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:	**Min. Lot Size Permitted:**
Acreage Residential	4 ha. (9.88 ac.)
Current Zoning:	**Min. Lot Size Permitted:**
Acreage Reserve (RA 2)	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 single family dwelling	5.77 ha. (14.25 ac.) 8.38 ha. (20.71 ac.)
(d) West	industrial (vacant) Automobile paint shop garage	3.20 ha. (7.91 ac.) 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, course 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.

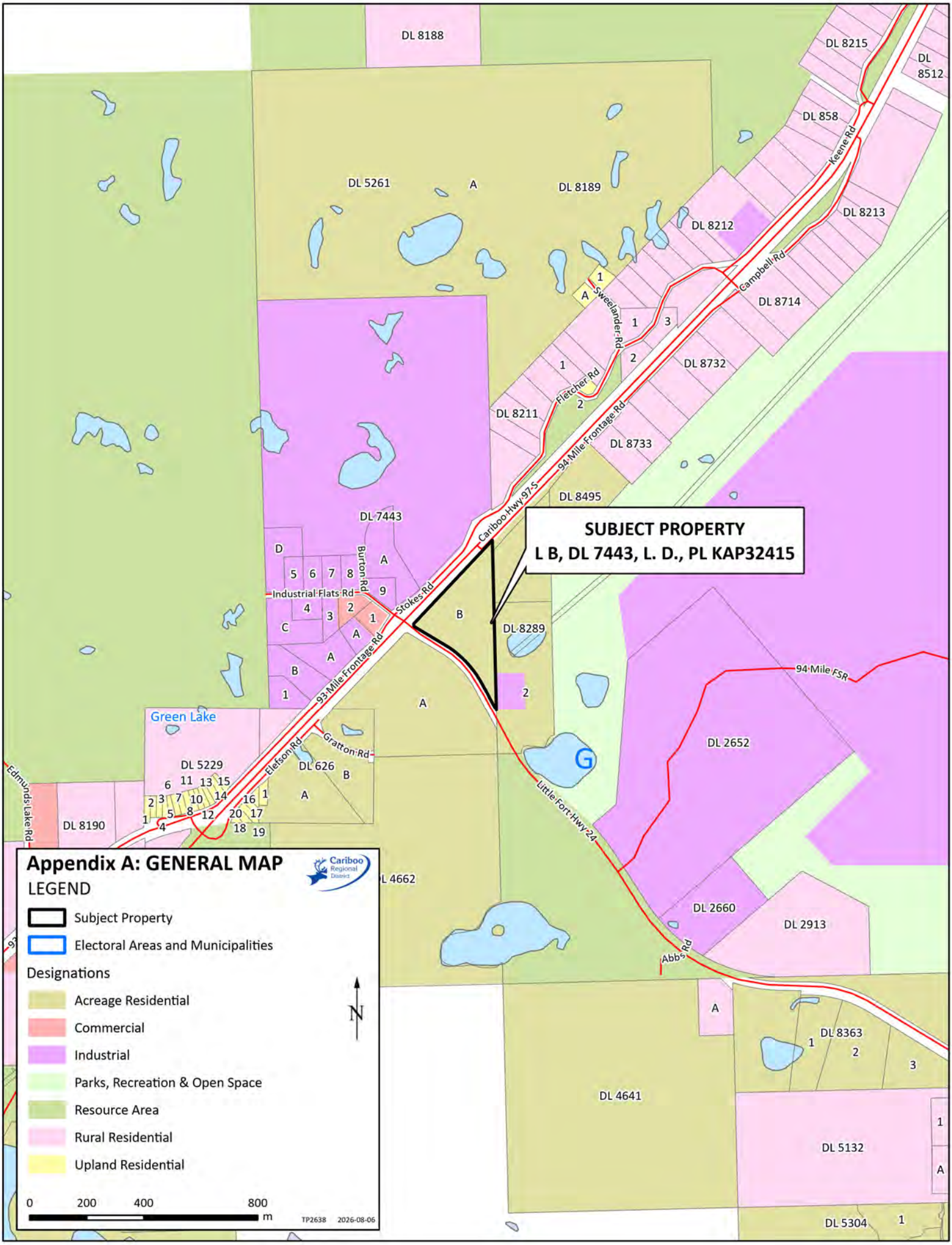
viii. A 15 m (49.21 ft) vegetative buffer from the property lines along Highway 24 and Highway 97 as shown in Appendix B be maintained.

