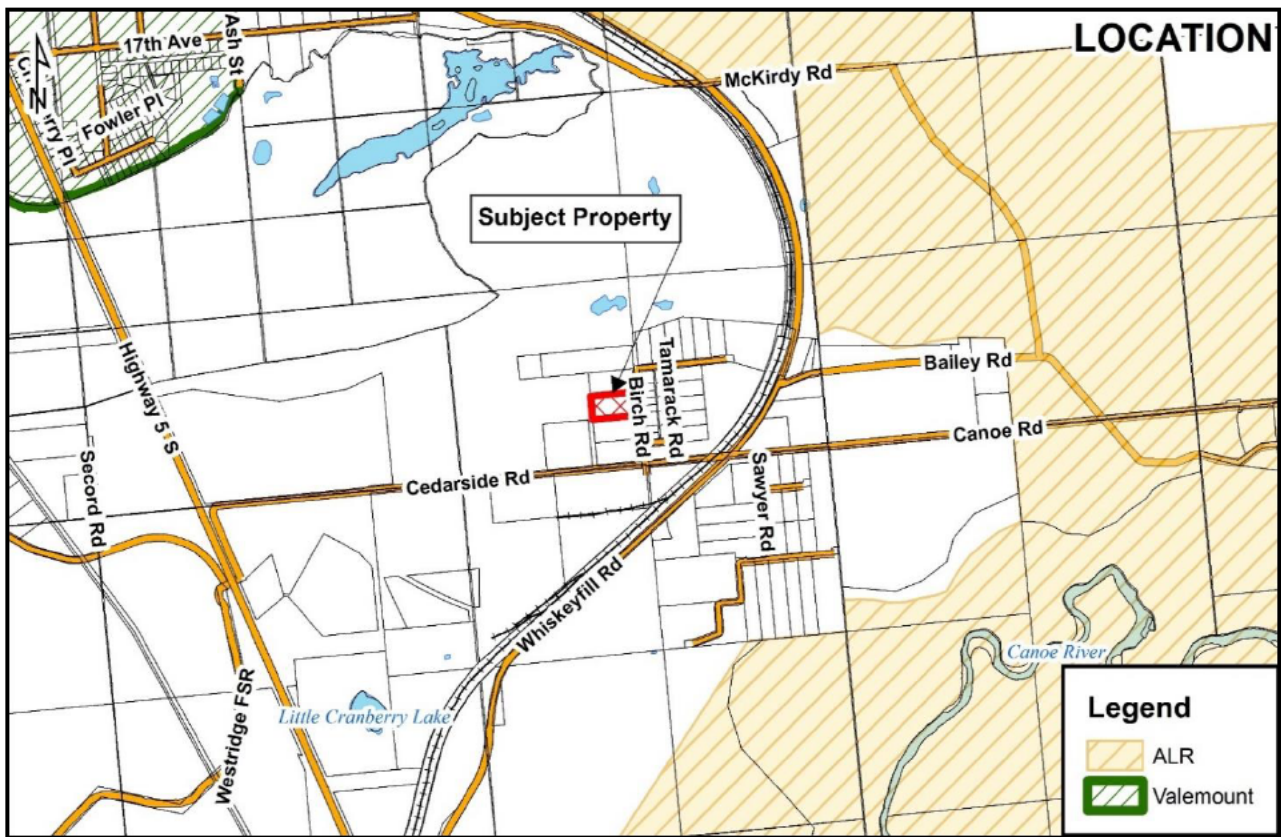
