



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 I

DATE: December 4, 2018

SUBJECT Item: Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment
SUMMARY: Bylaw No. 3089, 2018; Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018
Purpose: Consider Third Reading
Location: Highway 5 South – Electoral Area 'H'
Owner: Canoe River Campground Ltd., Inc. No. BC7211899

PREVIOUS
REPORTS: June, 2018 Agenda Item No. 6.7 (see Agenda for link)

ATTACHMENT(S): 1. Minutes of Public Hearing held December 5, 2018
2. Bylaw No. 3089
3. Bylaw No. 3090

RECOMMENDATION(S):	ENTITLEMENT	HOW VOTE COUNTED
1. THAT the report be received.	All 1 Director/1 vote	Majority
Declaration by the Public Hearing Chair of the minutes of the Public Hearing held December 5, 2018 on Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018; Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018 be received.		
2. THAT the minutes of the Public Hearing held December 5, 2018 regarding on Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018; Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018 be received.	All 1 Director/1 vote	Majority
3. THAT Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018 be given third reading.	All 1 Director/1 vote	Majority
4. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018 be given third reading.	All 1 Director/1 vote	Majority

ISSUE(S):

An application has been made for an official community plan and zoning bylaw amendment to rectify an encroachment of an existing campground. The applicants also wish to subdivide the existing campground business from the existing farm, creating two lots of approximately 19.3 ha and 23.5 ha in size.

Board is being asked to consider:

- third reading of Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018; and
- third reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018

RELEVANT POLICIES:

1. Robson Valley-Canoe Upstream Official Community Plan (OCP) Bylaw No. 2290:
 - **proposal is not consistent with OCP policies**
 - the subject property is designated Agriculture/Resource (AG/RES)
 - the AG/RES designation supports Recreation Commercial uses limited to a maximum of 25 campsites
 - the existing campground has 120 campsites
 - the AG/RES designation has a minimum parcel size of 60 ha
 - an OCP amendment is required
2. Zoning Bylaw No. 2892:
 - **proposal does not meet zoning bylaw regulations**
 - the subject property is split-zoned Recreation Commercial 1 (RC1) and Rural 2 (Ru2)
 - RC1 does not limit the number of campsites that may be established; however, the existing campground encroaches into Ru2 zoned land which does not permit Campground use
 - the minimum parcel size in RC1 is 15 ha
 - a zoning bylaw amendment is required
3. *Transportation Act* S. 52:
 - proposed zoning bylaw amendments affecting land within 800 metres of a controlled access highway require approval of the Ministry of Transportation and Infrastructure

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):

N/A

DECISION OPTIONS:

1. Approve recommendations.
 - both bylaws will receive third reading and will return for consideration of adoption upon receipt of Ministry of Transportation and Infrastructure approval of Bylaw No. 3090

Other Options:

- a. hold both bylaws at third reading if further information is required
 - bylaws will return for consideration when additional information is available
 - another public hearing may be required
- b. defeat bylaws at third reading
 - bylaws cannot be considered further and the matter will be closed

COMMENTS:

A zoning bylaw and OCP amendment application has been made to rectify an encroachment of an existing campground onto unsuitably zoned land. The applicants would also like to subdivide the 42.8 ha property into one 23.5 ha lot and one 19.3 ha lot in order to separate the existing campground business from the farm.

The subject property is split-zoned RC1 and Ru2. The RC1 zone does not have a limit to the number of campsites that may be established and the existing campground currently contains 120 campsites. Most of the campground is lawfully established within the RC1 zone but some of it encroaches onto the Ru2 zone where it is not permitted. The proposed zoning bylaw amendment would rezone the encroachment area from Ru2 to RC1. RC1 has a minimum parcel size requirement of 15 ha which would facilitate the subdivision of the campground from the rest of the property.

The whole property is designated AG/RES under the Robson Valley-Canoe Upstream OCP. The AG/RES designation does not support the establishment of more than 25 campsites. An OCP amendment of the campground area from AG/RES to Recreation Commercial (RC) is required in order to support the proposed rezoning and to facilitate the subdivision of the property. The RC designation does not have a minimum parcel size requirement or a limit to the number of campsites that may be established. The farm portion of the property would remain in the AG/RES designation as well as the Ru2 zone. See link to previous report for an application history of the subject property.

A public hearing regarding the bylaws was held on December 5, 2018. The minutes to the public hearing are attached to the report for the Board's consideration.

The bylaw amendment requires Ministry of Transportation and Infrastructure (MoTI) approval due to proximity to Highway 5. MoTI has concerns with the possible traffic generation associated with the permitted uses in the RC1 zone and will require the applicant to complete a traffic impact study. The applicant has been made aware of MoTI's requirements. Should Bylaw No. 3090 receive third reading, it will be forwarded to MoTI for approval prior to the Regional District Board considering adoption.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner I

DB:lh



REGIONAL DISTRICT of Fraser-Fort George

Minutes of the public hearing regarding Robson Valley-Canoe Upstream Official Community Plan Bylaw No.8890, Amendment Bylaw No. 3089, 2018 and Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018 held on Wednesday, December 5, 2018 at the Canoe Valley Recreation Centre.

Those Present: Director Dannielle Alan, Electoral Area 'H' Director, Chair
Daniel Burke, RDFFG (Recording Secretary)
Heather Meier, RDFFG
Robert Griffin (Applicant)
Lorna Griffin (Applicant)
Cliff Griffin (Applicant)

and 0 members of the public.

Open the Public Hearing: Director Alan opened the public hearing at 7:15 p.m.

Introductions: Director Alan introduced herself and Regional District staff.

Public Hearing Opening Statement: Director Alan read the Public Hearing Opening Statement.

Presentation from Development Services: Mr. Burke introduced Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018; Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018 by stating that the purpose is to rectify an encroachment of an existing campground. The applicants also wish to subdivide the existing campground business from the existing farm, creating two lots of approximately 19.3 ha and 23.5 ha in size. The proposed zoning bylaw amendment will rezone a portion of the subject parcel from Rural 2 (Ru2) zone to Recreation Commercial 1 (RC1) zone. An OCP amendment of the subject area from Agricultural/Resource designation to Recreation Commercial designation is required in order to support the proposed rezoning for the purposes of subdivision.

Mr. Burke then summarized the comments received during the technical agency referral process. Noting that do to the location of the subject property, Ministry of Transportation and Infrastructure (MOTI) sign off of the bylaw is require after third reading. The Ministry is requesting a Traffic Impact Study due to the potential impact to Highway 5 from the subject property.

Letters: No letters were submitted prior to the public hearing.

Presentations from the Applicant:

Robert Griffin (Applicant): - We have no comments.

Presentations from the Public:

Robert Griffin (Applicant): - The sign has been up for 8 months and I am concerned it will be damaged.
- I do not want to pay for it if it gets destroyed.

Cliff Griffin (Applicant): - Why are we required to do a traffic study when the campground has been around for years?

- Mr. Burke (RDFFG): - It is a requirement of MOTI approval of the bylaw amendment after third reading.
- Cliff Griffin (Applicant): - Because the 120 campsite size now is a potential concern?
- After third reading?
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- Mr. Burke (RDFFG): - Yes, the bylaw goes to MOTI after third reading.
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- Cliff Griffin (Applicant): - Not usually full occupancy at the camp, maybe 50 filled at once.
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- Robert Griffin (Applicant): - It is funny they are requesting the study.
- Have rodeo and mud bog events on that road.
- Director Alan: - MoTI has this opportunity to request a study when you open up the regulatory process.
- Here to discuss the land use change.
- No opportunity to comment after the close of the hearing.
- Public Hearing Closing Statement: Director Alan advised that no comments may be submitted after the close of the meeting and asked if there were any final comments.
- Close the meeting: There being no further comment, Director Alan closed the public hearing at 7:30 p.m.

CHAIR

SECRETARY



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3089

A BYLAW TO AMEND ROBSON VALLEY-CANOE UPSTREAM OFFICIAL COMMUNITY PLAN BYLAW NO. 2290

WHEREAS pursuant to the *Local Government Act*, the Regional Board of the Regional District of Fraser-Fort George has, by Bylaw No. 2290, dated March 22nd, 2007, adopted Robson Valley-Canoe Upstream Official Community Plan;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2290 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290 is hereby amended as shown on Appendix 'A' attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, Amendment Bylaw No. 3089, 2018."

