REGIONAL DISTRICT
of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: REZ 11808/8688/2

FROM: Daniel Burke, Planner III

DATE: July 29, 2026

SUBJECT SUMMARY: Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026
Purpose: Consider Application
Location: 48160 Hart Hwy – Electoral Area G
Owners: Westcoast Energy INC. (Enbridge)
Agent: L&M Engineering
Attachments:
1. Backgrounder
2. Submission from applicant, received on April 30, 2026
2. Proposed Amendment Bylaw No. 3428, 2026
Previous Reports: Item No. 6.1, March 2026

RECOMMENDATION(S):

THAT the report dated July 29, 2026 regarding "Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	48160 Hart Hwy – Electoral Area G
Legal Description: **Size:**	Lot 2 District Lot 11808 Cariboo District Plan 8688 – 013-114-204 10.13 ha
Applicant: **Agent:**	Westcoast Energy INC. (Enbridge) L&M Engineering
Existing Uses:	4-bedroom dwelling
Proposal:	To amend Zoning Bylaw No. 2892, 2014, to permit Staff Accommodation as permanent use on the subject property. Temporary Use Permit No. 294, issued in March 2026, currently authorizes this use for the next three years. The applicant has provided a site plan that is attached to the report.
Application Type:	Zoning Bylaw Amendment
Regulation Changes:	Bylaw No. 3428, 2026 proposes to permit Staff Accommodation use on the subject property on a site-specific basis. The combined maximum total floor area of buildings or structures used for Staff Accommodation use will be 1000.0 m^2.

BOARD CONSIDERATION:

The Board is being asked to consider:

1. Authorizing a public hearing - Other Decision Options A;
2. Authorizing the application to proceed without a public hearing - Other Decision Options B;
3. Postponing consideration of the application for further information – Other Decision Options C; or
4. Not proceeding with the application – Other Decision Options D.

Full options and corresponding motions are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposal is consistent with the Crooked River-Parsnip Official Community Plan Bylaw No. 2425, 2007 and an amendment is not required.
Zoning Bylaw:	The proposal is inconsistent with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing Zoning Bylaw amendment applications.
Public Notice:	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
Local Government Act:	Outlines requirements for consideration of amendments to a Zoning Bylaw.

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):

N/A

DECISION OPTIONS:

1. Approve recommendations
    - the report will be received for information.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Proceed to public hearing	• A public hearing will be held prior to proposed Bylaw No. 3428, 2026 returning for consideration of third reading.	1. *THAT "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be now introduced and read a first time.* 2. *THAT "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be given second reading.*

		3. *THAT a public hearing on "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be held with the chairing of the hearing by the Electoral Area Director, or their delegated Alternate, or any other Director as delegate of the Board.*
B. Proceed without a public hearing	• Prior to proposed Bylaw No. 3428, 2026 being considered for the first time, public notice will be given that no public hearing will be held. • The bylaw will return for consideration when the public notice requirements are completed.	1. *THAT "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be now introduced and read a first time.* 2. *THAT "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" be given second reading.* 3. *THAT the application for "Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3428, 2026" proceed without a public hearing.*
C. Postpone consideration of proposed Bylaw No. 3428, 2026 pending the receipt of additional information	• The bylaw will return for consideration when the additional information requested by the Board is available. • Consideration of holding a public hearing will still be required prior to first reading.	*THAT the Board postpone consideration of proposed "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026" pending receipt of [insert requirement].*
D. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.	• Under the Board's Procedure Bylaw No. 3267, 2022, the motion for first reading shall be decided upon without amendment or debate. • Bylaw cannot be considered further if motion to give first reading **is defeated.**	**Board will defeat:** *THAT "Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3428, 2026" be now introduced and read a first time.*

SUMMARY COMMENTS:

The subject property is located north of McLeod Lake and accessed from Hart Highway. The applicant proposes to amend the zoning of the property on a site-specific basis to permit Staff Accommodation use.

The property is currently zoned Industrial 3 (M3) under Zoning Bylaw No. 2892, 2014 and designated Heavy Industrial (H/IND) in the Crooked River-Parsnip Official Community Plan (OCP). While Staff Accommodation use is not permitted in the M3 zone, the H/IND OCP designation supports residential accommodation for staff if the use location is relatively remote from a residential settlement. Bylaw No. 3428, 2026 proposes to rezone the property on a site-specific basis to permit Staff Accommodation use. Further, the use will be restricted to one or more buildings with a combined maximum total floor area of 1,000 m^2.

The property previously contained buildings used for staff accommodation that were recognized as existing non-conforming use. 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. Following the removal of those structures and the construction of a new dwelling, the property became fully subject to the regulations of the M3 zone, which requires the Board's approval for staff accommodation. To facilitate the continued use of the property for staff accommodations and complete the ongoing building permit process, Temporary Use Permit No. 294 was issued

in March 2026. At that time, the applicant indicated their intent to pursue a zoning amendment to establish the use on a permanent basis. The current application reflects that request.
Additional land use regulation information and external referral comments are provided in the report backgrounder. No objections were received to the proposal.

If the application proceeds, direction from the Board regarding whether to hold a public hearing is required. It may be appropriate for the application to proceed without a public hearing (Option B), as the proposed use is consistent with the Official Community Plan designation and formalizes an existing use that has already been established on the property. In addition, a public consultation meeting was held in February 2026 in relation to TUP No. 294, which generated limited public participation and no objections through the consultation process.

