Highway 97 Corridor Development Permit for the proposed new building.

Further, that staff be directed to schedule a public hearing prior to consideration of third reading.

---

## REFERRAL COMMENTS

---

Ministry of Transportation and Transit: April 10, 2026

The Ministry of Transportation and Transit has no objection to the proposed rezoning. Access shall be to Chew Road.

Advisory Planning Commission: May 5, 2026

See attached

CRD Chief Building Official:

No Response

CRD – Environmental Services Dept: May 20, 2026

Interests Unaffected by Bylaw. The existing building is connected to Red Bluff/Dragon Lake Sewer System. Any new buildings on the lot would be required to be connected to the sewer system. Any cost related to disconnecting or connecting to Red Bluff/Dragon Lake Sewer System is the responsibility of the application.

---

## BOARD ACTION

---

May 29, 2026:

That Quesnel Fringe Area Zoning Amendment Bylaw No. 5573, 2026 be read a first and second time this 29<sup>th</sup> day of May 2026. Further, that adoption be subject to the following:

- i) The applicant applying for and receiving a Highway 97 Corridor Development Permit for the proposed new building.

Further, that staff be directed to schedule a public hearing prior to consideration of third reading.

---

## ATTACHMENTS

---

Appendix A: Bylaw 5573  
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. 5573

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. 5573, 2026".

2. AMENDMENT

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

A) Inserting Section 5.4.3.4 as follows:

Special Exception C-4-4 Zone (3360-20/20260003)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-4, the permitted non-residential uses shall include:

b) NON-RESIDENTIAL USES:

i) Contractor's office, shop or yard.

c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness or odours. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

All other provisions of the C 4 zone shall apply.

B) rezoning Parcel A (W1971) of District Lot 3140, Cariboo District, Plan 19778 from Service Commercial (C 4) zone to Special Exception C 4-4 zone; and

ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 29th DAY OF May, 2026

READ A SECOND TIME THIS 29th DAY OF May, 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

