



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Heather Meier RPP MCIP, Planning Leader

DATE: August 1, 2024

File No.: REZ 5737

SUBJECT: Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024
 SUMMARY: Purpose: Consider Application
 Location: 18405 Highway 5 S – Electoral Area H
 Owner: Boisvert

Attachments:

1. Backgrounder
2. Applicant Submission – Letter of Rational
3. Applicant Submission – Geotechnical Report
4. Proposed Bylaw No. 3362, 2024

Previous Reports: None

RECOMMENDATION(S):

THAT the report dated August 1, 2024, regarding “Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	18405 Highway 5 S – Electoral Area H
Legal Description and PID:	District Lot 5737 Cariboo District Except: Firstly; Part Highway Plan 18231 Secondly; Part Subdivided By Plan BCP37788 – 9.77 ha 011-825-499
Applicant(s):	Sarah Boisvert and Bruno Boisvert
Existing Uses:	Vegetation and a shed
Proposal:	The applicants propose to rezone the property to allow the commercial operation of Campground and Tourist Accommodation uses.
Application Type:	Zoning Bylaw Amendment
Regulation Changes:	Bylaw No. 3362, 2024 is proposed to rezone the subject property from Rural 2 (Ru2) to Controlled Recreation Commercial 1 (CRC1).

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 proposed zoning amendment bylaw is <u>consistent</u> with Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006 and an amendment is not required.
Zoning Bylaw:	The proposal is <u>not consistent</u> with Zoning Bylaw No. 2892, 2014 and an amendment is the subject of this application.
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 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.
<i>Local Government Act:</i>	Outlines requirements for considering amendments to a zoning bylaw.
<i>Transportation Act, Section 52:</i>	Proposed zoning bylaw amendments affecting land within 800 meters of a controlled access highway require approval from the Ministry of Transportation and Infrastructure prior to being considered for adoption.

STRATEGIC ALIGNMENT:

- Climate Action
 Economic Health
 Indigenous Relations
 Strong Communities
 None – 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 recommendation
 - the report will be received.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Proceed to public hearing	<ul style="list-style-type: none"> a public hearing will be held prior to Bylaw No. 3362, 2024 returning for consideration of third reading 	<ol style="list-style-type: none"> 1. <i>THAT Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3362, 2024 be now introduced and read a first time.</i> 2. <i>THAT Bylaw No. 3362, 2024 be given second reading.</i> 3. <i>THAT a public hearing on Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024 be held with the chairing of the hearing delegated to the Electoral Area Director, or their Alternate, or any other Director as a delegate of the Board.</i>
B. Proceed without a public hearing	<ul style="list-style-type: none"> prior to Bylaw No. 3362, 2024 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 	<p><i>THAT the application for Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024 proceed without a public hearing.</i></p>
C. Postpone consideration pending the receipt of additional information	<ul style="list-style-type: none"> 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 	<p><i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024 be postponed pending receipt of [insert requirement].</i></p>
D. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.	<ul style="list-style-type: none"> under Regional Board 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 	<p><i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3362, 2024 be now introduced and read a first time.</i></p>

SUMMARY COMMENTS:

- The subject property is a 9.77 hectare parcel located along Highway 5 South in the Albreda area. As described in their attached letter, the applicants propose to establish commercial tourist accommodation and campground uses on the property.
- Proposed Bylaw No. 3362 will rezone the property from Rural 2 (Ru2) to Controlled Recreation Commercial 1 (CRC1). The CRC1 zone limits the units of accommodation to the scale supported by the OCP: up to 25 units in a campground and up to 10 units of tourist accommodation in buildings (e.g. cabins).

- Comments received to date are included in the report backgrounder.
 - The comments note the proximity of the property to Camp Creek, CN Rail right of way, TransMountain pipeline right of way, Highway 5, and ancient/old growth forests and riparian areas with high habitat values.
 - None of the referral comments oppose the proposal or require immediate action from the applicants.
- The portion of the property within 50 metres of Camp Creek is within a Development Permit Area. Any proposed clearing or other development in this area will require a development permit application to evaluate the potential impact to water quality and riparian habitat. Both the Development Permit Area and the zoning bylaw require a building setback of 30 metres from Camp Creek.
- If the application proceeds, direction from the Board on the holding of a public hearing is required.
 - A public hearing is not required because the zoning amendment is consistent with the OCP.
 - Proposed Bylaw No. 3362 will require approval from the Ministry of Transportation and Infrastructure.

