



Planning Application Information Sheet

Application Type: Temporary Use Permit

File Number: 3070-20/20260038

Electoral Area: G

Date of Referral: June 24, 2026

Date of Application: June 08, 2026

Property Owner's Name(s): Douglas Webster

SECTION 1: Property Summary

Legal Description(s): Lot B, District Lot 7443, Lillooet District, Plan 32415

Property Size(s): 7.38 ha. (18.24 ac.)

Area of Application: 7.38 ha. (18.24 ac.)

Location: 5445 Little Fort Hwy 24

Current Designation:

Acreage Residential

Min. Lot Size Permitted:

4 ha. (9.88 ac.)

Current Zoning:

Acreage Reserve (RA 2)

Min. Lot Size Permitted:

4 ha. (9.88 ac.)

Proposal: The applicant is proposing a temporary RV park that will serve as a work camp for the Enbridge Sunrise pipeline expansion. The applicant is proposing 66 RV spaces with water and sewerage services provided to each RV by a truck. Each RV site is proposed to be 23 m by 6 m.

The applicant is proposing a 15 m (49.21 ft.) setback distance from the front lot line, exterior lot line, and the unnamed waterbody. A 3 m (9.84 ft) setback is proposed from the rear lot line.

Two swales are proposed that run east-west on the property to help manage water run off. Where the swales cross proposed driveways culvert will be added.

Two access points are proposed one on Hwy 24 and another on 94 Mile Frontage Road.

Existing Buildings: none

Proposed Buildings: none

Road Name: 94 Mile Frontage Rd Hwy 24

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97

Services Available: none

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: unnamed waterbody

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	industrial (vacant)	(179.87 ac.)
(b) South	vacant more than 2 acres	(37.53 ac.)
(c) East	motel	5.77 ha. (14.25 ac.)
	single family dwelling	8.38 ha. (20.71 ac.)
(d) West	industrial (vacant)	3.20 ha. (7.91 ac.)
	Automobile paint shop garage	0.87 ha. (2.16 ac.)

PLANNING COMMENTS

Background:

The applicant has requested that a Temporary Use Permit be granted for the development of a temporary work camp to support the Enbridge Inc Sunrise pipeline expansion activities in the

region. The applicant is proposing 66 RV spaces with water and sewerage services provided to each RV by truck. Each RV site is proposed to be 23m (75.46 ft) by 6 m (19.69 ft.).

The applicant is proposing two drainage swales to manage water runoff. Culverts will be used where the proposed swales are crossed by driveways. The applicant has proposed two access points, one off Highway 24 and one off 94 Mile Frontage Rd. The subject property is currently vacant.

Staff's understanding is that this proposal is an independent project, not directly undertaken by Enbridge Inc however there is an anticipated need for accommodations for the temporary workforce for the proposed Sunrise pipeline expansion activities in the region.

The applicant has also applied to rezone the subject property to Tourist Commercial (C 2). The intent is that after the work camp is no longer required that the property will be converted into a RV park.

Location and Surroundings:

The subject property is located at 5445 Hwy 24 with additional access to 94 Mile Frontage Road. The property is covered by a mix of trees and is not currently cleared. To the northeast of the subject property on 94 Mile Frontage Rd is a property zoned Tourist Commercial (C 2) and Highway Commercial (C 3). To the southeast is a property zoned Heavy Industrial 3 (M 3-3) and Acreage Reserve (RA 2). Highway 24 is to the south of the property and Highway 97 is to the west.

CRD Regulations and Policies:

5171 *South Cariboo Area Official Community Plan*

16.0 Temporary Use Permits

16.3 Conditions

16.3.1 The Cariboo Region District Board will consider an application for a Temporary Use Permit within the South Cariboo Area Official Community Plan Area subject to the following conditions:

- i) The use must be clearly temporary or seasonal in nature;
- ii) The use must not have the potential to cause undesirable health, safety, or environmental impacts;
- iii) The use must not have a negative impact on adjacent lands;
- iv) The use will create a low demand for water and sewer services;
- v) The use will be authorized for the earlier of three years after the permit was issued or such time as specified in the permit; and
- vi) The use will not result in permanent alteration of the site upon which it is located.

Rationale for Recommendations:

Planning staff are supportive of the proposed Temporary Use Permit (TUP) for a RV park that will serve as a work camp. The South Cariboo Area Official Community Plan authorizes TUP applications throughout the entire plan area.

Staff recognise that there is a shortage of accommodation options available to the anticipated temporary workforce. The workforce numbers for the area may have a negative impact in the form of non-permitted residential units and increased demand on existing tourist commercial properties, displacing typical seasonal visitors.

The Electoral Area 'G' Advisory Planning Commission (APC) has reviewed the application and is supportive of the proposal.

The Ministry of Transportation and Transit (MOTT) has no objection to the approval of the proposal however notes that access to Highway 24 is not permitted and the lot must be accessed by 94 Mile Frontage Rd.

Staff note the property currently has two addresses, both off Highway 24 and the applicant has proposed two accesses to the recreational vehicle workcamp, one off 94 Mile Frontage Rd and one off Highway 24.

District of 100 Mile staff have provided comments stating that if the potable water is sourced from the District of 100 Mile House the company delivering the water must have a Bulk Water Account.

The Interior Health Authority (IHA) has stated they have no objection but state the applicant must apply for and be approved for an industrial camp approval with Interior Health.

The Regional Fire Chief has provided comments stating that there are concerns around the lack of firefighting water supply on site, the subject property's location at the edge of the Lone Butte Fire Protection Area, and the separation distance between the RV sites. The Regional Fire Chief recommends that the Office of the Fire Commissioner be contacted as they are required for enforcement of the *BC Fire Safety Act*.

The Ministry of Water, Land and Resource Stewardship (WLRS) has provided comments regarding three areas of concern; high value moose habitat, riparian management areas, fisher habitat. For wetland moose habitat WLRS staff recommend that a 200 m buffer from the natural boundary of the wetland and that the applicant consider swale design that minimizes potential impacts to the wetland hydrology. For riparian management areas WLRS staff recommend that reserve zones to protect riparian areas are no harvest areas, that the applicant take measures to preserve riparian areas and minimize the impact on tributaries flowing into streams, and effectively control and not allow erosion and sediment to access any waterbody. The recommendations made by WLRS staff for fisher habitat include maintaining key habitat

features and structures such as large mature trees, large fallen trees, coarse woody debris in open areas, and unfragmented successional forests, minimize habitat fragmentation, and report fisher sightings.

CRD staff recognize the need to protect wetland for moose habitat however the recommended 200 m buffer would prevent any development from occurring on the subject parcel due to the size and the location of the wetland.

In summary, Planning staff are supportive of the proposed Temporary Use Permit application subject to conditions. The proposal is consistent with the South Cariboo Area Official Community Plan and will provide some accommodation for the anticipated temporary workforce. Staff recommend that a public information meeting be held prior to final consideration by the CRD Board due to the scale of the proposal.

