



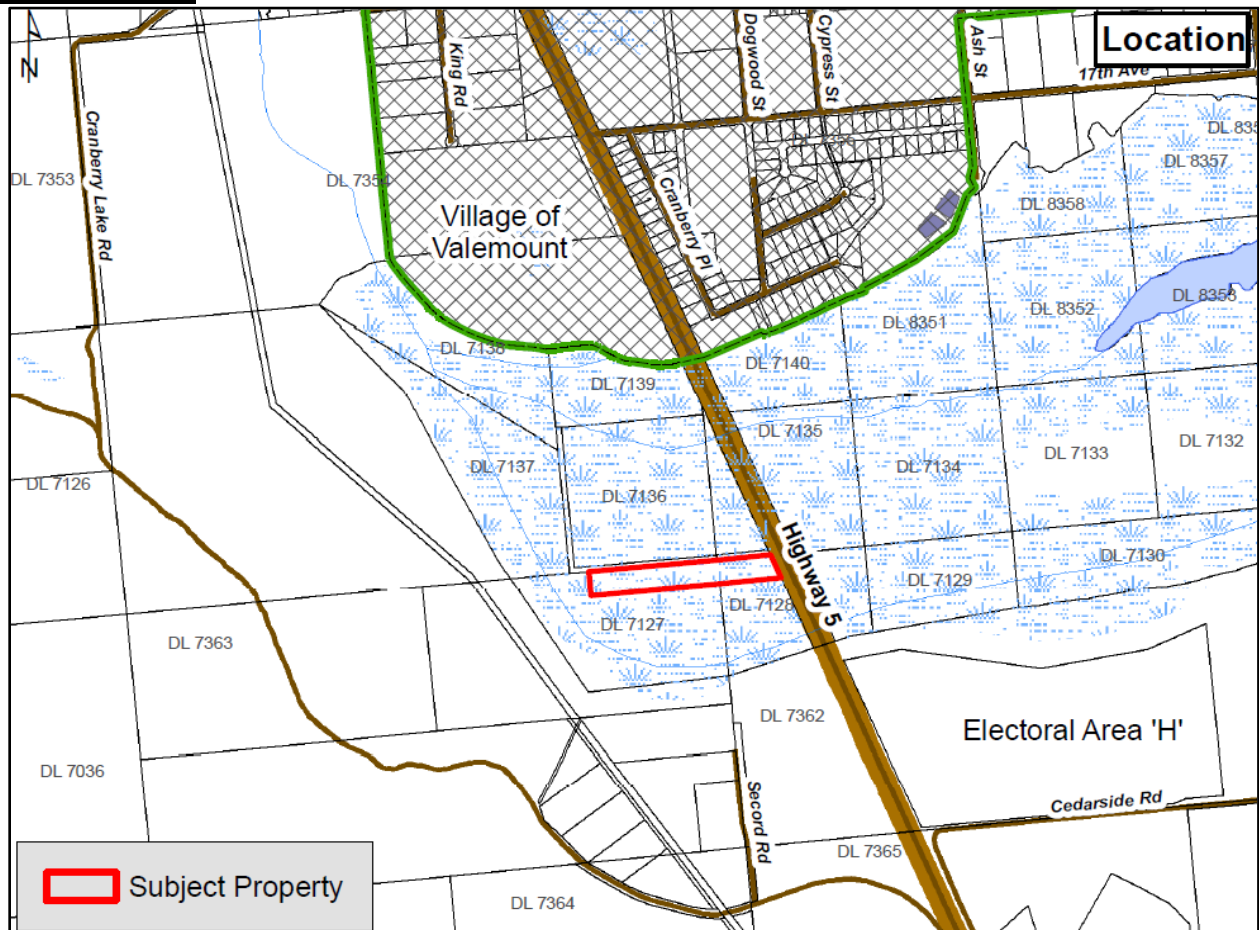
DEVELOPMENT SERVICES REFERRAL REPORT

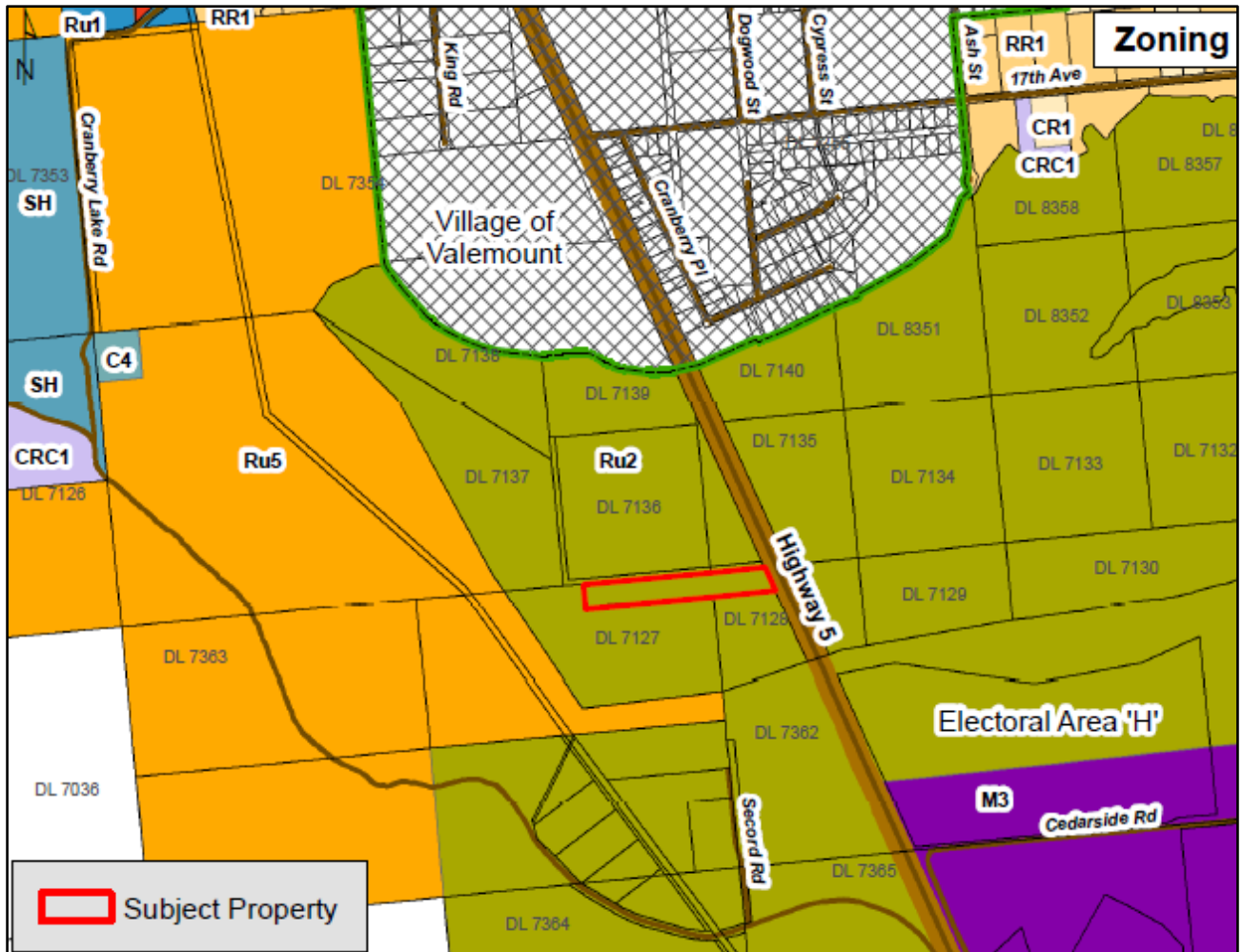
FROM: Justin Kim, Planner I
DATE: October 18, 2024
SUBJECT: Application for a Temporary Use Permit for a Campground use.

SUMMARY OF APPLICATION:

Location:	Highway 5 S- Electoral Area H
Legal Description and PID:	Block A District Lots 7127 And 7128 Cariboo District-025825674-3.34 Hectares.
Applicant(s):	754224 Alberta Ltd. Inc. No. 754224 Alber
Existing Land Use:	The subject property is currently utilized as an 8-site campground by Temporary Use Permit No. 250.
Application Type:	Temporary Use Permit (TUP)
Proposal / Reason for Application:	<p>A TUP application has been made to continue to allow Campground use on the subject property. TUP No. 250 allowed Campground use on the property for three years. TUP No. 250 is set to expire on November 18, 2024.</p> <p>The applicant has stated the reason they would like to continue the Campground use is to recover some of his losses due to the extended highway closures from the Jasper fires. Proposed TUP No. 289 has the same conditions as TUP No. 250. The applicant provided a map of the property, it is attached to the report.</p>