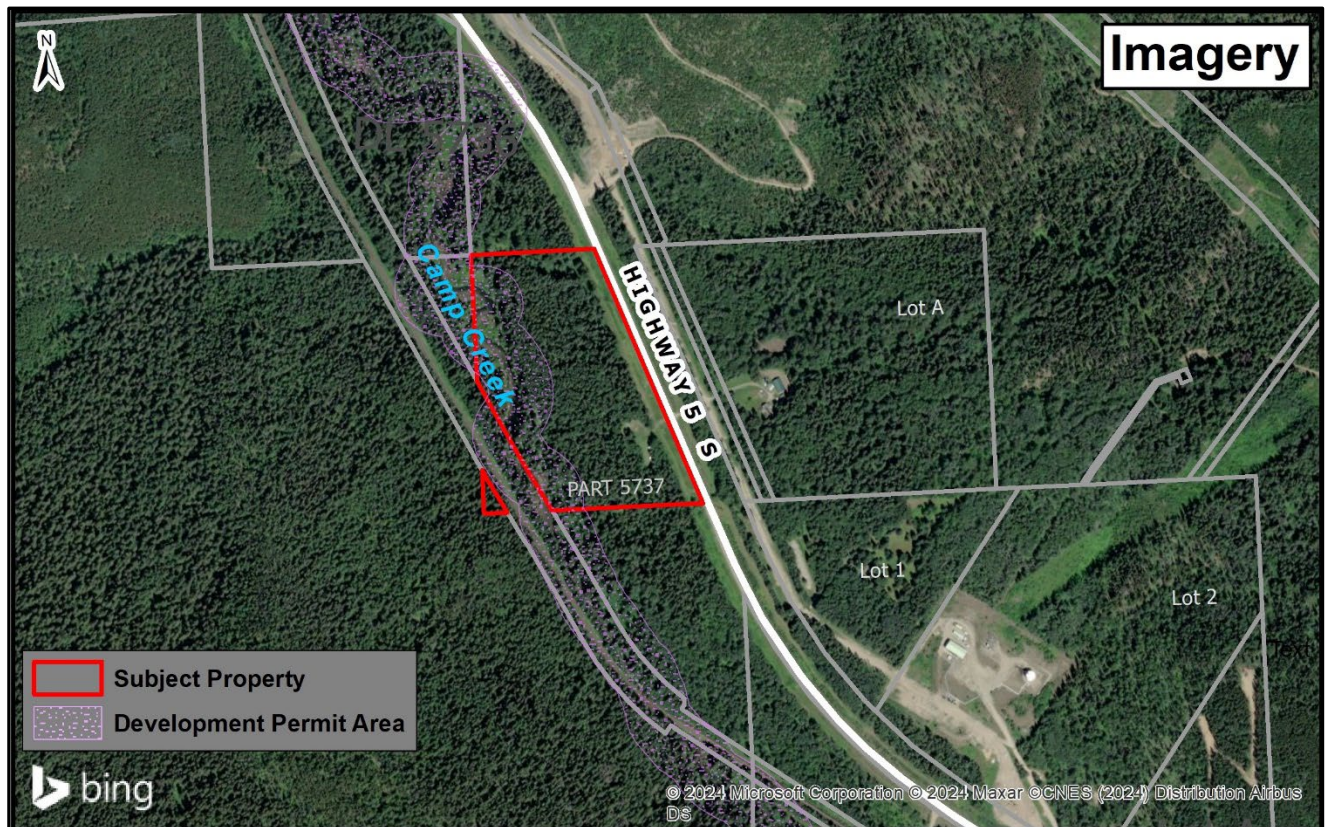