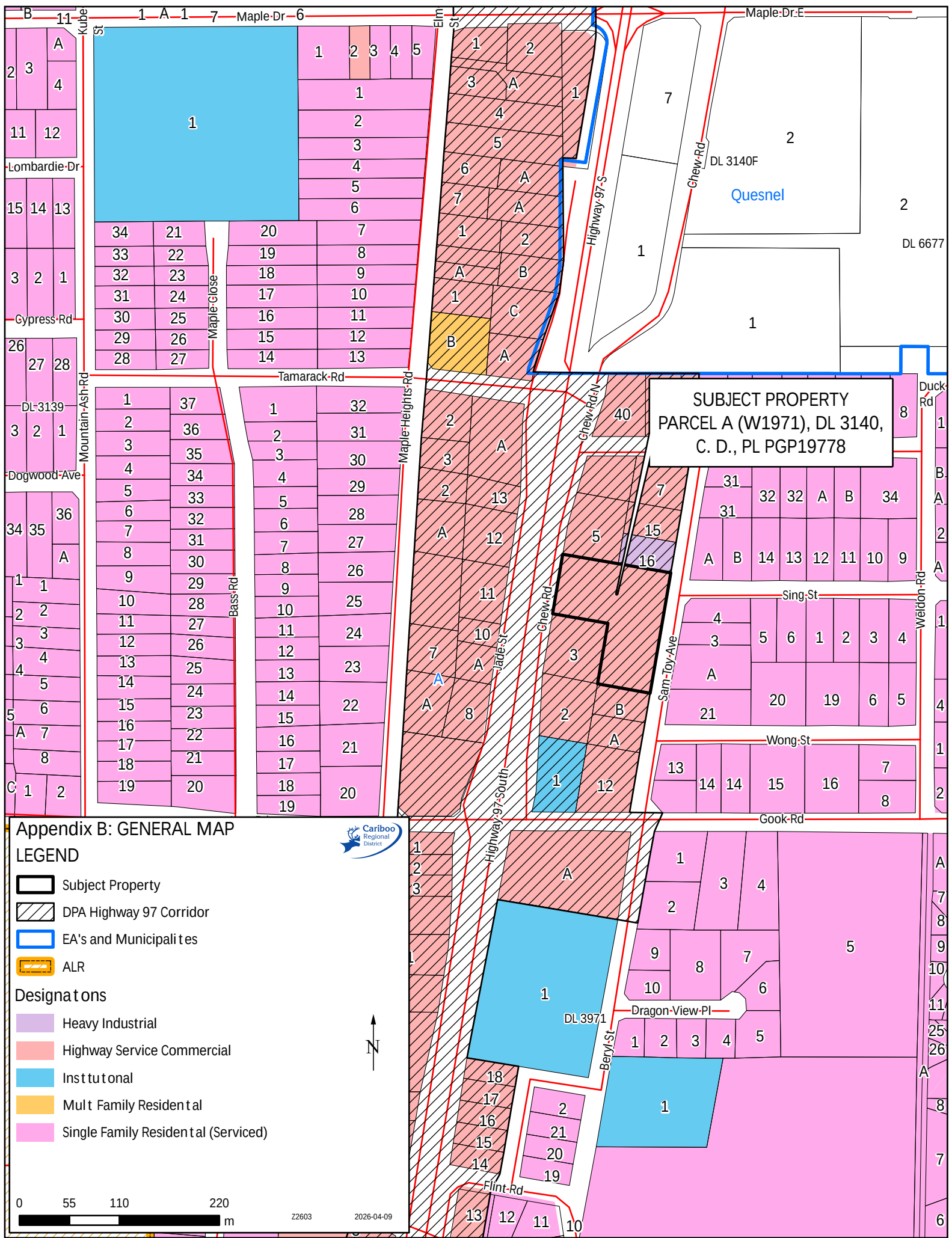
\_\_\_\_\_  
Chair

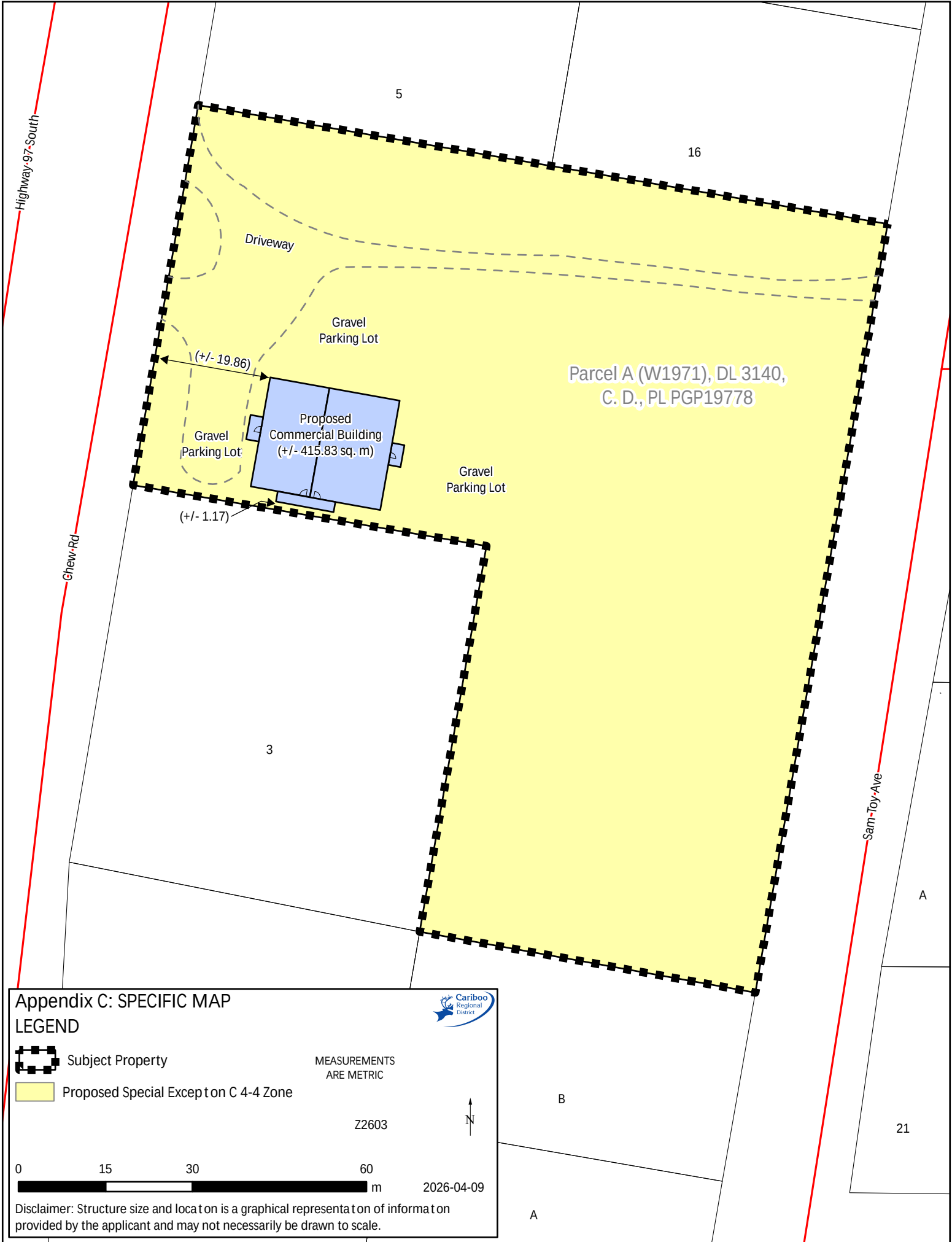
\_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5573 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5573, 2026", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Corporate Officer





Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Special Except on C 4-4 Zone

MEASUREMENTS  
ARE METRIC

Z2603



2026-04-09

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 A (W1971), DL 3140,  
C. D., PL PGP19778

Appendix D: GENERAL MAP ORTHO  
LEGEND



 Subject Property



0 10 20 40  
m

Z2603 2026-04-09



Describe the existing use of the subject property and all buildings: VACANT COMMERCIAL PARCEL,  
PREVIOUSLY USED BY TRADE-BASED BUSINESS (CONTRACTOR/SERVICE PROVIDER)  
AS A BASE OF OPERATIONS

Describe the proposed use of the subject property and all buildings: RE DEVELOPMENT OF THIS SITE  
FOR TRADE RELATED BUSINESSES, NEW CONSTRUCTION OF 40x60 ADDITION  
INTENDED USE IS CONSISTANT WITH CONTRACTOR-STYLE OPERATIONS

Describe the reasons in support for the application: MINIMAL VEGETATION, PREVIOUSLY CLEARED  
& GRADED SITE WITH LIMITED GRASS & SCRUB

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): REZONING WILL  
ALIGN THE PROPERTY USE WITH THE INTENDED CONTRACTOR/SHOP OPERATIONS  
THE REDEVELOPMENT WILL IMPROVE SITE FUNCTION & APPEARANCE.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): FLAT LOT  
WITH EXISTING FOUNDATION IN PLACE, NO STEEP SLOPES OR WATER COURSES,  
LOCATED WITHIN HIGHWAY 97 CORRIDOR AREA OF QUESNEL.

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Telephone              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Water System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Sewer System | <input 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 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"/> |

| REVISIONS |                    |
|-----------|--------------------|
| NO.       | DESCRIPTION        |
| 1         | ISSUED FOR PERMITS |
| 2         | ISSUED FOR PERMITS |
| 3         | ISSUED FOR PERMITS |
| 4         | ISSUED FOR PERMITS |
| 5         | ISSUED FOR PERMITS |
| 6         | ISSUED FOR PERMITS |
| 7         | ISSUED FOR PERMITS |
| 8         | ISSUED FOR PERMITS |
| 9         | ISSUED FOR PERMITS |
| 10        | ISSUED FOR PERMITS |

| PROJECT DRAWINGS |                    |
|------------------|--------------------|
| NO.              | DESCRIPTION        |
| 1                | ISSUED FOR PERMITS |
| 2                | ISSUED FOR PERMITS |
| 3                | ISSUED FOR PERMITS |
| 4                | ISSUED FOR PERMITS |
| 5                | ISSUED FOR PERMITS |
| 6                | ISSUED FOR PERMITS |
| 7                | ISSUED FOR PERMITS |
| 8                | ISSUED FOR PERMITS |
| 9                | ISSUED FOR PERMITS |
| 10               | ISSUED FOR PERMITS |

