



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: TUP 11808/8688/2

FROM: Daniel Burke, Planner III

DATE: March 3, 2026

SUBJECT Proposed Temporary Use Permit No. 294
 SUMMARY: Purpose: Consider Application
 Location: 48160 Hart Hwy – Electoral Area G
 Owner: Westcoast Energy INC. (Enbridge)
 Agent: L&M Engineering
Attachments:
 1. Backgrounder
 2. Public Consultation Meeting Summary from February 17, 2026
 3. Proposed Temporary Use Permit No. 294
Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated March 3, 2026, regarding “Proposed Temporary Use Permit No. 294” be received for information.

Declaration by the Public Consultation Meeting Chair as to the accuracy and the fairness of the summary of the Public Consultation Meeting, held on February 17, 2026, regarding Temporary Use Permit No. 294.

2. THAT the summary of the Public Consultation Meeting, held on February 17, 2026, regarding Temporary Use Permit No. 294 be received for information.
3. THAT Temporary Use Permit No. 294 be issued to Westcoast Energy Inc. to allow Employee Accommodation use on the property legally described as Lot 2 District Lot 11808 Cariboo District Plan 8688 for a three-year period.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	48160 Hart Hwy – Electoral Area G
Legal Description and PID:	Lot 2 District Lot 11808 Cariboo District Plan 8688 – 013-114-204 - 10.13 ha
Applicant(s):	Westcoast Energy INC. (Enbridge)
Agent:	L&M Engineering
Existing Uses:	4-bedroom dwelling
Application Type:	Temporary Use Permit (TUP)
Proposal:	The applicant has applied for a Temporary Use Permit (TUP) to allow employee accommodation within a four-bedroom modular dwelling on the property for a three-year

	period. The applicant plans to apply to rezone the property in the future to allow employee accommodation permanently.
Content of Permit:	Proposed TUP No. 294 will permit Employee Accommodations use within a dwelling on the subject property for a three-year period.

BOARD CONSIDERATION:

Board is being asked to consider the issuance of Temporary Use Permit No. 294.

RELEVANT POLICIES:

Official Community Plan:	The proposal is <u>consistent</u> with the Crooked River-Parsnip Official Community Plan (OCP) Bylaw No. 2425, 2007 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, 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.
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:

- Indigenous and Intergovernmental Partnerships
- Organizational Strength and Adaptability
- Quality Community Services
- Environmental Stewardship and Climate Action
- Awareness and Engagement
- 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):

The summary of the public consultation meeting, held February 17, 2026, is attached for the Board’s consideration.

DECISION OPTIONS:

1. Approve recommendations

- issuance of Temporary Use Permit No. 294 to allow Employee Accommodation use on the subject property for a three-year period.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Revise the Permit prior to approval.	<ul style="list-style-type: none"> • Permit conditions could be added or revised as the Board deems appropriate. • Permit term may be reduced. 	<p><i>THAT Temporary Use Permit No. 294 be issued to Westcoast Energy Inc. to allow Employee Accommodation use on the property legally described as Lot 2 District Lot 11808 Cariboo District Plan 8688 as amended [insert requirement].</i></p>
B. Defeat issuance of Temporary Use Permit No. 294.	<ul style="list-style-type: none"> • The Permit will not be issued, and Employee Accommodation use would not be permitted on the subject property. • The Permit cannot be considered further if the motion to issue is defeated. 	<p><u>Board will defeat:</u> <i>THAT Temporary Use Permit No. 294 be issued to Westcoast Energy Inc. to allow Employee Accommodation use on the property legally described as Lot 2 District Lot 11808 Cariboo District Plan 868 for a three-year period.</i></p>
C. Postpone consideration of Temporary Use Permit No. 294 if further information is required.	<ul style="list-style-type: none"> • The Permit will return for consideration when the additional information requested by the Board is available. 	<p><i>THAT consideration of Temporary Use Permit No. 294 be issued to Westcoast Energy Inc. to allow Employee Accommodation use on the property legally described as Lot 2 District Lot 11808 Cariboo District Plan 868, be postponed pending receipt of [insert requirement].</i></p>

SUMMARY COMMENTS:

The property lies north of the community of McLeod Lake and the McLeod Lake Indian Band Reserve, adjacent to Westcoast Energy’s natural gas compressor station. It is zoned Industrial 3 (M3) by Zoning Bylaw No. 2892, 2014.

The property previously contained buildings used for employee accommodation that were recognized as existing non-conforming uses. Although such accommodations were not permitted under Zoning Bylaw No. 2892, 2014, they were allowed to continue because they were established before zoning regulations applied to this area.

With those structures removed and a new dwelling constructed, the M3 zone now governs land-use regulations, requiring Board approval for the proposed use. The owner plans to pursue a zoning amendment to permanently authorize the use, but has applied for a temporary use permit to complete the building permit process in the interim. Proposed TUP No. 294 will allow employee accommodation on the property for up to three years.

A public consultation meeting was held on February 17, 2026, in Mackenzie. Two members of the public, in addition to two representatives for the applicant, attended the meeting in person. No written submission was received ahead of the public consultation meeting.

Although the application is inconsistent with the Zoning Bylaw regulations, it may be reasonable for the Board to consider the issuance of Temporary Use Permit No. 294, as no objections were received from agencies or the public. Further details pertaining to the application can be found in the Backgrounder attachment.

Respectfully submitted,
 “Daniel Burke”

Daniel Burke
 Planner III