PARCEL MAPS



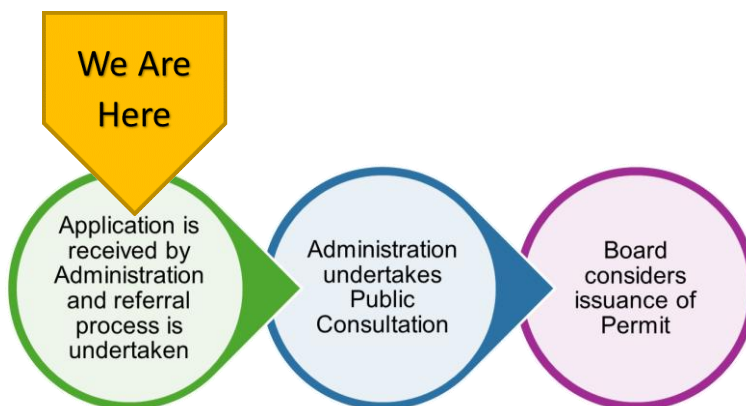


LAND USE PLANNING INFORMATION

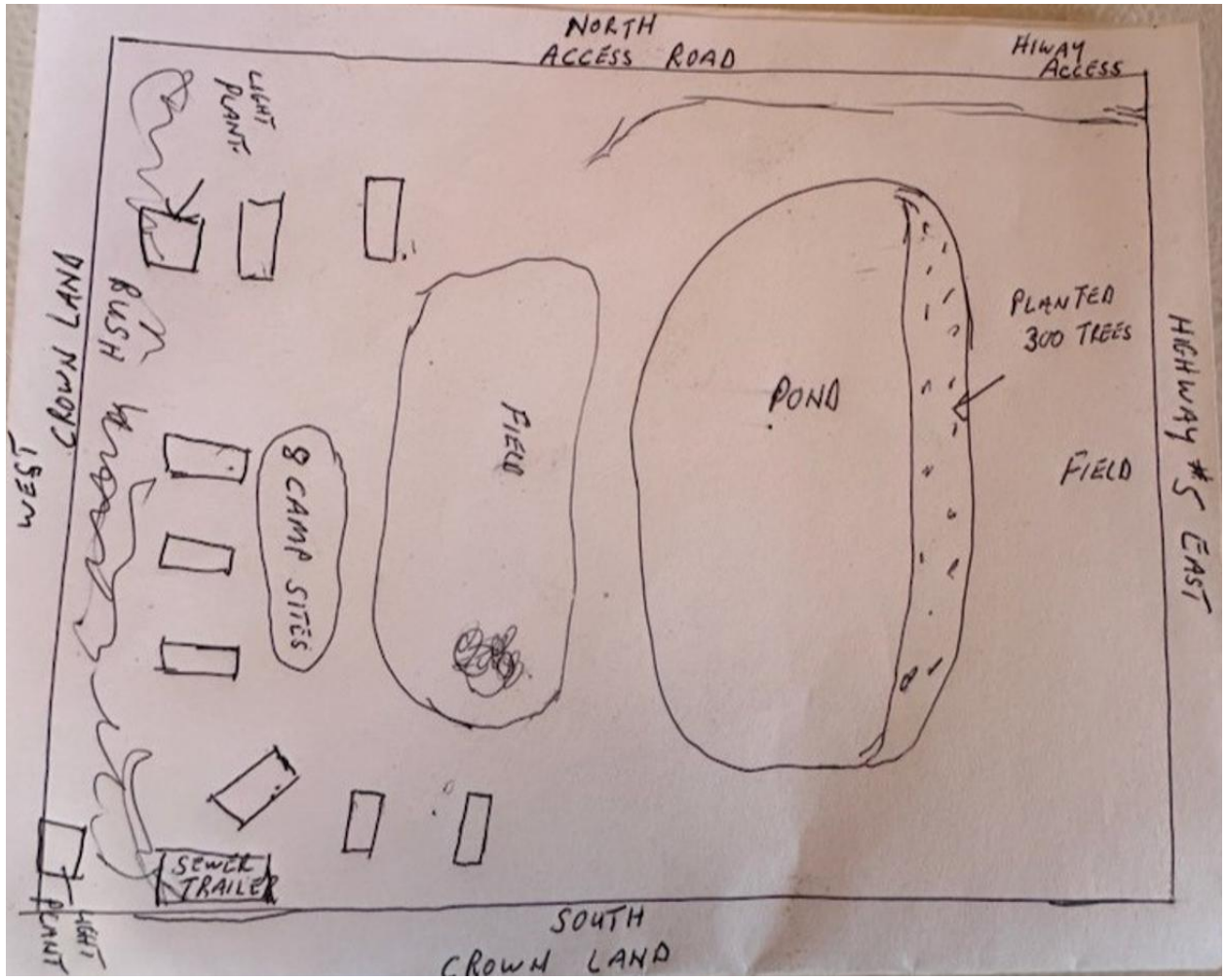
- ALR: The subject land is not within the Agricultural Land Reserve (ALR).
- OCP: The subject property is designated Agriculture/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290. A TUP does not require an OCP amendment. Regional Board consideration of TUPs is supported throughout the plan area.
- Recreation Commercial uses are permitted within the AG/RES designation, subject to evaluation through a rezoning process where necessary. This designation limits campground/lodge use to a maximum of 10 units and a maximum of 25 campsites.
- Zoning: The subject property is zoned Rural 2 (Ru2) by Zoning Bylaw No. 2892. The Ru2 zone does not permit Campground use. An approved Zoning Bylaw Amendment or Temporary Use Permit is required.
- Previous TUP: On November 18, 2021, the Regional District issued a TUP No. 250 to permit a Campground use on the subject property for a three-year period. The Permit restricted the use to a combined maximum area of 1.61 ha of the property and to 8 campsites. TUP No. 250 is set to expire on November 18, 2024.
- A copy of TUP No. 289 is attached to this report.
- Other: The property is accessed from Highway 5 South.
- The land is within the following Regional District service areas:
- Robson Valley Ice Arena
 - Canoe Valley Recreation Centre
 - Valemount & District Fire Protection Area.
 - Valemount T.V Rebroadcasting
- Future RDFFG Applications: Building Permits will be required for any new buildings and structures 10m² or larger.