CONTRACTOR: TRUE QUALITY CONSTRUCTION  
 1303 SAN JOSE AVENUE, DUBLIN, CA 94568  
 (925) 835-1111  
 www.truequalityconstruction.com

PROJECT: 1250 CHEW SERVICE/COMMERCIAL BUILDING  
 1303 SAN JOSE AVENUE, DUBLIN, CA 94568  
 (925) 835-1111  
 www.truequalityconstruction.com

PROJECT NO: 1250

1250 CHEW  
 SERVICE/COMMERCIAL  
 BUILDING

TRUE QUALITY  
 CONSTRUCTION  
 1303 SAN JOSE AVENUE, DUBLIN, CA 94568  
 (925) 835-1111  
 www.truequalityconstruction.com

DATE: 19MAR2026

PROJECT NO: 00611

SHEET NO: 00611

MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

DATE: 19MAR2026

PROJECT NO: 00611

SHEET NO: 00611

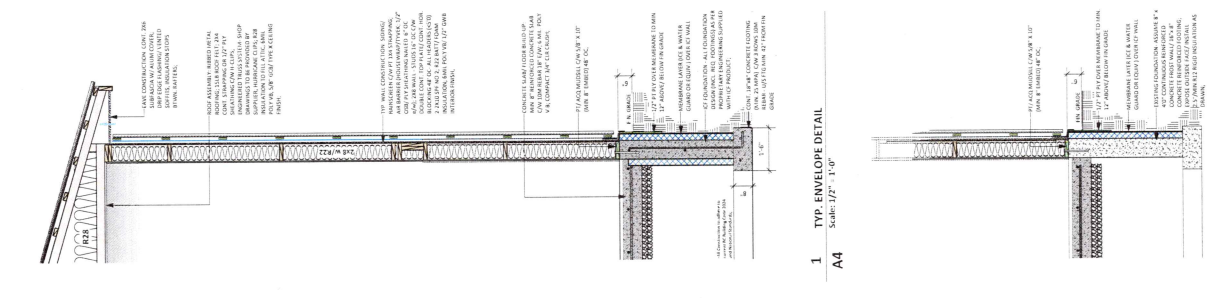
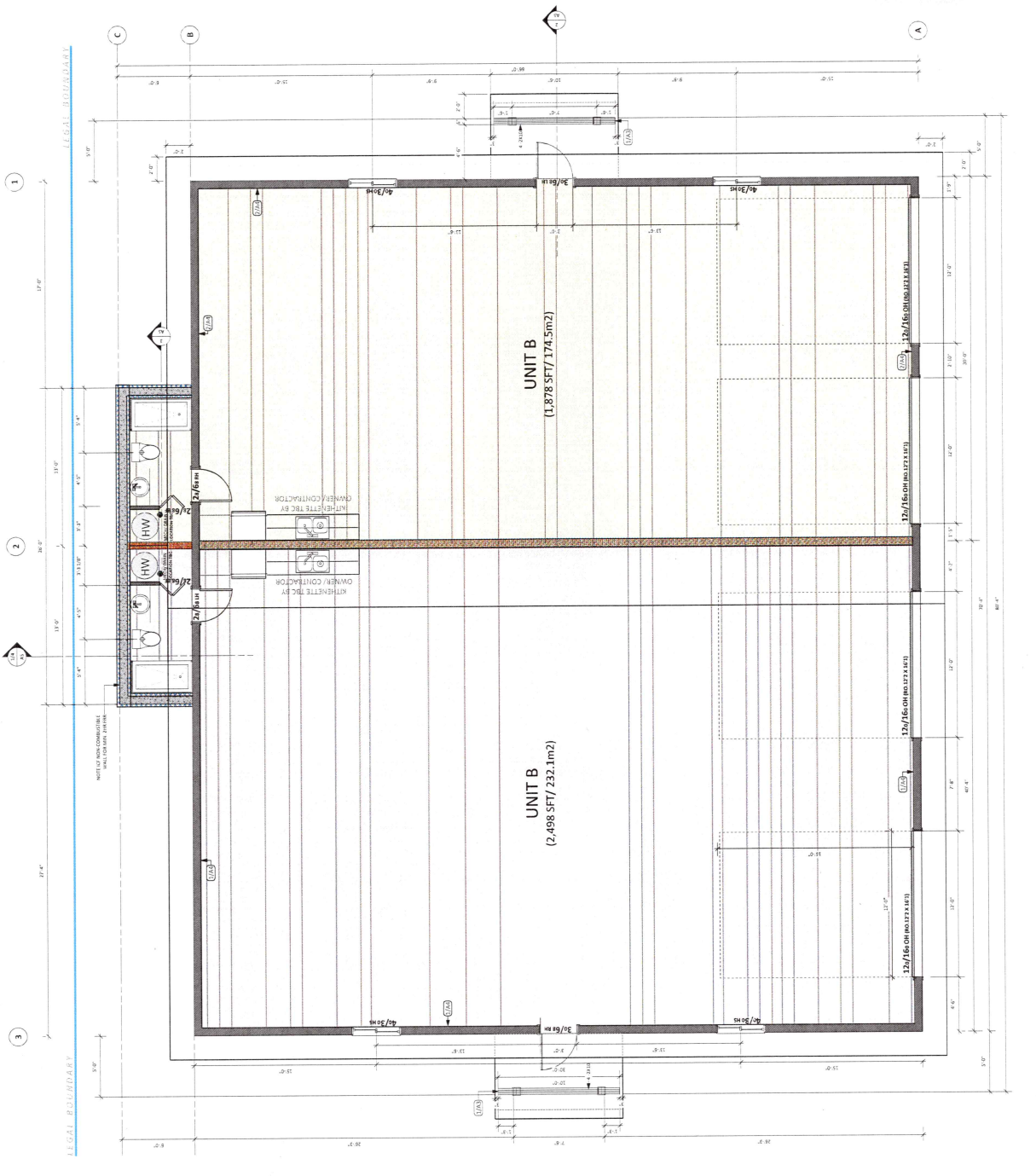
MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