READ A FIRST TIME ON THE 19TH DAY OF APRIL, 2018

PUBLIC CONSULTATION IN RESPECT OF THIS BYLAW WAS STARTED ON THE 30TH DAY OF APRIL, 2018

READ A SECOND TIME ON THE 21ST DAY OF JUNE, 2018

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE 5TH DAY OF DECEMBER, 2018

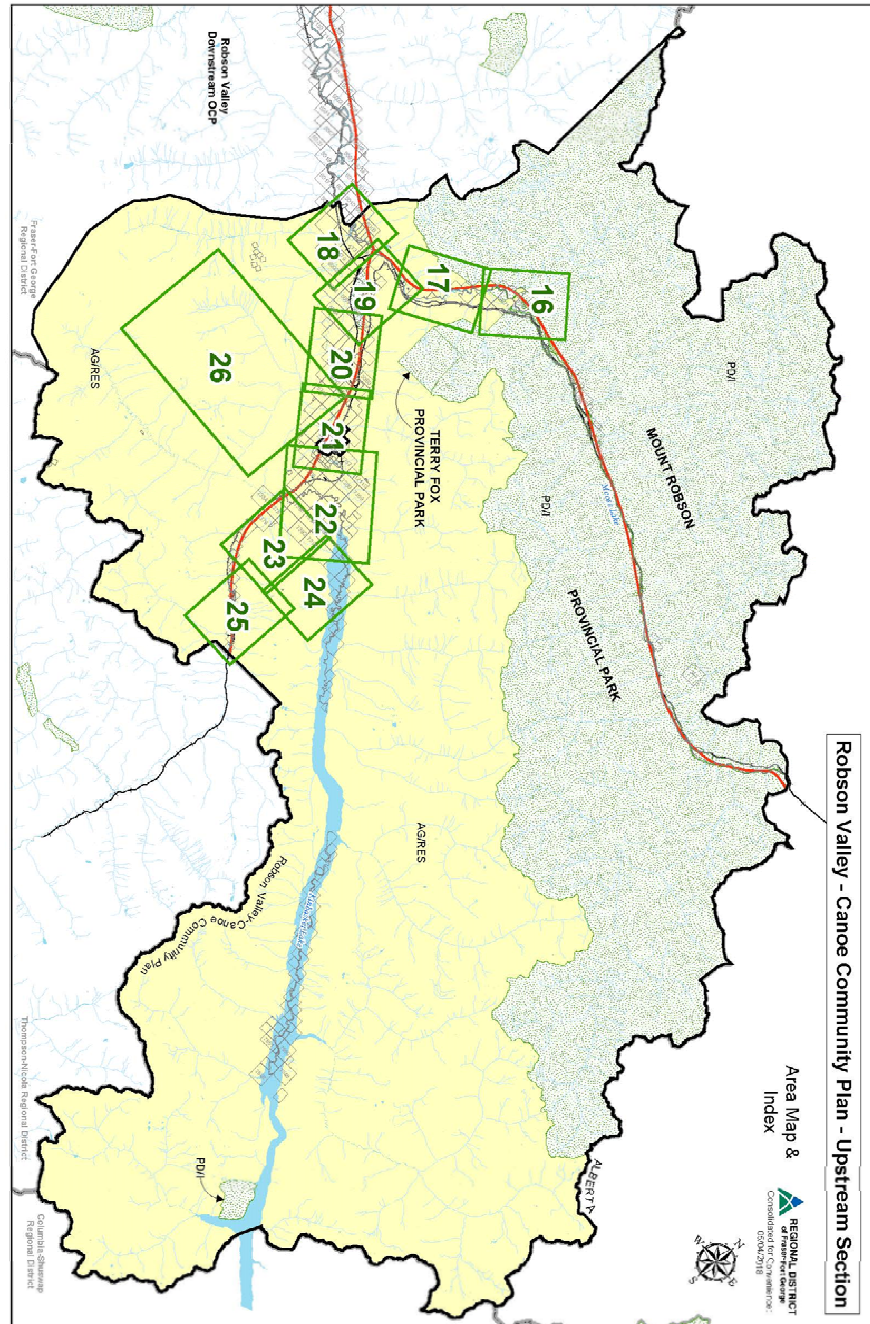
READ A THIRD TIME ON THE DAY OF , 2018

ADOPTED THIS DAY OF , 2018

Chair

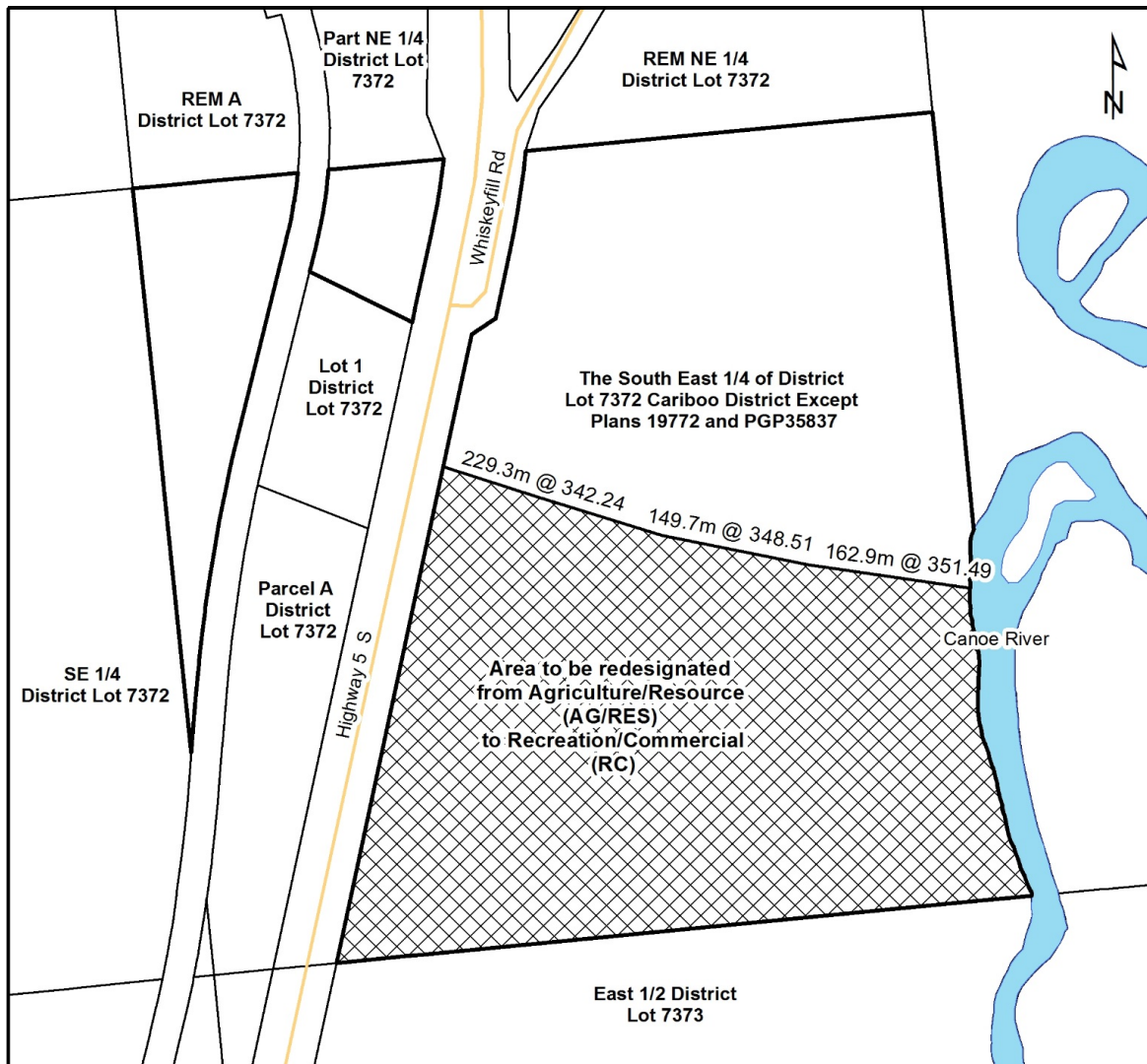
General Manager of Legislative and
Corporate Services

2. Schedule 'B' to Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290 is further amended by replacing Area Map and Index with the following:



BYLAW NO. 3089, 2018**PAGE 4**

3. Schedule 'B' to Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290 as amended, is further amended at Map 22 – Cedarside by amending a portion of the designation on The South East ¼ of District Lot 7372 Cariboo District Except Plans 19772 and PGP35837 from Agriculture/Resource (AG/RES) to Recreation Commercial (RC) as shown below:





REGIONAL DISTRICT
of Fraser-Fort George

BYLAW NO. 3090

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892 is hereby amended at Schedule 'B' – Map 224 by rezoning a portion of The South East ¼ of District Lot 7372 Cariboo District Except Plans 19772 and PGP35837 from Rural 2 (Ru2) to Recreation Commercial 1 (RC1) as shown on Appendix 'A' attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, Amendment Bylaw No. 3090, 2018".