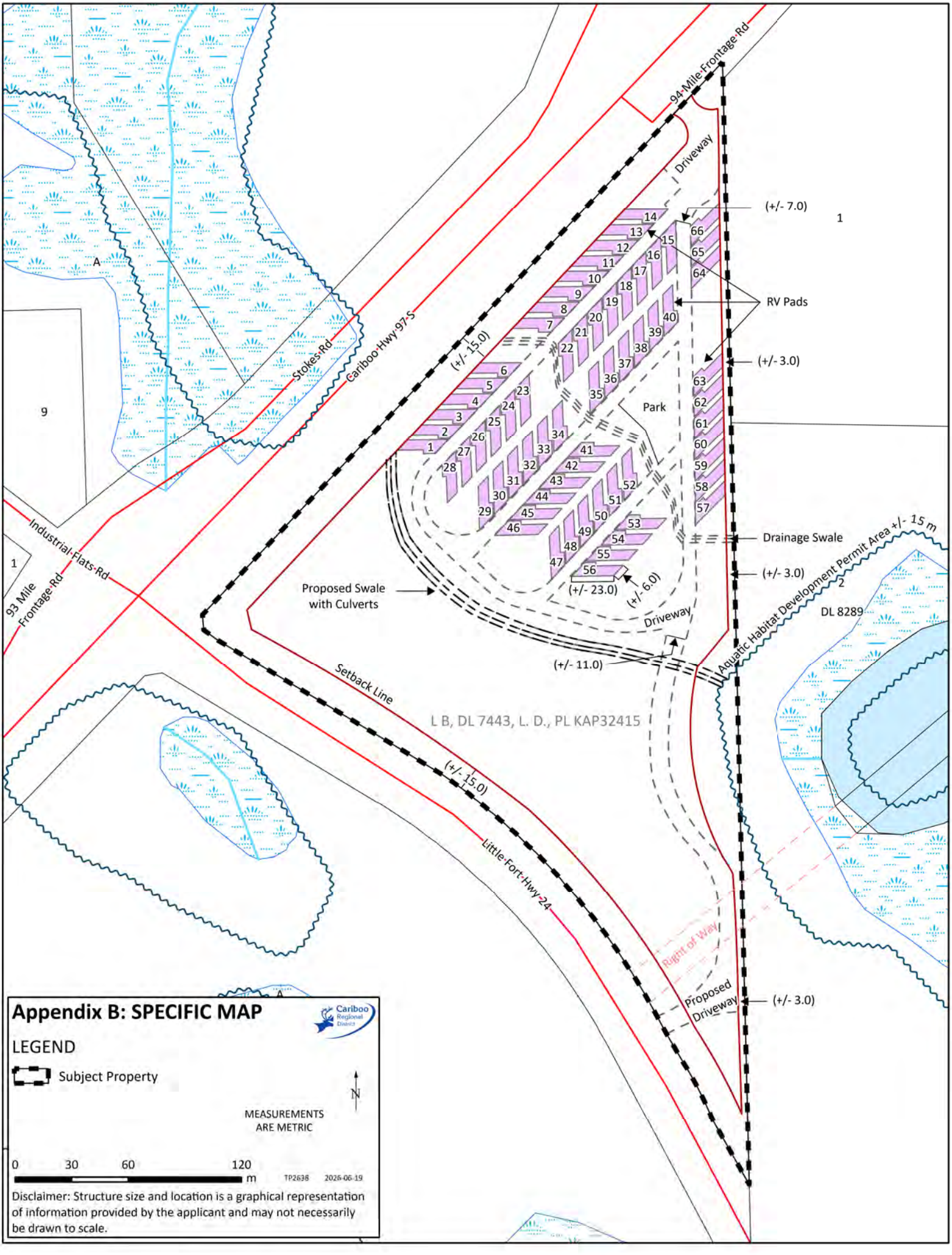
Further, that public notice advising of the details of the application and requesting written submissions from interested persons be placed in the local newspaper.

