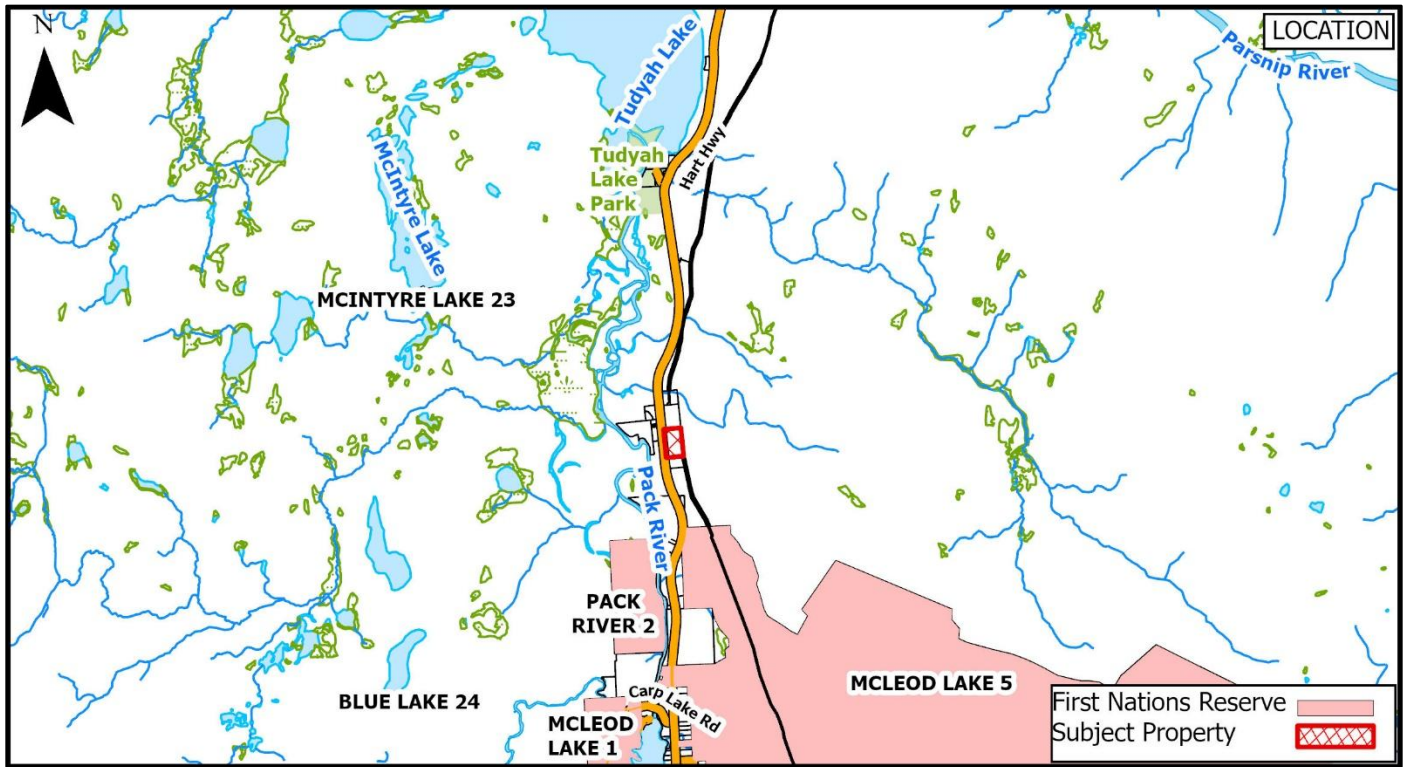
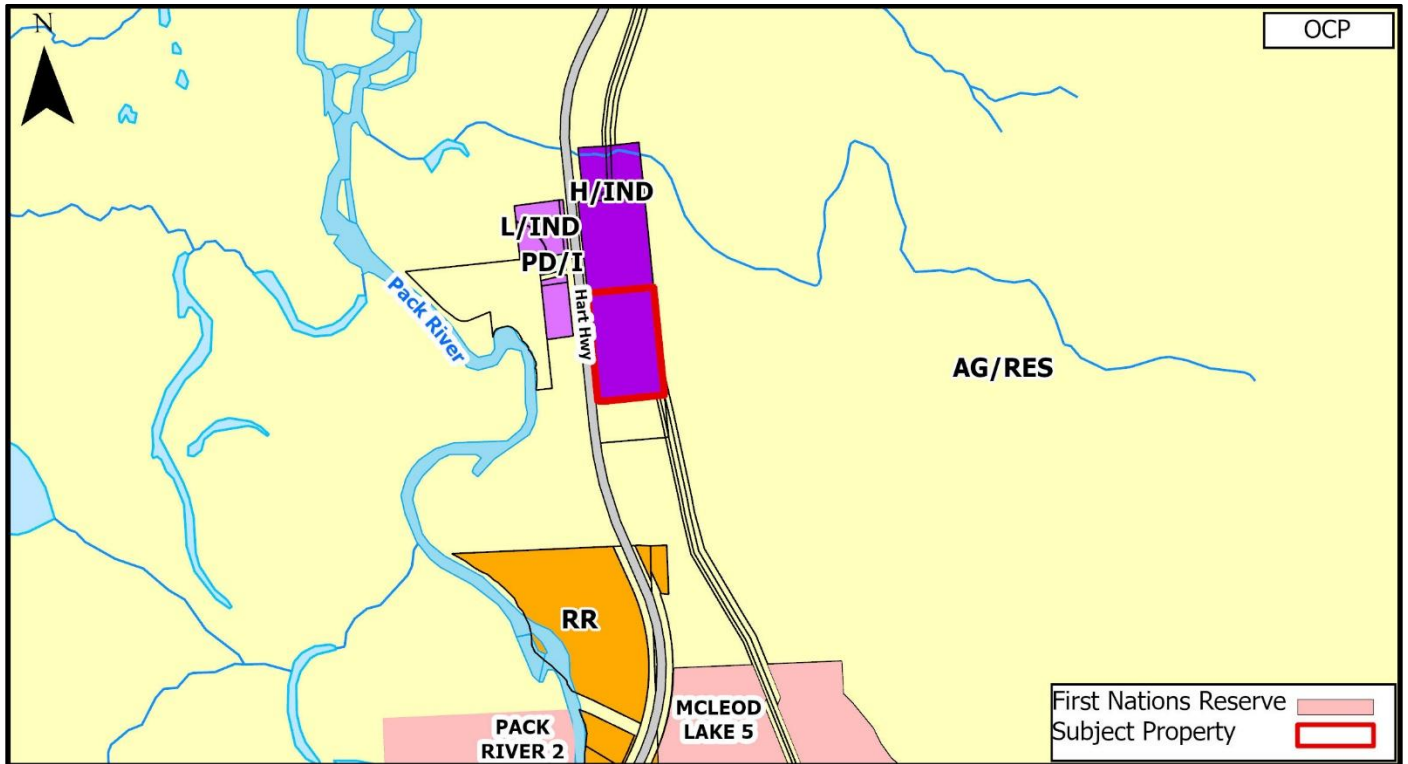


