



DEVELOPMENT SERVICES REFERRAL REPORT

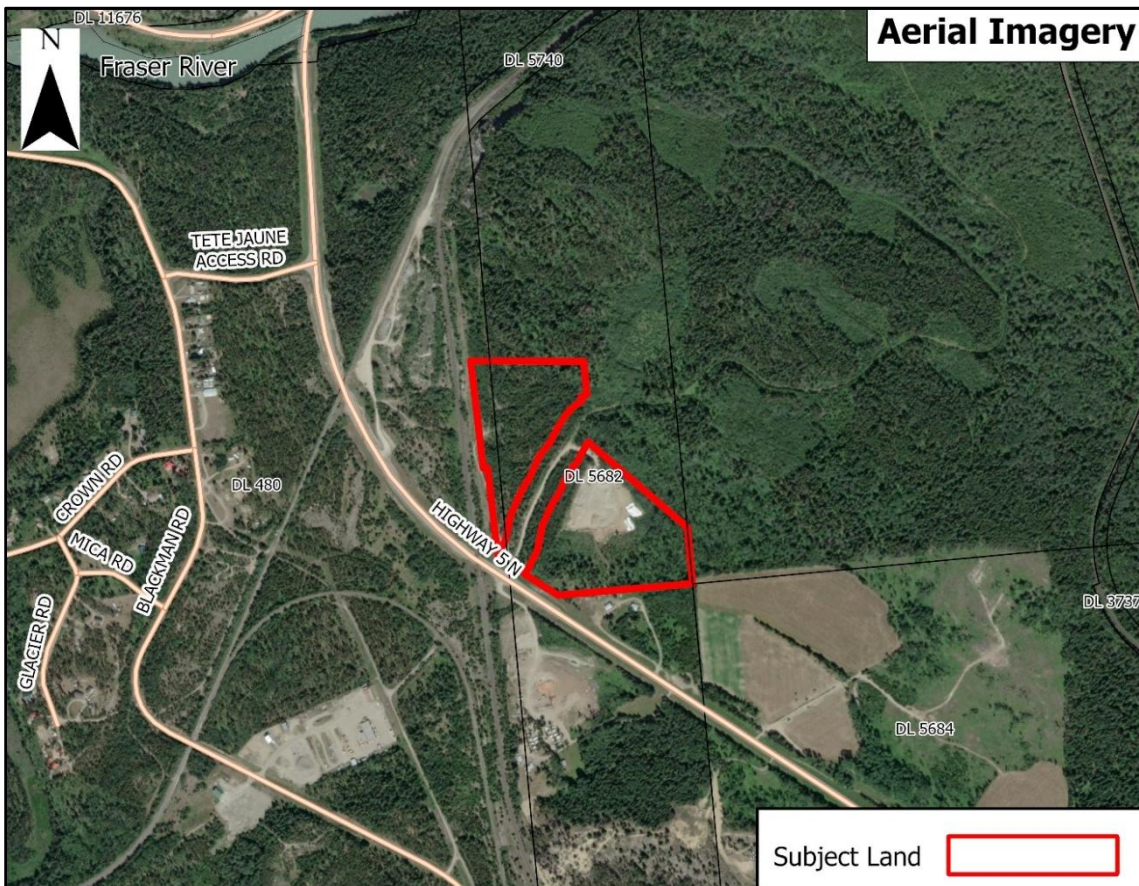
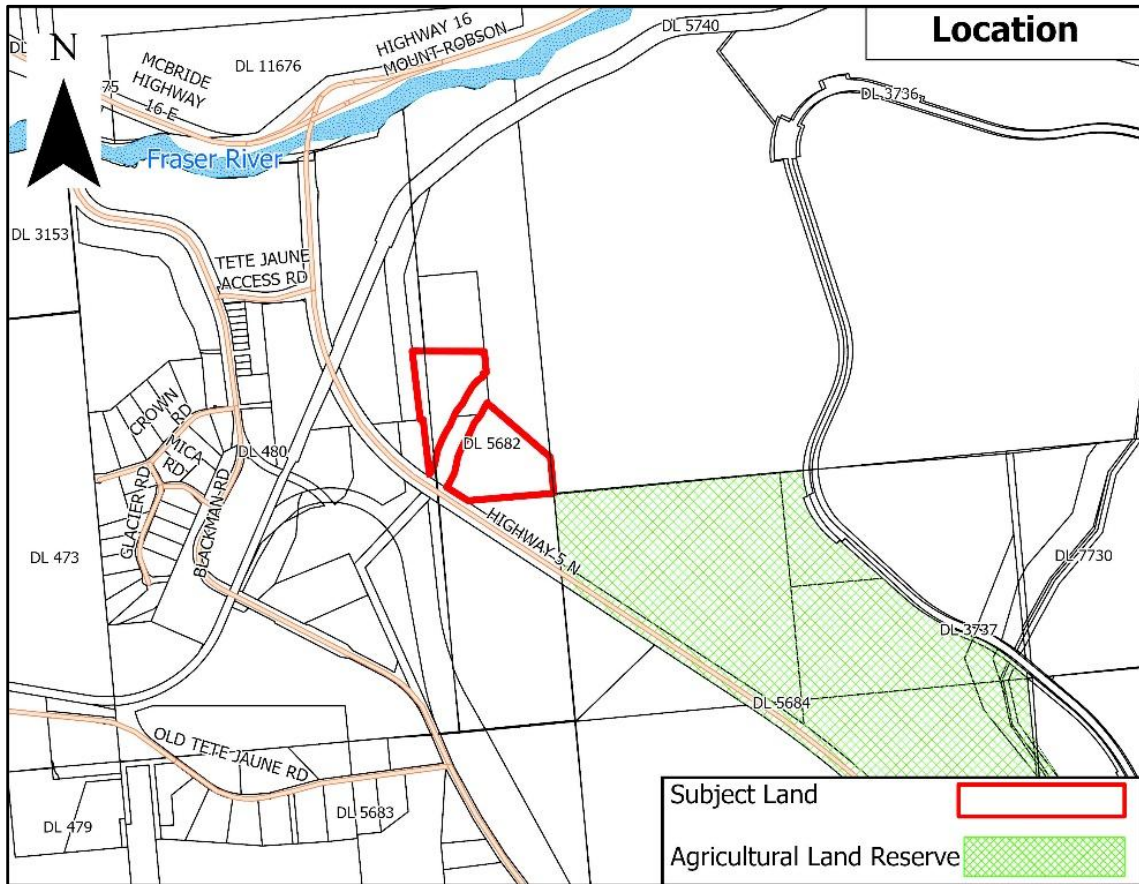
FROM: Justin Kim, Planner I
DATE: December 9, 2024

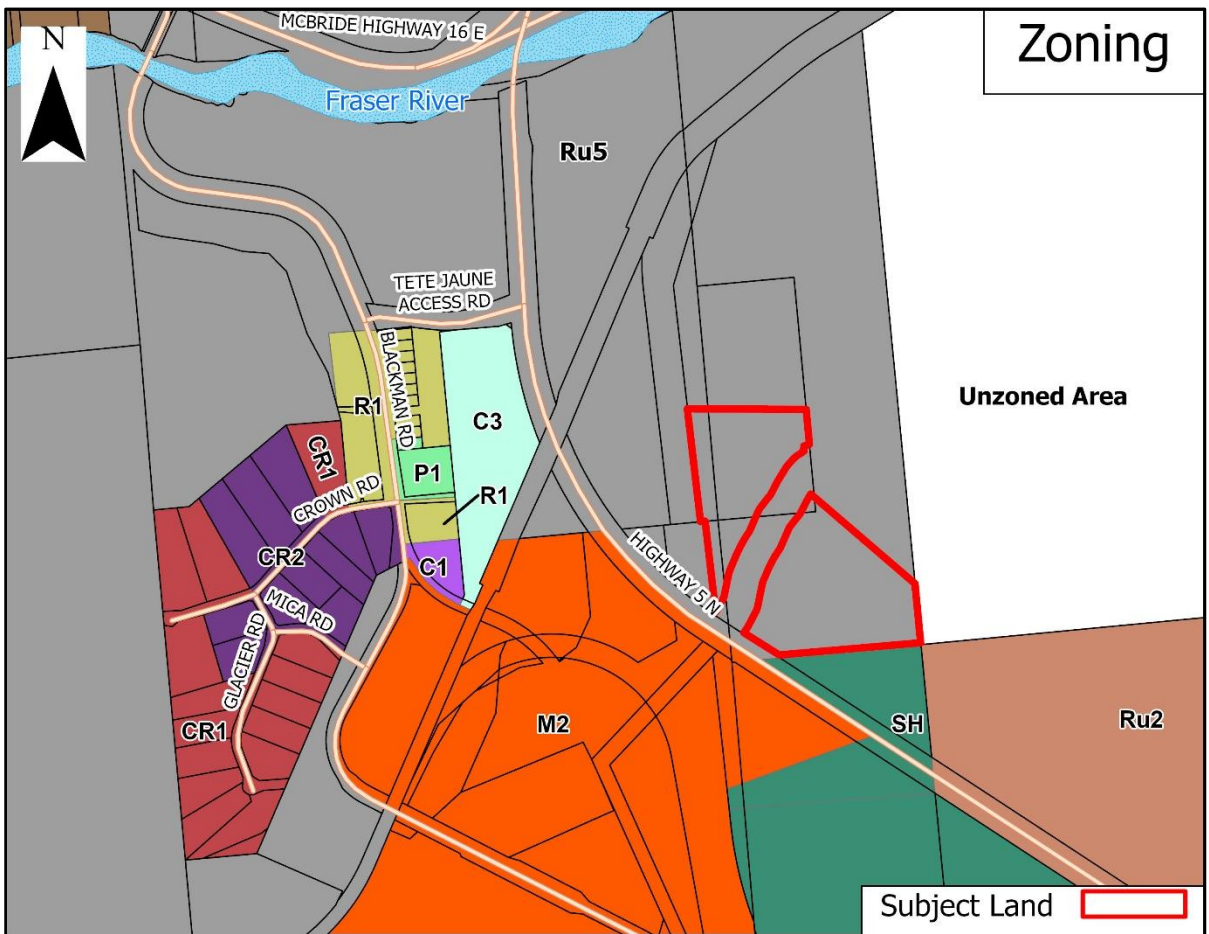
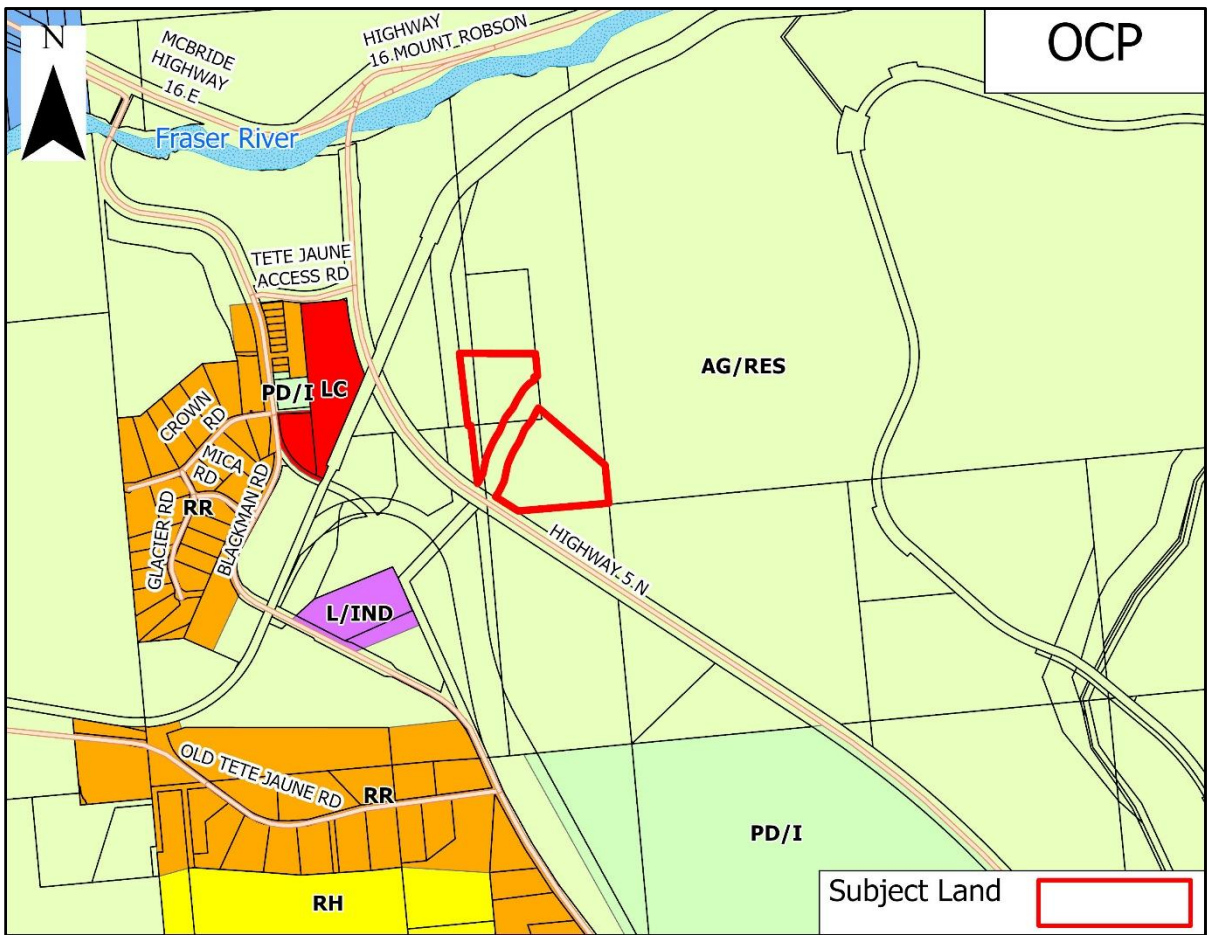
SUBJECT: Application for a Temporary Use Permit for Preliminary Resource Processing Use

SUMMARY OF APPLICATION:

Location:	Highway 5 N - Tête Jaune Cache- Electoral Area H
Legal Description and PID:	Part Of Lot 1, District Lots 480, 5682, Cariboo District, Plan 8448, Except Plan 17811, Plan 25095 and Part of District Lots 480 and 5682, Cariboo District - Crown Lands File # 7410007 - 13.88 ha
Applicant(s):	Valemount Sand and Gravel Ltd.
Existing Land Use:	The southern section of the subject land is utilized for Preliminary Resource Processing currently permitted by Temporary Use Permit No. 253.
Application Type:	Temporary Use Permit (TUP)
Proposal / Reason for Application:	<p>A TUP application has been made to continue to allow a Preliminary Resource Processing use previously allowed by TUP No. 253. TUP No. 253 is set to expire on April 21, 2025.</p> <p>The applicant currently holds a license of occupation No. 7410007 for the subject land (Crown Land) from the Ministry of Forests, and a Sand and Gravel Permit No. G-13-076 from the Ministry of Energy and Climate Solutions.</p> <p>The applicant has stated the reason they would like to continue the Preliminary Resource Processing use is that they are the only gravel and aggregate supplier in the Valemount area for residential use and other small projects.</p> <p>TUP No. 290 proposes a 7-day/year-round operation and the use of the entire subject land. TUP No. 253 currently permits a seasonal operation Monday-Saturday and encompasses only a portion of the subject land. TUP No. 290 otherwise has the same conditions as TUP No.253.</p> <p>A copy of draft TUP. 290 is attached to this report.</p>

PARCEL MAPS



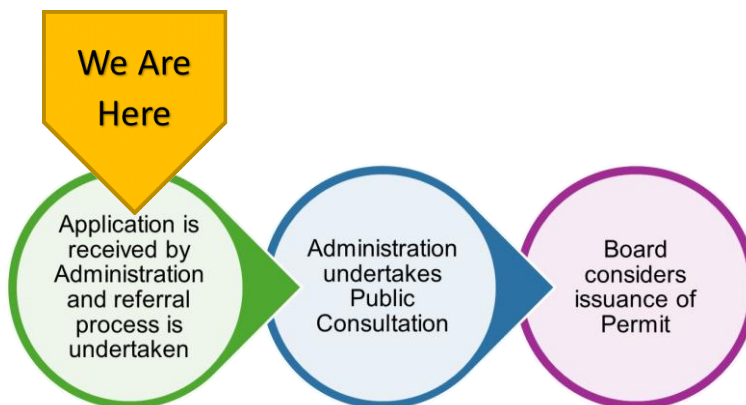


LAND USE PLANNING INFORMATION

- ALR: The subject land is not within the Agricultural Land Reserve (ALR).
- OCP: The subject land is designated as Agricultural/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan (OCP). Resource extraction is a permitted use within this designation, which includes preliminary resource processing. The entire Robson Valley-Canoe Upstream OCP is designated as an area where the Regional Board may consider the issuance of temporary use permits.
- Zoning: The subject land is designated as Rural 5 (Ru5) by Zoning Bylaw No. 2892, 2014. The Ru5 zone does not permit preliminary resource processing. As a result, a Temporary Use Permit or a zoning amendment is required.
- Zoning Bylaw No. 2892 defines “Preliminary Resource Processing” as:
- *The crushing, screening, washing, storing, packaging or other processing of rock, sand, gravel, aggregate or soil, originating on the same site and does not include asphalt plants or concrete plants.*
- Previous TUP: On April 21, 2022, the Regional District issued TUP No. 253 to permit a Preliminary Resource Processing use for a three-year period. The Permit restricted the operation season from March 1-November 30 for each calendar year, operating Monday-Saturday 7am-7pm. TUP No. 253 is set to expire on April 21, 2025.
- Other: The subject land is accessed from Highway 5 North.
- The subject land is within the following Regional District service areas:
- Robson Valley Ice Arena
 - Tete Jaune Community Cemetery
 - Tete Jaune Community Hall
 - Canoe Valley Recreation Centre
- The land is not within a Volunteer Fire Protection Area.
- Future RDFFG Applications: If a Temporary Use Permit is issued, no further land use application will be required to establish this use. 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.