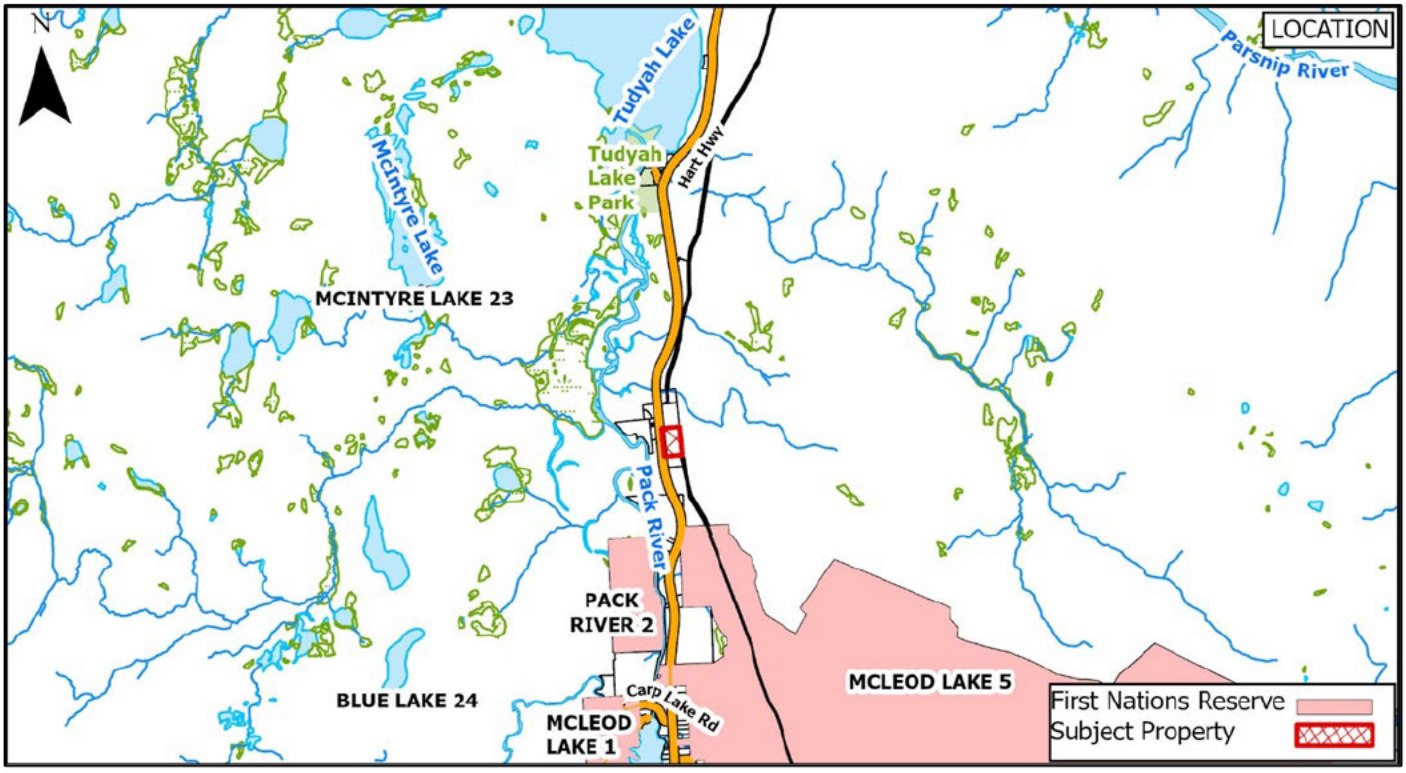
Respectfully submitted,

"Daniel Burke"

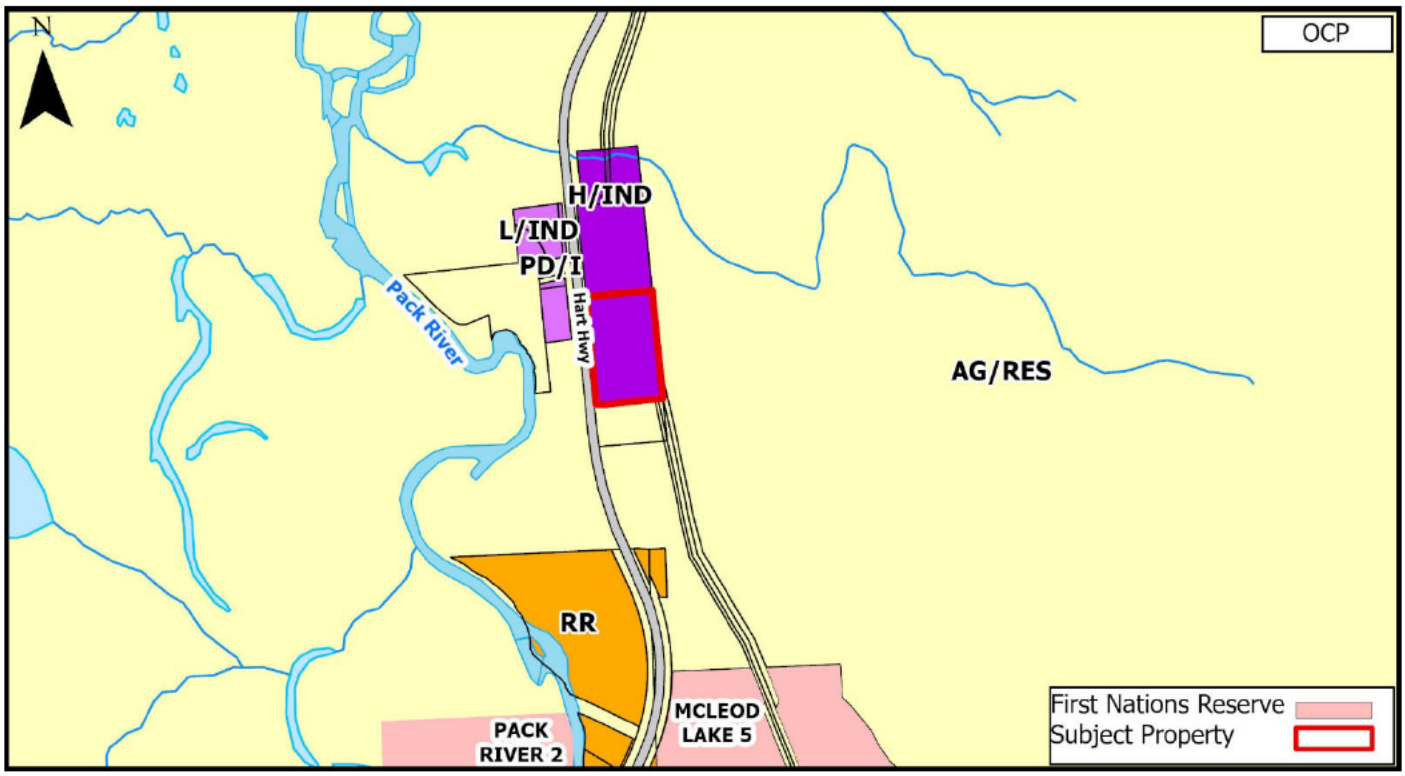
Daniel Burke
Planner III

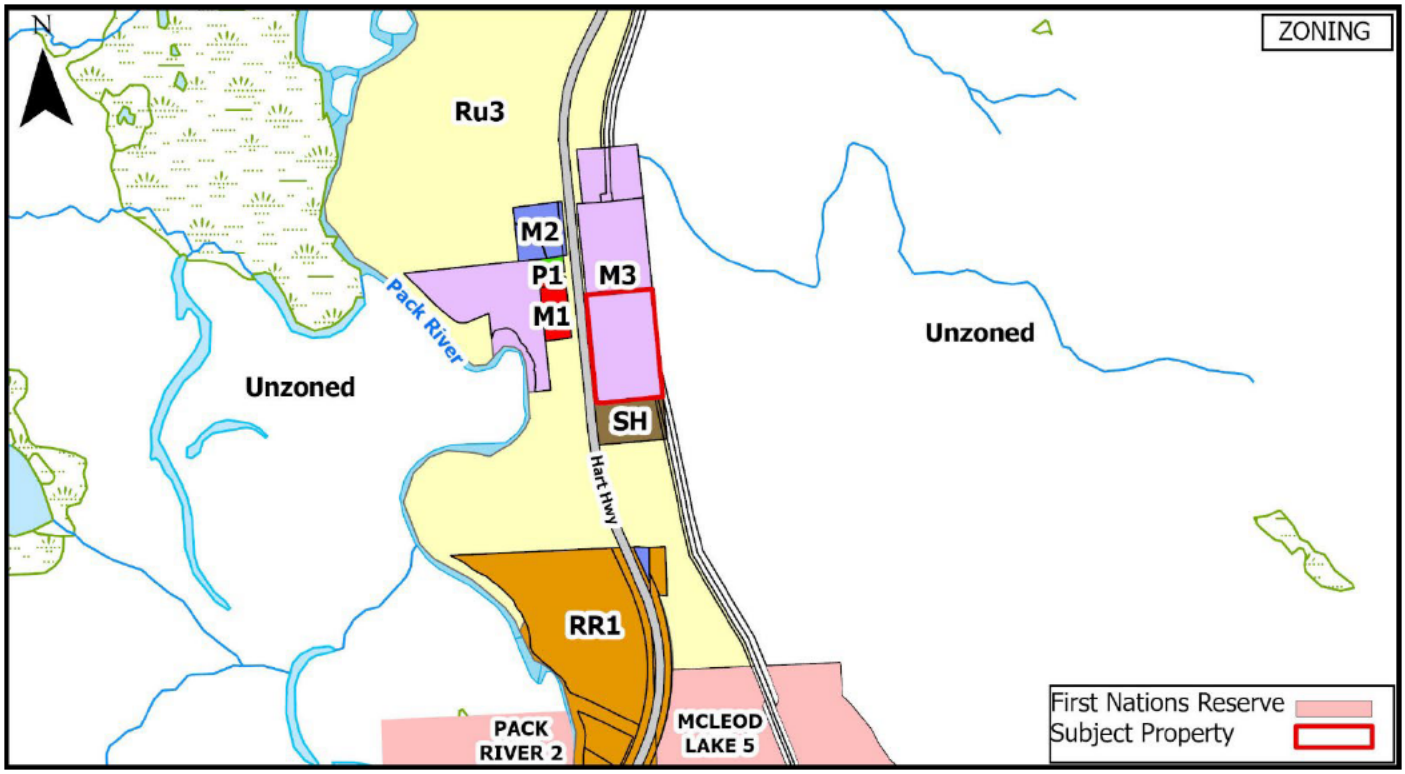
BACKGROUNDER – Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026

PARCEL MAPS









LAND USE PLANNING INFORMATION

ALR: The subject property is not within the Agriculture 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. An OCP amendment will not be required.

OCP's Subdivision and Rezoning Evaluation

Section 9.0 of the OCP sets out a list of factors to be considered by the Regional District Board where proposed use may be permitted by the Crooked River-Parsnip OCP's policies or land use designation but is subject to evaluation through a rezoning process. Information to inform consideration on each factor is obtained through the application process including agency referral and public processes when applicable. The evaluation factors include, but are not limited to, the following:

i. consistency with the objectives, policies and land use designations of this Plan;
ii. consistency with the provisions or polices of the Agricultural Land Commission for lands within the Agricultural Land Reserve;
iii. the extent of agricultural development and potential for impact upon neighbouring agricultural use;
iv. the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
v. public opinion as received through the public information and hearing requirements of the Local Government Act;
vi. the availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
vii. impact on the transportation network;
viii. environmental impact and potential for hazardous conditions;
ix. any proposed parcels that are to be less then 4 ha (10 acres) in size are encouraged to provide or have proven access to a sufficient domestic water supply;
x. any other issue that may be relevant to a specific proposal.

Zoning:

Pursuant to Zoning Bylaw No. 2892, 2014, the subject property is zoned Industrial 3 (M3). The M3 zone does not permit the Staff Accommodation use; therefore, a zoning bylaw amendment is required.

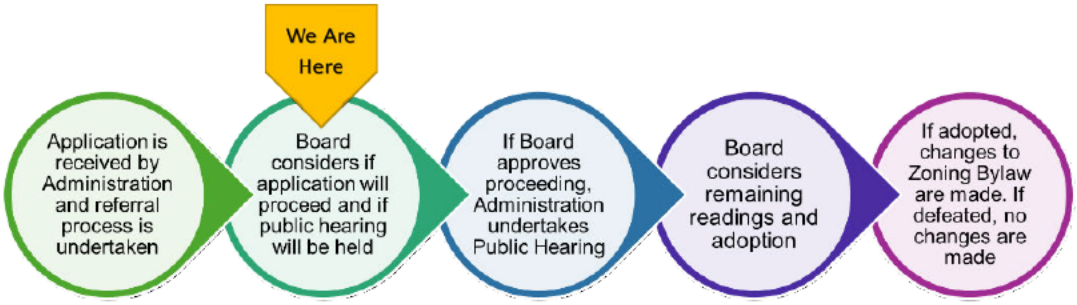
Current Industrial 3 (M3) Zone
Permitted Uses: • Bulk Fuel Storage Plant; • Electronic Components Manufacture; • Farm, Logging and Trucking Equipment Repair and Servicing; • Industrial Parts and Equipment Manufacture, Repair and Servicing; • Key-lock/Card-lock Fuel Sales; • Residential-Single Family; • Salvage/Wrecking Yard; • Sawmill; • Truck Stop; • Utility Complex; • Vehicle Bodywork and Mechanical Repair; • Wood Products Manufacture and Processing; • Works Yard • General Permitted Uses • Buildings and structures accessory to the permitted uses. Secondary Uses: (Provided Residential Single-Family Use is established) • Home Occupation • Secondary Suite.
Density: • Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha. • Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger

Amendment Bylaw No. 3428, 2026 will modify the M3 zone on a site-specific basis to allow *Staff Accommodation* use on the subject property. Further, the use will be restricted to one or more buildings with a combined maximum total floor area of 1000.0 m^2.

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:



Local Government Act: The *Local Government Act* outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure, including:

- A public hearing is not required as the proposed zoning amendment bylaw is consistent with the OCP.
- If a public hearing is not held, notice must be given prior to first reading.
- If a public hearing is held it must be after first reading and before third reading.

Development Application Procedures Bylaw No. 3268, 2022: The following will occur should the Board decide to consider this application further by either holding a public hearing or not holding a public hearing:

- The notice of a public hearing or waiving thereof is to be sent to owners of land within 200 metres of the subject property.
- Details requirements for a Notification of Application Sign, an alternative form of notification or waiving of notification requirements.
- Delegates approval of notification requirements to the General Manager of Community and Development Services.
- Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.

Public Notice Bylaw No. 3316 and Policy No. RD-24-23: Outlines the 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 seven (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.

Future RDFFG Applications: No further Regional District land use applications will be required if the zoning bylaw amendment is approved. All new structures over 10m^2 require an RDFFG building permit.

REFERRAL COMMENTS

RDFFG: Building Inspections:
Building Inspection does not have any concerns with this application. The applicant did obtain building permit 25-108 for the current 4 bedroom, CSA A277 complex which was permitted to be occupied.
Blaine Harasimiuk
Manager of Inspection Services and Sustainable Practices

Pembina Pipelines:
No concerns.
Russ Leedham, RPP MCIP
Land Use Planner

BC Hydro
Thank you for your email. BC Hydro has no objection in principle to the proposed zoning amendment at 48160 Hart Hwy (Pack River), McLeod Lake. When Development commences Design will assess servicing requirements for the lot and may require an additional SRW (if applicable).

BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors.

The following comments are for the property owner's information:

1. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach). BC Hydro suggests you add an additional 2-3 meters clearance to provide safe working space now and in the future. If you only meet minimum clearances, workers now and going forward will ALWAYS be within Limits of Approach

2. For utility conflict and/or new construction power connections please contact the BC Hydro Electric Service Coordination Centre at 1-877-520-1355 and/or email expressconnect@bchydro.com.

Any questions or concerns please let our office know.
Ravneet Gill
Property Coordinator

Ministry of Transportation and Transit
Referral comment is attached on next page.

Ministry of Transportation and Transit

Our File: 2026-02519 **Date:** July 3, 2026

Your File: REZ 11808/8688/3 (Enbridge)

Response To: Regional District Fraser-Fort George
Item Referred: Zoning Amendment
Civic Address: 48160 Hart Highway
Legal Description: Lot 2 District Lot 11808 Cariboo District Plan 8688, PID 013-114-204
Reviewed By: Janet Grainger

RESPONSE SUMMARY

The Ministry of Transportation & Transit (MoTT) has received the above-noted referral from the Regional District Fraser-Fort George regarding the proposed rezoning to allow for modification of the current Industrial 3 (M3) zone to allow Employee Accommodation use on this site. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations.