Recommendation:

That the application pertaining to Lot B, District Lot 7443, Lillooet District, Plan 32415 requesting the issuance of a Temporary Use Permit to allow the subject land thereon to be used for a recreational vehicle workcamp, be approved, in principle, as per Appendix B, subject to the following:

- i. No additional structures associated with the use of the RVs are permitted.
- ii. A total of 66 recreational vehicles is permitted.
- iii. Any liquid waste generated must be disposed of in compliance with local and Provincial regulations.
- iv. Road access to the subject property approved by Ministry of Transportation and Transit.
- v. Applicant receive industrial camp approval from the Interior Health Authority.
- vi. That sedimentation from the proposed swales is controlled and prevented from entering any watercourse or waterbody and a proposed plan for such be submitted to CRD staff.
- vii. That the applicant provide proof to CRD staff that the proposal will meet the *BC Fire Safety Act*.
- viii. A 15 m (49.21 ft) vegetative buffer from the property lines along Highway 24 and Highway 97 as shown in Appendix B be maintained.

Further, that a public notice advising of the details of the application and requesting written submissions from interested persons, be placed in the local newspaper.

And, that a public information meeting be scheduled.

REFERRAL COMMENTS

Health Authority: July 20, 2026

Thank you for the opportunity to comment on the proposed Temporary Use Permit for 5445 Little Fort Hwy 24. It is our understanding that the applicant is proposing to create a 66 lot RV park to accommodate an Industrial Camp.

From a Healthy Built Environment perspective, this area appears to be suitable for such a camp. Based on the plans, the applicant will need to hold valid Industrial Camp approval per the BC *Industrial Camps Regulation*. They will need to notify and obtain approval from Interior Health before building or operating the camp. More information can be found here: [Industrial Camps Regulation](#) and [B.C. GUIDELINES FOR INDUSTRIAL CAMPS REGULATION](#). The applicant may contact Interior Health for approval by e-mailing ephdirect@interiorhealth.ca.

Ministry of Transportation and Transit: June 26, 2026

The Ministry of Transportation and Infrastructure has no objection in principle to the proposal. Please advise the applicant that direct access onto Hwy 24 is not approved unless justification can be given. All access to the property can be achieved via the frontage road.

Advisory Planning Commission: July 22, 2026

See attached

Ministry of Land, Water and Resource Stewardship: July 23, 2026

See attached

CRD Chief Building Official:

No response

CRD – Solid Waste Dept:

No response

CRD – Protective Services Dept: July 28, 2026

Potential concerns regarding this proposal may include the lack of firefighting water supply on site, in addition to the location of the property being at the extreme end of the fire protection area of Lone Butte VFD. Further, the issue of RV setbacks from each other potentially causing fire exposure hazards may also be concerning. That said, it is currently the responsibility of the Office of the Fire Commissioner (OFC) to speak to and enforce the Fire Safety Act of B.C. on behalf of the CRD. My recommendations are that the OFC be contacted for their comments.

Local Government:

July 24, 2026:

The District of 100 Mile House has no concerns with the Temporary Use Permit for 5445 Little Fort Hwy 24.

July 28, 2026:

As for delivery of potable water to the TUP site, if the water is sourced from the District of 100 Mile House, our expectation is that the company delivering the water would have a Bulk Water account with us and source water accordingly as appropriate.

BOARD ACTION

August 14, 2026:

That the application pertaining to Lot B, District Lot 7443, Lillooet District, Plan 32415 requesting the issuance of a Temporary Use Permit to allow the subject land thereon to be used for a recreational vehicle workcamp, be approved, in principle, as per Appendix B, subject to the following:

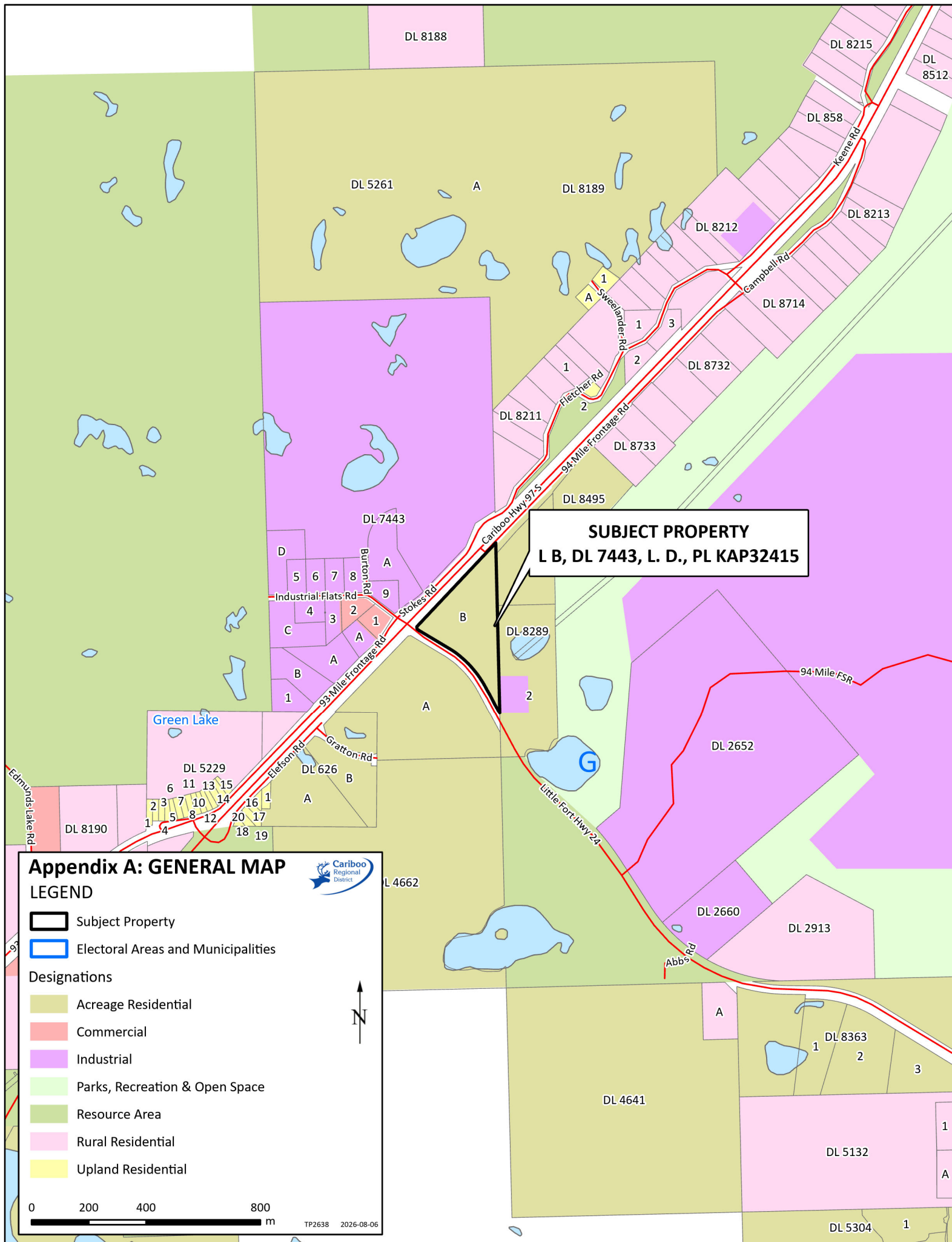
- i. No additional structures associated with the use of the RVs are permitted.
- ii. A total of 66 recreational vehicles is permitted.
- iii. Any liquid waste generated must be disposed of in compliance with local and Provincial regulations.
- iv. Road access to the subject property approved by Ministry of Transportation and Transit.
- v. Applicant receive industrial camp approval from the Interior Health Authority.
- vi. That sedimentation from the proposed swales is controlled and prevented from entering any watercourse or waterbody and a proposed plan for such be submitted to CRD staff.
- vii. That the applicant provide proof to CRD staff that the proposal will meet the BC Fire Safety Act.
- viii. A 15 m (49.21 ft) vegetative buffer from the property lines along Highway 24 and Highway 97 as shown in Appendix B be maintained.

