

## DEVELOPMENT SERVICES INFORMATION PAGE

- ☒ OCP/Rezoning
- ☐ Subdivision
- ☒ Development Permit
- ☐ Development Variance Permit

Date: December 18, 2023

Folio #: 4700005047.204

File No.: **RZ2023-44 & DP2023-64**

<b>APPLICANT</b> Vikram Bhowan	<b>OWNER</b> 1363924 BC LTD				
<b>PURPOSE OF APPLICATION</b> The applicant is proposing to construct a vape shop and a storage room along the eastern side of the building. The existing addition will be demolished and rebuilt. A zoning amendment is required as the C-4 zone does not permit vape shop as a use. Additionally, this property is within a commercial development permit area and will be reviewed for a change in form and character.  The proposed building meets all C-4 zoning regulations, and no variances were requested.					
<b>CIVIC ADDRESS</b> 118 Juniper Rd, Quesnel, BC.					
<b>LEGAL DESCRIPTION</b> 011-120-495      LOT B DISTRICT LOT 3948 CARIBOO DISTRICT PLAN 18315 EXCEPT PLAN 30571					
<b>CURRENT:</b>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;"><b>ZONING</b></td> <td style="text-align: center; width: 50%;"><b>OCP DESIGNATION</b></td> </tr> <tr> <td style="text-align: center;">C-4 (Highway Commercial)</td> <td style="text-align: center;">SG (Southern Gateway Commercial)</td> </tr> </table>	<b>ZONING</b>	<b>OCP DESIGNATION</b>	C-4 (Highway Commercial)	SG (Southern Gateway Commercial)
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C-4 (Highway Commercial)	SG (Southern Gateway Commercial)				
<b>TYPE OF DEVELOPMENT PERMIT</b> <input checked="" type="checkbox"/> DP AREA:      Commercial					