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800-meter radius of an intersection with a Controlled Access Highway, as per section 52 of the Transportation Act. Please quote file 2026-02519 when providing the bylaw for Ministry approval.

- We previously provided a response dated January 6, 2026, for the referral number TUP 11808/PGP8688/2. That response included a requirement for the applicant to apply for a Controlled Access Highway Permit once the TUP was approved by RDFFG. **At the time of this letter, we have not received that application, so MoTT will require a completed access application be submitted prior to us signing the zoning bylaw.**

  The applicant 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 & Transit
Fort George District

Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9
Main Line: 250-565-4410

Development Services:
Ph: (250) 649-4340
Email: DA.FortGeorge@gov.bc.ca

Ministry of Transportation and Transit

- 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.

If you have any questions please feel free to contact myself at (250) 649-2944, or by email at Janet.Grainger@gov.bc.ca.

Sincerely,

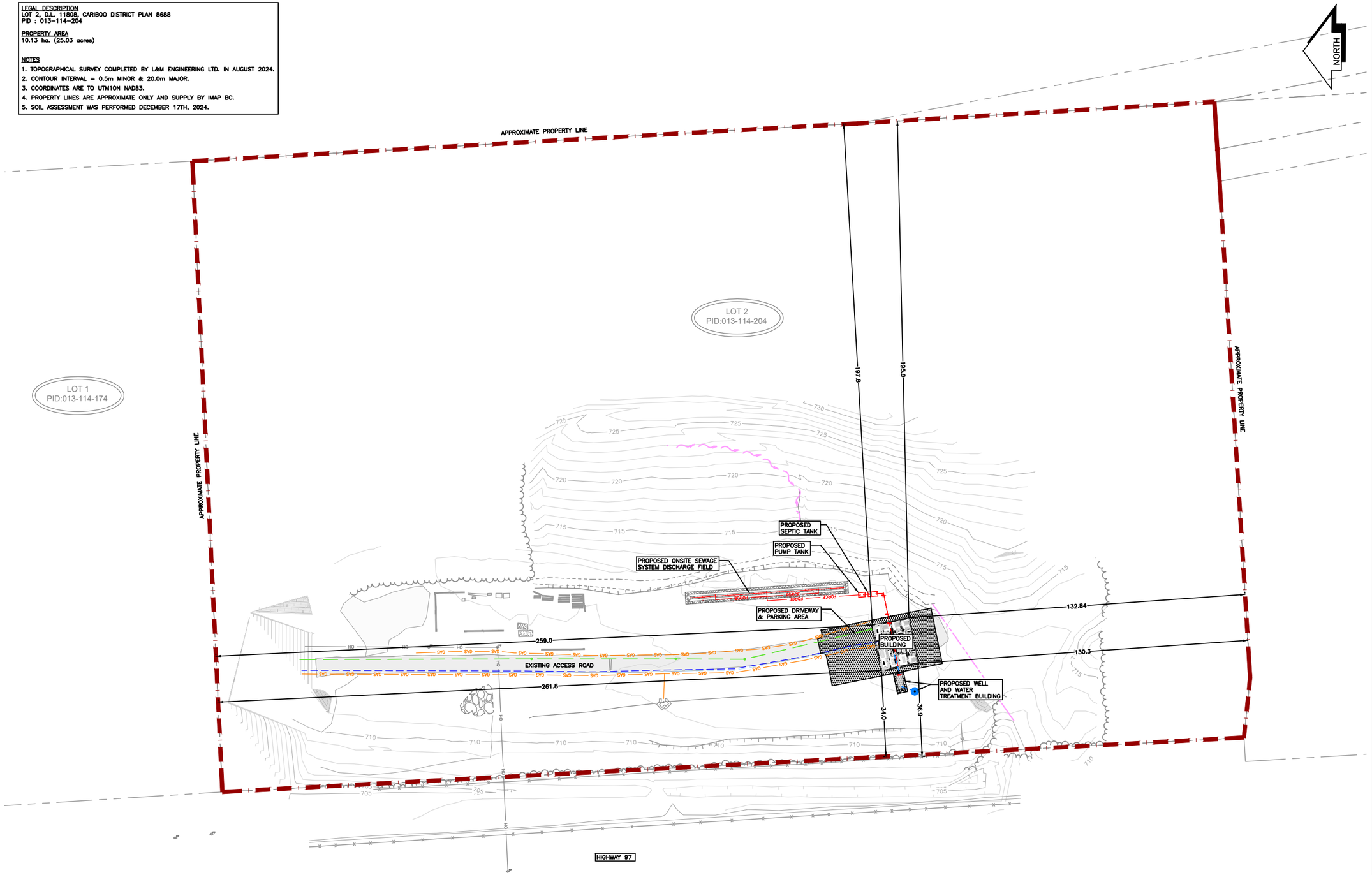
[redacted]

Janet Grainger
Development Services Officer
Fort George District

LEGAL DESCRIPTION
LOT 2, D.L. 11808, CARIBOO DISTRICT PLAN 8688
PID : 013-114-204

PROPERTY AREA
10.13 ha. (25.03 acres)

NOTES
1. TOPOGRAPHICAL SURVEY COMPLETED BY L&M ENGINEERING LTD. IN AUGUST 2024.
2. CONTOUR INTERVAL = 0.5m MINOR & 20.0m MAJOR.
3. COORDINATES ARE TO UTM10N NAD83.
4. PROPERTY LINES ARE APPROXIMATE ONLY AND SUPPLY BY IMAP BC.
5. SOIL ASSESSMENT WAS PERFORMED DECEMBER 17TH, 2024.