DATE: 19MAR2026

PROJECT NO: 00611

SHEET NO: 00611



3 MAIN LEVEL PLAN - 4,376 SFT/406.5m2  
 Scale: 1/4" = 1'-0"

2 EXISTING FOUNDATION DETAIL  
 Scale: 1/2" = 1'-0"

A4



| REVISIONS |                   |
|-----------|-------------------|
| NO.       | DESCRIPTION       |
| 1         | ISSUED FOR PERMIT |
| 2         |                   |
| 3         |                   |
| 4         |                   |
| 5         |                   |
| 6         |                   |
| 7         |                   |
| 8         |                   |
| 9         |                   |
| 10        |                   |

| ISSUED DRAWINGS |                   |
|-----------------|-------------------|
| NO.             | DESCRIPTION       |
| 1               | ISSUED FOR PERMIT |
| 2               |                   |
| 3               |                   |
| 4               |                   |
| 5               |                   |
| 6               |                   |
| 7               |                   |
| 8               |                   |
| 9               |                   |
| 10              |                   |

THESE DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS.

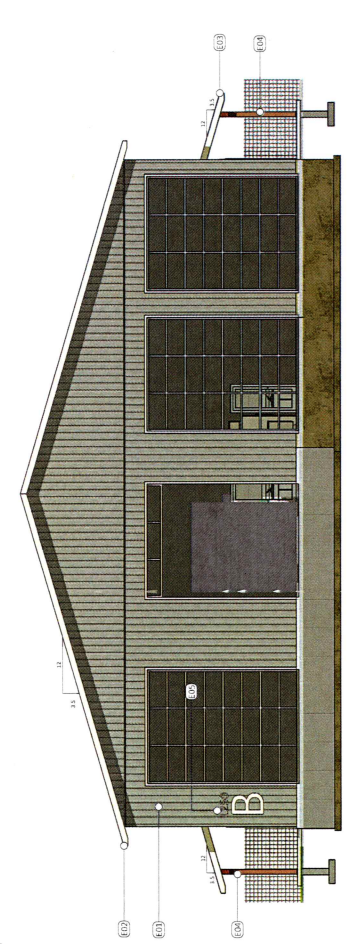
**ECLIPSE PROJECTS**  
 1301 34th Avenue, Suite 100  
 West Kelowna, BC V9X 1X2  
 Tel: 250-868-8888  
 www.eclipseprojects.ca