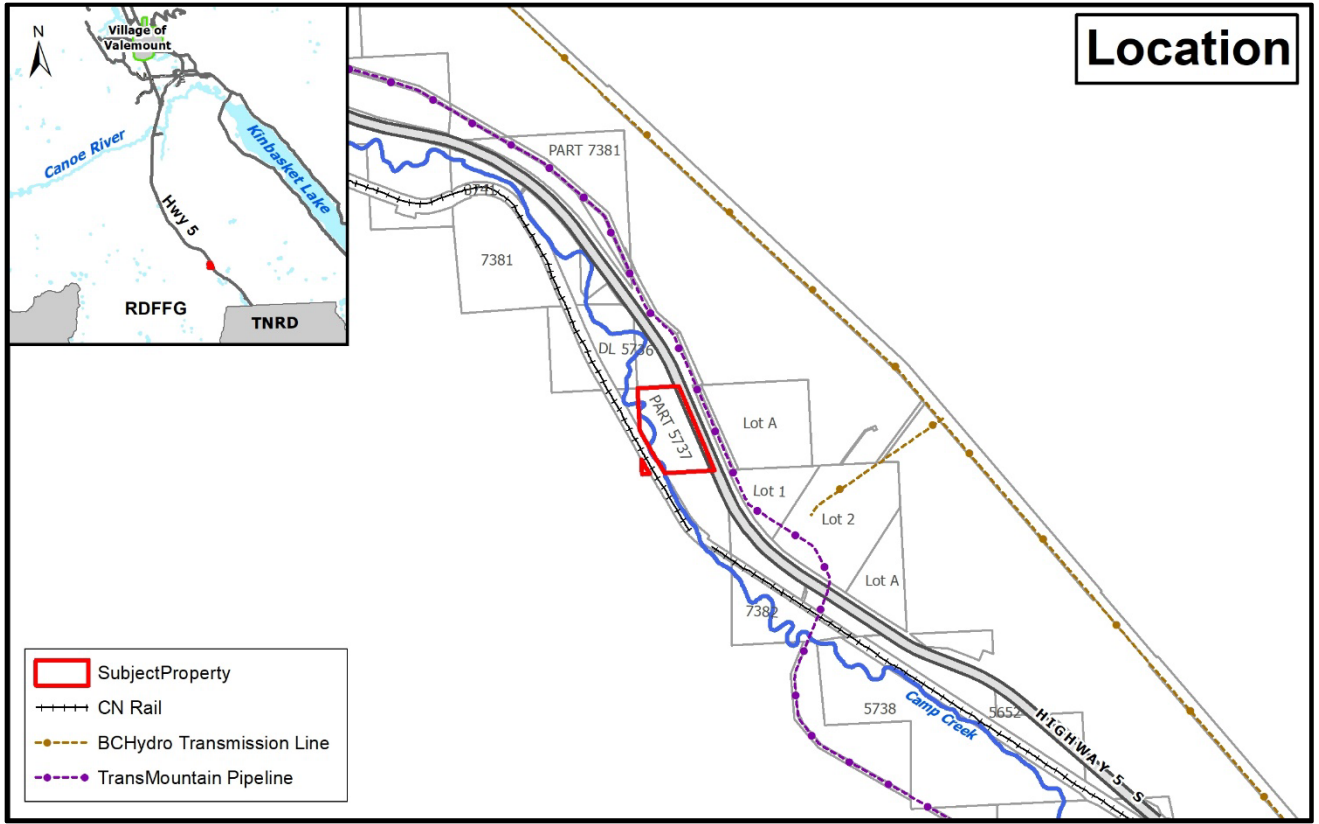
Respectfully submitted,

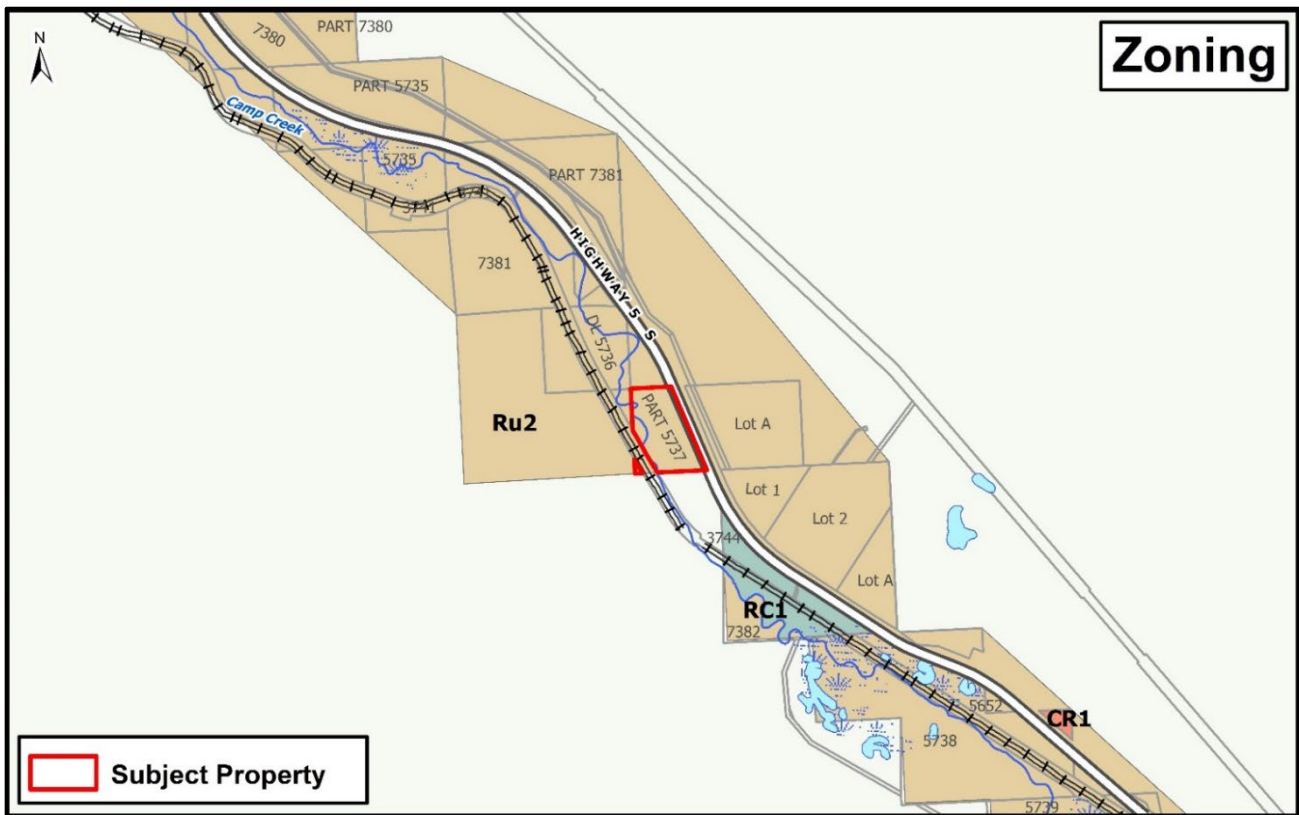
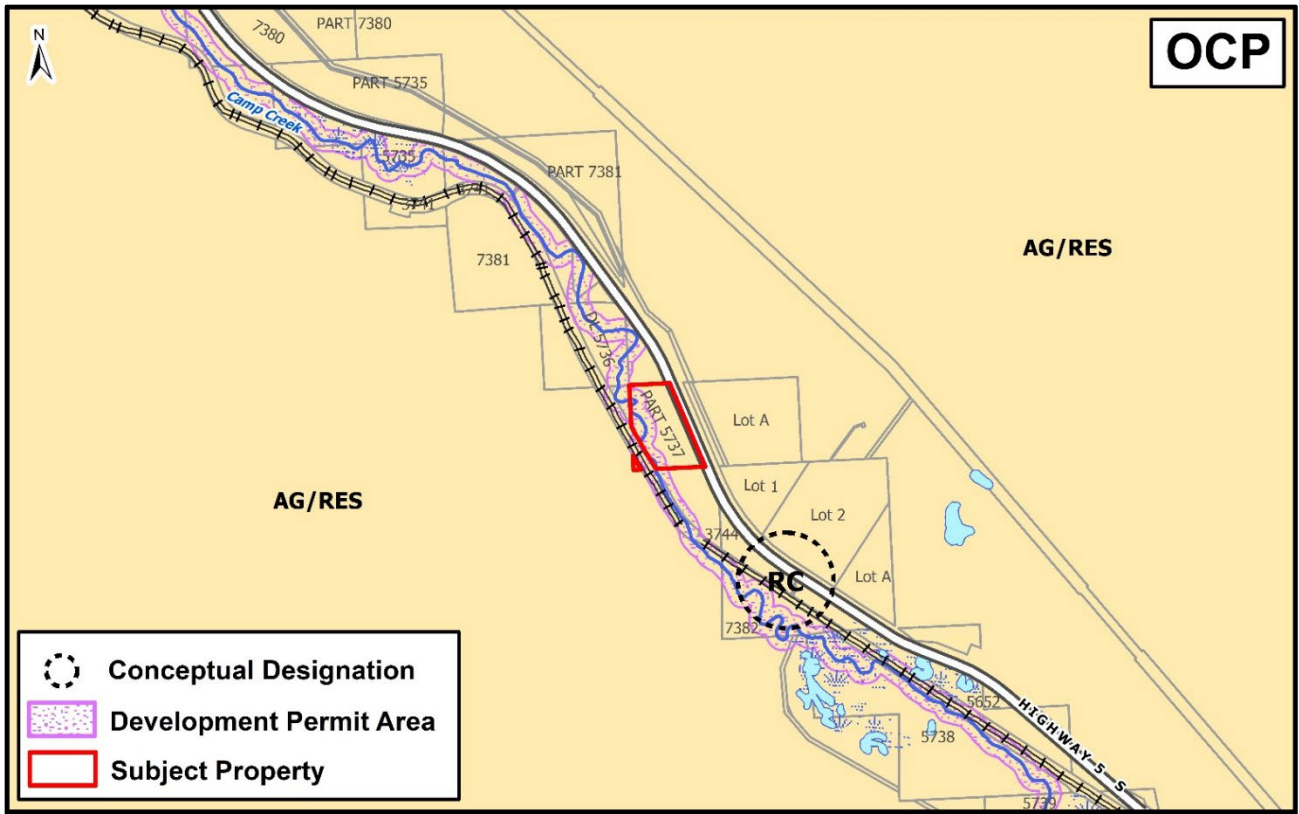
Heather Meier