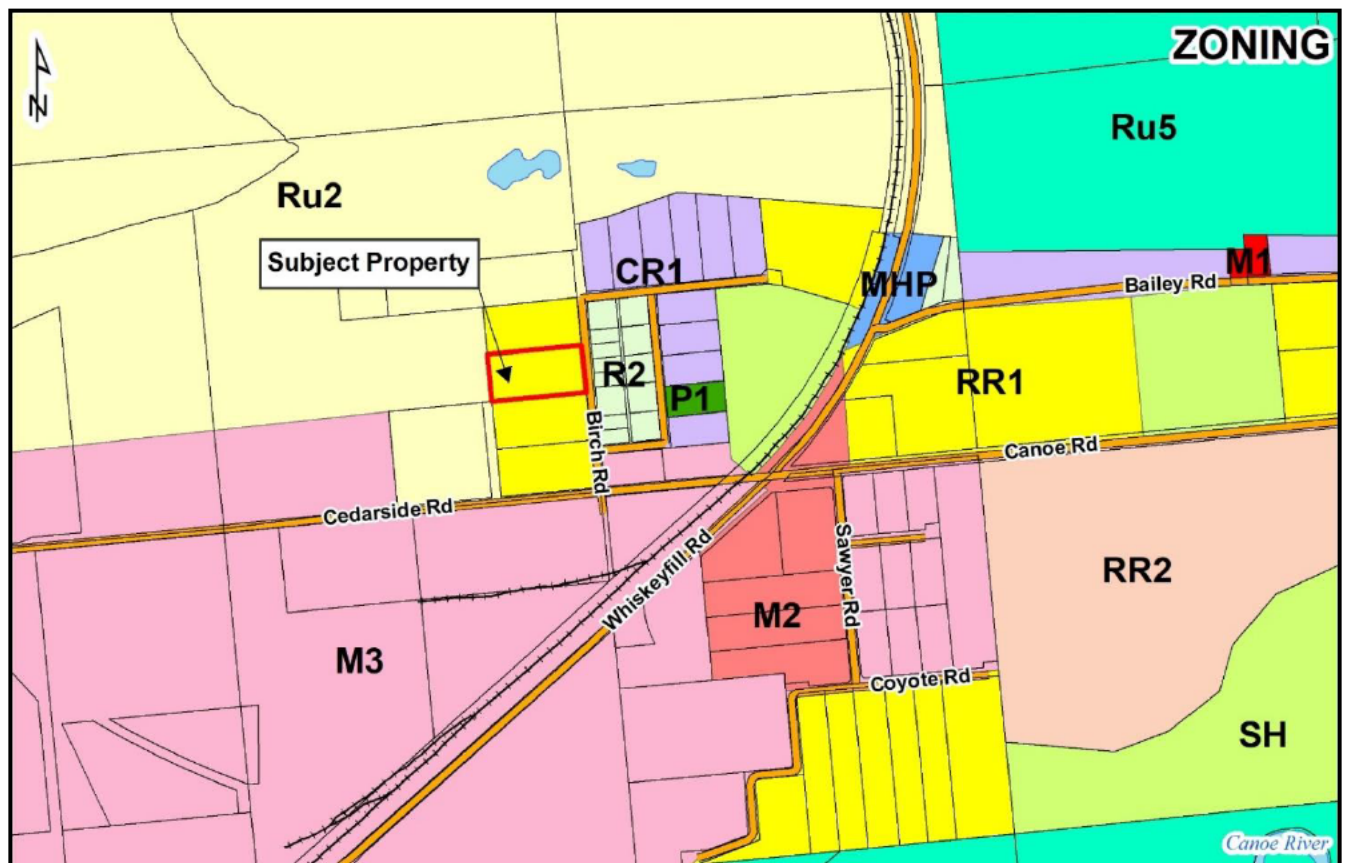
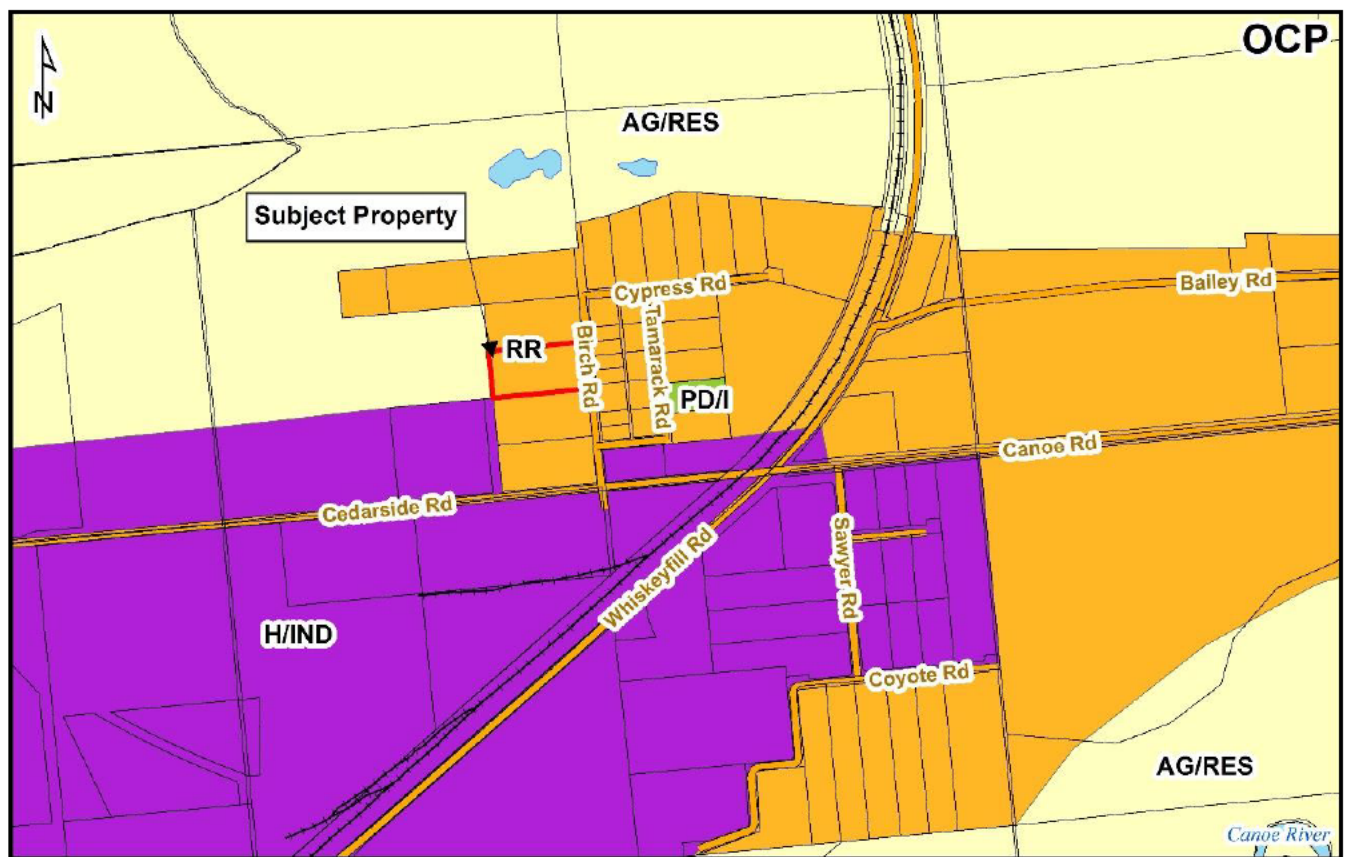


