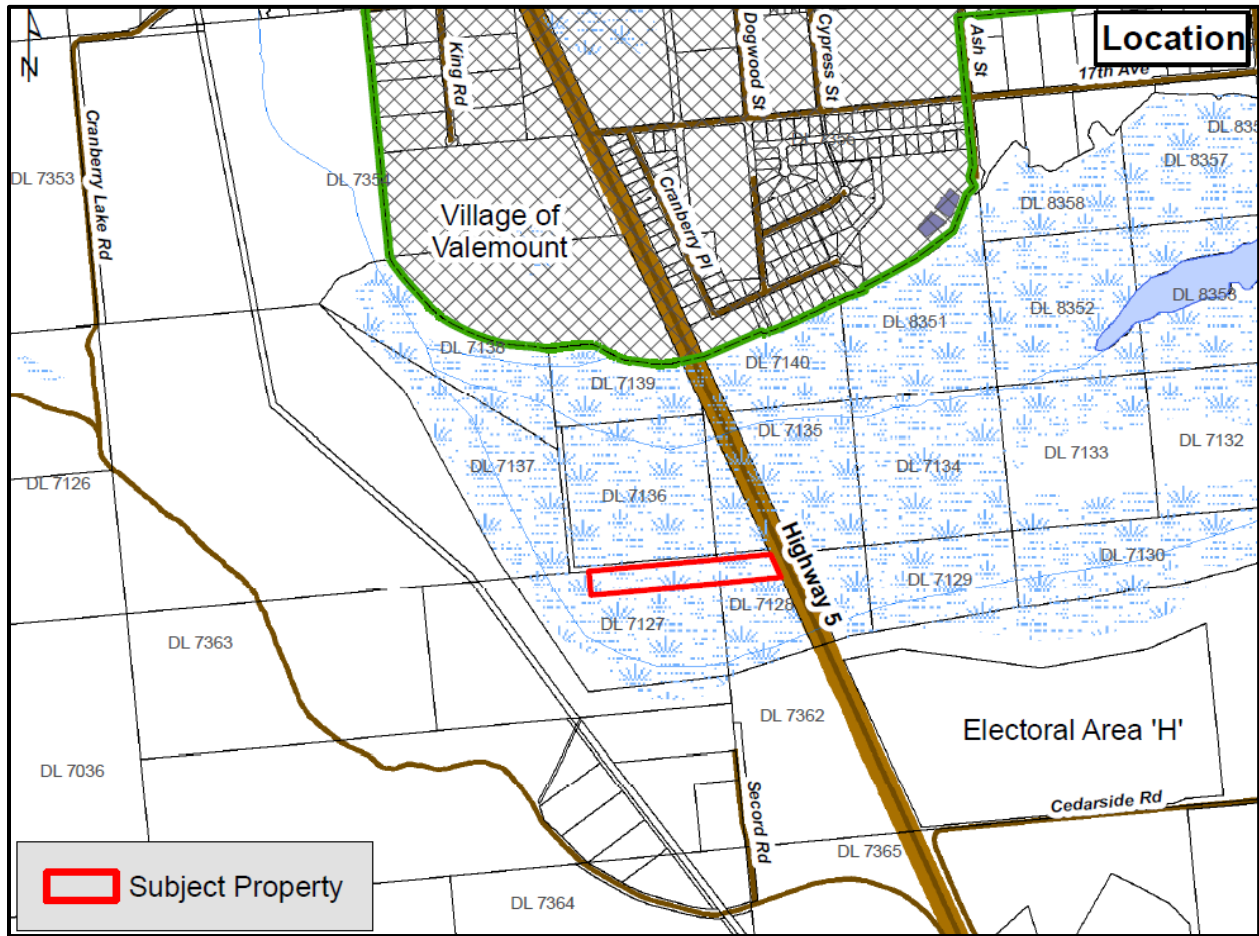