Heather Meier RPP MCIP
Planning Leader

HM:

PARCEL MAPS





LAND USE PLANNING INFORMATION

Official Community Plan: The subject land is designated Agriculture/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan No. 2290, 2006. Within the AG/RES designation, Recreation Commercial uses may be permitted subject to evaluation through rezoning process. Campground uses are limited to 25 sites and tourist accommodation uses are limited to 10 units. No Official Community Plan amendment is required.

Development Permit Area: The OCP designates the Tete Jaune to Albreda Watercourse Development Permit Area (DPA) to protect the water quality of watercourses and limit the impact of development on the riparian flora, fauna, and associated habitats. The DPA is established over the land within 50 metres of Camp Creek.

The main guidelines for issuance of a Development Permit include:

- a) Sewage disposal systems should be located as far as possible from the watercourse with natural vegetation between to act as a buffer.
- b) Buildings or structures be located not less than 30 metres from Camp Creek.
- c) The extent of the DPA may be designated as an area to remain free of development.
- d) The erosion of sediments or surface runoff will be considered with the intent to protect the watercourse from impact as a result of development.

OCP Rezoning Evaluation: Section 16.9 of the OCP sets out a list of factors to be considered by the Regional District Board where a proposed use may be permitted by the Robson Valley-Canoe Upstream 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 the OCP;
- ii) Consistency with the provisions or policies of the Agricultural Land Commission (ALC) for lands within the Agricultural Land Reserve (ALR);
- iii) The extent of agricultural development and potential for impact upon neighboring 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* (LGA);
- 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 other issue that may be relevant to a specific proposal.

Zoning: The subject land is zoned Rural 2 (Ru2) by Zoning Bylaw No. 2892. Campground use and Tourist Accommodation use are not permitted in the Ru2 zone. As such, an approved Zoning Bylaw amendment is required. The land is proposed to be rezoned to Controlled Recreation Commercial 1 (CRC1). The CRC1 zone permits a maximum of 25 campsites and 10 Tourist Accommodation units (e.g., cabins).

Controlled Recreation Commercial 1 (CRC1) Zone – Permitted Uses	
<ul style="list-style-type: none"> • Agriculture • Campground (25 sites) • Open Space Recreation • Residential-Single Family 	<ul style="list-style-type: none"> • Trail Riding/Guiding Operation • Tourist Accommodation (10 units) • General Permitted Uses • Buildings and structures accessory to the permitted use

Zoning: Zoning Bylaw No. 2892 requires the following building setbacks from the natural boundary of Camp Creek: 30.0 metres horizontal and 3.0 metres vertical.