**1250 CHEW**  
 SERVICE/COMMERCIAL  
 BUILDING

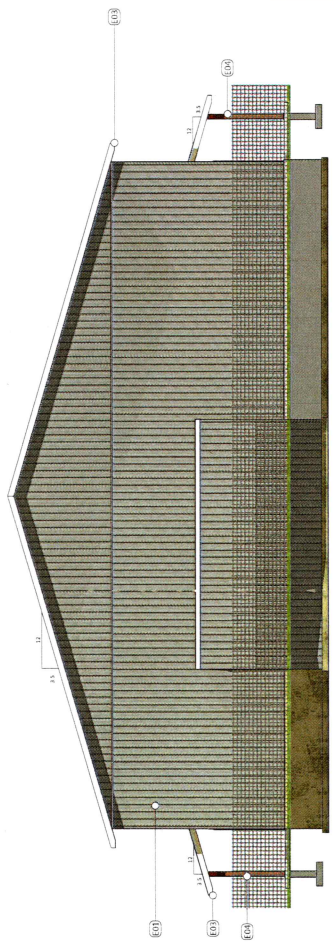
**TRUE QUALITY  
 CONSTRUCTION**  
 1301 34th Avenue, West Kelowna, BC

DATE: 19MARCH2026  
 DRAWN: EW  
 CHECKED: [Signature]  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: 00611

**EXTERIOR  
 ELEVATIONS**  
**A6**



**1 NORTH ELEVATION**  
**A6** Scale: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
**A6** Scale: 3/16" = 1'-0"



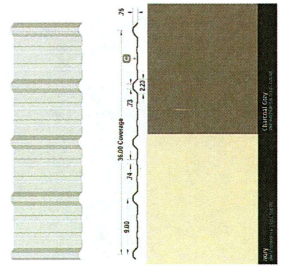
**3 WEST ELEVATION**  
**A6** Scale: 3/16" = 1'-0"



**4 EAST ELEVATION**  
**A6** Scale: 3/16" = 1'-0"

| EXTERIOR MATERIAL / COLOR SCHEDULE |                       |
|------------------------------------|-----------------------|
| ITEM NO.                           | DESCRIPTION           |
| E01                                | METAL RIBBED CLADDING |
| E02                                | COLOR METAL FASCIA    |
| E03                                | METAL RIBBED ROOFING  |
| E04                                | BRICKWORK (SEE E05)   |
| E05                                | ADDRESS SIGNAGE       |
| E06                                | LOW SLOPE ROOFING     |

| FINISH DESCRIPTION                          |  |
|---------------------------------------------|--|
| WESTFORM "DURACLO" AS DRAWN                 |  |
| TRIM WRAPS/FLASHINGS ON 2x BUILDUP (TYP.)   |  |
| WESTFORM "DURACLO" AS DRAWN                 |  |
| ALT. BLDG 4x6x6 COLOR METAL WRAP            |  |
| TRIM                                        |  |
| CLASS-A MEMBRANE OR METAL SS LOW SLOPE ROOF |  |





| NO. | DESCRIPTION             | DATE       |
|-----|-------------------------|------------|
| 1   | ISSUED FOR PERMIT       | 12/15/2025 |
| 2   | ISSUED FOR CONSTRUCTION | 01/15/2026 |
| 3   | ISSUED FOR AS-BUILT     | 02/15/2026 |

| NO. | DESCRIPTION             | DATE       |
|-----|-------------------------|------------|
| 1   | ISSUED FOR PERMIT       | 12/15/2025 |
| 2   | ISSUED FOR CONSTRUCTION | 01/15/2026 |
| 3   | ISSUED FOR AS-BUILT     | 02/15/2026 |

