



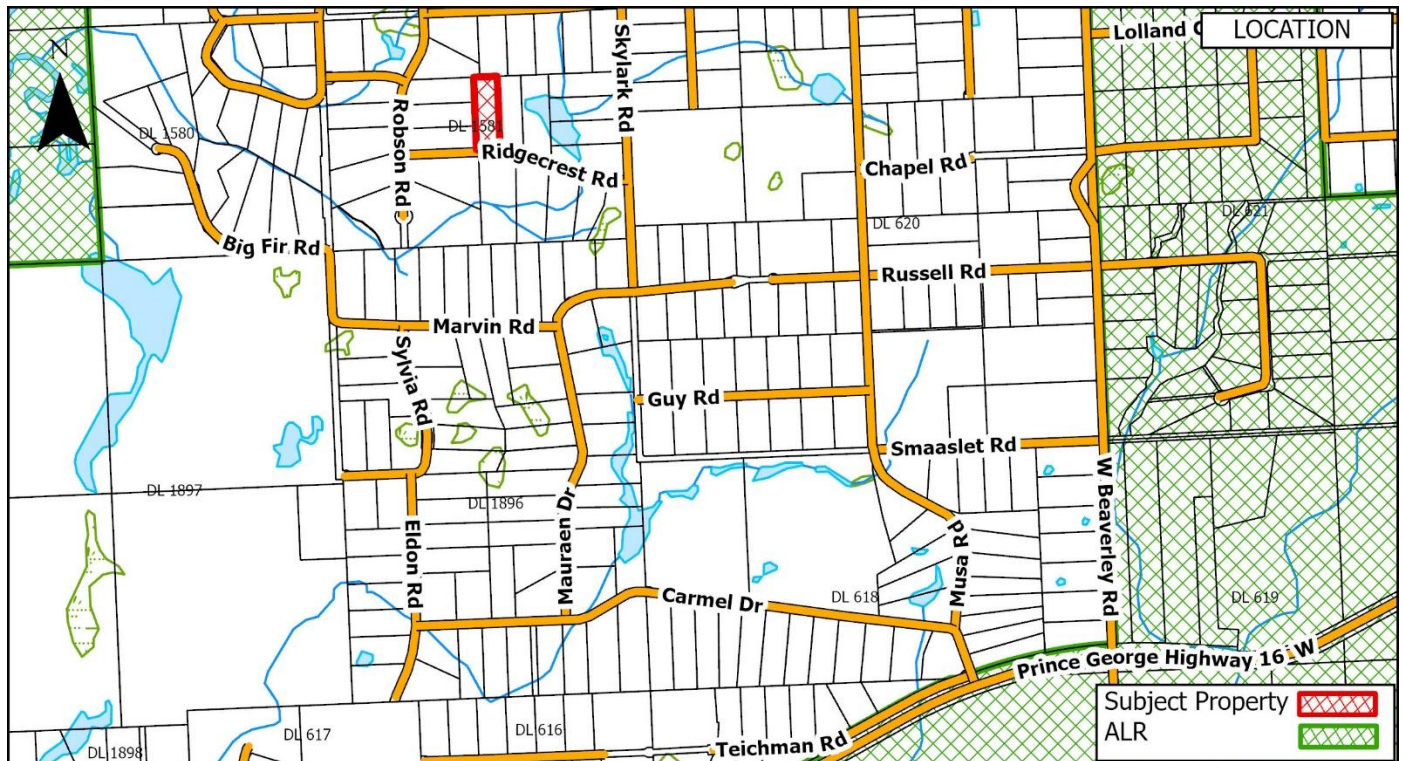
**DEVELOPMENT SERVICES REFERRAL REPORT**

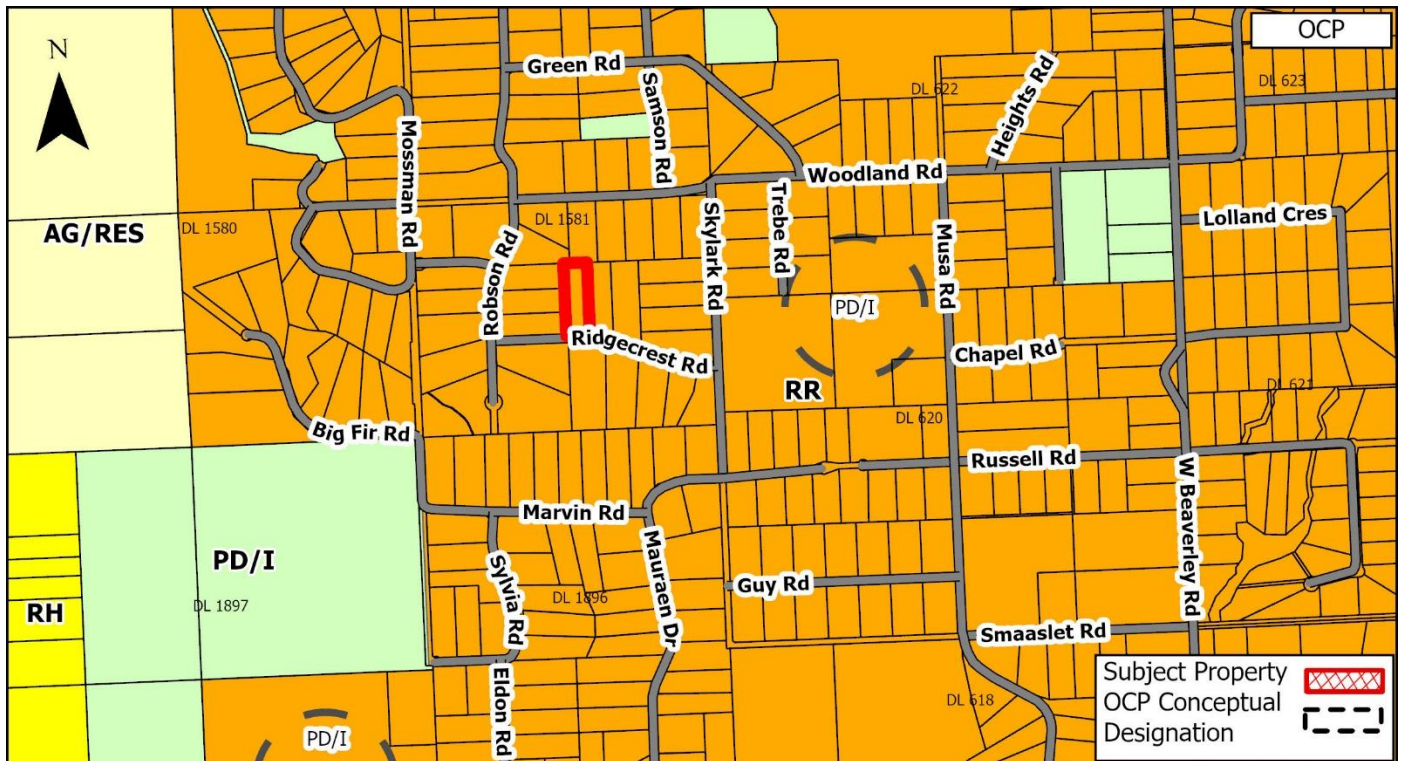
**FROM:** Daniel Burke, Planner III  
**DATE:** May 11, 2026  
**SUBJECT:** Application for Temporary Use Permit No. 296