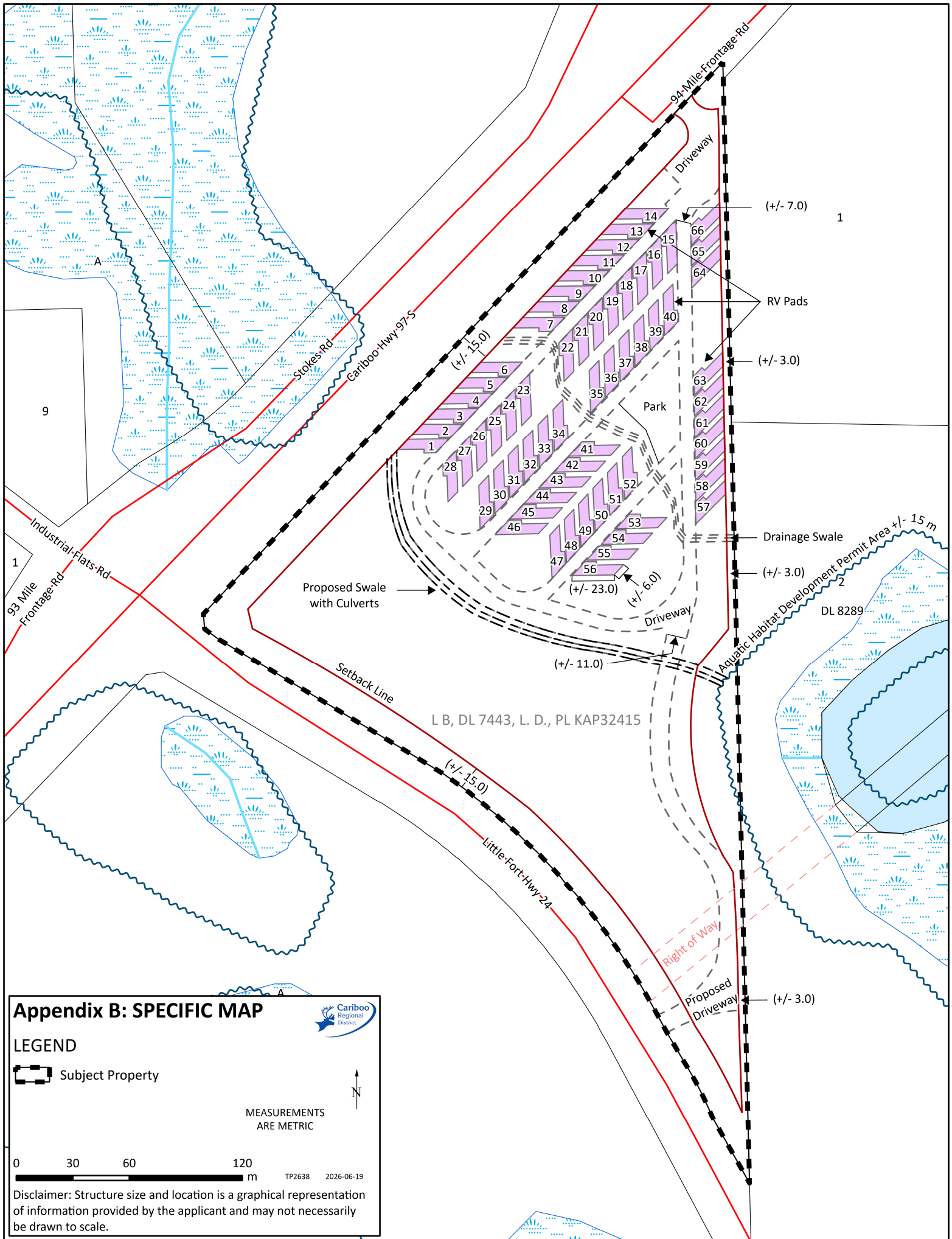
Further, that public notice advising of the details of the application and requesting written submissions from interested persons be placed in the local newspaper.

And, that a public information meeting be scheduled.

ATTACHMENTS

Appendix A: General Map
Appendix B: Specific Map
Appendix C: Orthographic Map
Other: Applicant's Supporting Documents
Advisory Planning Commission Comments
Ministry of Land, Water and Resource Stewardship Comments





SUBJECT PROPERTY
L B, DL 7443, L. D., PL KAP32415



Appendix C: GENERAL MAP ORTHO



LEGEND

Subject Property



0 30 60 120
m

TP2638 2026-06-15

© 2026 Microsoft Corporation © 2026 Maxar © CNES (2026) Distribution
Airbus DS © Mapbox

Describe the existing use of the subject property and all buildings: LADD ONLY

Describe the proposed use of the subject property and all buildings: TWP FOR 66 UNIT RV PARK

Describe the reasons in support for the application: TO BE CONSTRUCTED IN ORDER TO SUPPLY ACCOMODATIONS FOR THE SUNRISE EXPANSION PROJECT (ENBRIDGE). CURRENT SHORTAGE IN AREA.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): TREED

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): NONE

Services Currently Existing or Readily Available to the Property (check applicable area)
* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	☐	☐	☒	☐
Telephone	☐	☐	☐	☐
Community Water System	☐	☐	☐	☐
Community Sewer System	☐	☐	☐	☐
Sewage Disposal System	☐	☐	☒	☐
Well	☐	☐	☒	☐
Other (please specify)	☐	☐	☐	☐

SCALED DRAWING PACKAGE

ALL DISTANCES ARE IN METERS. 1:500

THE INTENDED PLOT SIZE OF THIS PLAN IS 15.00m x 10.00m BY 15.00m HEIGHT. 1:500. WHEN PLOTTED AT A SCALE OF 1:500

ON THIS DRAWING ARE UNGROUNDED DISTANCES AND THE COORDINATES NOTED ARE MEASURED FROM THE NAD83 CORN (EPOCH 2011) COORDINATE OF POINT 423354

ELEVATION NOTED ON THIS DRAWING ARE DERIVED FROM THE NAD83 CORN (EPOCH 2011) ORTHOMETRIC HEIGHT OF POINT 423354 IS 112.50m WITH REFERENCE TO THE CANADIAN DATUM

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

DISTANCES ARE DERIVED FROM A FIELD SURVEY CONDUCTED ON AUGUST 28, 2023

LOT 1 IS SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY:

RIGHT OF WAY E23516

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED

CERTIFIED CORRECT

CONTOUR

MINOR 1.0m

MAJOR 1.0m

LEGEND

STANDARD IRON POST FOUND

STANDARD CAPPER POST FOUND

STANDARD WIRE FENCE

POWER POLE

OVERHEAD LINE NOT SURVEYED

EDGE OF ROAD ASPHALT

EDGE OF ROAD GRAVEL

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

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PAGE 2: TOPOGRAPHIC MAPPING - EXISTING

This drawing shows the existing topographic mapping of the site

The Major Contours are at 1m intervals

The Minor Contours are at 0.5m intervals

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28th DAY OF AUGUST, 2023

JOYCE HICKEY, R.S. 2011, C.S.

TRUE LAND SURVEYING, INC. 1000 LINDSEY DRIVE, SUITE 100, WILLOWDALE, ONTARIO, CANADA M2H 1A5

TEL: 416-491-1111 FAX: 416-491-1112

WWW.TRUELANDSURVEYING.COM

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SCALED DRAWING PACKAGE

ALL DISTANCES ARE IN METERS 1:100
 THE INTENDED PLAT SIZE OF THIS PLAN IS 300mm IN BOTH HORIZONTAL AND VERTICAL DIMENSIONS WHEN PLOTTED AT A SCALE OF 1:250
 DISTANCES ON THIS DRAWING ARE HORIZONTAL DISTANCES AND THE COORDINATES NOTED ARE MEASURED FROM THE NAD83 (1983) EPOCH 2011. COORDINATE OF POINT 40355 IS N 515553.217M E 415733.100M

ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM THE NAD83 CURS (EPOCH 2011) ORTHOMETRIC HEIGHT OF POINT 40355 IS 1197.50M WITH REFERENCE TO THE CANADIAN VERTICAL DATUM

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED
 DISTANCES ARE DERIVED FROM A FIELD SURVEY CONDUCTED ON AUGUST 28, 2025

THIS IS SUBJECT TO THE FOLLOWING
 NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY

RIGHT OF WAY: 0.2671

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED

CERTIFIED CORRECT

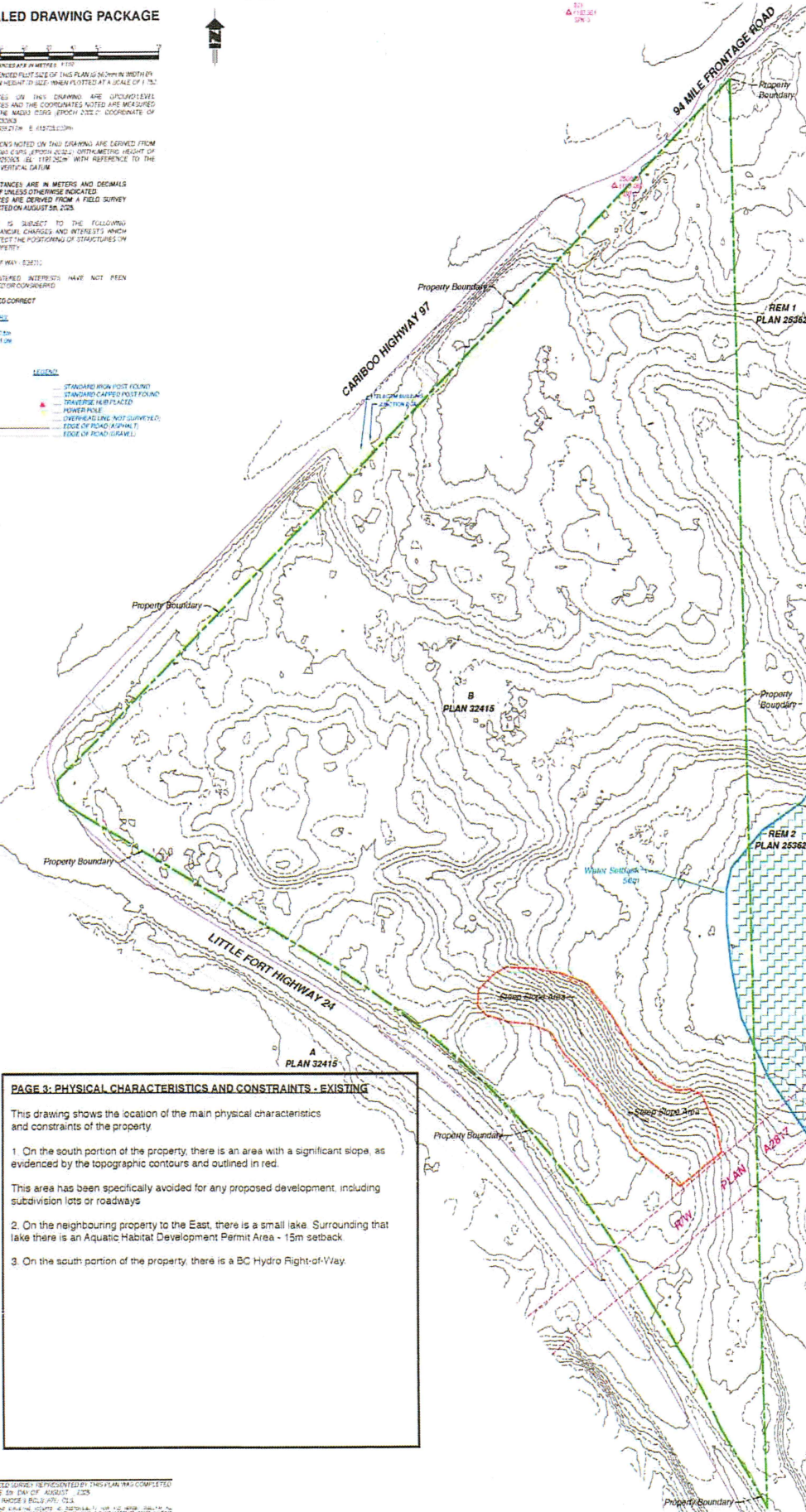
DATE: 2025

MADE BY: 250

MADE BY: 100

LEGEND

- STANDARD IRON POST FOUND
- STANDARD CAPED POST FOUND
- TRAILING HUB/STAKE
- POWER POLE
- OVERHEAD LINE NOT SURVEYED
- EDGE OF ROAD (ASPHALT)
- EDGE OF ROAD (GRAVEL)



PAGE 3: PHYSICAL CHARACTERISTICS AND CONSTRAINTS - EXISTING

This drawing shows the location of the main physical characteristics and constraints of the property

1. On the south portion of the property, there is an area with a significant slope, as evidenced by the topographic contours and outlined in red.