APPLICATION PROCESS INFORMATION

Application Process Overview:



Referral comments would be appreciated.





DRAFT TEMPORARY USE PERMIT No. 289

ISSUED TO: 754224 Alberta Ltd., Inc. No. 754224 Alber

WITH RESPECT TO THE FOLLOWING LAND:

BLOCK A DISTRICT LOTS 7127 AND 7128 CARIBOO DISTRICT

PID: 025-825-674

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to permit a Campground on the subject property for a three (3) year period.
3. Notwithstanding that Zoning Bylaw No. 2892, 2014 does not allow Campground use on the subject parcel, this Temporary Use Permit specifically allows the following uses on Block A District Lots 7127 and 7128 Cariboo District:
 - Campground

Subject to the following:

- a) Campground means a commercial facility for outdoor temporary accommodation in tents, travel trailers, or recreational vehicles within individual campsites.
 - b) The maximum number of individual campsites at any one time is eight (8).
 - c) Operating hours of the Campground use are 24 hours per day, 7 days a week.
 - d) The combined maximum area for the campground use shall not exceed 1.61 hectares.
 - e) Open-air campfires contained within fire pits, as well as outdoor appliances that are fuelled with charcoal briquettes, natural gas, or propane are permitted in conjunction with a campground use.
 - f) Solid waste must be managed and disposed of in accordance with Regional District Regulations.
 - g) No buildings or structures shall be affixed to any recreational vehicle/ travel trailer.
 - h) Recreational vehicle/trailer parking areas, buildings, or structures (excluding fences) are not to be located closer than 7.5 metres from a front lot line, 5.0 metres from a side lot line and 5.0 metres from a rear lot line.
 - i) Should the Temporary Use Permit expire, and a new temporary use permit or zoning bylaw amendment application not be approved, all buildings, structures and utilities associated with the Campground use are to be removed and the land must be restored to an equivalent or better standard that existed prior to the Campground use.
4. This Permit does not relieve an owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any other applicable regulations.
 5. This Permit is not a building permit.
 6. This Permit shall expire three (3) years after the date of issuance.
 7. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Rural 2 (Ru2) pursuant to Zoning Bylaw No. 2892, 2014]

TEMPORARY USE PERMIT No. 289 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE DAY
OF .

DRAFT

M. Connelly, General Manager of Legislative and Corporate Services

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