Natural Hazards: The subject land is within two hazard areas identified by Bruce Geotechnical Consultants in the Robson Valley Hazard Land Study, 1999:

- A high frequency colluvial fan area; and
- A low frequency fluvial plain along an irregularly sinuous river channel.

These two hazard areas correspond to Gunn Creek and Camp Creek, respectively. A landscape hazards assessment on these two creeks was submitted by the applicants. In general, the assessment states that the subject land is not within a high-risk area and that it may be suitable for recreational or commercial uses. Natural hazard information is considered during a building permit process.

Other: The property is accessed from Highway 5 South.

The land is within the following Regional District service areas:

- Canoe Valley Recreation Centre
- Robson Valley Ice Arena

The land is not within the Agricultural Land Reserve.

APPLICATION PROCESS INFORMATION



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 hold 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, alternative form of notification or waiving of notification requirements.
- Delegates approval of notification requirements to the General Manager of Development Services.
- Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.

<i>Community Charter Act</i> , Section 49:	<p>Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.</p> <ul style="list-style-type: none"> • The Regional District has adopted the Public Notice Bylaw No. 3316, 2023.
Public Notice Bylaw No. 3316, 2023 and Policy No.: RD-24-23	<p>Outlines requirements for publishing statutory public notices:</p> <ul style="list-style-type: none"> • Bylaw requires public notices to be posted on the Public Notice board, the Regional District’s website, and Facebook page at least (7) days before the date of the matter for which public notice is required. • Policy requires a public notice to also be published in a newspaper applicable to the Electoral Area(s), or a portion thereof.
Future RDIFFG Applications:	<p>If the zoning amendment is approved, a Development Permit application will be required if any development is proposed within 50 metres of Camp Creek. All structures over 10m² will require a building permit.</p>

REFERRAL COMMENTS:

Regional District Building Inspection

No concerns. All new construction would require a building permit.
Dana Ferguson
Senior Building Inspector

BC Hydro:

Thank you for the above referral. BC Hydro has no concerns with the rezoning of the property.

A registered Right-of-Way Agreement will be required for BC Hydro equipment located on the subject property. BC Hydro will prepare a Right-of-Way Agreement for execution by the owner. The applicant must contact BC Hydro by email at design.ts@bchydro.com to make arrangements for this. Once it has been executed and returned, BC Hydro will register the agreement at the Land Title Office. To discuss the logistics of servicing the new lot, please advise the developer to contact our Electric Service Coordination Centre at 1-877-520-1355.

Roxy Nicholas, Design Assistant
Distribution Design

CN Rail:

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN’s Main Line. CN has concerns of developing/densifying sensitive uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The Guidelines for New Development in Proximity to Railway Operations reinforce the safety and wellbeing of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages to pursue the implementation of the following criteria as conditions of an eventual project approval:

- Safety setback of principal buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- Where the standard berm and setback are not technically or practically feasible, due for example, to site conditions or constraints, then a Development Viability Assessment should be undertaken by the proponent to evaluate the conditions specific to the site, determine its suitability for development, and suggest alternative safety measures such as crash walls or crash berms.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the entire mutual property line, to be constructed by the owner entirely on private property.
- The following clause should be inserted in all development agreements or Lease of each campground or tourist accommodation within 300m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the users of the campground and tourist accommodations in the vicinity. CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

- The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Please note that at no time, CN will allow any trespassing or access to CN right of way for leisure.

Under the applicable federal legislation, CN is responsible for ensuring the safety of its railway operations. Additionally, as safety is a core value at CN, CN is committed to the health and safety of their employees, the customers we serve and the communities and environment in which we operate, at all times.

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe.

CN anticipates the opportunity to review a detailed site plan, a storm water management report taking into consideration the Guidelines for New Development in Proximity to Railway Operations developed by the Federation of Canadians Municipalities and the Railway Association of Canada.

We request that CN Rail and the proximity@cn.ca email be circulated on public notices and notices of decisions with respect to this and future land use planning applications with respect to the subject site.

Thank you and do not hesitate to contact me with any questions.