This area has been specifically avoided for any proposed development, including subdivision lots or roadways

2. On the neighbouring property to the East, there is a small lake. Surrounding that lake there is an Aquatic Habitat Development Permit Area - 15m setback

3. On the south portion of the property, there is a BC Hydro Right-of-Way.

DRAWING/SITE PLAN PREPARATION BY:



5793 Little Fort Hwy 24
 100 Mile House, BC V0K 2B3

Drawing Prepared by: MW

SURVEYING BY:



7075 FIVE MILE RD. • KAMLOOPIS BC • V2C 4J2
 Tel: 250 828 0881 • Fax: 250 828 0117
 info@true.ca

SCALED DRAWING PACKAGE

ALL DISTANCES ARE IN METERS 1:100
 THE INTENDED PLOT SIZE OF THIS PLAN IS SHOWN WITHIN
 BEARING IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:100
 DISTANCES ON THIS DRAWING ARE GROUND LEVEL
 DISTANCES AND THE COORDINATES NOTED ARE MEASURED
 FROM THE NAD83 CORS (PROJN 2302). COORDINATE OF
 POINT 425033 N 415550.027m E 415502.000m

ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM
 THE NAD83 CORS (PROJN 2302). ORTHOMETRIC HEIGHT OF
 POINT 425033, EL. 1107.350m WITH REFERENCE TO THE
 COTED VERTICAL DATUM

ALL DISTANCES ARE IN METERS AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED
 DISTANCES ARE DERIVED FROM A FIELD SURVEY
 CONDUCTED ON AUGUST 26, 2023

LOT 8 IS SUBJECT TO THE FOLLOWING
 NON-REVENUE CHARGES AND INTERESTS WHICH
 MAY AFFECT THE POSITIONING OF STRUCTURES ON
 THE PROPERTY

RIGHT OF WAY: 20m

UNREGISTERED INTERESTS HAVE NOT BEEN
 INCLUDED OR CONSIDERED

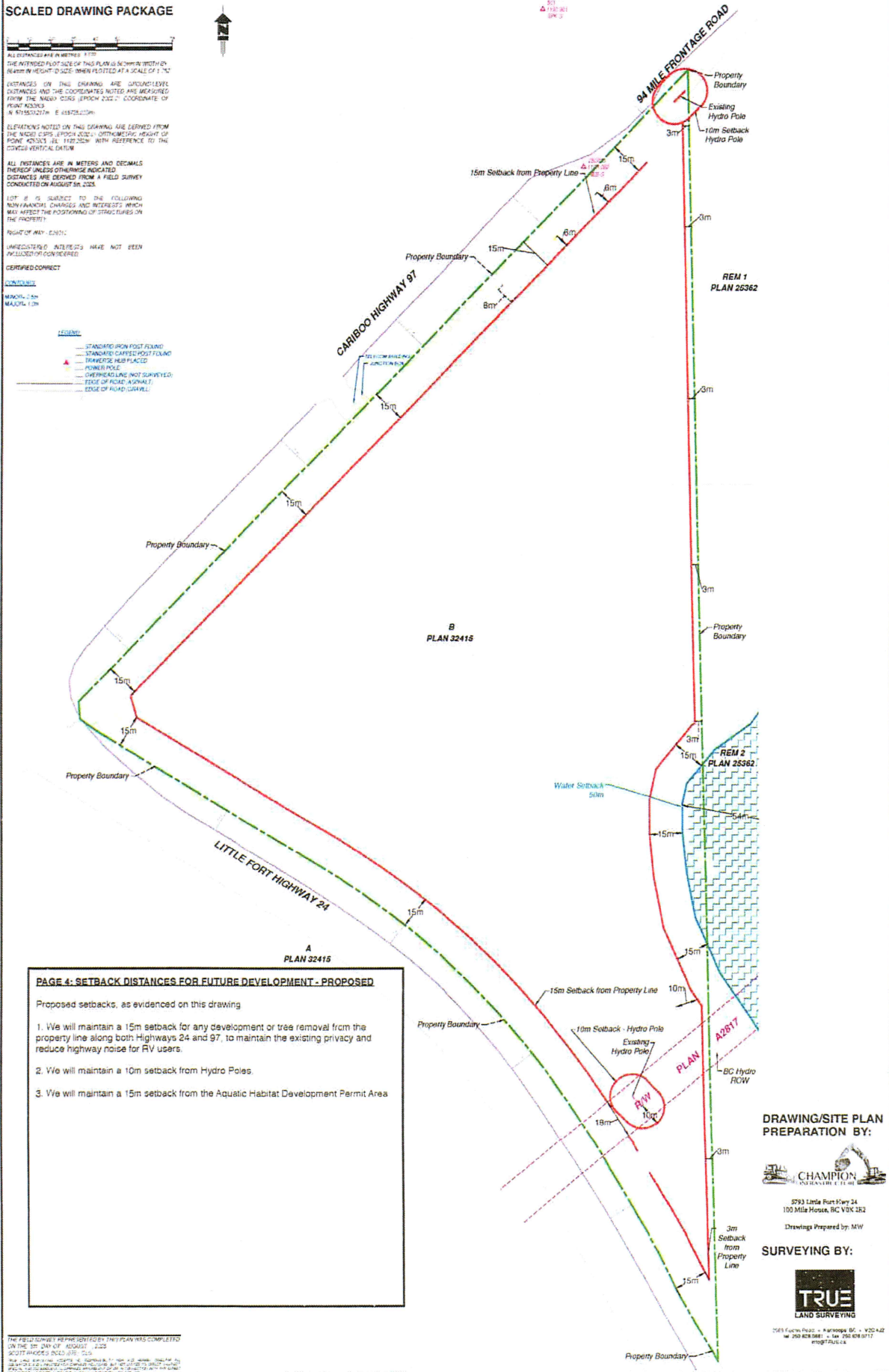
CERTIFIED CORRECT

CONTINUED

MAJOR: 0.5m
 MAJOR: 1.0m

LEGEND

- STANDARD IRON POST FOUND
- STANDARD CURVED POST FOUND
- TRANSVERSE MARK PLACES
- POWER POLE
- OVERHEAD LINE (NOT SURVEYED)
- EDGE OF ROAD (ASPHALT)
- EDGE OF ROAD (GRAVEL)



PAGE 4: SETBACK DISTANCES FOR FUTURE DEVELOPMENT - PROPOSED

Proposed setbacks, as evidenced on this drawing

1. We will maintain a 15m setback for any development or tree removal from the property line along both Highways 24 and 97, to maintain the existing privacy and reduce highway noise for RV users.
2. We will maintain a 10m setback from Hydro Poles.
3. We will maintain a 15m setback from the Aquatic Habitat Development Permit Area

DRAWING/SITE PLAN
PREPARATION BY:

5793 Little Fort Hwy 24
 100 Mile House, BC V0K 2B2

Drawings Prepared by: MW

SURVEYING BY:



1563 Faxon Road • Nanaimo, BC • V1Z 4J2
 Tel: 250.858.0881 • Fax: 250.858.0177
 info@true.ca

SCALED DRAWING PACKAGE



THE INTENDED PLOT SIZE OF THIS PLAN IS 502mm IN WIDTH BY 641mm IN HEIGHT. SIZE WHEN PLOTTED AT A SCALE OF 1/750

DISTANCES ON THIS DRAWING ARE GROUND-LEVEL
DISTANCES AND THE COORDINATES NOTED ARE MEASURED
FROM THE NAD83 CORS (EPOCH 2011) COORDINATE OF
POINT 422003

ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM THE NAD83 CGRS. EPOCH 2002.1 ORTHOMETRIC HEIGHT OF POINT 405533.1 EL. 1193.252M WITH REFERENCE TO THE CONVEYED VERTICAL DATUM.

