



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: TUP 7127&7128/A

FROM: Richard Buchan, Planner II

DATE: November 5, 2021

SUBJECT: Temporary Use Permit No. 250  
 SUMMARY: Purpose: For Consideration  
 Location: Highway 5 South – Electoral Area ‘H’  
 Owner: 754224 Alberta Ltd.  
 Agent: George Cook

Attachments:

1. Letter Received October 8<sup>th</sup>, 2021 from George Cook
2. Schedule ‘A’
3. Wetland Assessment dated May 17, 2021 by John B. McGuire
4. Temporary Use Permit No. 250

### RECOMMENDATION(S):

1. THAT the report and all written comments from persons, organizations and authorities be received.
2. THAT Temporary Use Permit No. 250 be issued to 754224 Alberta Ltd., Inc. No. 754224 ALBER to permit 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

### ISSUE(S):

An application has been made for a Temporary Use Permit (TUP) to allow Campground use on the subject property for up to a three-year period. The proposed Campground use consists of eight (8) campsites which are intended to primarily provide accommodations to workers within the area.

The Regional District Board is being asked to consider issuance of Temporary Use Permit No. 250.

### RELEVANT POLICIES:

1. Robson Valley – Canoe Upstream Official Community Plan (OCP) Bylaw No. 2290:
  - **proposal is consistent with OCP land use designation policies**
  - the subject property is designated Agriculture/Resource (AG/RES)
  - temporary use permits may be considered throughout the plan area
2. Zoning Bylaw No. 2892:
  - **the proposal does not comply with current zoning**
  - the subject property is zoned Rural 2 (Ru2)
  - the Ru2 zone does not permit a Campground use
  - a temporary use permit or zoning bylaw amendment is required

3. *Local Government Act:*

- outlines the regulations for issuance of a temporary use permit
- requires a notification of Board consideration to be placed in one edition of a local newspaper
- Section 496 allows a local government to collect a security to guarantee the performance of the terms of a temporary use permit.

## 4. Development Applications Procedures Bylaw No. 2776:

- specifies requirements for a public consultation, public notice mail-out and notification of application sign
- delegates approval of notification requirements to the General Manager of Development Services

**STRATEGIC ALIGNMENT:**

- Climate Action     
  Economic Health     
  Indigenous Relations     
  Strong Communities  
 None – Statutory or Routine Business

**SERVICE RELEVANCE:**

Regional District Land Use 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):**

A notice of application sign was installed on the property on October 15, 2021. Notice of proposed Temporary Use Permit No. 250 was published in the local newspaper on November 4<sup>th</sup> and November 12<sup>th</sup> and mailed to applicable landowners requesting comments by 12:00pm on November 16, 2021. Any correspondence received will be forwarded to Board as additional agenda items.

**DECISION OPTIONS:**

## 1. Approve recommendations.

- issuance of Temporary Use Permit No. 250 will allow the proposed Campground use for a three-year period

Other Options:

- amend the Permit prior to approval
  - permit conditions could be added or amended as Board deems appropriate
  - Schedule 'A' provides example amendments for Board consideration
- postpone consideration of Temporary Use Permit No. 250
  - consideration may be postponed if additional information is required
- defeat issuance of Temporary Use Permit No. 250
  - the proposed use will not be permitted on the subject property

**COMMENTS:**

An application has been made for a TUP to allow a Campground use consisting of eight (8) campsites on the subject property for up to a three-year period. The applicant has indicated that the intended clientele for the Campground use are workers associated with surrounding industrial operations.

The property is approximately 3.34 hectares (8.25 acres) in size and is zoned Rural 2 (Ru2) which permits residential and agricultural uses. The property is designated Agriculture/Resource (Ag/Res) by the Robson Valley-Canoe Upstream Official Community Plan (OCP). The Ag/Res designation does potentially support limited local commercial uses;

including tourist accommodation in the form of campground/lodge uses to a maximum of 10 units in a lodge/cabins; and to a maximum of 25 campsites.

Public consultation for a TUP is currently undertaken with an opportunity for the public to provide written comments and any correspondence received will be forwarded to Board as additional agenda items.

Referral agency comments have been received and the Ministry of Transportation and Infrastructure outlined their requirement for a controlled access highway permit. Any further correspondence received from referral agencies will be forwarded to Board as additional agenda items.