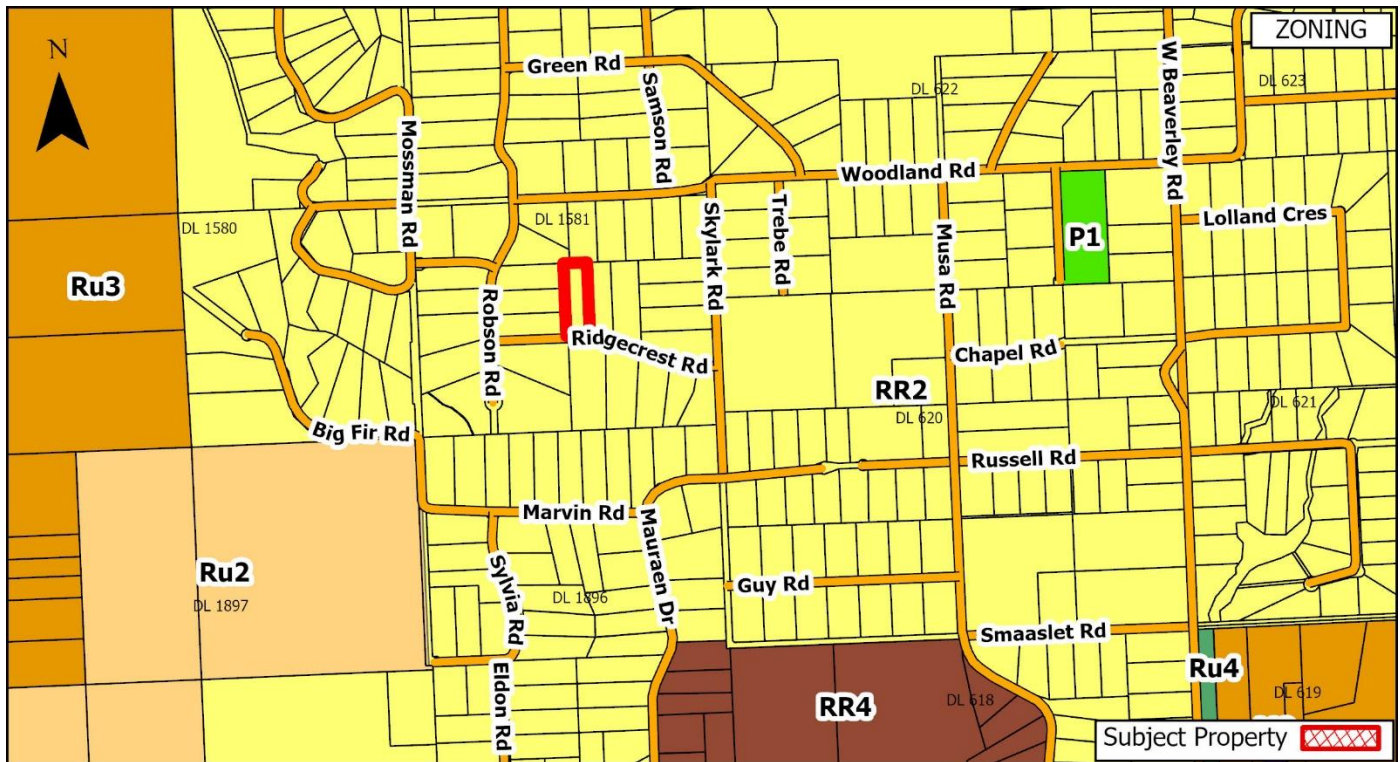
**SUMMARY OF APPLICATION:**

Location:	13070 Ridgecrest Rd – Electoral Area C
Legal Description: Size:	Lot 20 District Lot 1581 Cariboo District Plan 25165 – 007919891 2.5 ha
Applicant:	Stephanie Goenczi and Graham Kubbernus
Existing Land Use:	Residential-Single Family use (dwelling) with accessory buildings (shop and shed)
Application Type:	Temporary Use Permit (TUP)
Proposal / Reason for Application:	The applicant has applied for a Temporary Use Permit (TUP) to allow Mechanical Repair and Servicing of automobiles for a three-year period.  Proposed TUP No. 296 will permit mechanical repair and servicing of automobiles and bikes, excluding bodywork. For greater certainty, the repair and servicing of heavy trucks, farm and logging equipment will not be permitted. A copy of draft TUP No. 296, a letter from the applicant and a site plan are attached to this report.