LEGEND

EXISTING

- EX. LEGAL LINE
- EX. LEGAL R.O.W. & EASEMENT
- EX. SANITARY & MANHOLE
- EX. STORM & MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. WATER FIRE LINE
- EX. ASPHALT ROAD
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

PROPOSED

- PR. SANITARY SERVICE AND CLEANOUT
- PR. WATER SERVICE
- PR. GRAVEL PAD/PARKING

NO.	DATE (D/M/Y)	REVISION	BY
4	24/07/25	REVISED WATER BUILDING	MR
3	15/07/25	ISSUED FOR CONSTRUCTION	SJ
2	07/03/25	ISSUED FOR TENDER	SJ
1	26/02/25	ISSUED FOR REVIEW	SJ

ISSUED FOR CONSTRUCTION

L&M ENGINEERING LIMITED

ENBRIDGE Westcoast Energy Inc.

CONSULTANTS PROJECT No.:	1927-02
DRAWN:	MM/SJ
CHECKED:	JRB
ENGINEER:	JSS
DATE:	26/FEB/2025
SCALES:	FULL 1:750
SCALES:	

WESTCOAST ENERGY INC.
MCLEOD LAKE, BC
ENBRIDGE COMPRESSOR STATION #3
MODULAR HOUSING PROJECT
OVERALL SITE PLAN

DRAWING No.
C001

0 15 30 Meters

G:\Job Files\1900\1927 - Westcoast Energy Inc\01 - Enbridge Compressor Station #3 Mcleod Lake Topographical Survey & Site Plan\02 - Design\03 - CAD Files\C3D25 - 1927-01 BASE.dwg

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REGIONAL DISTRICT
of Fraser-Fort George

BYLAW NO. 3428

A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 2892, 2014

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892, 2014 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014 is amended at Schedule 'A' - Section 63.0(9) with the addition of the following:

   (d) Staff Accommodation use is a permitted use on Lot 2 District Lot 11808 Cariboo District Plan 8688; and
   (i) the combined maximum total floor area of buildings or structures used for Staff Accommodation use is 1000.0 m^2.

2. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3428, 2026”.

READ A FIRST TIME ON THE DAY OF , 2026

READ A SECOND TIME ON THE DAY OF , 2026

READ A THIRD TIME ON THE DAY OF , 2026

APPROVAL PURSUANT TO THE TRANSPORTATION ACT RECEIVED ON THE DAY OF , 2026

ADOPTED THIS DAY OF , 2026

_____
Chair

_____
General Manager of Legislative and
Corporate Services

DRAFT

REGIONAL DISTRICT
of Fraser-Fort George
Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors — File No.: TUP 11808/8688/2

FROM: Daniel Burke, Planner III

DATE: March 3, 2026

SUBJECT SUMMARY: Proposed Temporary Use Permit No. 294
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 consistent with the Crooked River-Parsnip Official Community Plan (OCP) Bylaw No. 2425, 2007 and an amendment is required.
Zoning Bylaw:	The proposal is not consistent 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).
Local Government Act:	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.	• Permit conditions could be added or revised as the Board deems appropriate. • Permit term may be reduced.	*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].*
B. Defeat issuance of Temporary Use Permit No. 294.	• 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.**	***Board will defeat:*** *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.*
C. Postpone consideration of Temporary Use Permit No. 294 if further information is required.	• The Permit will return for consideration when the additional information requested by the Board is available.	*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].*

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.

