



LAND USE PLANNING INFORMATION

- ALR: The subject land is not within the Agricultural Land Reserve (ALR).
- OCP: The property is designated Heavy Industrial (H/IND) by the Robson Valley-Canoe Upstream Official Community Plan (OCP). The subject property is also contained within the Cedarside Industrial Area. The Cedarside Area is envisioned as a key area for further industrial development.
- The H/IND designation was established in clusters for areas with existing and potential future industrial sites. A primary purpose of this designation was to require that industrial uses be generally located so as to avoid conflicts with residential and other established land uses. Additional accommodation on Heavy Industrial sites is supported for staff if the use is relatively remote from residential settlement areas.
- A TUP does not require an OCP amendment. Regional Board consideration of TUPs is supported throughout the plan area.
- Zoning: The subject property is zoned Industrial 3 (M3) by Zoning Bylaw No. 2892, 2014. The M3 zone does not permit an employee accommodation use.
- Previous TUP: TUP No. 219 was issued in March 2019 to allow two units of accommodations, a combined total floor area of the use of 130.0m² and a requirement for a security deposit. TUP No. 251 was issued in November 2021 to allow five units of accommodations, a combined total floor area of 300.0 m², and a requirement for an increased security deposit. TUP No. 251 expires on November 18, 2024.
- Other: The property is accessed from Coyote Road.
- The land is within the following Regional District service areas:
- Valemound & District Fire Protection Area
 - Canoe Valley Recreation Centre
 - Robson Valley Ice Arena
 - Valemound TV Rebroadcasting
- Future RDFFG Applications: Building Permits will be required for any new buildings and structures 10m² or larger.

REFERRAL COMMENTS**BC Hydro**

After reviewing our records, BC Hydro has no objection to this referral for the temporary use permit.

Toby Grover

Design Assistant

Regional District Building Inspection

No active files found in the last three years.

Corinne Hickman

Bylaw Enforcement Officer

Regional District Bylaw Enforcement

No concerns.

Dana Ferguson

Senior Building Inspector

Ministry of Transportation and Infrastructure

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Fraser-Fort George regarding the proposed temporary use permit. The application has been reviewed and approved. Please note the following:

- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.

- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

Restriction on placement of buildings or other structures

12 An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:

- (a) if a public lane or alley provides secondary access to the property, 3 m;
- (b) in any other case, 4.5 m.

- Current access permit #2019-01469 has expired. Should the Applicant be granted approval they must apply to MoTI for a Commercial Access Permit. Application can be made online, a BCeID is required, which you can register for [here](#) and then you can apply for the permit [here](#).

*Janet Grainger
Development Services Officer
Fort George District*

Northern Health

Thank you for your referral. No comments or concerns on our end.

*Michael Truong
Public Health Protection*

Village of Valemount

The Village of Valemount has no concerns with this proposal.

*Krista Etty
Planner and Subdivision Approving Officer*