**PARCEL MAPS**







**LAND USE PLANNING INFORMATION**

- ALR: The subject property is not within the Agricultural Land Reserve (ALR).
- OCP: The Chilako River-Nechako Official Community Plan designates the subject property as Rural Residential (RR). Temporary Use Permits may be considered throughout the Plan area.
- Zoning: Pursuant to Zoning Bylaw No. 2892, the property is zoned Rural Residential 2 (RR2). The RR2 zone does not permit Mechanical Repair and Servicing use. Further, the zone does not permit Homecraft use, which allows mechanical repair and servicing as a home-based business.

The Homecraft use allows a home-based business to operate from an accessory building, but only as a secondary use to an established Residential–Single Family dwelling. This use is further limited to activities conducted solely by the occupants of the dwelling unit.

Overview of the Homecraft use regulations:

Section 9.0 of Zoning Bylaw No. 2892 – Homecraft	
<b>(2) A Homecraft use is limited to one or more of the uses listed below:</b>	
<ul style="list-style-type: none"> <li>a) logging/trucking/building trades contractor;</li> <li>b) mechanical repair and servicing of trucks, farm and logging equipment, excluding bodyworks;</li> <li>c) mechanical and upholstery repair and servicing of automobiles and bikes, excluding bodyworks;</li> <li>d) manufacture of furniture or other wood products, and sale of such products manufactured on the premises;</li> <li>e) processing and sale of meat/produce grown or raised primarily on the premises;</li> <li>f) meat cutting and wrapping with associated smokehouse, excluding the slaughter of animals on-site, unless otherwise permitted. A maximum of two employees are permitted;</li> <li>g) taxidermy;</li> <li>h) repair and servicing of household appliance and furniture; and</li> <li>i) any use listed as a Home Occupation use.</li> </ul>	

<b>(5) Density</b>
(b) Outdoor storage or parking areas for materials, products, equipment or vehicles utilized or produced by the Homecraft use is not to exceed a maximum of 1,000.0 m <sup>2</sup> in area or five percent (5%) of the lot on which it is situated, whichever is less. (c) Outdoor storage or parking areas is limited to a maximum of two distinct areas on a lot and is prohibited to be spread intermittently across a lot.
<b>(6) Setbacks</b>
(a) An accessory building used for a Homecraft use, and any part of a Homecraft use, is not to be located closer than: (i) 15.0 metres from the front lot line; (ii) 7.5 metres from the rear lot line; and (iii) 7.5 metres from the side lot line.
<b>(7) Building Regulations</b>
(a) The total floor area of an accessory building or buildings used for a Homecraft use is not to exceed: (i) for a business described in ss. 9.0(2)(a) or ss. 9.0(2)(b): (A) 500.0 m <sup>2</sup> where the site area is larger than 8.0 ha; or (B) 250.0 m <sup>2</sup> where the site area is 8.0 ha or less. (ii) 150.0 m <sup>2</sup> for any other business described in ss. 9.0(2)

Proposed TUP No. 296 would permit Mechanical Repair and Servicing for automobiles and follow the setback, density and building regulations of the Homecraft use regulations. Further, the use may only be conducted by the occupants of the dwelling unit.

TUP No. 296 will define the use as:

“Mechanical Repair and Servicing” means mechanical and upholstery repair and servicing of automobiles and bikes, excluding bodywork. For greater certainty, the repair and servicing of heavy trucks, farm and logging equipment is not permitted.

Temporary Use Permit:

A draft of TUP No. 296 is attached to this referral.

The proposed TUP would allow the proposed uses on the subject property for up to a three-year period. Hours of operation, number of employees, etc., can be regulated by a TUP. Upon expiry of the TUP, the applicant may apply for another TUP, apply for a zoning bylaw amendment, or discontinue the use.

Other:

The subject property is accessed from Ridgecrest Road.