The Northern Health Authority did not provide a comment as of the date of this report; however, the applicant has indicated that they were in contact with an Environmental Health Officer and understands that their approval is needed for sewer (holding tank permit) and water (Drinking Water Operation Permit). If the Board is concerned about the use of a holding tank the Board may postpone consideration of Temporary Use Permit No. 250 and ask for additional information from the applicant regarding potential contractors in the region that can provide regular servicing as well as costs (installation, maintenance and servicing) of the proposed sewerage system (Other Decision Option b.). Should the Board request additional information a second public input stage would be undertaken by Administration once this information is received prior to the application returning to the Board for further consideration.

If the Board is concerned that infrastructure associated with the temporary Campground use (e.g. holding tank and trailer pads) not being removed following the expiry of the TUP, the Board could request the applicants provide a Deposit of Security for each campsite. This has been previously requested by the Board for other Temporary Use Permits that are geared towards providing accommodation for the workforce within the area. Schedule 'A' provides example conditions that could be included in the Temporary Use Permit.

Proposed Temporary Use Permit No. 250 is attached the report and is proposed for a three-year term. Schedule 'A' is attached to the report and includes additional conditions that the Board may wish to include by amending Temporary Use Permit No. 250 (Other Decision Option a.).

Should the Board issue the Permit, next steps would be the landowner obtaining any necessary permits from external agencies to establish the use. Should the Permit not be issued, the Campground use will not be permitted on the property.

Respectfully submitted,

*“Richard Buchan”*

Richard Buchan  
Planner II

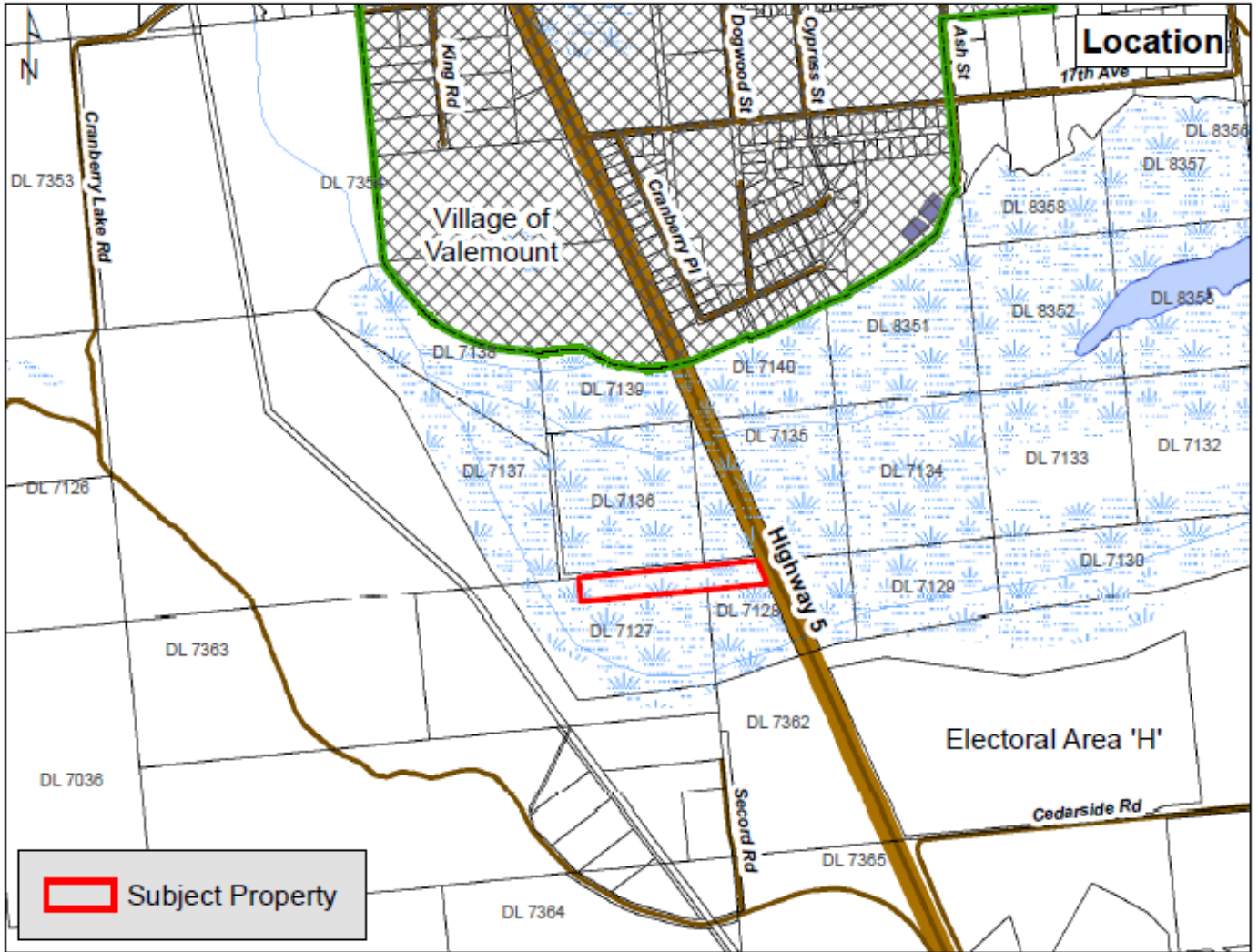
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### BACKGROUND

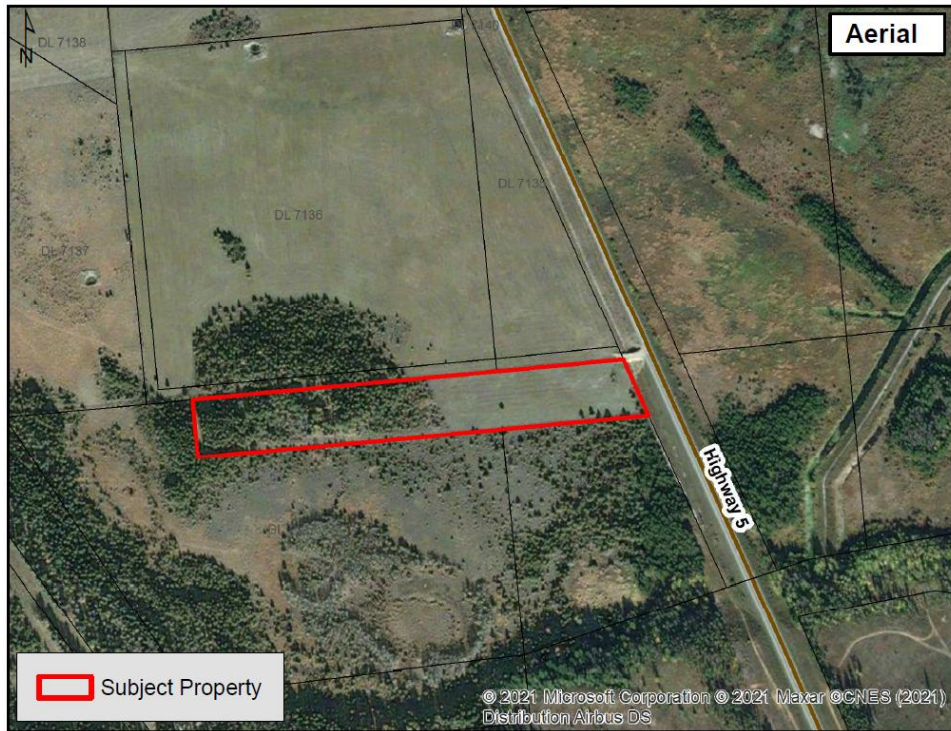
Owner: 754224 Alberta Ltd. (Attn: George Cook)

Location: Highway 5 South - Starrat Marsh Area, South of Valemount

Legal Description: Block A District Lots 7127 and 7128 Cariboo District – 3.34 ha (8.25 acres)