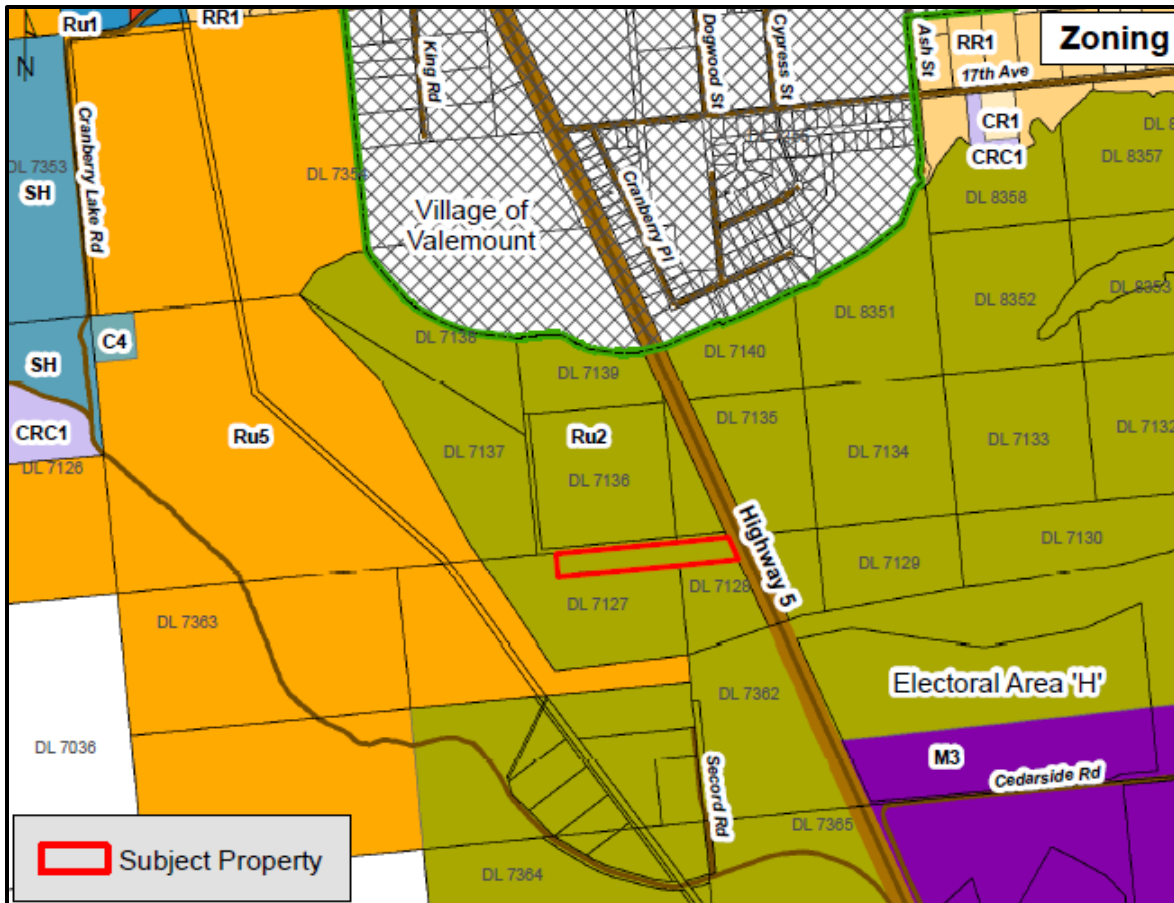