Alexandre Thibault

Associé en urbanisme / Urban Planner Associate

Ministry of Transportation and Infrastructure:

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Fraser Fort George regarding the proposed rezoning. The application has been reviewed and approved.

Please note the following:

- 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 2024-03453 when providing the bylaw for Ministry approval.
- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation

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 MoTI for a Commercial Access Permit to a Controlled Access Highway. Applications 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.

*Terrell Balan
Development Officer
Fort George District*

Ministry of Water, Lands and Resource Stewardship – Water Stewardship – Omineca Region

The application for Zoning Bylaw Amendment doesn't appear to involve the use of water or changes in and about a stream, or other activities that would fall under the jurisdiction of the Water Sustainability Act (WSA). However, according to referral documents provided, the applicants are aware that a stream, Camp Creek, runs through the property. If the applicants propose any changes to the stream in the future, they will require authorization under the Water Sustainability Act (either as an authorized change or a change approval). More information on notifications of authorized changes and change approvals can be found at the links below.

<https://portal.nrs.gov.bc.ca/web/client/-/stream-change-minor>

<https://portal.nrs.gov.bc.ca/web/client/-/stream-change-major>

Also if the applicants propose to use water (e.g. for any campground purposes), a water authorization will be required (purpose would be Commercial Enterprise). If the source is surface water (e.g. stream in the area) or groundwater (e.g. well or dugout) an authorization in the form of a use approval (maximum term 24 months) or a longer term water licence will be needed. Please see:

<https://portal.nrs.gov.bc.ca/web/client/-/water-use-short-term>

<https://portal.nrs.gov.bc.ca/web/client/-/surface-water-use-long-term>

Sarah Racicot, P.Ag.

Licensed Authorizations Officer - Water

Ministry of Water, Land and Resource Stewardship – Landbase Stewardship

I have reviewed the information provided in file REZ 5737, an application to rezone the property at 18405 Hwy 5 South from Ru2 to Controlled Recreation Commercial 1 (CRC1), which would permit up to 25 campsites and 10 cabins on site. This property sits in a forested corridor between the highway and the CN rail line, between two creeks flagged for potential geomorphological risk; a landscape hazards assessment was submitted alongside the application that indicates the subject property is not at high risk for flooding or slope stability concerns and may be suitable for recreational or commercial uses.

The site is located in the Canoe River watershed, which provides spawning habitat for numerous fish species, including Chinook and Coho salmon; bull trout, rainbow trout, sculpin, and other fish species also occur in nearby waterways. The property is within the South Trench Landscape Unit, occupied by grizzly bears from the Robson Grizzly Bear Population Unit (GBPU); moose also frequent this area. Previous survey work has documented numerous species of amphibians and birds in nearby wetland and riparian habitats. On the subject property itself there is no known use by at-risk species or documented presence of rare ecological communities.

Provincial BMP and guidelines exist for land development, and I encourage the proponents to review them (see Develop with Care). Information regarding risks and mitigation strategies for wildlife can be found in A Compendium of Wildlife Guidelines for Industrial Development Projects in the North Area, British Columbia. The proponent should pay special attention to sections 2.1.2, 2.5, and 2.6; parts 3 through 11 in the tables detail recommendations for management and project developments.

The primary risks to habitat values associated with re-zoning and subsequent development are the likelihood of habitat loss due to forest clearing, and the potential for clearing to alter hydrology, increasing erosion and sediment mobilization into nearby watercourses. In the absence of re-zoning the proponents are not prohibited from clearing

the property, but should be aware that land clearing reduces habitat for wildlife, and cleared areas can be prone to erosion. This property is private, but progressive development that removes forest from the landscape is a contributor to declines in habitat availability and quality.

While the subject property itself is private land and thus objectives for Provincial (Crown) land do not apply here, the proponents should be advised that the forest immediately north and south of their property (Provincial forest) is designated as a Technical Advisory Panel (TAP) Priority Deferral Area. These areas are prioritized for retention, because the forest in these areas is unusually valuable due to its age. In this case, the forest on the northern half of the subject property, extending into the TAP deferral on the provincial land beyond, is considered ancient – it is estimated as 262 years old. The southern portion of the subject property, and the provincial forest outside the property boundary, is Old Forest, as it is an estimated 162 years old. Ancient and Old Forest stands provide extraordinary habitat value via structural complexity, and are increasingly rare on the landscape.