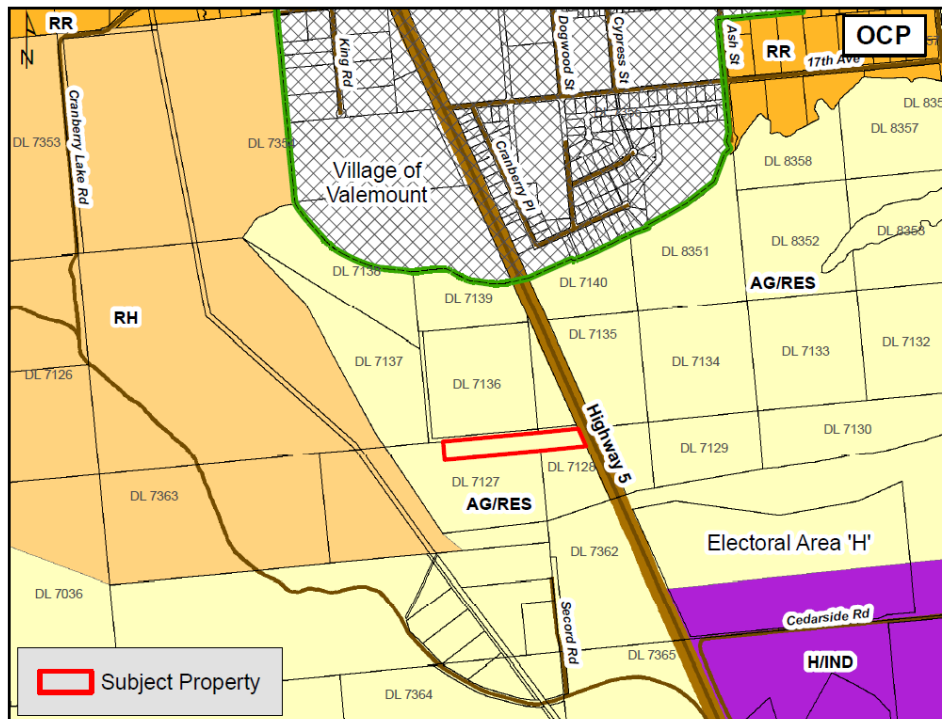
Proposal: A temporary use permit application has been made to permit a temporary Campground use with up to eight (8)-campsites on the subject property for up to three years. The owner has provided a letter (attached) detailing the rationale for the proposed temporary use.



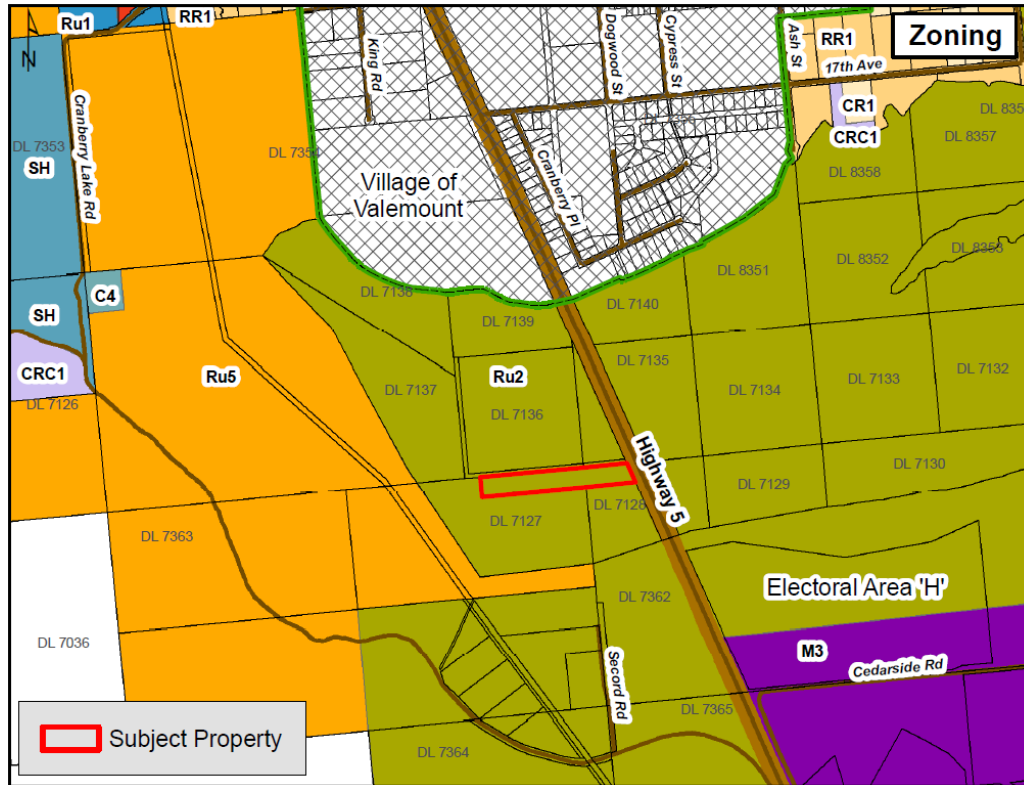
Official Community Plan:

The subject property is designated Agriculture/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan (OCP). A TUP does not require an OCP amendment. Regional Board consideration of TUPs is supported throughout the plan area.

The Agriculture/Resource designation applies to the majority of lands within the Plan area including both privately owned and Crown lands. Recreation, local commercial, and public development uses may be considered by the Regional Board. The Ag/Res designation limits consideration of zoning amendments for campground/lodge uses to a maximum of 10 units in a lodge/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 a Campground use. The zoning bylaw also imposes a 15.0m vertical and 7.5m horizontal setback requirement from any pond or marsh.