READ A FIRST TIME ON THE 19TH DAY OF APRIL, 2018

READ A SECOND TIME ON THE 21ST DAY OF JUNE, 2018

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE 5TH DAY OF DECEMBER, 2018

READ A THIRD TIME ON THE DAY OF , 2018

APPROVAL PURSUANT TO THE TRANSPORTATION ACT RECEIVED ON THE DAY OF , 2018

ADOPTED THIS DAY OF , 2018

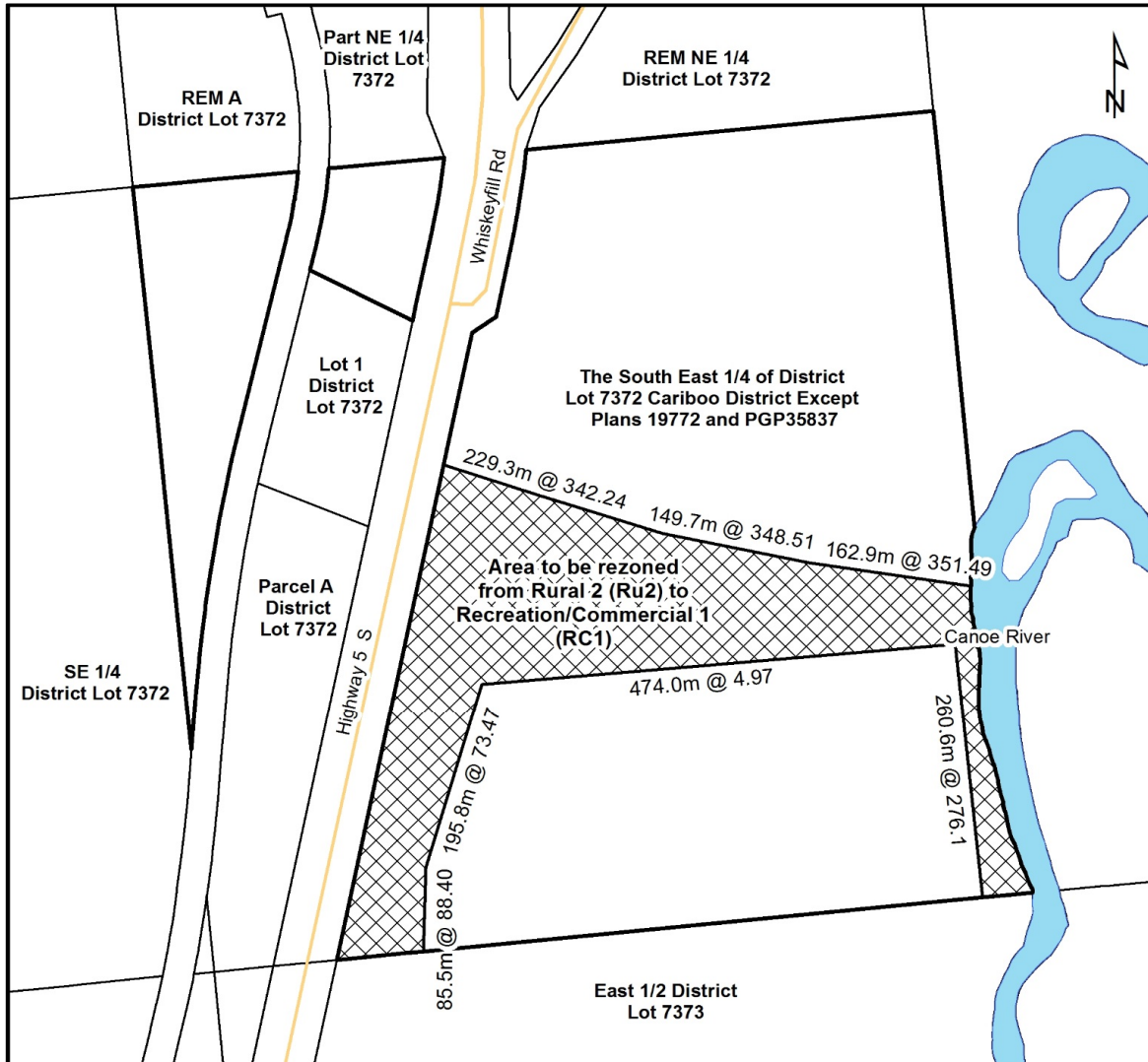
Chair

General Manager of Legislative and
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APPENDIX 'A'



REGIONAL DISTRICT
of Fraser-Fort George

Certified as Appendix "A" to Bylaw No.
3090, 2018

GM of Legislative and Corporate Services