The subject property is within the Beverly Fire/Rescue service area.

**APPLICATION PROCESS INFORMATION**

Application Process Overview:



Future RDFFG Applications: If a Temporary Use Permit is issued, no further land use application will be required to establish this use.

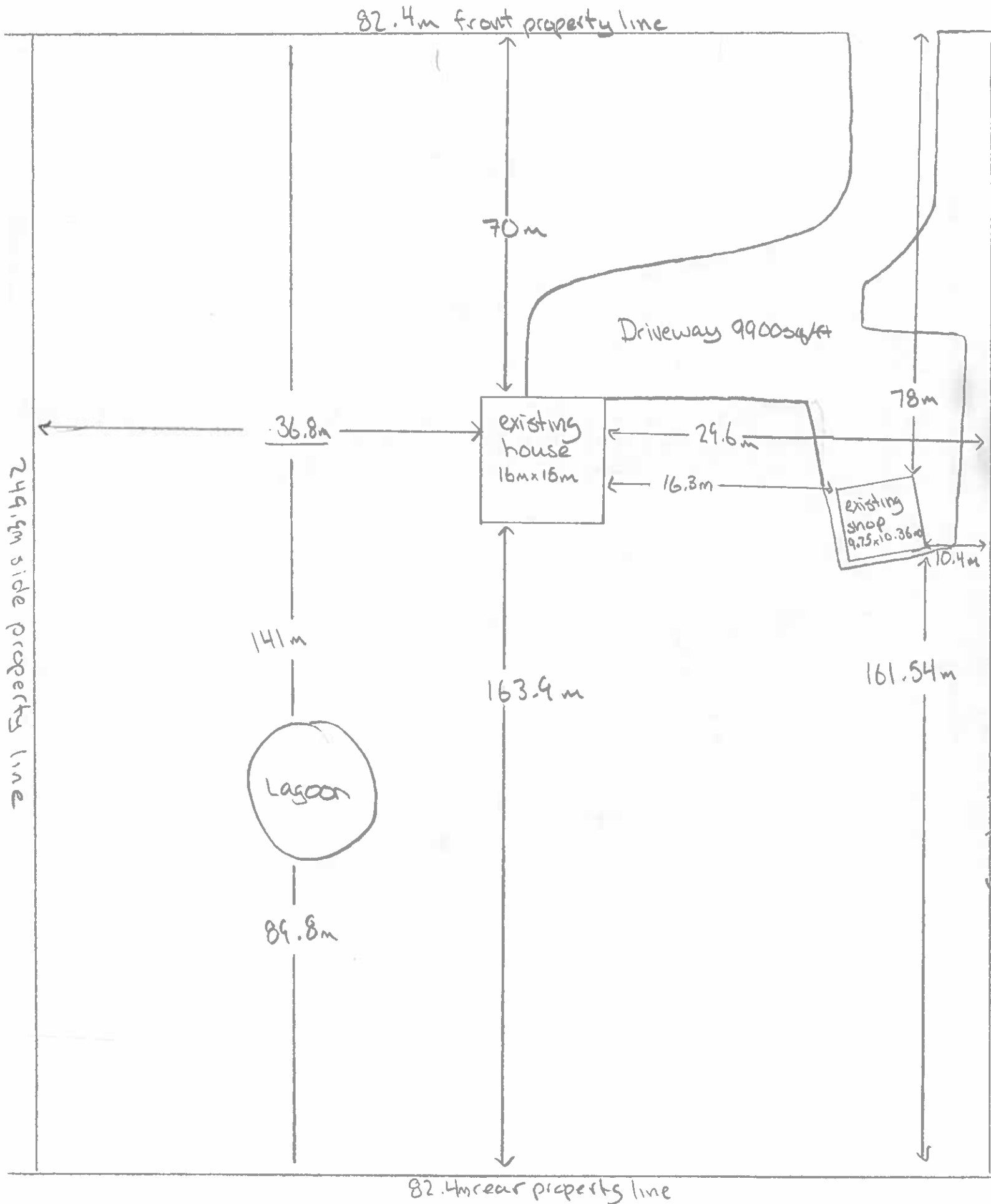
Referral comments would be appreciated.