# **BACKGROUNDER – TEMPORARY USE PERMIT No. 291**

## **PARCEL MAPS**







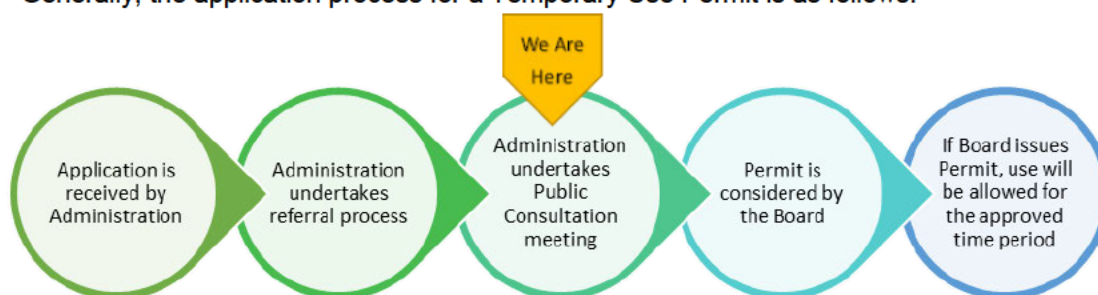
## **LAND USE PLANNING INFORMATION**

ALR:	The subject land is not within the Agricultural Land Reserve (ALR).
OCP:	The Robson Valley-Canoe Upstream Official Community Plan designates the subject property as Rural Residential (RR). The existing RR designation does not permit the proposed uses; however, the OCP supports the issuance of a TUP throughout the Plan area. Should the applicant wish to operate permanently, an OCP amendment would be required.
Zoning:	Pursuant to Zoning Bylaw No. 2892, the subject property is currently zoned Rural Residential 1 (RR1). The RR1 zone does not permit the proposed uses; therefore, a TUP is required to allow the proposed uses to continue.
Temporary Use Permit:	<p>TUP No. 291 is attached to the report. The proposed TUP would allow the proposed uses on the subject property for up to a three-year period. The number of vehicles and fencing requirements are included in the Permit.</p> <p>Hours of operations, number of employees, etc., can be regulated by a TUP. Upon expiry of the TUP, the applicant may apply for another TUP, apply for a zoning bylaw amendment, or discontinue the use.</p>
Previous TUP:	The applicant has been operating a salvage/wrecking and towing service business since March 2007 under previously issued TUP No. 117, TUP No. 130, TUP No. 150, TUP No. 174, TUP No. 203, TUP No. 234, and TUP No. 252. TUP No. 252 was issued for a three year term on April 21, 2022.
Other:	<p>The subject land is accessed from Birch Road.</p> <p>The subject land is within the following Regional District service areas:</p> <ul style="list-style-type: none"> <li>• Robson Valley Ice Arena</li> <li>• Canoe Valley Recreation Centre</li> <li>• Valemount T.V. Rebroadcasting</li> </ul>

The land is within the Valemount and District Fire area.

## **APPLICATION PROCESS INFORMATION**

Application Process Overview:	Generally, the application process for a Temporary Use Permit is as follows:
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<i>Local Government Act:</i>	<p>Outlines requirements for consideration of issuance of a TUP.</p> <ul style="list-style-type: none"> <li>• Requires public notice of Board consideration.</li> </ul>
<i>Community Charter Act, Section 49:</i>	<p>Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.</p> <ul style="list-style-type: none"> <li>• The Regional District has adopted the Public Notice Bylaw No. 3316, 2023.</li> </ul>
Public Notice Bylaw No. 3316 and Policy No.: RD-24-23	<p>Outlines requirements for Public Notice to be published.</p> <ul style="list-style-type: none"> <li>• Posting the public notice on the Public Notice board, the Regional District's website, and Facebook page</li> <li>• Must be published at least (7) days before the date of the matter for which the Public Notice is required.</li> </ul>

- A Public Notice will also be published in a newspaper applicable to Electoral Area(s), or a portion thereof as applicable in accordance with Appendix “A” of the Policy

Development Applications Procedures Bylaw:	<p>Outlines requirements for processing TUP amendment applications.</p> <ul style="list-style-type: none"> <li>• Requires that a public consultation meeting be held.</li> <li>• Notice of public consultation is to be sent to owners of land within 200 m of the subject property.</li> <li>• Details the requirements for Notification of Application Sign, alternative form of notification, or waiving of notification requirements prior to a public consultation.</li> <li>• Delegates approval of notification requirements to the General Manager of Development Services.</li> </ul>
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## **REFERRAL COMMENTS**

### **Regional District Bylaw Enforcement**

Bylaw Enforcement has no concerns regarding this property.

