



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: TUP UCL W of Windy Point LK

FROM: Daniel Burke, Planner III

DATE: March 3, 2026

SUBJECT Proposed Temporary Use Permit No. 295
 SUMMARY: Purpose: Consider Application
 Location: Finlay Forest Service Road and Windy Point Lake – Electoral Area G
 Owner: Province of British Columbia
 Applicant: A.M. Anderson Ventures Ltd.
Attachments:
 1. Backgrounder
 2. Public Consultation Meeting Summary from February 17, 2026
 3. Proposed Temporary Use Permit No. 295
Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated March 3, 2026, regarding “Proposed Temporary Use Permit No. 295” 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. 295.

2. THAT the summary of the Public Consultation Meeting, held on February 17, 2026, regarding Temporary Use Permit No. 295 be received for information.
3. THAT Temporary Use Permit No. 295 be issued to A.M. Anderson Ventures Ltd. and Province of British Columbia to allow Laydown Yard use on the property legally described as Unsurveyed Crown Land In The Vicinity West Of Windy Point Lake, Cariboo District, Containing 25.3 Hectares More Or Less 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:	Finlay Forest Service Road and Windy Point Lake – Electoral Area G
Legal Description:	Unsurveyed Crown Land In The Vicinity West Of Windy Point Lake, Cariboo District, Containing 25.3 Hectares More Or Less – Licence of Occupation No. 707304 – 25.3 ha
Owner: Applicant(s):	Province of British Columbia A.M. Anderson Ventures Ltd.
Existing Uses:	Bare land, log sorting and storage
Application Type:	Temporary Use Permit (TUP)

Proposal:	The applicant has applied for a Temporary Use Permit (TUP) to allow pipeline-related storage, log handling, a scale, and an office on a portion of Licence of Occupation No. 707304 (LoO) for a three-year term.
Content of Permit:	Proposed TUP No. 295 will permit Laydown Yard use on the subject property for a three-year period.

BOARD CONSIDERATION:

Board is being asked to consider the issuance of Temporary Use Permit No. 295.

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 not 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. 295 to allow Laydown Yard 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. 295 be issued to A.M. Anderson Ventures Ltd. and Province of British Columbia to allow Laydown Yard use on the property legally described as Unsurveyed Crown Land In The Vicinity West Of Windy Point Lake, Cariboo District, Containing 25.3 Hectares More Or Less as amended [insert requirement].</i></p>
B. Defeat issuance of Temporary Use Permit No. 295.	<ul style="list-style-type: none"> • The Permit will not be issued, and Laydown Yard use would not be permitted on the subject property. • The Permit cannot be considered further if the motion to issue is defeated. 	<p>Board will defeat: <i>THAT Temporary Use Permit No. 295 be issued to A.M. Anderson Ventures Ltd. and Province of British Columbia to allow Laydown Yard use on the property legally described as Unsurveyed Crown Land In The Vicinity West Of Windy Point Lake, Cariboo District, Containing 25.3 Hectares More Or Less for a three-year period.</i></p>
C. Postpone consideration of Temporary Use Permit No. 295 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 Temporary Use Permit No. 295 be issued to A.M. Anderson Ventures Ltd. and Province of British Columbia to allow Laydown Yard use on the property legally described as Unsurveyed Crown Land In The Vicinity West Of Windy Point Lake, Cariboo District, Containing 25.3 Hectares More Or Less for a three-year period, be postponed pending receipt of [insert requirement].</i></p>

SUMMARY COMMENTS:

The property lies north of Tudyah Lake and south-west of Windy Point Lake along Finlay FSR. The property is predominantly zoned Rural 3 (Ru3) in accordance with Zoning Bylaw No. 2892, 2014 with the remaining area falling outside any zoning designation. The property was previously used for log storage and sorting. The applicant is now seeking a Temporary Use Permit (TUP) to allow Laydown Yard use (pipeline-related storage, log handling, a scale, and an office) on a portion of the property, which is zoned. The TUP area is proposed to cover 16.5 ha of the 25.3 ha License of Occupation (LoO).

During the referral process with agencies and First Nation governments, Tsay Keh Dene Nation submitted correspondence between themselves and the Province regarding the License of Occupation (LoO) obtained by the applicant. In this correspondence, the Tsay Keh Dene Nation indicated that they did not support the LoO being issued to the company.

The Province advised that Tsay Keh Dene Nation’s comments would be forwarded to Lands staff for consideration. They also noted that the company already held a Special Use Permit and that the LoO was intended to allow continued use of the site. The Province confirmed that the change in tenure would not affect Tsay Keh Dene Nation’s ability to engage with the tenure holder on procurement or business matters. The LoO was issued for a five- year term.

Regional District Administration later confirmed with a representative of Tsay Keh Dene Nation that they did not wish to provide any additional information. The correspondence between the Tsay Keh Dene Nation and the Province is included in the Background.

A public consultation meeting was held on February 17, 2026, in Mackenzie. The applicant attended the public consultation meeting. No member of the public attended. 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. 295.

Respectfully submitted,
"Daniel Burke"

Daniel Burke
Planner III