



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 7152

FROM: Daniel Burke, Planner III

DATE: November 6, 2025

SUBJECT Proposed Robson Valley-Canoe Downstream Official Community Plan Amendment Bylaw No. 3397, 2025 and Zoning Amendment Bylaw No. 3398, 2025

SUMMARY: Purpose: Consider Second Reading and Public Hearing

Location: Horsey Creek Road – Electoral Area H

Applicant: Glacierstone Industries Ltd.

Agent: David Salayka

Attachments:

1. Backgrounder
  2. Proposed Bylaw No. 3397, 2025
  3. Proposed Bylaw No. 3398, 2025
- Previous Reports: Item 6.5, August 2025

### RECOMMENDATION(S):

1. THAT the report dated November 6, 2025, regarding “Proposed Robson Valley-Canoe Downstream Official Community Plan Amendment Bylaw No. 3397, 2025 and Zoning Amendment Bylaw No. 3398, 2025” be received for information.
2. THAT pursuant to Section 477 of the *Local Government Act*, Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 has been considered in conjunction with the current Financial Plan and the current Regional Solid Waste Management Plan.
3. THAT Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be given second reading.
4. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be given second reading.
5. THAT a public hearing on Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be held with the chairing of the hearing by the Electoral Area Director, or their Alternate, or any other Director as delegate of the Board.

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
All 1 Director/1 vote	Majority

### SUMMARY OF APPLICATION:

<b>Location:</b>	Horsey Creek Road – Electoral Area H
<b>Legal Description and PID:</b>	Part of District Lot 7152 Cariboo District: PIN 574310 – Crown Tenure File 7410355 – 2.67ha.
<b>Applicant:</b>	Glacierstone Industries Ltd.

<b>Agent:</b>	David Salayka
<b>Existing Uses:</b>	Vacant, forested Crown Land.
<b>Application Type:</b>	Combined Official Community Plan (OCP) and Zoning Bylaw Amendment.
<b>Proposal:</b>	An application has been made to permit a concrete plant on the subject area.
<b>Regulation Changes/ Content of Permit:</b>	<ul style="list-style-type: none"> <li>• OCP Amendment Bylaw No. 3397, 2025 proposes to redesignate the subject area from Agriculture/Resource (AG/RES) to Heavy Industrial (IND/H).</li> <li>• Zoning Amendment Bylaw No. 3398, 2025 proposes to rezone the subject area from the Rural 5 (Ru5) zone to a site-specific Industrial 7 (M7) zone.</li> </ul>

**BOARD CONSIDERATION:**

The Board gave first reading to each bylaw and authorized a consultation plan for proposed Bylaw No. 3397, 2025, at their August 2025 meeting. Administration has carried out the work described in the consultation plan.

The Board is being asked to consider second reading of the bylaws and authorize the holding of a public hearing.

**RELEVANT POLICIES:**

Official Community Plan:	The proposal is <u>not consistent</u> with the Robson Valley-Canoe Downstream Official Community Plan (OCP) Bylaw No. 2290, 2006 and an amendment is required.
Zoning Bylaw:	The proposal is <u>not consistent</u> with the current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268 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>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:**

- |  |   |   |   |
|--|---|---|---|
| <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 application will proceed to public hearing.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Postpone consideration of Proposed Bylaw No. 3397 and Proposed Bylaw No. 3398, pending the receipt of additional information.	<ul style="list-style-type: none"> <li>• The proposed bylaws will return for consideration when the additional information requested by the Board is available.</li> <li>• Consideration of holding a public hearing will still be required.</li> </ul>	<p><i>THAT consideration of Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be postponed pending receipt of [insert requirement].</i></p>
B. Not proceed with the application, which will require first reading of the proposed bylaw to be defeated.	<ul style="list-style-type: none"> <li>• Proposed bylaws cannot be considered further if the motion to give second reading <b>is defeated</b>.</li> </ul>	<p>The Board <b>defeats</b> the following:</p> <ol style="list-style-type: none"> <li>1. <i>THAT Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be given second reading.</i></li> <li>2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be given second reading.</i></li> </ol>

**COMMENTS:**

- Under the *Local Government Act*, the proposed OCP and zoning bylaw amendments were forwarded to the Regional District’s Environmental Services and Financial Services departments for comment.
  - Financial Services and Environmental Services Administration have not indicated any concerns about the proposed OCP amendment in relation to their respective plans.
- A revised referral response from the Ministry of Transportation and Transit was received, confirming that the Ministry will not have to review the proposed Zoning Bylaw Amendment and obtain a signature, as the proposal is not within an 800m radius of an intersection with a controlled access highway.
- Notice of public consultation was published in the local newspaper and mailed to applicable landowners. The Regional District requested written comments by 12:00 p.m. on November 17, 2025.
  - No public submissions were received as of the date of this report.
  - If any submissions are received, they will be forwarded to the Board.
- If additional information or amendments are desired, the bylaw may be held at second reading (Other Decision Options A.).
- If the application is unsuccessful, a concrete plant will not be permitted.
- It may be reasonable for the Board to consider providing second reading of the bylaws and authorizing holding a public hearing to obtain additional public input before making a final decision.
  - Further notification beyond the Development Services Applications Procedures Bylaw requirements requires a Board resolution.
- Further details pertaining to the application can be found in the Backgrounder that forms of the previous report package that is attached for reference.

Respectfully submitted,

“Daniel Burke”

Daniel Burke  
Planner III

DB: