REGIONAL DISTRICT
of Fraser-Fort George

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DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Daniel Burke, Planner III

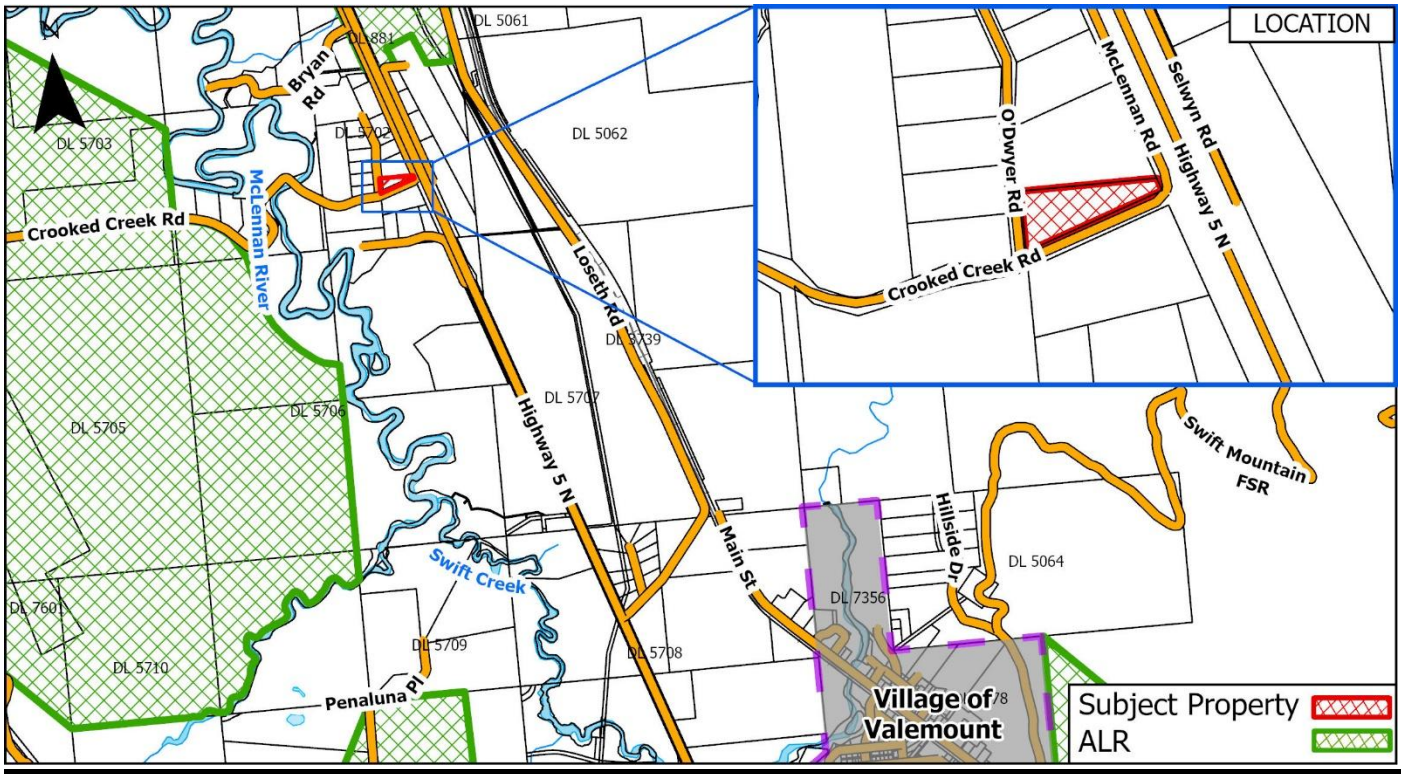
DATE: October 20, 2026

SUBJECT: **Application for a Zoning Bylaw Amendment – Residential Zoning**

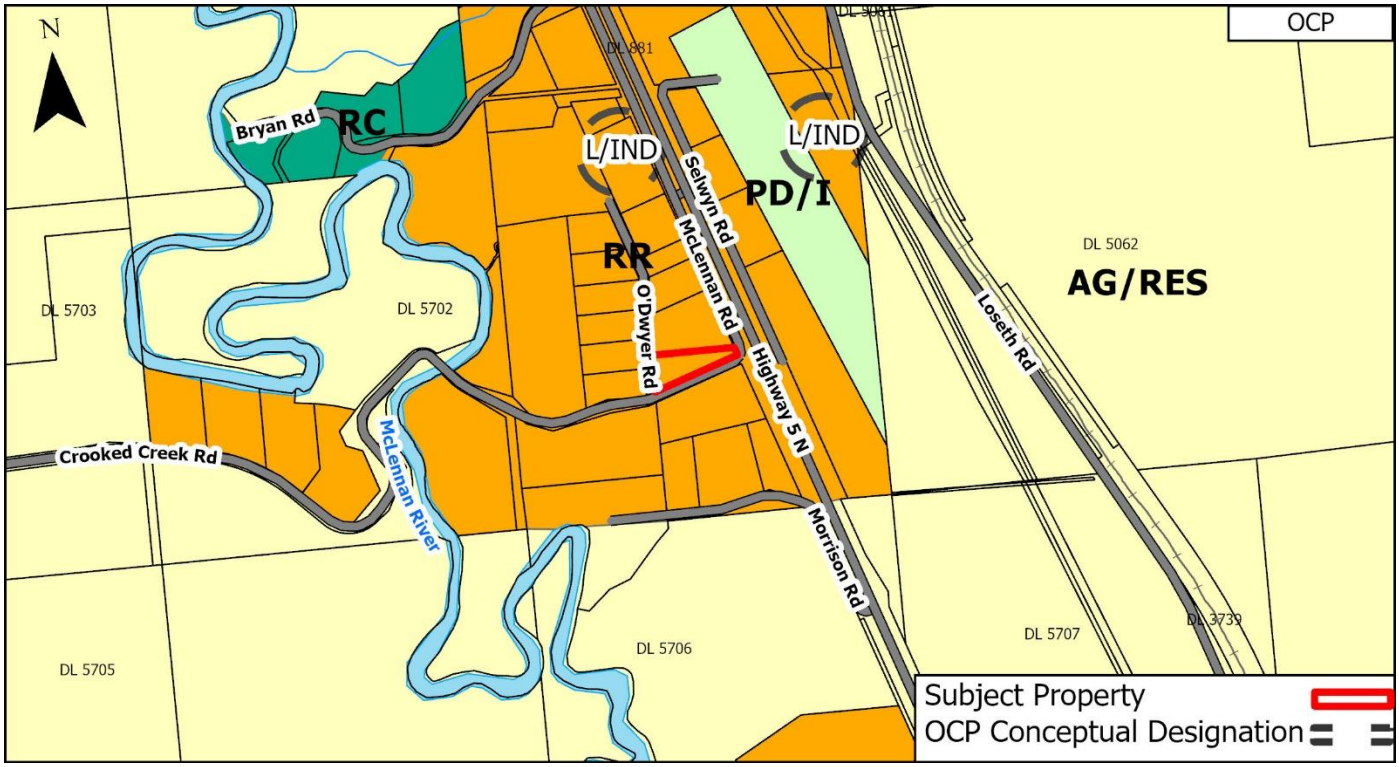
SUMMARY OF APPLICATION:

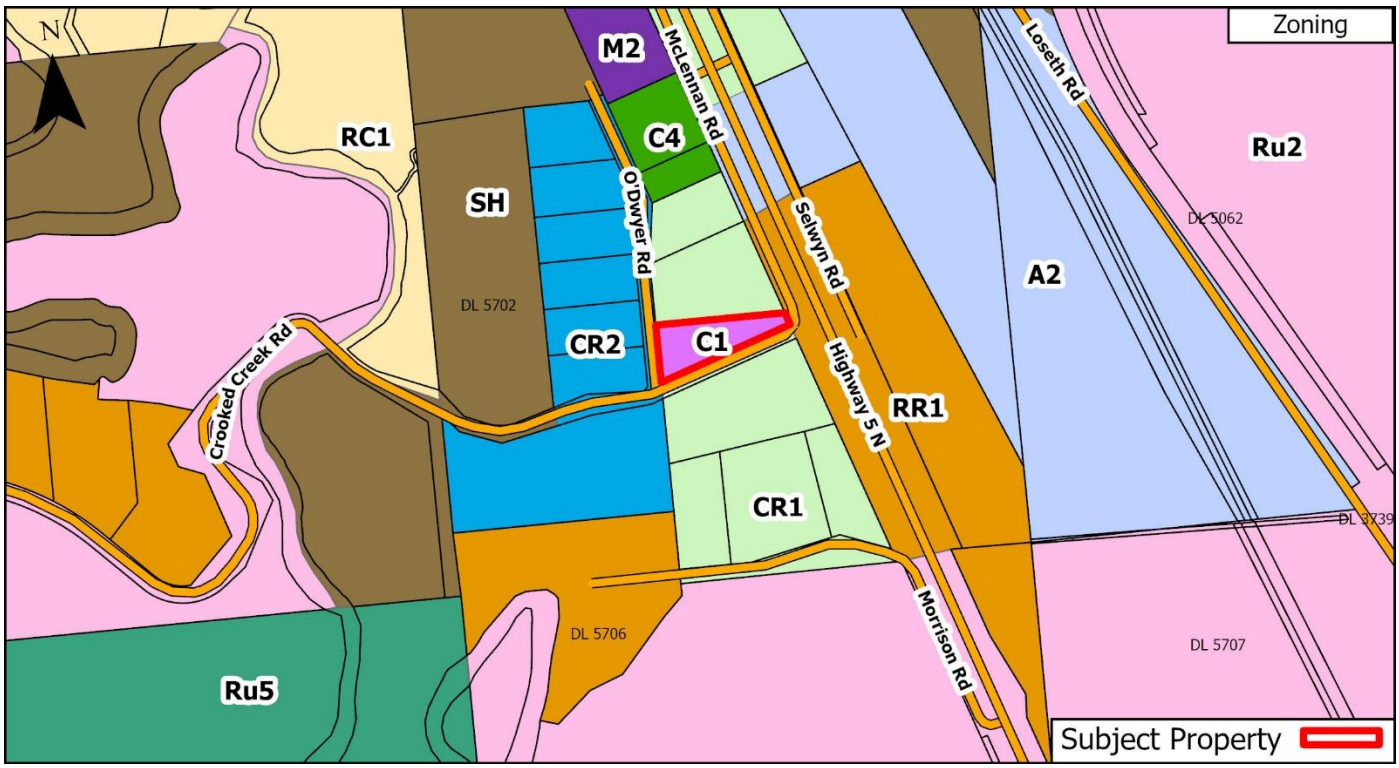
Location:	3260 Crooked Creek Rd – Electoral Area H
Legal Description and PID:	Lot 3 District Lot 5702 Cariboo District Plan 17937 – 008076111– 0.91 ha
Owner(s):	Russell Mallach, Sylvia Mallach
Application Type:	Zoning Bylaw Amendment
Proposal/ Reason for Application:	To amend Zoning Bylaw No. 2892, 2014 by rezoning the property from Commercial 1 (C1) to Country Residential 1 (CR1). The owners propose to remove the commercial zoning designation from the property and rezone the lands to a residential zoning that is more consistent with the property's current and intended use.
Existing Land Use:	There is currently a residence, accessory building and greenhouses.

