



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: TUP 7127 Block A

FROM: Justin Kim, Planner I

DATE: February 3, 2025

SUBJECT Proposed Temporary Use Permit No. 289
 SUMMARY: Purpose: Consider Application
 Location: 2335 Highway 5 South- Electoral Area H
 Owner: 754224 Alberta Ltd. Inc. No. 754224 ALBER
 Agent: George Cook

Attachments:

1. Backgrounder
2. Applicant Submission received on October 8, 2024
3. Wetland Assessment Report dated May 17, 2021
4. Summary of Public Consultation Meeting held January 28, 2025
5. Proposed Temporary Use Permit No. 289

Previous Reports: Item No. 7.3, November 2021

RECOMMENDATION(S):

1. THAT the report dated February 3, 2025 regarding “Proposed Temporary Use Permit No. 289” 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 January 28, 2025, regarding Temporary Use Permit No. 289.

2. THAT the summary of the Public Consultation held on January 28, 2025 regarding Temporary Use Permit No. 289 be received for information.
3. THAT Temporary Use Permit No. 289 be issued to 754224 Alberta Ltd., Inc. No. 754224 Alber to allow Campground use on Block A District Lots 7127 and 7128 Cariboo District for a three-year period.

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:	2335 Highway 5 South - Electoral Area H
Legal Description and PID:	Block A District Lots 7127 And 7128 Cariboo District – 3.34 ha – 025825674
Applicant(s):	754224 Alberta Ltd. Inc. No. 754224 ALBER
Existing Uses:	The property is currently utilized as a campground, with eight (8) campsites.
Application Type:	Temporary Use Permit (TUP)

Proposal:	A TUP application has been made to continue to allow Campground use on the subject property. TUP No. 250 allowed Campground use on the property for three years. TUP No. 250 expired on November 18, 2024. The applicant provided correspondence of their rationale for making the application. It is attached to the report.
Content of Permit:	TUP No. 289 would continue to permit a Campground use intended for tourism use. It would permit a maximum of eight (8) campsites on the property for a three-year period. The conditions are otherwise the same as TUP No. 250.

BOARD CONSIDERATION:

The Board is being asked to consider issuance of Temporary Use Permit No. 289. Full options and corresponding motions are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposed use is <u>consistent</u> with the Robson Valley-Canoe Upstream Official Community Plan (OCP) Bylaw No. 2290. A Temporary Use Permit does not require an OCP amendment. Temporary Use Permits may be considered throughout the Plan area.
Zoning Bylaw:	The proposal is <u>inconsistent</u> with current Zoning Bylaw No. 2892. A zoning amendment or TUP is required.
<i>Local Government Act:</i>	Outlines requirements for consideration of issuance of a Temporary Use Permit.
<i>Community Charter:</i>	Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.
Applications Procedures Bylaw:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing TUP applications.
Public Notice Bylaw:	Public Notice Bylaw No. 3316, 2023 outlines the requirements for public notice to be published.

STRATEGIC PRIORITIES ALIGNMENT:

- Indigenous and Intergovernmental Partnerships
- Organizational Strength and Adaptability
- Quality Community Services
- Environmental Stewardship and Climate Action
- Awareness and Engagement
- 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):

N/A

DECISION OPTIONS:

1. Approve recommendations:

- Issuance of Temporary Use Permit No. 289 will allow Campground use with a maximum of eight (8) campsites for a three-year period on the subject property.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Revise the Permit prior to approval.	Permit conditions could be added or revised as the Board deems appropriate.	<i>THAT Temporary Use Permit No. 289 be issued to 754224 Alberta Ltd., Inc. No. 754224 Alber to allow Campground use on Block A District Lots 7127 and 7128 Cariboo District as amended [insert requirement].</i>
B. Defeat Issuance of Temporary Use Permit No. 289.	The Permit will not be issued, and a Campground use will not be permitted on the subject property. The Permit cannot be considered further if the motion to issue is defeated.	<i>THAT Temporary Use Permit No. 289 be issued to 754224 Alberta Ltd., Inc. No. 754224 Alber to allow Campground use on Block A District Lots 7127 and 7128 Cariboo District for a three-year period.</i>
C. Postpone consideration of Temporary Use Permit No. 289 if further information is required.	The Permit will return for consideration when the additional information requested by the Board is available.	<i>THAT consideration of issuance of Temporary Use Permit No. 289 be postponed pending receipt of [insert requirement].</i>

SUMMARY COMMENTS:

The Robson Valley-Canoe Upstream Official Community Plan states that the general conditions 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 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 this Plan;*
 - The property is currently designated as Agriculture/Resource (AG/RES) by the OCP. Recreation-Commercial uses are supported in the AG/RES designation provided they are a maximum of 10 units of accommodation and a maximum of 25 campsites.
- II. *Consistency with the provisions or policies of the Agricultural Land Commission for lands within the Agricultural Land Reserve;*
 - The property is not within the Agricultural Land Reserve.
- III. *The extent of agricultural development and potential for impact upon neighbouring agricultural use;*
 - There is a parcel of land west of the subject property that is in the Agricultural Land Reserve. From the Administration’s review of aerial imagery, there is no notable agricultural activity that would be impacted by this application.
- IV. *The level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;*
 - TUP No. 289 is a continuation of TUP No. 250; there were no contraventions mentioned by Bylaw Enforcement during the referral process.

- V. *Public opinion as received through the public information and hearing requirements of the Local Government Act;*
- A public consultation meeting was held on Tuesday, January 28, 2025 at the Canoe Valley Recreation Centre. The applicant attended but no members of the public.
 - There were no written public submissions prior to the public consultation meeting.
 - The summary of the public consultation meeting and all comments are attached to this 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 within the Valemount and District Volunteer Fire Department service area.
 - The applicant stated that the property has a water and sewage truck system that was approved by the environmental health officer. An email response from the applicant has more information regarding the sewage system on the subject property.
- VII. *Impact on the transportation network;*
- The property is accessed from Highway 5 South.
 - The Ministry of Transportation and Transit (MoTT) made several comments including the following:
 - Should the applicant be granted approval by the Board, they must reapply to MoTT for an Access Permit to a Controlled Access Highway.
- VIII. *Environmental impact and potential for hazardous conditions;*
- The subject property is not within a mapped BC Floodplain or within the extent of any natural hazard studies commissioned by the Regional District.
 - While the subject property is located in a mapped wetland in the Freshwater Atlas Wetlands layer, a wetland assessment report conducted for TUP No. 250 stated that this application will not reduce wetland/riparian values in the immediate and surrounding area. The assessment report is attached to this report.
- 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 and the owner has operated a Campground through a previous Temporary Use Permits with similar conditions. Further details pertaining to the application can be found in the Backgrounder attachment.

Respectfully submitted,

“J. Kim”

Justin Kim
Planner I

JK:cc