**Sewage:** No onsite sewage disposal is proposed at this time. The applicant has been in contact with an Environmental Health Officer with Northern Health Authority and is aware that they will need to secure approvals for a sewage holding tank and drinking water operating permit.

**ALR:** The land is not within the Agricultural Land Reserve.

**Fire Protection:** The subject land is within a volunteer fire department fire protection area.

**Future RDFFG Applications:** If the application is approved, a building permit will not be required for RV sites unless buildings/structures over 10m<sup>2</sup> are proposed.

**Previous Applications:** On May 20, 2021, the Regional District issued a development variance permit (No. 1308) to permit a 300.0m<sup>2</sup> accessory building/structure prior to the owner establishing a permitted use on the property (e.g. a Residential-Single Family Dwelling). As part of the previous application the owner conducted a wetland assessment which found that the subject property does not contain wetland/riparian values.

**Referral Agency Comments:** **RDFFG Building Inspection:**  
No concerns any structure would require a building permit.

*Dana Ferguson  
Building Inspector*

**BC Hydro:**  
BC Hydro has no objection to the proposed rezoning as our works are not affected.

For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: [www.bchydro.com/youraccount](http://www.bchydro.com/youraccount)

*Kristi Morin  
Property Coordinator, Property Rights Services*

**TELUS:**

I have reviewed the attached file and determined that TELUS has no objection to this proposal. Please feel free to contact us for any questions or if you require additional information.

*Wayne Hornak*

**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 Temporary use permit. The application has been reviewed, and MoTI has the following comments for your consideration:

- No storm drainage shall be directed to Ministry of Transportation and Infrastructure drainage systems. This includes but is not limited to collection and run-off of the internal road system.
- Ministry setback requirements to be followed as per Section 12 of the Provincial Public Undertakings Regulation.
- Should the applicant be granted approval they must Apply to MoTI for an Access Permit to a Controlled Access Highway. Application can be made online, a BCeID is required, which they can register for ([https://www.bceid.ca/register/basic/account\\_details.aspx?type=regular](https://www.bceid.ca/register/basic/account_details.aspx?type=regular)) and then they can apply for the permit for Ministry review and approval.
  - 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, access construction requirements, paved apron, signage and tapering.

*Solangel Chavez – Development Officer*

## Wetland Assessment for George Cook on DL7127

### Summary

While the subject property is entirely within a mapped wetland in the Freshwater Atlas Wetlands layer, the soil profile and vegetation are indicative of an upland ecosystem, classified by the writer as an SBSdh-05(04) site series using the Biogeoclimatic Ecological Classification system. The site that the owner has chosen is on an elevated portion of the property, approximately 2m above the present water table as indicated on an adjacent excavation 30m north of the proposed building site.

### Consultant Qualifications – John B. McGuire RFT #1912, ABCFP

The author is a Registered Forest Technologist with 30 years experience classifying areas using the Biogeoclimatic Ecosystem Classification (BEC) system while doing Silviculture Precriptions, site plans, and site series identification for proposed harvest areas and post-harvest silviculture surveys. Part of the process is identifying and protecting riparian values on the land.

I've also lived and worked as a forestry consultant in the Robson Valley since 1992, and province-wide since the mid-80's.

### Property Description

Block A, DL7127, 7128. This property is a 66m by 500m strip adjacent and west of Highway 5, located some 0.6km south of Valemount. The property is flat with approximately 2m of relief and covers approximately 3.3 hectares.

### History

While the subject property was partially within a wetland adjacent to what was then (prior to 1910) known as Cranberry Lake, the drainage diversion during the construction of the CN rail line some 100 years ago diverted the water source for the lake into the Canoe drainage. Water levels receded over the years and the construction of Highway 5 which bisects the former lakebed further lowered water levels.

In the late 1990's a series of drainage ditches and artificial islands were constructed to enhance waterfowl habitat in the eastern portion of the identified polygon, east of Highway 5. This further served to lower the water table west of the highway. Approximately 3 years ago the owner of the adjacent properties to the north built a drainage ditch along the west edge of the highway then west along the south boundary of BK F OF SE1/4 DL 7354. As of this writing in 2021, the hayfield on this property covers approximately 15ha of DL7354. The photo on the right shows the drainage ditch continuing to the west.