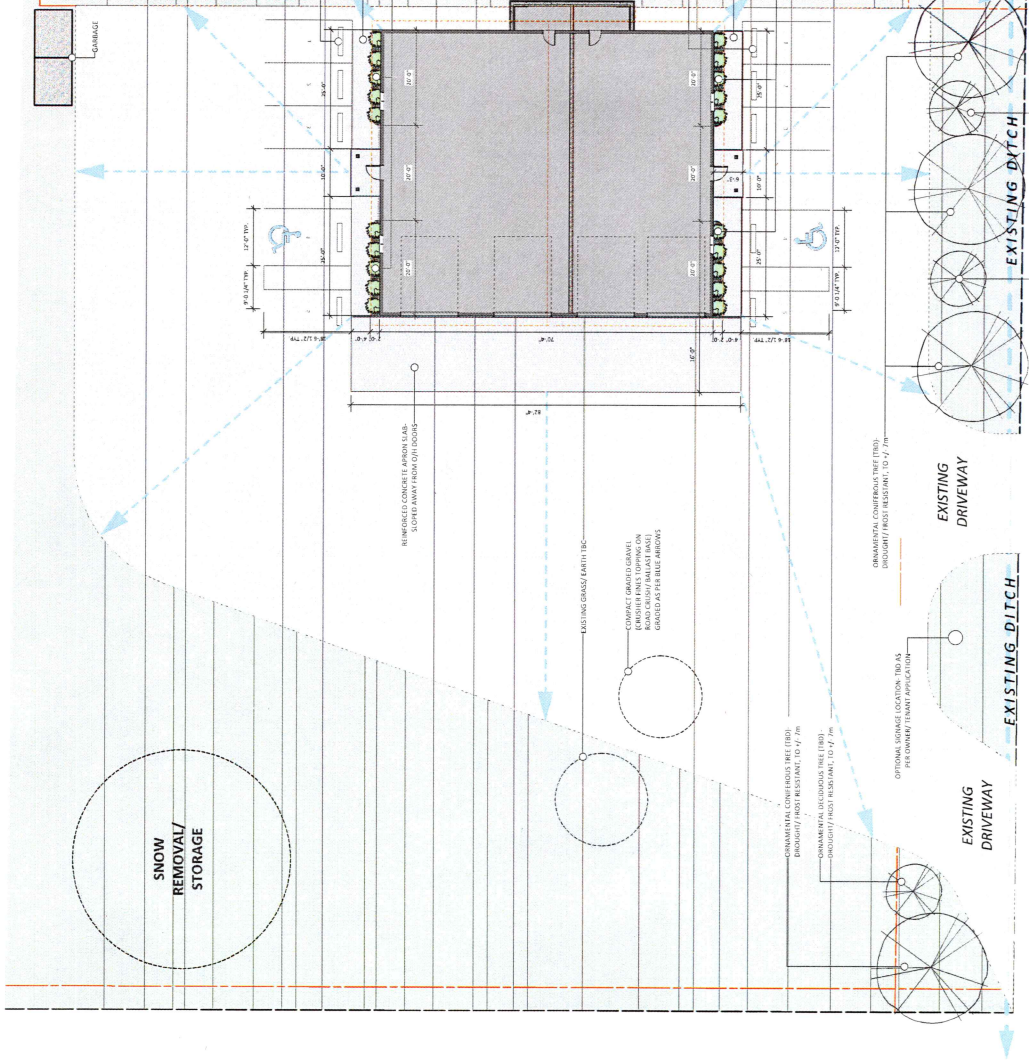
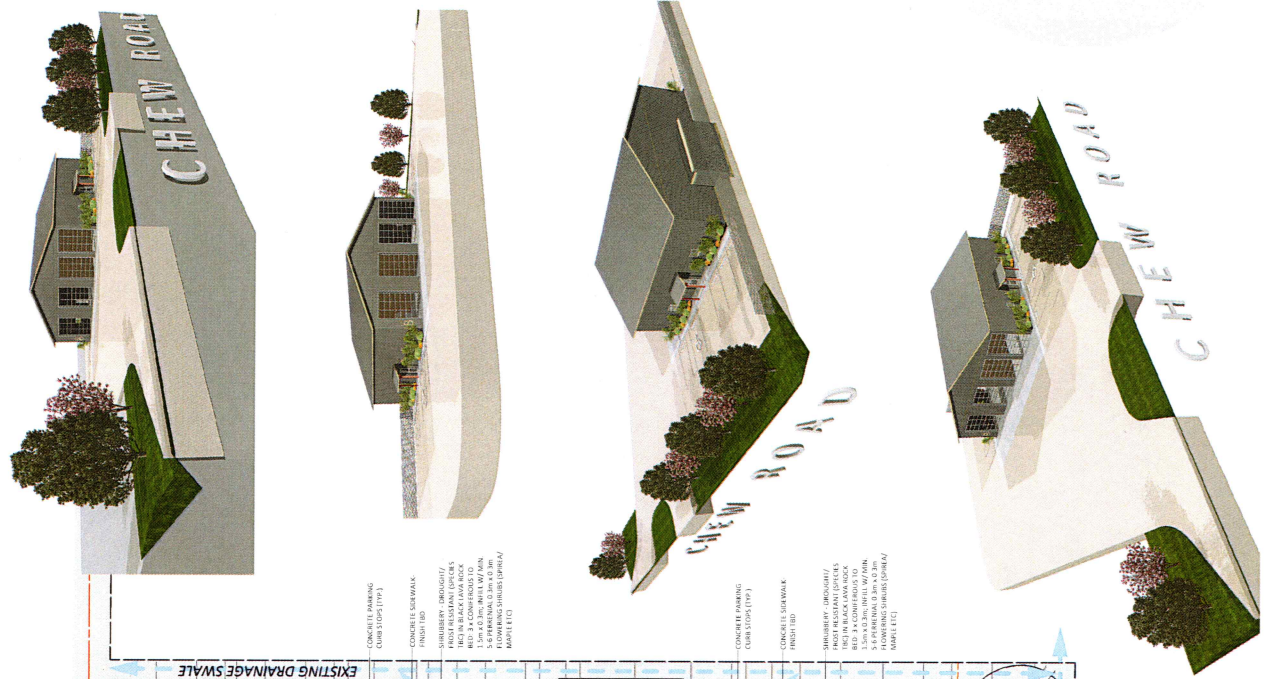
**ECLIPSE PROJECTS**  
 1250 CHEW ROAD, SUITE 100  
 WESTPORT, MA 01886  
 TEL: 978.335.1234  
 WWW.ECLIPSEPROJECTS.COM