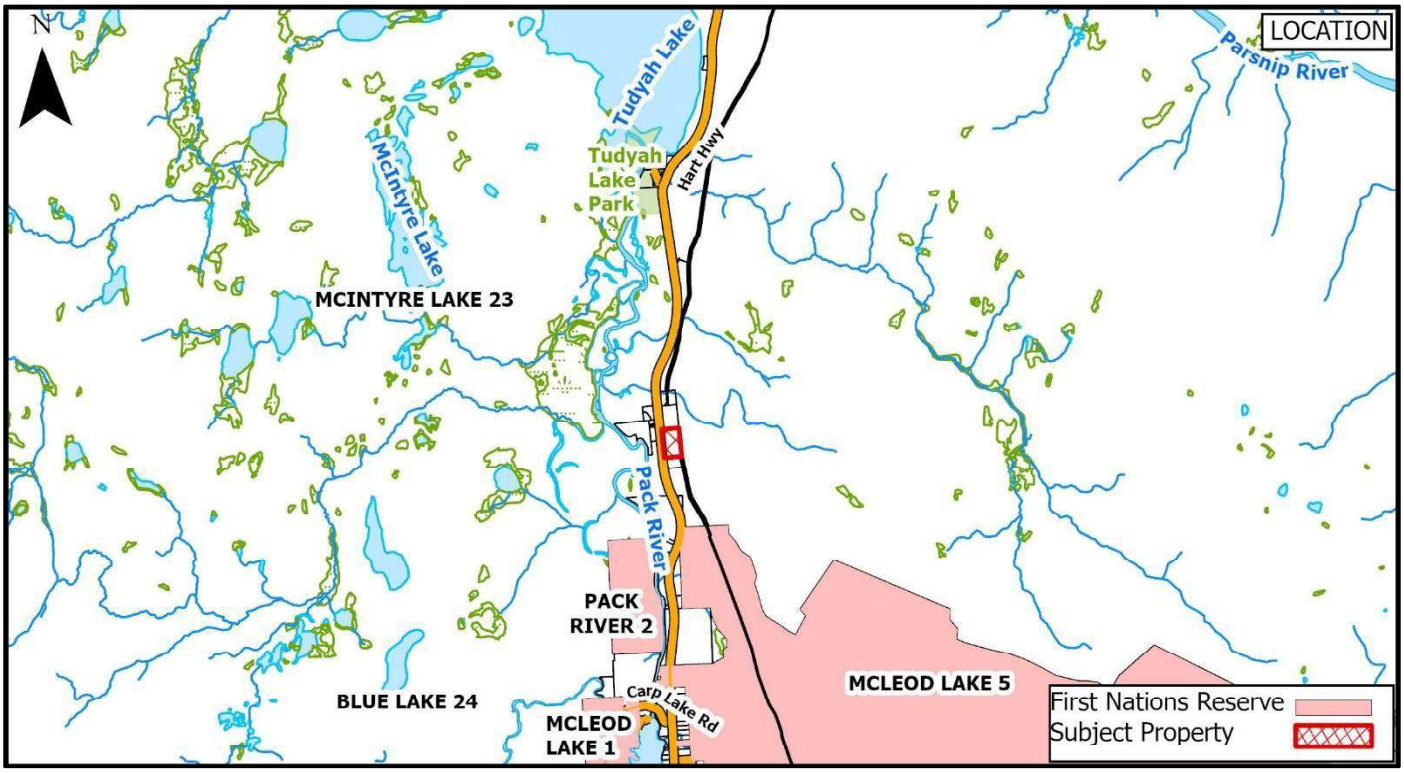
Although the application is inconsistent with the Zoning Bylaw regulations, it may be reasonable for the Board to consider the issuance of Temporary Use Permit No. 294, as no objections were received from agencies or the public. Further details pertaining to the application can be found in the Backgrounder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

Respectfully submitted,
"Daniel Burke"

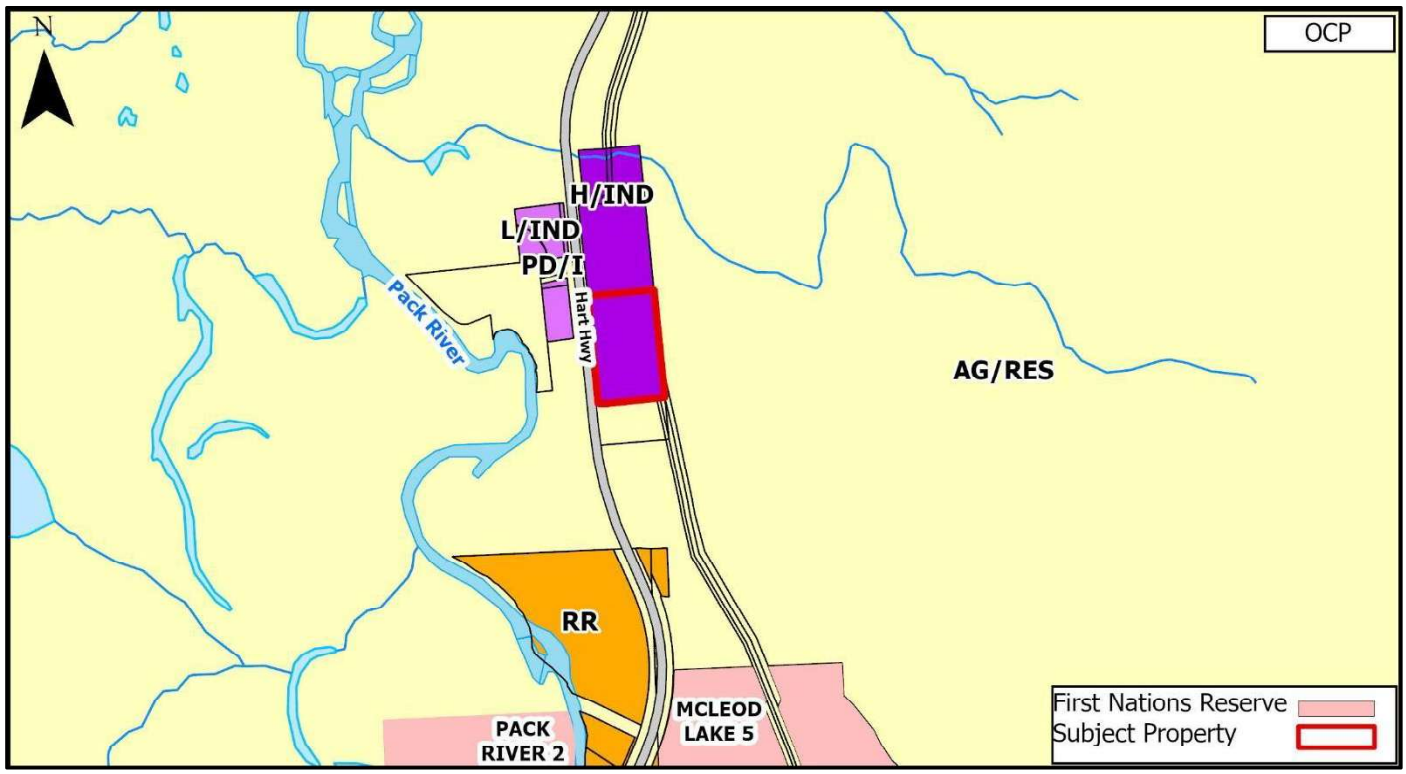
Daniel Burke
Planner III

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.