*Corinne Hickman*

*Bylaw Enforcement Officer*

### **Regional District Building Inspection**

No concerns.

*Dane Ferguson*

*Senior Building Inspector*

### **Village of Valemount**

The Village doesn't have any concerns with this proposal.

*Krista Etty*

*Planner & Subdivision Approving Officer*

### **BC Hydro**

Thank you for your referral concerning the temporary use permit for the above property. After reviewing our records, BC Hydro has no objection to the permit but we have identified that we are deficient in rights for a joint use pole with Telus that is on the customers property. A registered Right-of-Way Agreement will be required for BC Hydro equipment located on the subject property. BC Hydro will prepare a Right-of-Way Agreement for execution by the owner. The applicant must contact BC Hydro by email at [Kamloops.HMH.DA@bchydro.com](mailto:Kamloops.HMH.DA@bchydro.com) to make arrangements for this. Once it has been executed and returned, BC Hydro will register the agreement at the Land Title Office.

*Anastasia Parks*

*Design Assistant, Distribution Design*

### **Northern Health**

No Objection Statement:

Northern Health has no objections regarding the proposed Temporary land use. All operations related to this proposal must comply with the Drinking Water Protection Act and Regulations as well as the Public Health Act and its associated regulations.

Wastewater and Sewage:

Any wastewater and sewage from the site must be disposed of in an adequate wastewater treatment system as described in the Sewerage System Regulation and its supporting documents (Sewerage System Standard Practice Manual version 3).

*Erika Mak, CPHI(C)*

*Environmental Health Officer*

### **Ministry of Transportation and Transit**

Attached to the report.



**Our File:** 2025-02020

**Date:** May 2, 2025

**Your File:** TUP 7361/B/SW1/4

**Response To:** Regional District Fraser-Fort George  
**Item Referred:** General Referral - TUP  
**Civic Address:** 2785 Birch Road, Valemount  
**Legal Description:** BLOCK B OF THE SOUTH WEST 1/4 OF DISTRICT LOT 7361 CARIBOO DISTRICT; PID 015-200-761  
**Reviewed By:** Janet Grainger, Development Officer

### **RESPONSE SUMMARY**

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Fraser-Fort George regarding renewing a Temporary Use Permit (TUP) for a salvage/wrecking yard and towing service. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- Our last 5 referral responses (2011, 2014, 2017, 2020 & 2022) have included the requirement for the owner to apply to MoTT for a Commercial Access Permit; however, this condition has never been met. We formally request that the TUP be held until RDEFG receives confirmation from the applicant or MoTT that an access permit application has been submitted/received. We do not require RDEFG to wait for the access permit to be approved.

The applicant must apply online to MoTT for a Commercial Access Permit [here](#). Please note that a BCeID is required for the online application, which can be created [here](#). To help streamline the review/approval, we will require the following:

- Photos of the access from the street, as well as from looking in both directions of Birch road from the access.
- Estimated trips per day.
- Types of vehicles using the access.
- Speed limit of Birch Road.

If assistance is required, the applicant can call our office at 250-649-4340 or email us at [DA.FortGeorge@gov.bc.ca](mailto:DA.FortGeorge@gov.bc.ca)

- No storm drainage shall be directed to the MoTT drainage system. This includes, but is not limited to, collection and run-off of the internal road system.



Ministry of  
Transportation  
and Transit

- MoTT setback requirements are 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.

If you have any questions please feel free to contact myself at (250) 649-2944, or by email at [Janet.Grainger@gov.bc.ca](mailto:Janet.Grainger@gov.bc.ca).

Sincerely,

A black rectangular box redacting the signature of Janet Grainger.

Janet Grainger  
Development Services Officer  
Fort George District