# BACKGROUNDER – TEMPORARY USE PERMIT No. 294

## PARCEL MAPS





**LAND USE PLANNING INFORMATION**

**ALR:** The subject property is not within the Agricultural Land Reserve (ALR).

**OCP:** The Crooked River-Parsnip Official Community Plan designates the subject property as Heavy Industrial (H/IND). The H/IND designation supports residential accommodation for staff if the use location is relatively remote from a residential settlement. The OCP supports the issuance of a TUP throughout the Plan area. Should the applicant wish to apply to allow employee accommodation permanently, an OCP amendment will not be required.

**Zoning:** Pursuant to Zoning Bylaw No. 2892, the subject property is currently zoned Industrial 3 (M3). The M3 zone does not permit the proposed use; therefore, a TUP is required to allow employee accommodation.

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, they were allowed to continue because they were established before zoning regulations applied to this area. With those buildings now removed and a new dwelling constructed, the M3 zone governs current land-use requirements, and approval from the Board is therefore required for the proposed use. The owner intends to submit a zoning amendment application to permanently authorize the use; however, to complete the building-permit process, they have applied for a temporary use permit in the interim.

**Temporary Use Permit:** The proposed TUP would allow the proposed uses on the subject property for up to a three-year period. Hours of operation, 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.

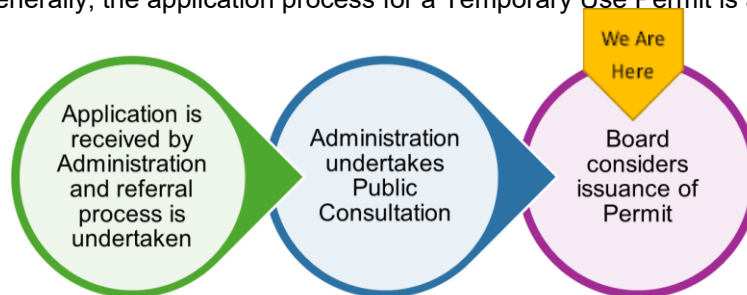
**Other:** The subject property is accessed from Hart Highway.

The subject property is within the McLeod Lake Street Lighting Service Area.

**APPLICATION PROCESS INFORMATION**

Application Process Overview:

Generally, the application process for a Temporary Use Permit is as follows:



*Local Government Act:*

Outlines requirements for consideration of issuance of a TUP.

- Requires public notice of Board consideration.

*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 Public Notice to be published.

- Posting the public notice on the Public Notice board, the Regional District’s website, and Facebook page
- Must be published at least (7) days before the date of the matter for which the Public Notice is required.
- 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:

Outlines requirements for processing TUP applications.

- Requires that a public consultation meeting be held.
- Notice of public consultation 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 consultation.
- Delegates approval of notification requirements to the General Manager of Development Services.

**REFERRAL COMMENTS**

**Pembina**

No concern from Pembina.  
*Russ Leedham, RPP MCIP  
 Land Use Planner*

**Regional District Building Inspection**

No concerns with the TUP application.

On September 26, 2025, West Coast Energy applied for a building permit for the 4-unit staff accommodation. If this TUP application is approved the building permit application will begin to be processed by building inspection services.

*Blaine Harasimiuk  
 Manager of Inspection Services and Sustainability Practices*

**Northern Health**

Thank you for reaching out to Northern Health for comments. We have reviewed your document and have the following comments associated with your referral:

**Food**

Any food served to the public from a food premise must be permitted as per the Food Premises Regulations. Application for an operating permit must be submitted to Northern Health.

**Drinking Water**

All water sources intended for drinking or domestic use by the public must be potable as stipulated in the Drinking Water Protection Act and Regulations. Application to Northern Health for a water system construction and operating permit will be required. If the operator is not on the community water system, they would need an operating permit for their water system.

**Domestic Sewage & Wastewater**

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). Set back distances from dwellings, surface water, wells, and other parameters need to be considered prior to installation to ensure it does not cause a health hazard.

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.

*Gurleen Kaur, BDS, BHSc., CPHI (C)*

*Environmental Health Officer*

**BC Hydro**

BC Hydro Properties has no comments at this time on the proposed plan.

*Julien Jacques*

*Property Coordinator, Property Rights Services*

**Ministry of Transportation and Transit**

Attached.



**Our File:** 2025-05492

**Date:** January 6, 2026

**Your File:** TUP 11808/PGP8688/2

**Response To:** Regional District Fraser-Fort George  
**Item Referred:** General Referral - TUP  
**Civic Address:** 48160 Hart Hwy  
**Legal Description:** Lot 2 District Lot 11808 Cariboo District Plan 8688 – PID013-114-204  
**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 TUP. The Ministry has reviewed the application and has no objections to the proposal as submitted. Please note the following:

- 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.
- 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.*

- Should the applicant be granted approval they must Apply to MoTT for an Access Permit to a Controlled Access Highway Application can be made online, a BCeID is required, which you can register for [here](#) and then you can apply for the permit [here](#)
  - Upon application the applicant must provide estimations of traffic generation, direction of movements, and timing.
  - The applicant will be responsible for any studies or improvements identified during the Ministry's review, this may include but is not limited to: Traffic Impact Study, vehicle tracking, paved apron, signage and tapering.



Ministry of  
Transportation  
and Transit

If you have any questions please feel free to contact myself at (250) 649-7726, or by email at [leah.labarrere@gov.bc.ca](mailto:leah.labarrere@gov.bc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Leah Labarrere".

Leah Labarrere  
A/ Senior Development Officer  
Fort George District

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**Ministry of Transportation &  
Transit**

**Fort George District**

**Mailing Address:**  
360-1011 Fourth Avenue  
Prince George, BC V2L 3H9

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