PROPERTY MAPS




Aerial
N
2845
McLennan Rd
Selwyn Rd
O'Dwyer Rd
2795
DL 5702
3260
Highway 5 N
2735
Crooked Creek Rd
3215
Source: Esri, Vantor, Earthstar Geograp
Subject Property


OCP
N
DL 881
Bryan Rd
RC
L/IND
L/IND
Selwyn Rd
PD/I
RR
McLennan Rd
O'Dwyer Rd
DL 5062
AG/RES
DL 5703
DL 5702
Loseth Rd
Highway 5 N
Crooked Creek Rd
McLennan River
Morrison Rd
DL 5707
DL 3739
DL 5706
DL 5705
Subject Property
OCP Conceptual Designation



LAND USE PLANNING INFORMATION

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

Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023

A public hearing will not be held for this application. Amended Section 464 of the *Local Government Act* prohibits a local government from holding a public hearing on a proposed zoning bylaw if:

a. An official community plan is in effect for the area that is the subject of the zoning bylaw,
b. The bylaw is consistent with the Official Community Plan,
c. The sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
d. The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

Official Community Plan: The property is designated Rural Residential (RR) by the Robson Valley-Canoe Upstream Official Community Plan. Within the RR designation, the primary uses of the land will generally be limited to residential, home business and agriculture. **An OCP amendment is not required**.

Zoning: The property is currently zoned Commercial 1 (C1) under Zoning Bylaw No. 2892, 2014. The owners have requested that the property be rezoned to a residential zone to remove the existing commercial zoning designation. The proposed bylaw amendment would rezone the property to Country Residential 1 (CR1), which is consistent with the zoning of the adjacent residential properties. **A zoning bylaw amendment is required.**

Current Commercial 1 (C1) Zone	Proposed Country Residential 1 (CR1) Zone
Permitted Uses: • Crafts and Gifts Store; • Gasoline Service Station; • General Store; • Laundromat; • Liquor Store;	Permitted Uses: • Agriculture • Open Space Recreation • Residential-Single Family • General Permitted Uses

• Post Office; • Residential-Single Family • General Permitted Uses • Buildings and structures accessory to the permitted uses. <u>Secondary Uses:</u> (Provided Residential Single-Family Use is established) • Homecraft • Home Occupation • Secondary Suite.	• Buildings and structures accessory to the permitted uses. <u>Secondary Uses:</u> (Provided Residential Single-Family Use is established) • Homecraft • 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	<u>Density:</u> • 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
<u>Subdivision:</u> The minimum area of a lot to be created by subdivision is 0.8 ha.	<u>Subdivision:</u> The minimum area of a lot to be created by subdivision is 0.8 ha.

Other:

The property is in the following RDFFG service areas:

- Valemount TV Rebroadcasting
- Canoe Valley Recreation Centre
- Robson Valley Ice Arena
- Valemount and District Fire

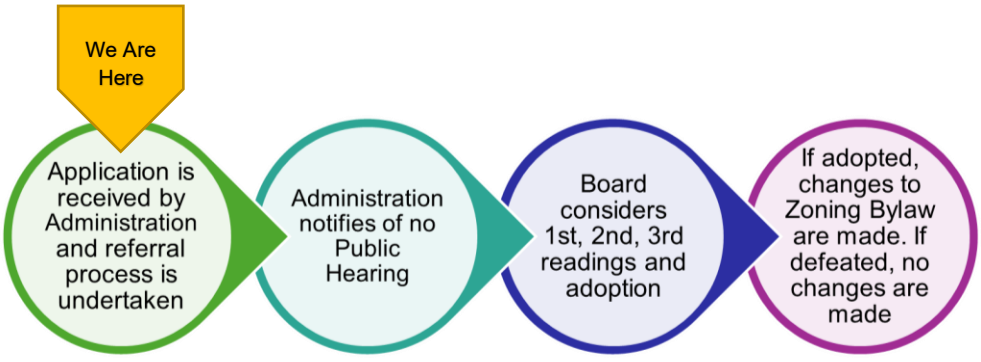
The property is accessed from Crooked Creek Rd.

Future 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.

APPLICATION PROCESS INFORMATION

Zoning Amendment Process Overview:



Referral comments would be appreciated.