



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: TUP 7366/24362/8

FROM: Daniel Burke, Planner III

DATE: November 7, 2024

SUBJECT Proposed Temporary Use Permit No. 288

SUMMARY: Purpose: Consider Application

Location: 1600 Coyote Road - Valemount South – Electoral Area H

Owner: 0820758 BC Ltd.

Attachments:

1. Backgrounder
2. Summary of Public Consultation meeting held November 5, 2024
3. Proposed Temporary Use Permit No. 288

Previous Reports: Item No. 7.3, November 2021

RECOMMENDATION(S):

1. THAT the report dated November 7, 2024, regarding “Proposed Temporary Use Permit No. 288” be received for information.

Declaration by the Public Consultation Chair as to the accuracy and fairness of the summary of the Public Consultation Meeting held on November 5, 2024, regarding proposed Temporary Use Permit No. 288.

2. THAT the summary of the Public Consultation held on November 5, 2024 regarding proposed Temporary Use Permit No. 288 be received for information.
3. THAT Temporary Use Permit No. 288 pertaining to the property legally described as Lot 8 District Lot 7366 Cariboo District Plan 24362 be approved for a three-year period to allow for an Employee Accommodation use.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	1600 Coyote Rd - Valemount South – Electoral Area H
Legal Description and PID:	Lot 8 District Lot 7366 Cariboo District Plan 24362 – 008262659 - 0.89 ha
Applicant(s):	0820758 BC Ltd.
Existing Uses:	A shop, fabric tent for storage and prefabricated modular temporary dwelling are established.
Proposal:	A temporary use permit (TUP) application has been made to continue to allow employee accommodation use on the subject property. The applicants are requesting no changes to the conditions from the previous TUP.

Application Type:	Temporary Use Permit
Regulation Changes/ Content of Permit:	Purposed TUP No. 288 has conditions similar to those of current TUP (No. 251) including the requirement for deposit of security.

BOARD CONSIDERATION:

The Board is being asked to consider issuance of Temporary Use Permit No. 288.

RELEVANT POLICIES:

<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a zoning bylaw.
Official Community Plan:	The proposed use is <u>consistent</u> with the Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006; Temporary Use Permits may be considered throughout the plan area.
Zoning Bylaw:	The proposed use is <u>not consistent</u> with current Zoning Bylaw No. 2892, 2014, and an amendment or TUP is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing TUP applications.
<i>Local Government Act:</i>	Outlines requirements for consideration of issuance of a TUP.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

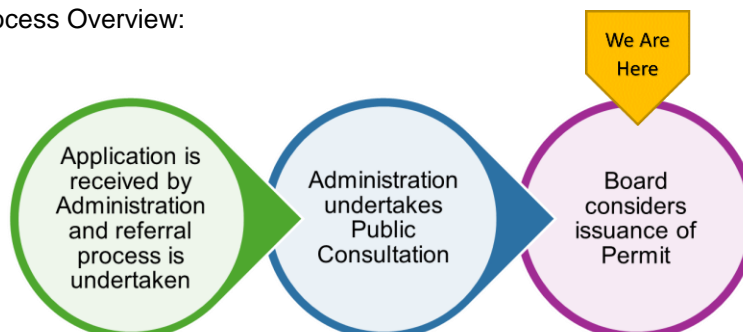
Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Temporary Use Permit Process Overview:



DECISION OPTIONS:

1. Approve recommendations

- issuance of Temporary Use Permit No. 288 will continue to allow the operation of Employee Accommodation use for another 3-year period.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Revise the Permit prior to approval.	<ul style="list-style-type: none"> • Permit conditions could be added or revised as the Board deems appropriate. • Permit term may be reduced. 	<i>THAT Temporary Use Permit No. 288 pertaining to the property legally described as Lot 8 District Lot 7366 Cariboo District Plan 24362 be approved for a three-year period to allow for an Employee Accommodation use as amended [insert requirement].</i>
B. Defeat issuance of Temporary Use Permit No. 288.	<ul style="list-style-type: none"> • The Permit will not be issued, and an Employee Accommodation use will not be permitted on the land. • The Permit cannot be considered further if the motion to issue the permit is defeated. 	<i>THAT Temporary Use Permit No. 288 pertaining to the property legally described as Lot 8 District Lot 7366 Cariboo District Plan 24362 be approved for a three-year period to allow for an Employee Accommodation use.</i>
C. Postpone consideration of Temporary Use Permit No. 288 if further information is required.	<ul style="list-style-type: none"> • The Permit will return for consideration when the additional information requested by the Board is available. • Consideration of holding another public consultation may be required. 	<i>THAT consideration of issuance of Temporary Use Permit No. 288 be postponed pending receipt of [insert requirement].</i>

SUMMARY COMMENTS:

The Robson Valley-Canoe Upstream Official Community Plan states that the general conditions that will be considered by the Board in issuing a temporary use permit include those issues considered in the rezoning process. Section 16.9 of the OCP lists the issues to be considered by the Regional District Board where a proposed use may be permitted subject to evaluation through a rezoning or Temporary Use Permit process:

- I. Consistency with the objectives, policies and land use designations of the OCP;
 - The subject property is designated Heavy Industrial (H/IND) by the OCP. Employee accommodation is supported by the H/IND designation.
- II. Consistency with the provisions or orders of the Agricultural Land Commission (ALC) for lands within the Agricultural Land Reserve (ALR);
 - The subject property is not within the ALR.
- III. The extent of agricultural development and potential for impact upon neighbouring agricultural use;
 - There are no visible agricultural operations on aerial imagery nearby. The impact on agricultural operations is likely to be negligible.
- IV. The level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
 - Employee accommodation has been permitted on the property since March 2019. No bylaw contravention has been found in the last three years by Regional District Bylaw Enforcement.

- V. Public opinion as received through the public information and hearing requirements of the Local Government Act (LGA);
- A public consultation meeting was held on November 5, 2024, at the Canoe Valley Recreation Centre. The applicant attended. No members of the public attended, and no submissions were received in advance of the meeting.
 - A summary of the public consultation meeting is attached to the report.
- VI. The availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
- The property is entirely within the Valemount & District Fire Protection Area.
- VII. Impact on the transportation network;
- The property is accessed from Coyote Road.
 - The Ministry of Transportation and Infrastructure did not raise concern about impact on the transportation network.
- VIII. Environmental impact and potential for hazardous conditions;
- The property is not within a geotechnical study area commissioned by the Regional District or within a mapped BC Floodplain.
- IX. Any other issue that may be relevant to a specific proposal.
- No additional issues were identified.

It may be reasonable for the Board to consider issuance of the Temporary Use Permit as the use is supported by the Official Community Plan, has operated since March 2019 with no bylaw contravention found in the last three years, and received no negative feedback during the public consultation process.

Further details pertaining to the application can be found in the Backgrounder attachment.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner III

DB:cc