While there is no prohibition on tree removal on the subject property, I encourage the proponents to plan effectively and preserve as much forest cover as possible if they proceed with development. Additionally, because development/activities immediately adjacent to old growth patches can influence conditions up to 200 m within the interior of the stand (as per p. 27, CEF Forest Biodiversity Interim Assessment Protocol), wherever possible I recommend the proponent observe as large a vegetated buffer as possible between areas cleared for development and TAP Priority Deferral Areas, to mitigate edge effects.

The proponent may be advised that the removal of vegetation poses a risk to breeding birds. Section 34(a) of the *Wildlife Act* protects all birds and their eggs, and Section 34(c) protects their nests while they are occupied by a bird or egg. Typically, August 1 – April 30 is the reduced risk timing window for vegetation removal in the Omineca, but some raptors may begin nesting as early as February. Further information on timing windows in the Omineca can be found here: Region 7 Omineca - Reduced Risk Timing Windows for Fish and Wildlife (gov.bc.ca).

Section 34(b) of the *Wildlife Act* protects the nests of eagles, peregrine falcons, gyrfalcons, ospreys, and herons year-round. This means that a tree or other structure containing such a nest must not be felled, even outside of the breeding season for these species. In planning the removal of vegetation, the proponents will need to avoid the removal of nests subject to Section 34(b) and buffer nest trees with surrounding forest. BMPs for this process can be found in the Guidelines for Raptor Conservation during Urban and Rural Land Development in BC. Additionally, Section 6 of the *BC Wildlife Amendment Act, 2004*, pertaining to species at risk and/or the federal *Species at Risk Act* may also be applicable to vegetation management activities.

The letter provided with the application indicates the proponents plan to install shower and bathroom facilities for campground guests. The proponents should be advised that they may require a water license for non-domestic water use. Water Stewardship may have additional concerns or requirements related to environmental flow needs and/or water use from the local aquifer or surface sources, depending on the quantity of water requested. Wastewater management and sewerage should be designed and installed as per local regulations.

I also recommend the applicant ensure there are no unmapped surface water sources (streams, ephemeral ponds, or wetlands) that will be affected prior to any clearing, as changes in and about a stream require approval or notification under the *Water Sustainability Act*. For more information, they can consult A User's Guide to Changes In and About a Stream in British Columbia. Otherwise, I support the recommendation in the geotechnical report that minimum 30 m riparian setbacks should be observed, to safeguard local aquatic ecosystems.

Development and increased traffic are often associated with the establishment and propagation of invasive species. It is better to monitor for and manage these species early, rather than after they become widespread on a property. For additional information on invasive plant management, the Invasive Species Council of BC online library contains best management practices and invasive plant field guides (<https://bcinvasives.ca/resources/publications/>).

Aija White Ph.D., R.P.Bio.

Ecosystems Biologist

Land Use Policy, Planning and Ecosystems

Omineca Division

Thompson-Nicola Regional District

We thank the Regional District of Fraser-Fort George for allowing the Thompson-Nicola Regional District the opportunity to address the application for a zoning bylaw amendment. However, we advise that we have no comment on the matter as the parcel is not adjacent to the Regional District's boundary.

*Bobby Sanghera, MCP
Planner*

Trans Mountain Canada:

Thank you for the referral of an application for a zoning bylaw amendment for a campground and tourist accommodation at 18405 Highway 5 South in the Regional District of Fraser-Fort George in British Columbia. Trans Mountain has no specific concerns with the proposed zoning bylaw amendment.

For future reference, Trans Mountain and its pipelines and rights-of-way are subject to the provisions of the Canada Energy Regulator Act. No ground disturbance is permitted within 30 meters of any pipeline (30m prescribed area) without placing a BC One Call at 1-800-474-6886 or visiting www.bc1c.ca and obtaining either prior written consent from Trans Mountain or an order from the Canada Energy Regulator. Separate authorizations are required from Trans Mountain to install any permanent facility such as a fence, driveway, road, utility or even landscaping within the ROW. Enquiries in this regard should be directed to the attention of our Pipeline Protection Department at 1-888-767-0304.

*Patricia Eng
Property Representative*