Approval of a temporary use permit for our repair shop can benefit the local community by providing high-quality, professional vehicle maintenance and repairs. The shop is owned and operated by a Licensed Red Seal Automotive Technician, ensuring that all work meets the highest industry standards for safety and quality. By operating with lower overhead than traditional large-scale repair shops and dealerships, the business can pass those savings directly to the consumer, offering a substantially lower cost to the customer. This local focus allows for priority bookings and a trusted relationship between the technician and the residents, fostering a reliable service hub within the neighborhood.

Furthermore, the shop has been designed to integrate seamlessly into the area without disrupting the peace and quiet of the surrounding neighbourhood. Even when utilizing specialized equipment, sound levels remain exceptionally low outside the building and are virtually unnoticeable at the property lines. This ensures there is no negative effect on neighbours, maintaining the residential character of the area while providing an essential service. By approving this permit, the community gains a professional, low-impact business dedicated to exceptional workmanship and affordability.

# Ridgecrest rd.

Applicant Submission





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**TEMPORARY USE PERMIT No. 296**

ISSUED TO: Stephanie Goenczi, Graham Kubbernus

WITH RESPECT TO THE FOLLOWING LAND:

Lot 20 District Lot 1581 Cariboo District Plan 25165  
PID: 007-919-891

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to allow Mechanical Repair and Servicing use for a three (3) year period.
3. Notwithstanding that Zoning Bylaw No. 2892 does not allow for Mechanical Repair and Servicing use on the subject parcel, this Temporary Use Permit specifically allows the following use on Lot 20 District Lot 1581 Cariboo District Plan 25165:
  - Mechanical Repair and Servicing

Subject to the following:

- a) "Mechanical Repair and Servicing" means mechanical and upholstery repair and servicing of automobiles and bikes, excluding bodywork. For greater certainty, the repair and servicing of heavy trucks, farm and logging equipment is not permitted.
- b) Operating hours are 7:30 am to 6:00 pm, 7 days a week.
- c) The use must be secondary to the principal Residential-Single Family use on the subject parcel and may only be conducted by occupants of the dwelling unit.
- d) Outdoor storage or parking areas for materials, products, equipment or vehicles utilized or produced by the use is not to exceed a maximum of 1,000.0m<sup>2</sup> in area.
- e) Outdoor storage or parking areas are limited to a maximum of two distinct locations on a lot and may not be dispersed intermittently across the parcel.
- f) All parking is to be on the subject parcel.
- g) Buildings, structures or any part of the use is not to be located closer than:
  - 15.0 metres from the front lot line;
  - 7.5 metres from the rear lot line; and
  - 7.5 metres from the side lot line.
- h) The total floor area of buildings and structures for the use is not to exceed 150.0 m<sup>2</sup>.
- i) All buildings, including new or pre-fabricated buildings, placed or constructed for the use must be built in accordance with BC Building Code, Regional District Building Bylaw and inspection requirements.

4. Should the Temporary Use Permit expire, and a new Temporary Use Permit or zoning bylaw amendment application not be approved, the land must be restored to an equivalent or better standard than existed prior to the use.
5. This Permit does not relieve an owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any other applicable regulations.
6. This Permit is not a Building Permit.
7. This Permit shall expire three (3) years after the date of issuance.
8. The land shall be developed strictly in accordance with this Permit.

[The zoning on this parcel at date of issuance of this permit is Rural Residential 2 (RR2) pursuant to Zoning Bylaw No. 2892]

TEMPORARY USE PERMIT NO. 296 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE DAY OF \_\_\_\_\_, 2026.

**DRAFT**

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M. Connelly, General Manager of Legislative and Corporate Services