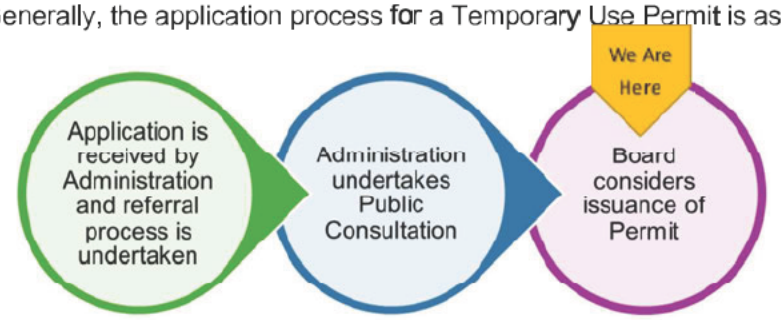
Other: The subject property is accessed from Hart Highway.

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.

Ministry of Transportation and Transit

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 & Transit **Fort George District**
Mailing Address: 360-1011 Fourth Avenue Prince George, BC V2L 3H9
Site Address: 360-1011 Fourth Avenue Prince George, BC V2L 3H9
Telephone: (250) 565-4410 **Facsimile:** (250) 565-6065
Web Address: www.gov.bc.ca/tran

BRITISH COLUMBIA | 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.

Sincerely,

[redacted]

Leah Labarrere
A/ Senior Development Officer
Fort George District

Ministry of Transportation & Transit

Fort George District

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

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REGIONAL DISTRICT of Fraser-Fort George

Summary of the public consultation meeting regarding Temporary Use Permit No. 294 held on February 17, 2026, at the Mackenzie Recreation Centre, 400 Skeena Dr, Mackenzie, with in-person attendance.

Those Present:	Director Jerrilyn Kirk (Chairperson) Daniel Burke, Planner III, RDFFG (Secretary) Two members of the public and two representatives for the applicant attended the public consultation meeting.
Open the Public Consultation:	Director Kirk opened the public consultation meeting at 6:30 p.m.
Introductions:	Director Kirk introduced themselves and the Regional District staff in attendance and read the Chairperson's Opening Statement.
Presentation from Development Services:	Daniel Burke provided an overview of the updated proposed Temporary Use Permit No. 294. He advised that referral comments and all other background information were available in the binder at the back of the room and on the Regional District's website.
Submissions:	Daniel Burke advised that no submissions were received from the public ahead of the public consultation meeting.
Presentation from the agent (Ashley Thandi):	- No presentation today. We are here to address questions.
Presentation from the Public: Director Kirk:	- Comments from the public?
Wally Wysoski:	- Is the dwelling just South of the existing compressor station at McLeod Lake?
Daniel Burke (RDFFG):	- Correct.
Tony Gillich:	- Where is the 700-person camp going?
Caitlan Sellars (representative):	- This application is not a part of the Sunrise Expansion proposal. This is to allow employee accommodation to support the compressor station. - We previously had accommodations there, but replaced the building, thus the need for approval.
Director Kirk	- Any further comments for the first time? - Any further comments for the second time? - Any further comments for the third time?
Director Kirk: Chair Closing Statement:	Asked for final submissions of any written comments to be provided to Administration. Advised that no further comments can be submitted after the close of the meeting.
Close the Public Consultation Meeting:	There being no further comment, Director Kirk closed the public consultation meeting at 6:41 p.m.

CHAIR

SECRETARY

REGIONAL DISTRICT
of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: 250-960-4400 / Fax: 250-562-8676
Toll Free: 1-800-667-1959 / http://www.rdffg.ca

TEMPORARY USE PERMIT No. 294

ISSUED TO: Westcoast Energy Inc.

WITH RESPECT TO THE FOLLOWING LAND:

Lot 2 District Lot 11808 Cariboo District Plan 8688
PID: 013-114-204

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.

2. The general purpose of this Permit is to allow Employee Accommodation use for a three (3) year period.

3. Notwithstanding that Zoning Bylaw No. 2892 does not allow for Employee Accommodation use on the subject parcel, this Temporary Use Permit specifically allows the following use on Lot 2 District Lot 11808 Cariboo District Plan 8688:

   - Employee Accommodation

   Subject to the following:

   a) Employee Accommodation means a commercial use providing a dwelling unit for the accommodation of employees or workers.

   b) Operating hours of the Employee Accommodation use are 24 hours per day, 7 days a week.

   c) The maximum number of units of accommodation for an Employee Accommodation use is four (4).

   d) All parking is to be on the subject parcel.

   e) All buildings, including new or pre-fabricated buildings, placed or constructed for the Employee Accommodation use must be built in accordance with BC Building Code, Regional District Building Bylaw and inspection requirements.

   f) All buildings or structures must meet minimum building setbacks in accordance with Zoning Bylaw No. 2892.

4. Should the Temporary Use Permit expire, and a new Temporary Use Permit or zoning bylaw amendment application not be approved, the land must be restored to an equivalent or better standard that existed prior to the Employee Accommodation use.

5. 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.

6. This Permit is not a Building Permit.

7. This Permit shall expire three (3) years after the date of issuance.

8. The land shall be developed strictly in accordance with this Permit.

DRAFT

[The zoning on this parcel at date of issuance of this permit is Industrial 3 (M3) pursuant to Zoning Bylaw No. 2892]

TEMPORARY USE PERMIT NO. 294 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE DAY OF , 2025.

_____

M. Connelly, General Manager of Legislative and Corporate Services

DRAFT