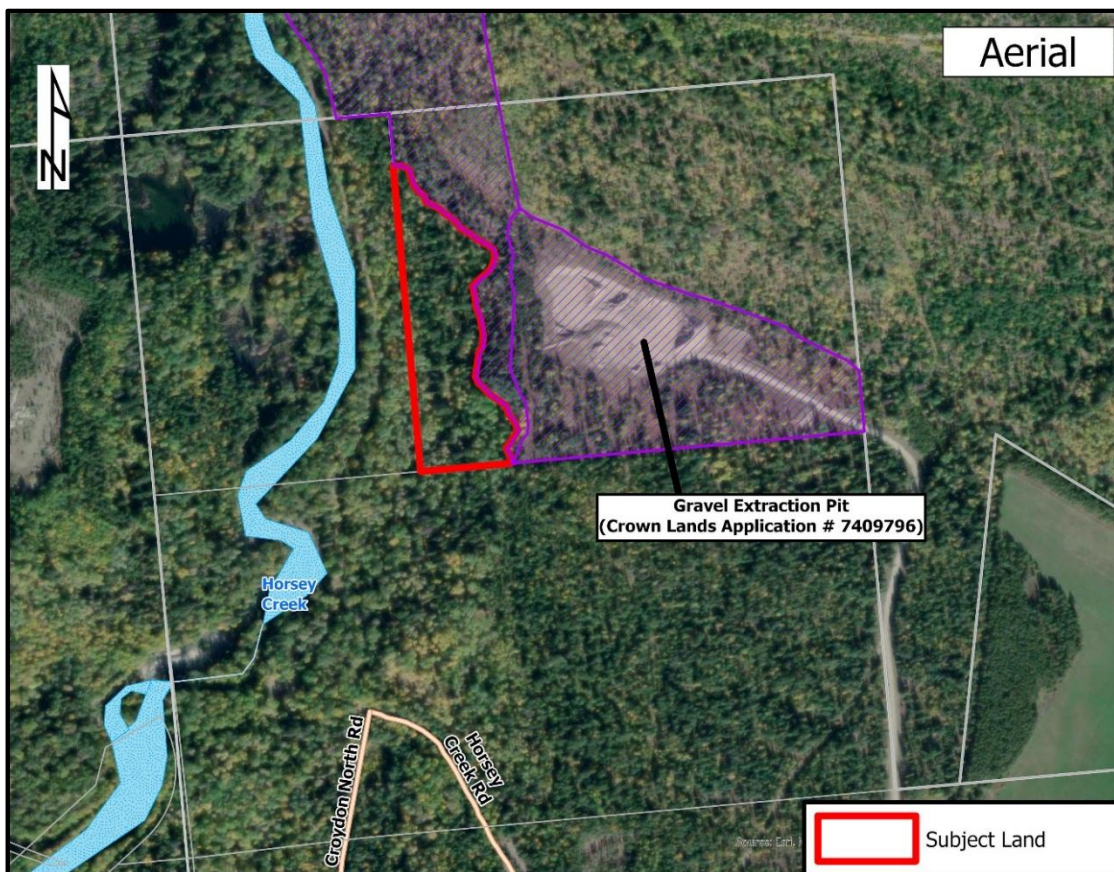
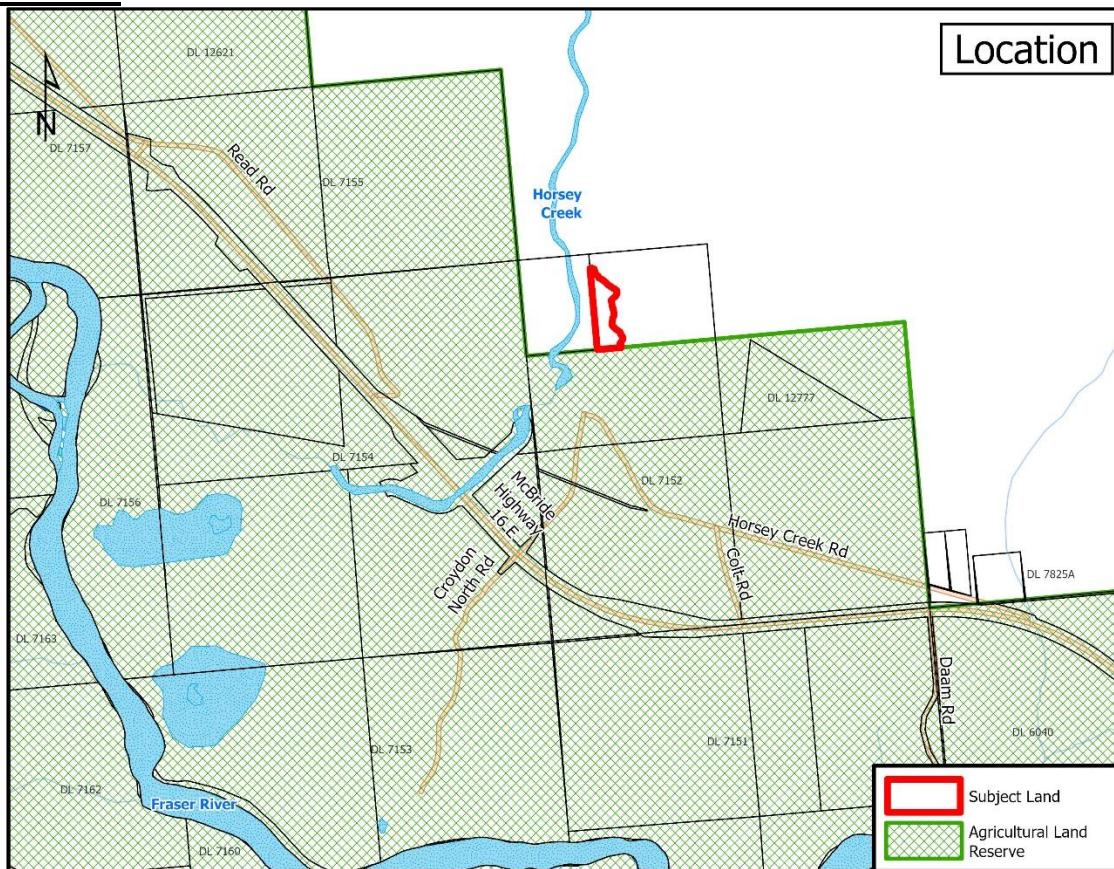


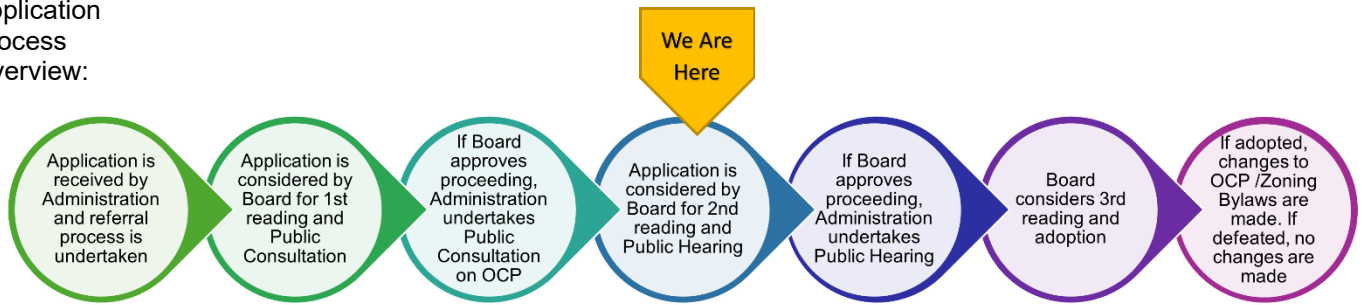
BACKGROUND – Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025

PARCEL MAPS



APPLICATION PROCESS INFORMATION

Application Process Overview:



- Local Government Act:* Outlines requirements for consideration of amendments to OCP and zoning bylaws and public hearing procedure.
- Development Applications Procedures Bylaw No. 3268: Outlines requirements for processing OCP and Zoning Bylaw amendment applications.

 - Notice of a public hearing is to be sent to owners of land within 200 m of the subject property.
 - Details the requirements for Notification of Application Sign, alternative form of notification or waiving of notification requirements prior to a public hearing.
 - Delegates approval of notification requirements to the General Manager of Development Services.

Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.
- Community Charter Act, Section 49:* Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.

 - The Regional District has adopted the Public Notice Bylaw No. 3316, 2023.
- Public Notice Bylaw No. 3316 and Policy No.: RD-24-23 Outlines requirements for publishing statutory public notices:

 - Bylaw requires public notices to be posted on the Public Notice board, the Regional District’s website and Facebook page at least (7) days before the date of the matter for which the public notice is required.
 - Policy requires a public notice to also be published in a newspaper applicable to the Electoral Area(s), or a portion thereof.
- Robson Valley-Canoe Downstream Official Community Plan (OCP) Bylaw No. 1948 Statement of objectives and policies to guide decisions on planning and land use management.

 - Amendment proposes to redesignate the subject area from Agriculture/Resource (AG/RES) to Heavy Industrial (IND/H).
 - More details found in the previous report.
- Zoning Bylaw No. 2892: Regulate how land, buildings and other structures may be used.

 - Amendment proposes to rezone the subject area from Rural 5 (Ru5) to Industrial 7 (M7).
 - More details found in the previous report.



Our File: 2025-02979

Date: November 3rd, 2025

Response To: Regional District Fraser-Fort George
Item Referred: Zoning & OCP Amendments
Legal Description: District Lot 7152, PIN5743410
Reviewed By: Leah Labarrere, Senior 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 the proposed Rezoning and OCP amendment to facilitate new industrial development. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw will not be required as this property is not within an 800-meter radius of an intersection with a Controlled Access Highway.
- Should the applicant be granted approval, the applicant must apply online to MoTT for an Industrial Access Permit which can be made [here](#). A BCeID is required for the online application, which can be created [here](#).

If you have any questions please feel free to contact myself at (250) 649-7726, or by email at Leah.Labarrere@gov.bc.ca.

Sincerely,

Leah Labarrere
Senior Development Officer
Fort George District