While the mapped Wetland polygon straddles it, Highway 5 is the western boundary of the wetland, where the terrain is covered by seasonally flooded wetlands populated by the normal marshy vegetation community. The photos below show the view from Hwy. 5 to the east on the left and to the west on the right.



## Site Assessment

The subject property is covered by a Lodgepole Pine stand ranging from 20-40-yrs-old immediately east of the cleared area which is proposed as the site of a 40' by 80' pole barn built on either 4-foot concrete footings or screw piles. The timber on this clearing was a mature Lodgepole Pine stand in the 100-120 year-old range. Ground cover is dominated by Red-stemmed Feather moss (*Pleurozium Schreberi*) and Twinflower (*Linnaea borealis*), while the shrub layer, where it exists, is dominated by Labrador Tea (*Ledum groenlandicum*). No hydrophilic vegetation is in evidence on or near the timbered area.



*Clearing looking east*

*Across Pond to Clearing looking south*



*Upland Plant community in clearing*

*Looking west from clearing.*

## Soils

Soils are coarse sandy loams and loamy sands, with historic evidence of gleying in some areas. However, the herb, shrub, and tree layers indicate that the soils are well-drained enough to support and mature Lodgepole Pine (PI) stand in the immediate area, and 20-50 year-old Aspen and PI in the surrounding area. The only portion of the property with imperfect drainage is the eastern edge adjacent to the highway.



2 Soil pit showing historic mottling.



Shovel indicating pit location.

## Conclusion

While the mapping shows the area as part of a mapped wetland, drainage improvements and other interventions over the last century have removed the riparian and wetland values from the subject property. In my opinion, the proposed construction will not reduce wetland/riparian values on the immediate and surrounding area.

Submitted by:


John B. McGuire, RFT 1912

Date: May 17, 2021



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**TEMPORARY USE PERMIT No. 250**

ISSUED TO: 754224 Alberta Ltd., Inc. No. 754224 ALBER

WITH RESPECT TO THE FOLLOWING LAND:

Block A District Lots 7127 and 7128 Cariboo District  
PID: 025 – 825 – 674

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to allow a Campground on the subject parcel for a three (3) year period
3. Notwithstanding that Zoning Bylaw No. 2892 does not allow for a campground use on the subject parcel, this Temporary Use Permit specifically allows the following uses on Block A District Lots 7127 and 7128 Cariboo District:
  - Campground

Subject to the following:

- a) Campground means a commercial facility for outdoor accommodation in travel trailers or recreational vehicles within individual campsites.
  - b) A maximum of eight (8) campsites are permitted at any one time.
  - c) Open-air campfires contained within fire pits, as well as outdoor appliances that are fuelled with charcoal briquettes, natural gas, or propane are permitted in conjunction with a campground use.
  - d) The combined maximum area used for the campground use shall not exceed 1.61 ha.
  - e) Operating hours are 24 hours per day, 7 days a week.
  - f) Recreational vehicle/ travel trailer parking areas, buildings or structures (excluding fences) are not to be located closer than 7.5 meters from a front lot line, 5.0 meters from a side lot line and 5.0 meters from a rear lot line.
  - g) Solid waste must be disposed of in accordance with Regional District regulations.
  - h) No buildings or structures shall be affixed to any recreational vehicle/ travel trailer.
  - i) Upon expiry of this Temporary Use Permit all buildings and structures associated with the Campground are to be removed and the land is to be restored to an equivalent or better standard than existed prior to the use.
4. 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.
  5. This Permit is not a building permit.
  6. This Permit shall expire three (3) years after the date of issuance.
  7. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Rural 2 (Ru2) pursuant to Zoning Bylaw No. 2892]

TEMPORARY USE PERMIT No. 250 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE \_\_ DAY OF \_\_\_\_, 2021.

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K. Jensen, General Manager of Legislative and Corporate Services

## (ADDITIONAL LETTER)

THE TEMPORARY PERMIT FOR CAMPGROUND USE WILL  
PRIMARY CATER TO PEOPLE ASSOCIATED WITH  
PIPELINE PROJECT THAT ARE HERE FROM OUT OF  
PROVINCE AND TOWN. THIS SHOULD BE GOOD FOR  
LOCAL ECONOMY WITH MORE SHOPPERS. EACH  
SITE THAT I WOULD LIKE TO BUILD WOULD HAVE  
PLACE FOR CAMPER + VEHICLE ALONG WITH  
SCHEDULE PICK UP AND DELIVERY OF SEWER  
AND WATER SERVICE. POWER WILL BE SUPPLIED  
BY GENERATOR UNTIL SUCH TIME BC HYDRO  
CAN GET POWER TO ME. EACH SITE WILL  
HAVE FIRE PIT AND PICNIC TABLE. HAVE TALKED  
TO NEIGHBOURS ABOUT PLAN WITH NO CONCERNS.  
HAVE TALKED TO ENVIRONMENTAL HEALTH OFFICER  
IN PRINCE GEORGE TO SEE IF AND WHAT PERMITS  
OR PERMISSION OR APPROVAL I NEED. SENT JOEY  
CHENG MY SET UP FOR SEWER + WATER. WE NEED WHEN  
OKED HOLDING TANK PERMIT + DRINKING WATER OPERATING PERMIT  
WOULD LIKE TO GET STARTED ON CONSTRUCTION  
AS SOON AS POSSIBLE. ALSO WILL SEND PICS  
OF AREA WANT TO DEVELOP

THANK YOU

W



HWY #5

E

HWY APPROACH

GATE



SPOTS

FOR



5-8

TRAILERS

1- HAVE WATER

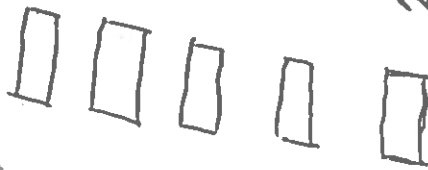
DELIVERY

2- AND SEWAGE

PICK UP

3- LIGHT PLANTS

FOR ELECTRICITY



BUSH



FUTURE

SHOP

BUSH

DRIVEWAY

CROWN S LAND

CROWN LAND

NORTH

ACCESS ROAD

GATE

## SCHEDULE 'A'

Should the Board wish to amend Temporary Use Permit No. 250 the following are additional conditions for consideration:

1. Amend Section 3 (c) to prohibit open-air campfires and limit the campground users to outdoor appliances that are fuelled with charcoal briquettes, natural gas, or propane.
  - This condition could help to preserve air quality should the Board be concerned with the impacts associated with open-air campfires associated with the Campground use.
2. Include condition under Section 3. that states the maximum number of occupants camping at one campsite is four (4).
  - This condition could provide more certainty on the maximum number of people camping on the property at one time.
  - With eight campsites being proposed, the maximum number of campers at any one time would be thirty-two (32).
3. Include condition under Section 3. that limits the number of day users or guests of campers permitted on the property.
  - This condition could provide more certainty on the maximum number of people on the property at one time.
4. Include a condition under Section 3. to require a deposit of security per campsite to ensure that the infrastructure associated with the Campground Use is removed or are applied to a permitted use once the Temporary Use Permit expires.
  - Deposit of security of \$2000.00 per campsite will be required to be received by the Regional District before issuance of this Permit pursuant to Section 496 of the *Local Government Act*.
  - Security will be refunded once, to the satisfaction of the Regional District, all buildings, structures and utilities associated with the Campground use are removed and lands associated are restored to an equivalent or better standard that existed prior to the Employee Accommodation use.
  - Security is forfeited to the Regional District in the event of default under this Permit for the cost of demolition, removal, storage of buildings, structures or utilities for and associated with the Campground use.
5. Amend condition Section 6. to reduce the Permit length from 3 years to a specified lesser term.



Nov. 7, 2021

Ministry of Transportation

Re: Questions regarding Campground temporary use permit.

- 1) Picture One shows the drainage slope from highway towards land
- 2) Picture Two is looking north towards Valemount from the approach
- 3) Picture Three is looking south from the approach
- 4) Picture Four is looking down the approach and driveway going into future campground behind truck on the left.
- 5) Picture Five is showing existing traffic control north of the driveway between 4:30 and 5:30 pm during pipeline construction.



6) There will be 8 campsites. Workers will leave in the morning and return at dinner time. They will travel either north or south on highway five. There is an estimate of 25 vehicle uses of the approach each day.

During summer months, there is a sign slowing traffic for duck crossing.

