



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Daniel Burke, Planner III

DATE: July 2, 2025

SUBJECT: Proposed Temporary Use Permit No. 291  
SUMMARY: Purpose: Consider Application  
Location: 2785 Birch Road – Electoral Area H  
Owner: Arnold Merrill

File No. TUP 7361/SW1/4/B

Attachments:

1. Backgrounder
2. Proposed Temporary Use Permit No. 291

Previous Reports: Item 6.1, April 2022

### RECOMMENDATION(S):

THAT the report dated July 2, 2025 regarding “Proposed Temporary Use Permit No. 291” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

### SUMMARY OF APPLICATION:

<b>Location:</b>	2785 Birch Road – Electoral Area H
<b>Legal Description and PID:</b>	Block B of The South West ¼ of District Lot 7361 Cariboo District – 015-200-761- 2.02 ha
<b>Applicant(s):</b>	Arnold Merrill
<b>Existing Uses:</b>	Residence, Tow Service and Salvage/Wrecking Yard uses
<b>Proposal:</b>	The applicant has applied for a new Temporary Use Permit (TUP) to continue the operation of a Salvage/Wrecking Yard use and a Towing Service use on the subject property.
<b>Application Type:</b>	Temporary Use Permit (TUP)
<b>Content of Permit:</b>	Proposed TUP No. 291 will permit Salvage/Wrecking Yard use and Towing Service use on the subject property for a three-year period. The Permit will continue to limit the number of vehicles to 200 in relation to the Salvage/Wrecking Yard use.

### BOARD CONSIDERATION:

The Board is being asked to receive for information the report dated July 2, 2025.

The summary of the public consultation meeting to be held on July 9, 2025, and an additional report with decision options on the issuance of TUP No. 291 will be forwarded to the Board for their consideration as an additional agenda item.

**RELEVANT POLICIES:**

Official Community Plan:	The proposed use is <u>not consistent</u> with the Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006 and an amendment or TUP is required.
Zoning Bylaw:	The proposed use is <u>not consistent</u> with current Zoning Bylaw No. 2892, 2014, and an amendment or TUP is required.
Applications Procedures:	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.
Public Notice Additional Methods of Publication:	Policy No.: RD-24-23 outlines additional publication methods for public notice to be published in applicable Electoral Area(s).
<i>Local Government Act</i> :	Outlines requirements for consideration of issuance of a TUP.
Community Charter:	Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.

**STRATEGIC PRIORITIES ALIGNMENT:**

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

A public consultation meeting regarding TUP No. 291 will be held on July 9, 2025, at the Canoe-Valley Recreation Centre in Valemount, BC. The meeting summary and follow-up report will be forwarded to the Board as an additional agenda item.

**DECISION OPTIONS:**

- Approve recommendations
  - the report will be received for information

**SUMMARY COMMENTS:**

- The property is in the Cedarside area and is located on Birch Road.
  - Approximately 2.1 km southeast of the Village of Valemount.
  - The applicant resides on the property.
- A TUP application has been made to continue the operation of a salvage/wrecking yard and towing service business on the property.
- The property is zoned Rural Residential 1 (RR1) by Zoning Bylaw No. 2892, 2014 and designated Rural Residential (RR) by the Official Community Plan.
- TUP No. 291 would allow Salvage/Wrecking Yard use and Towing Service use on the subject property for a three-year period.
  - The Permit will continue to limit the number of vehicles to 200 with Salvage/Wrecking Yard use.
- The Backgrounder contains all comments received to date from referral agencies regarding the proposal.
  - The Ministry of Transportation and Transit (MoTT) has requested that the Regional District hold the Permit until such time as the applicant has applied for a Commercial Access Permit.
    - The applicant has advised that they have applied for the Permit with the MoTT.
    - Administration is waiting for confirmation from the MoTT.
  - Regional District Bylaw Enforcement has advised that they have no concerns regarding this property.

A summary of the public consultation meeting to be held on July 9, 2025, and an additional report with decision options on the issuance of TUP No. 291 will be forwarded to the Board for their consideration as an additional agenda item.

Respectfully submitted,

“Daniel Burke”

Daniel Burke  
Planner III

DB: