



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: REZ 7372/SE¼

FROM: Daniel Burke, Planner III

DATE: July 2, 2025

SUBJECT: Proposed Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025

SUMMARY: Purpose: Consider First Reading and Public Consultation
Location: 6190 Highway 5 S, 5970 Whiskeyfill Road - Electoral Area H
Owner: Canoe River Campground LTD., INC. NO. 721899
Agent: Kelsey Van Moorsel

Attachments:

1. Backgrounder
2. Proposed Bylaw No. 3395, 2025
3. Proposed Bylaw No. 3396, 2025
4. Appendix 'A' – Consultation Plan

Previous Reports: Item 8.6, December 2018

RECOMMENDATION(S):

1. THAT the report dated July 2, 2025, regarding "Proposed Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025" be received for information.
2. THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 be given first reading.
3. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025 be given first reading.
4. THAT the consultation opportunity for proposed Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 be carried out as outlined in Appendix 'A' attached to the report dated July 2, 2025.

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

SUMMARY OF APPLICATION:

Location:	6190 Highway 5 S, 5970 Whiskeyfill Road - Electoral Area H
Legal Description and PID:	The South East ¼ Of District Lot 7372 Cariboo District Except Plans 19772, PGP35837 and 18152 – 006844782 – 48.82 ha
Owner:	Canoe River Campground LTD., INC. NO. 721899
Agent:	Kelsey Van Moorsel

Existing Uses:	The subject property is currently being used for agricultural, residential and campground purposes.
Proposal:	An application has been made for an Official Community Plan (OCP) and Zoning Bylaw amendment to permit Campground use. An established campground currently exists on the subject property; however, it encroaches into an area where it is not permitted by zoning. The applicants also plan to subdivide the property in the future in order to separate the campground business from the farm.
Application Type:	Combined Official Community Plan and Zoning Bylaw Amendment
Regulation Changes/ Content of Permit:	<ul style="list-style-type: none"> • OCP Amendment Bylaw No. 3395, 2025 proposes to re-designate a portion of the property from Agriculture/Resource (AG/RES) to Recreation Commercial (RC). • Zoning Amendment Bylaw No. 3396, 2025 proposes to rezone a portion of the property from Rural 2 (Ru2) to Recreation Commercial 1 (RC1).

BOARD CONSIDERATION:

The Board is being asked to consider first reading of Bylaws No. 3395 and 3396 and authorizing a public consultation process.

Alternative options available to the Board are:

1. Proceed to public consultation but amend the form of consultation opportunity - Other Decision Options A;
2. Hold both bylaws at first reading if further information is required– Other Decision Options B; or
3. Not proceed with the application – Other Decision Options C.

Alternative options and corresponding motions if applicable, are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposal is <u>not consistent</u> with the Robson Valley-Canoe Upstream Official Community Plan (OCP) Bylaw No. 2290, 2006 and an amendment is required.
Zoning Bylaw:	The proposal is <u>not consistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing OCP and zoning bylaw amendment applications.
Public Notice:	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
<i>Transportation Act, Section 52:</i>	The proposed zoning bylaw amendments affecting land within 800 meters of a controlled access highway require approval from the Ministry of Transportation and Infrastructure (MoTI).
<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.
<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a zoning bylaw or official community plan.

STRATEGIC PRIORITIES ALIGNMENT:

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|--|---|---|---|
| <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):

N/A

DECISION OPTIONS:

1. Approve recommendations
 - The report will be received for information.
 - Proposed Bylaws No. 3395 and 3396 will receive first reading.
 - Consultation plan will be carried out.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Proceed to public consultation but amend the form of consultation opportunity	<ul style="list-style-type: none"> Appendix 'A' to the report may be amended to include consultation with additional agencies or landowners The amended consultation opportunity will proceed prior to returning for consideration of second reading and authorization of a public hearing 	<ol style="list-style-type: none"> 1. <i>THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 be given first reading.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025 be given first reading.</i> 3. <i>THAT the consultation opportunity for Bylaw No. 3395, 2025 be carried out as <u>amended</u> to [insert requirement].</i>
B. Hold both bylaws at first reading if further information is required	<ul style="list-style-type: none"> Bylaws will return for consideration when the additional information requested by the Board is available 	<i>THAT consideration of proposed Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006, Amendment Bylaw No. 3395, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025 be postponed pending receipt of [insert requirement].</i>
C. Not proceed with the application, which will require first reading of	<ul style="list-style-type: none"> Under the Board's Procedure Bylaw No. 3267, 2022 the motion for the first reading shall be 	The Regional District Board <u>defeats</u> the following:

the proposed bylaws to be defeated	<p>decided upon without amendment or debate</p> <ul style="list-style-type: none"> Bylaws cannot be considered further if the motions to give first reading are defeated 	<ol style="list-style-type: none"> <i>1. THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 1587, 1996, Amendment Bylaw No. 3395, 2025 be given first reading.</i> <i>2. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3396, 2025 be given first reading.</i>
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SUMMARY COMMENTS:

- The property is located south of the Village of Valemount, along Highway 5 South and border by the Canoe River.
 - The southern part of the property has an existing campground operation with the north part having an active farming operation established.
- Bylaw No. 3395 and 3396 propose to re-designate and rezone the approximately 24 hectares (ha) portion of the property that is currently used as a campground.
 - This will bring the property back in compliance with the Zoning Bylaw.
 - This will facilitate the subdivision of the property allowing the applicants to split the farm and the campground for each other.
- The Backgrounder contains all comments received to date from referral agencies regarding the proposal.
 - Ministry of Transportation and Transit (MoTT) advised they will be requiring a covenant on the property restricting the number of occupied campsites or a new traffic impact analysis to approve of the zoning bylaw amendment.
 - Agricultural Land Commission confirmed that the conditions of the exclusion have been completed but the applicants will be required to submit a subdivision survey plan for the Commission to update the Agricultural Land Reserve (ALR) mapping.
- If additional information or amendments are desired, the bylaw may be held at first reading (Other Decision Options B.).
- If the application is unsuccessful, the applicant would have to bring the property into compliance with the Zoning Bylaw and remove any campground site within the Ru2 zoned portions of the property.

Although the proposal is inconsistent with the OCP designation and Zoning Bylaw regulations, it may be reasonable for the Board to consider first reading and authorization of the consultation plan to allow for initial input from the public. The Board may choose to modify the consultation plan (Appendix 'A'). This input would be forwarded to the Board for their consideration. Additionally, information obtained during the application process can assist the Board in considering the OCP's Subdivision and Rezoning Evaluation Factors (detailed in the backgrounder).

Respectfully submitted,

"Daniel Burke"

Daniel Burke
Planner III

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