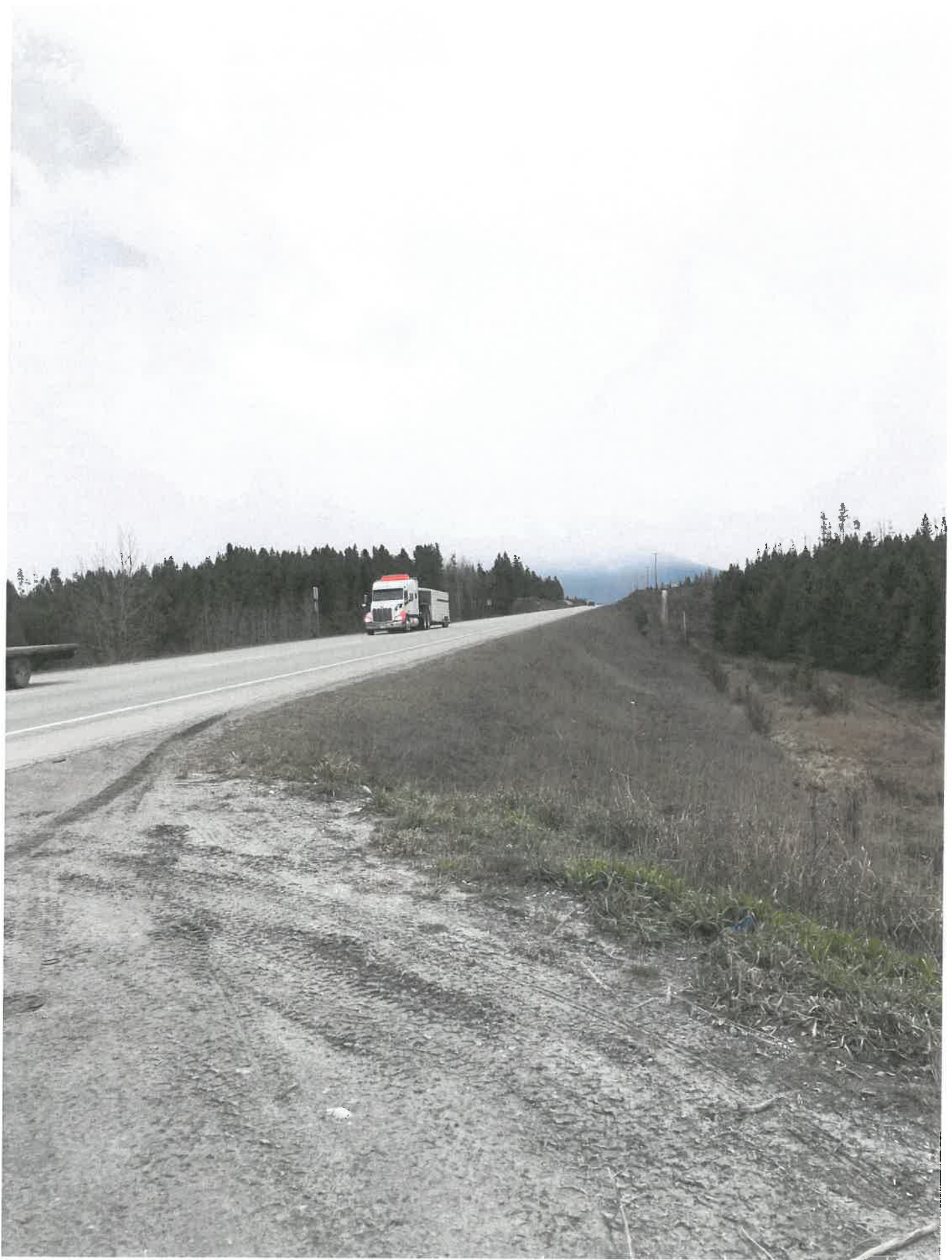
# 1



#2



#3



# 4



#5





**From:** Sarah Racicot  
**Sent:** 2021-11-05 11:02 AM  
**To:** Richard Buchan  
**Subject:** RE: RDFFG – Referral Report – Temporary Use Permit – (Cook - Highway 5 South)

Hi Richard,

I am responding on behalf of MoFLNRORD – Water Stewardship for the agency referral of the above quoted file.

As a wetland assessment completed for the property found that the area is not a wetland (as was suggested by provincial mapping layers), my concerns for the property (from a previous referral and for this referral) potentially requiring a change approval or notification under the *Water Sustainability Act* for development no longer apply. However, should changes to the pond documented in the wetland report (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.

The referral mentions that water will be used by the proposed campsite, but does not provide details on the source of the water. 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.

Sincerely,

**Sarah Racicot, P.Ag.**

*Licensed Authorizations Officer – Water*

*(She/her/hers)*

Ministry of Forests, Lands & Natural Resource Operations – Omineca

Phone: 778-693-3037

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Prince George, BC V2L 1R5

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