**BACKGROUNDER – Temporary Use Permit No.289**

**PARCEL MAPS**



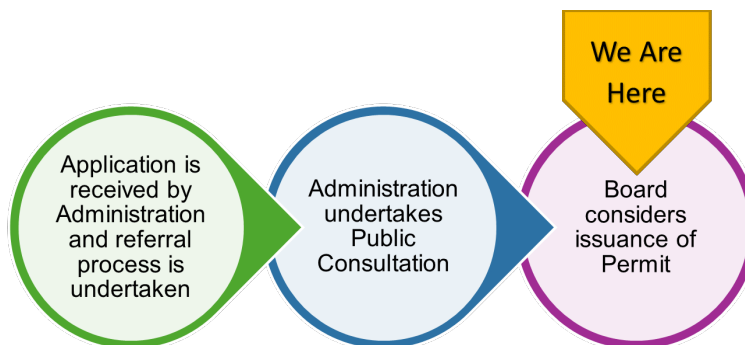


**LAND USE PLANNING INFORMATION**

- ALR: The subject property is not within the Agricultural Land Reserve (ALR).
- OCP: The subject property is designated Agriculture/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290. A TUP does not require an OCP amendment. Regional Board consideration of TUPs is supported throughout the plan area.  
  
 Recreation Commercial uses are permitted within the AG/RES designation, subject to evaluation through a rezoning process where necessary. This designation limits campground/lodge use to a maximum of 10 units in a lodge or cabins and a maximum of 25 campsites.
- Zoning: The subject property is zoned Rural 2 (Ru2) by Zoning Bylaw No. 2892. The Ru2 zone does not permit Campground use. An approved Zoning Bylaw amendment or a Temporary Use Permit is required prior to operation.  
  
 Zoning Bylaw No. 2892 defines Campground use as follows:
  - A commercial facility for outdoor temporary accommodation in tents, travel trailers, or recreational vehicles within individual campsites.
- Other: The property is accessed from Highway 5 South.  
  
 The land is within the following Regional District service areas:
  - Robson Valley Ice Arena
  - Canoe Valley Recreation Centre
  - Valemount & District Fire Protection Area.
  - Valemount T.V Rebroadcasting
- Future RDFFG Applications: Building Permits will be required for any new buildings and structures that are 10m<sup>2</sup> or larger.

## APPLICATION PROCESS INFORMATION

Application  
Process  
Overview:



## REFERRAL COMMENTS

### 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 renewal of a 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.*

- Should the applicant be granted approval they must reapply to MoTI for an Access Permit to a Controlled Access Highway, as their previous temporary access permit (2021-06042) expires February 8, 2025. Application can be made online, a BCeID is required, which you can register for [here](#) and then you can apply for the permit [here](#).
  - Upon application the applicant must provide estimations of traffic generation, direction of movements, and timing.
  - The applicant will be responsible for any studies or improvements identified during the Ministry's review, this may include but is not limited to: Traffic Impact Study, vehicle tracking, paved apron, signage and tapering.
  - We will also require written (email is fine) approval from the easement (CA638999) owners on PID 015-419-851 (The Nature Trust of BC) that the applicant can continue to use the access for commercial purposes.

*Janet Grainger  
Development Services Officer  
Ministry of Transportation and Infrastructure-Fort George District*

### **Regional District of Fraser Fort-George-Building Inspection Services**

No concerns, any new structures require a building permit

*Dana Ferguson  
Senior Building Inspector  
Regional District of Fraser Fort-George*

### **Regional District of Fraser Fort-George-Bylaw Enforcement Services**

No comments to include.

*Corinne A. Hickman  
Bylaw Enforcement Officer  
Regional District of Fraser Fort-George*

**Ministry of Water, Lands, and Resource Stewardship:**

Should any changes to the onsite pond (or any other water feature/stream that may be discovered onsite) be proposed a change approval or notification may then become required. Contact FrontCounterBC or me to discuss in this situation.

Any water use within a campground, from either a surface water (e.g. pond onsite or stream nearby) or groundwater source (e.g. well) requires authorization under the *Water Sustainability Act* in the form of a use approval (maximum term 24 months) or water licence. The purpose would be “Commercial Enterprise;” application can be made through FrontCounterBC. Note that water licence applications have an average processing time of 140 days. If however water is being purchased by the campground owner from a water provider (who has their own licence), supplying that water to campground occupants doesn’t require a licence.

Please contact me if there are any questions.

*Sarah Racicot*

*Licensed Authorizations Officer-Water*

*Ministry of Water, Lands, and Resource Stewardship- Omineca Region*

**Northern Health-Public Health Protection**

Northern Health has no comments pertaining to this Temporary Use Permit.

*Nikita Tchou-San-Da*

*Environmental Health Officer*

*Northern Health - Public Health Protection*

**BC Hydro**

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

*Toby Grover*

*Design Assistant- SI Distribution Design*

*BC Hydro*

**Village of Valemout:**

The Village of Valemout has no concerns with the attached proposal.

*Krista Ety*

*Planner and Subdivision Approving Officer*

*Village of Valemout*