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED. DISTANCES ARE DERIVED FROM A FIELD SURVEY CONDUCTED ON AUGUST 5th, 2025.

LOT 8 IS SUBJECT TO THE FOLLOWING
NON-FINANCIAL CHARGES AND INTERESTS WHICH
MAY AFFECT THE POSITIONING OF STRUCTURES ON
THE PROPERTY:

FRONT OF MAY - 1929

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

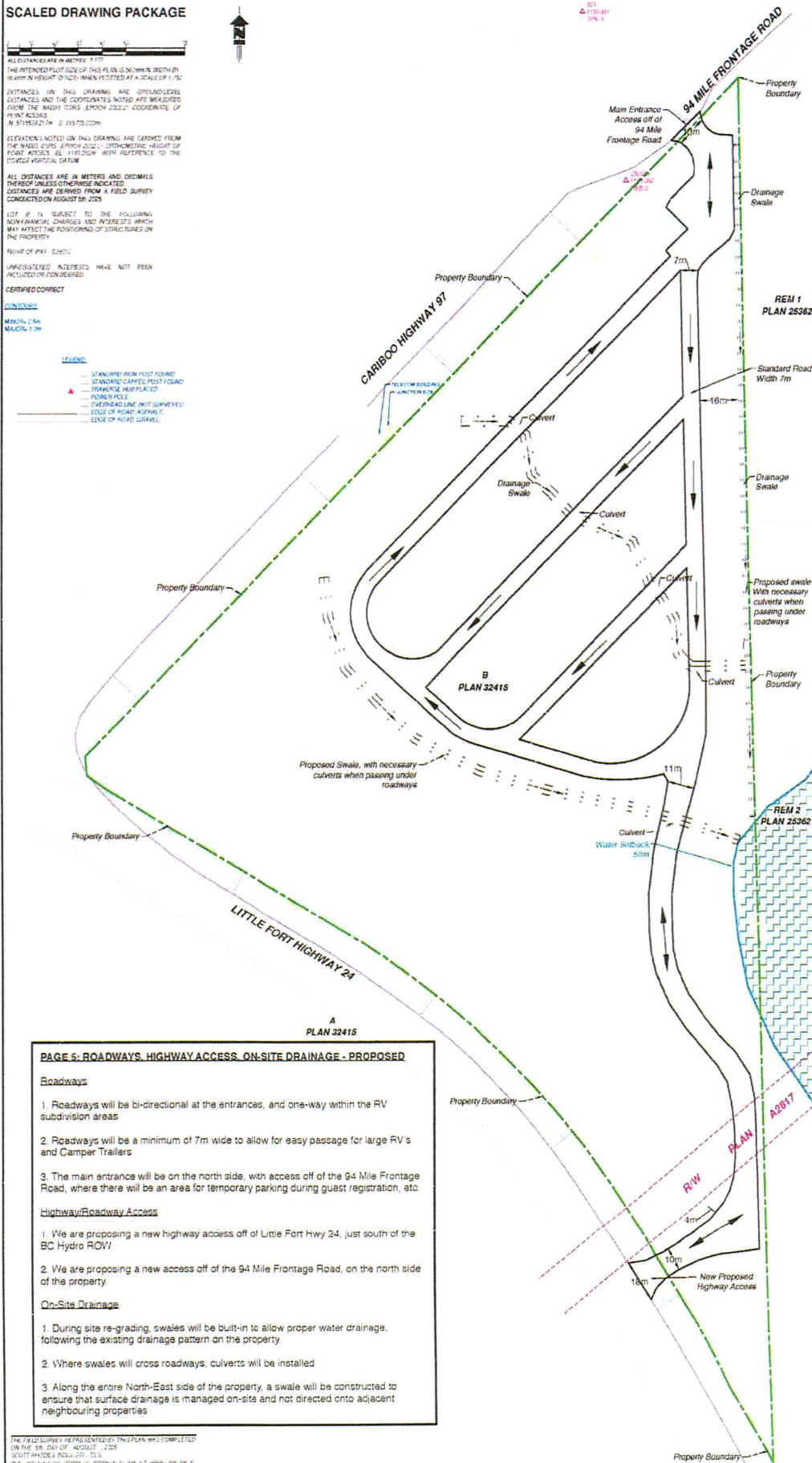
CERTIFIED CORRECT

[Return to Table of Contents](#)

MACTH 1.00

LEGEND

- STANDARD HIGH POST FOUND
STANDARD CAPPED POST FOUND
TRAVERSE FLAG PLACED
POWER POLE
OVERHEAD LINE (NOT SURVEYED)
EDGE OF ROAD (ASPHALT)
EDGE OF ROAD (GRAVEL)



PAGE 5: ROADWAYS, HIGHWAY ACCESS, ON-SITE DRAINAGE - PROPOSED

Roadways

1. Roadways will be bi-directional at the entrances, and one-way within the RV subdivision areas
2. Roadways will be a minimum of 7m wide to allow for easy passage for large RV's and Camper Trailers
3. The main entrance will be on the north side, with access off of the 94 Mile Frontage Road, where there will be an area for temporary parking during guest registration, etc.

Highway/Roadway Access

1. We are proposing a new highway access off of Little Fort Hwy 24, just south of the BC Hydro ROW.
2. We are proposing a new access off of the 94 Mile Frontage Road, on the north side of the property.

On-Site Drainage

1. During site re-grading, swales will be built-in to allow proper water drainage, following the existing drainage pattern on the property
2. Where swales will cross roadways, culverts will be installed
3. Along the entire North-East side of the property, a swale will be constructed to ensure that surface drainage is managed on-site and not directed onto adjacent neighbouring properties

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 08 DAY OF AUGUST 1988
SCOTT PRODES (BOLIVIA) CO.

DRAWING/SITE PLAN
PREPARATION BY:



5793 Little Fort Hwy 24
100 Mile House, BC V0X 1B2

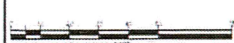
Drawings Prepared by: MW

SURVEYING BY:



7051 Fawcett Road • Harroppsburg, VA 22042
tel. 703 626 0681 • fax 703 626 0717
info@STBLIS.ca

SCALED DRAWING PACKAGE



ALL DISTANCES ARE IN METERS 1:100
THE INTENDED FOOT SIZE OF THIS PLAN IS 360MM IN WIDTH BY
600MM IN HEIGHT (12' X 20') WHEN PLOTTED AT A SCALE OF 1:100
DISTANCES ON THIS DRAWING ARE GROUND LEVEL
DISTANCES AND THE COORDINATES NOTED ARE MEASURED
FROM THE NAD83 CORS (EPOCH 2012) COORDINATE OF
POINT 2230303
N 5715632.21m E 518783.03m

ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM THE NADES CORS (EPOCH 2020.0) ORTHOMETRIC HEIGHT OF POINT 429365 (E.L. 1177.022M) WITH REFERENCE TO THE COVERED VERTICAL DATUM.

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED. DISTANCES ARE DERIVED FROM A FIELD SURVEY CONDUCTED ON AUGUST 29, 2023.

LOT B IS SUBJECT TO THE FOLLOWING
NON FINANCIAL CHARGES AND INTERESTS WHICH
MAY AFFECT THE POSITIONING OF STRUCTURES ON
THE PROPERTY:

POINT OF WAY - E22710

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED

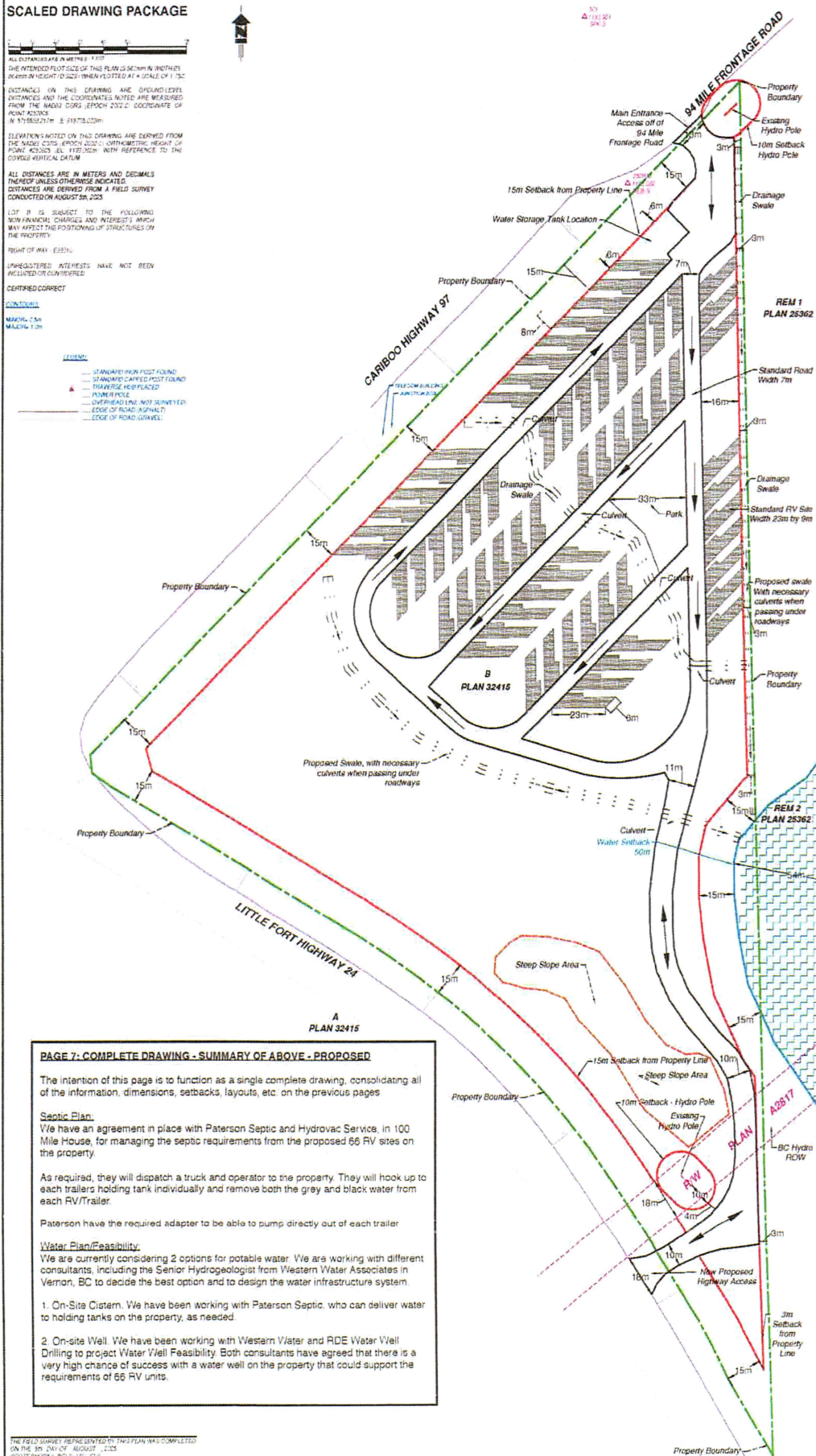
CERTIFIED CORRECT

CONTENTS

MAY 26 1971

[LEARN MORE](#)

- STANDARD IRON POST FOUND
- STANDARD CAPPED POST FOUND
- TRAVERSE IRON PLACED
- POWER POLE
- OVERHEAD LINE (NOT SURVEYED)
- EDGE OF ROAD (ASPHALT)
- EDGE OF ROAD (GRAVEL)



PAGE 7: COMPLETE DRAWING - SUMMARY OF ABOVE - PROPOSED

The intention of this page is to function as a single complete drawing, consolidating all of the information, dimensions, setbacks, layouts, etc. on the previous pages

Septic Plan:

We have an agreement in place with Paterson Septic and Hydrovac Service, in 100 Mile House, for managing the septic requirements from the proposed 66 RV sites on the property.

As required, they will dispatch a truck and operator to the property. They will hook up to each trailers holding tank individually and remove both the grey and black water from each RV/Trailer.

Paterson have the required adapter to be able to pump directly out of each trailer

Water Plan/Feasibility:

We are currently considering 2 options for potable water. We are working with different consultants, including the Senior Hydrogeologist from Western Water Associates in Vernon, BC to decide the best option and to design the water infrastructure system.

1. On-Site Cistern. We have been working with Paterson Septic, who can deliver water to holding tanks on the property, as needed.
2. On-site Well. We have been working with Western Water and RDE Water Well Drilling to project Water Well Feasibility. Both consultants have agreed that there is a very high chance of success with a water well on the property that could support the requirements of 66 RV units.

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED
ON THE 30 DAY OF AUGUST, 2005
SCOTT WOODS BOWLING GREEN, OH

DRAWING/SITE PLAN
PREPARATION BY:

5793 Little Fort Hwy 24
100 Mile House, BC V0K 2R2

Drawings Prepared by: MW

SURVEYING BY:



Full's Farm Plant = Kamroopa VIC. x VZC 4.27
tel 250 828 0881 x fax 250 828 0717
info@FULLS.ca



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: July 22, 2026
Start Time: 7 pm
Location of Meeting: Cariboo pioneer center, L.L.H
File Number: 3070-20/20260038
Application Type: Temporary Use Permit
Electoral Area: G
Legal Description: Lot B, District Lot 7443, Lillooet District, Plan 32415
Property Location: 5445 Little Fort Hwy 24

ATTENDANCE

Present:

Chair:

Members:

Marvin Monica
Robbin Edwards
Bill Foreman
Nicola Maughn
Graham Leslie (by phone)

Recording Secretary:

Owners/Agent:

☐ Contacted but
declined to attend

Diane Wood
Douglas Webster

Absent:

Also Present:

Electoral Area Director:

Staff Support:

Al Richmond

RESOLUTION

THAT application with File Number 3070-20/20260038 be **SUPPORTED / REJECTED** for the following reasons:

1) *Area 6 APC Supports this application as presented.*

2)

For:

Against:

unanimous

CARRIED/DEFEATED

Termination:

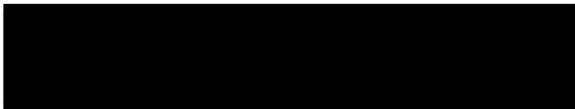
That the meeting terminate.

Moved:

Seconded:

CARRIED

Time:


Recording Secretary


Chair

**CRD Referral TP2638 Temporary Use Permit Application, Enbridge, RV Park
WLRS ecosystems section comments and recommendations by Tegan Padgett (Terrestrial, RPBio) and Carla Grimson (Aquatic, RPBio), submitted 23 July 2026**

The applicant is proposing a temporary RV park on a 7.38 ha lot that will serve as a work camp for the Enbridge Sunrise pipeline expansion. The applicant is proposing 66 RV spaces with water and sewerage services provided to each RV by a truck. Each RV site is proposed to be 23 m by 6 m. The applicant is proposing a 15 m setback distance from the front lot line, exterior lot line, and the unnamed waterbody. A 3 m setback is proposed from the rear lot line. Two swales are proposed that run east-west on the property to help manage water run off, and where the swales cross proposed driveways (access from highway 97 and highway 24), culverts will be added. The area of interest overlaps on the following values.

High Value Moose Wetlands

The proposed area overlaps with High Value Moose Wetlands (Figure 1). These wetlands for moose are identified within the CCLUP. The Land Use Order requires retention of vegetation to provide thermal cover and security for moose during the winter adjacent to wetlands deemed as high value. The buffer provides security cover, keeping the moose hidden from predators and humans, and thermal cover, which helps to regulate body temperature. Based on moose habitat research completed in the Cariboo, a buffer of 200 m on wetlands is recommended to provide security and thermal cover (Baker 1990). Wetlands provide an important food source for moose throughout the year. The importance of high-quality forage for moose increases in the summer and fall months as the mating season and winter approaches. Sedge species have been identified as a high importance in the diet of moose in spring and summer months (Lemke 2001). Riparian associated shrub species such as willow are thought to be most important food source for moose throughout the winter (Keystone Wildlife Research Ltd. 2006).

Recommendations:

- A buffer width of 200 m is recommended to maintain moose security and thermal cover. Where feasible, the widest achievable buffer should be retained from the outer natural boundary of the wetland to provide protection for wildlife values and help maintain ecological and hydrological functions associated with the wetland ecosystem.
- Consider swale design measures to minimize potential impacts to the wetland hydrology.



Figure 1. The proposed tenure (red) overlapping with High Value Moose Wetlands, W5 (pink).

Riparian Management Areas

The area of interest overlaps with a Riparian Management Area. These management areas consist of a management zone and reserve zone to protect the riparian ecosystem, which is important for terrestrial and aquatic habitats and species. These zones are identified within the Cariboo Chilcotin Land Use Plan (CCLUP), with reserve zones being maintained as no harvest areas, and management zones having deciduous patches, significant wildlife trees, and major wildlife features retained.

Recommendations:

- The reserve zones are no-harvest areas
- Take measures to preserve vegetation and tree cover in these areas and minimize effects on the Riparian Management Area including contributing tributaries flowing into the streams.
- Effectively control and not allow erosion and sediment to access any waterbody. Follow all applicable legislation prior to any proposed works in and about a “stream” as defined under the *Water Sustainability Act*.

Fisher Habitat

The proposed area overlaps with fisher habitat as identified by the BC Fisher Habitat Working Group. The fisher is an elusive medium-sized terrestrial carnivore that contributes ecosystem values through predation, competition, dispersal of seeds and spores, and as prey for other carnivores (Powell 1993, Lofroth 2010). The Columbian fisher population are provincially red-listed (i.e., endangered) and have experienced substantial contraction of their geographic distribution in western North America (BC Conservation Data Centre 2020). Current population numbers within interior BC are estimated at 299 - 527 individuals and population numbers continue to decline rapidly. Threats include habitat loss and degradation due to forest harvesting, wildfire, and land clearing. Trapping mortality in degraded habitats is also a concern (BC Conservation Data Centre 2020; Weir 2003).

Fishers have large ranges and require late successional or mature forests that contain suitable habitat elements of features for activities such as denning, resting, foraging, and travelling. These features and structures also provide habitat for prey species that fisher depend on (e.g. snowshoe hares, squirrels, mice, etc.). Key habitat features include:

- Large mature trees to use for denning in cavities and resting on “platform” features such as rust brooms and larger limbs.
- Large fallen trees or pieces of coarse woody debris for cover and resting.
- Coarse woody debris piles for resting and assisting in traveling across open areas with minimal cover such as cut blocks.
- Traveling or movement habitat is important (e.g. unfragmented late successional forests to provide cover while traveling).

Recommendations:

- Maintain key habitat features and structures as listed in the Fisher Habitat section above
- minimize habitat fragmentation, provide structures for rest and cover through open disturbed areas
- Report fisher sign and sightings to the Ministry of Water, Land and Resource Stewardship

References

Baker, B.G. 1990. Winter Habitat Selection and Use by Moose in the West-Chilcotin Region of British Columbia. M.Sc Thesis, University of British Columbia.

BC Conservation Data Centre 2020. Conservation Status Report: *Pekania pennanti* pop. 5. Fisher – Columbian Population. Available at: <https://a100.gov.bc.ca/pub/eswp/esr.do?id=351113>

CCLUP 1994. Cariboo-Chilcotin Land Use Plan. Accessed online: [Cariboo-Chilcotin Regional Land Use Plan - Province of British Columbia \(gov.bc.ca\)](http://www.gov.bc.ca/landuse/cariboo-chilcotin/)

Keystone Wildlife Research Ltd. 2006. Identification and Management of Moose Winter Habitat in the Cariboo Region: Literature Review and Mapping Pilot Study.

Lemke, S.L. 2001. Lillooet Forest District Moose Habitat Handbook.

Lofroth EC, Raley CM, Higley JM, Truex RL and others. 2010. Conservation of fishers (*Martes pennanti*) in south-central British Columbia, Western Washington, Western Oregon, and California, Vol I. Conservation assessment. USDI Bureau of Land Management, Denver, CO.

Powell RA (1993) The fisher – life history, ecology & behavior. University of Minnesota Press, Minneapolis, MN

Weir RD 2003. Status of the Fisher in British Columbia. B.C. Ministry of Water, Land and Air Protection, Biodiversity Branch, and B.C. Ministry of Sustainable Resource Management, Conservation Data Centre Victoria, BC. Wildl. Bull. B-105. 47pp.