**1250 CHEW SERVICE/COMMERCIAL BUILDING**  
 PROJECT TITLE

**TRUE QUALITY CONSTRUCTION**  
 1311 SAMI OT AVENUE, QUENEL, BC  
 CONSULTANT

|              |                |
|--------------|----------------|
| DATE         | 19/JAN/2026    |
| PROJECT NO.  | 00611          |
| PROJECT NAME | LANDSCAPE PLAN |

**LS1**





## Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 5 May 2026  
Start Time: 10:09 am  
Location of Meeting: CD Council 107-410 Kinchait Street  
File Number: 3360-20/20260003  
Application Type: Rezoning  
Electoral Area: A  
Legal Description: Parcel A (W1971) of District Lot 3140, Cariboo District, Plan 19778  
Property Location: 1250 Chew Rd

### ATTENDANCE

#### Present:

Chair:

Members:

Doug Service

Simon Tomic Dave Moffat Mary Sales

Brad Amoldis

Recording Secretary:

Owners/Agent:

☐ Contacted but  
declined to attend

Simon Tomic

Harley Gilis Time Quality Construction Ltd

#### Absent:

Roy Joseph

#### Also Present:

Electoral Area Director:

Staff Support:

Nicole Ancelet

NA

---

**RESOLUTION**

---

THAT application with File Number 3360-20/20260003 be **SUPPORTED / REJECTED**  
for the following reasons:

1)

2)

For: 5 Against: 6

**CARRIED/DEFEATED**

**Termination:** 10.16 am

That the meeting terminate.

Moved: Mary Sales

Seconded: Brad Amelchus

**Time:** 10.16 am

**CARRIED**

  
Recording Secretary

  
Chair