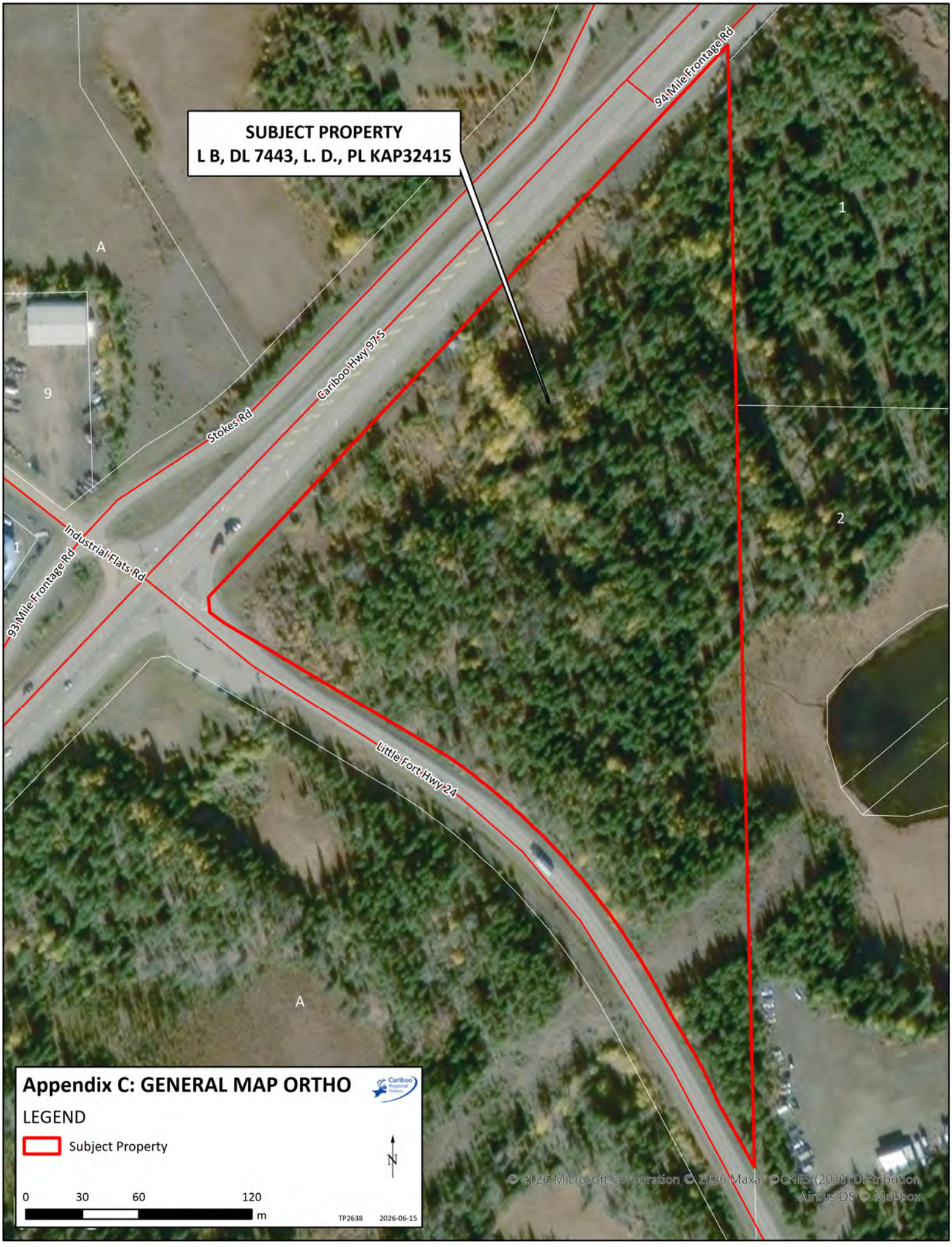
And, that a public information meeting be scheduled.

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
	Public Meeting Results


SUBJECT PROPERTY
L B, DL 7443, L. D., PL KAP32415
Appendix A: GENERAL MAP
LEGEND
Subject Property
Electoral Areas and Municipalities
Designations
Acreage Residential
Commercial
Industrial
Parks, Recreation & Open Space
Resource Area
Rural Residential
Upland Residential
0 200 400 800 m
TP2638 2026-08-06
Cariboo Regional District
N
DL 8188
DL 8215
DL 8512
DL 858
DL 5261
DL 8189
DL 8212
DL 8213
DL 8714
DL 8732
DL 8211
DL 8733
DL 8495
DL 7443
DL 8289
DL 2652
DL 2660
DL 2913
DL 8363
DL 4641
DL 5132
DL 5304
DL 5229
DL 626
DL 8190
DL 4662
Keene Rd
Campbell Rd
Sweelander Rd
Fletcher Rd
94 Mile Frontage Rd
Cariboo Hwy 97 S
Burton Rd
Industrial Flats Rd
Stokes Rd
93 Mile Frontage Rd
94 Mile FSR
Green Lake
Elefson Rd
Gratton Rd
Edmunds Lake Rd
Little Fort Hwy 24
Abbs Rd


94 Mile Frontage Rd
Driveway
(+/- 7.0)
RV Pads
(+/- 3.0)
Park
Drainage Swale
(+/- 3.0)
Aquatic Habitat Development Permit Area +/- 15 m
DL 8289
Proposed Swale with Culverts
(+/- 23.0)
(+/- 6.0)
Driveway
(+/- 11.0)
Setback Line
(+/- 15.0)
Cariboo Hwy 97 S
Stokes Rd
Industrial Flats Rd
93 Mile Frontage Rd
L B, DL 7443, L. D., PL KAP32415
Little Fort Hwy 24
Right of Way
Proposed Driveway
(+/- 3.0)
Appendix B: SPECIFIC MAP
Cariboo Regional District
LEGEND
Subject Property
N
MEASUREMENTS ARE METRIC
0 30 60 120
m
TP2638 2026-06-19
Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.


SUBJECT PROPERTY
L B, DL 7443, L. D., PL KAP32415
94 Mile Frontage Rd
Cariboo Hwy 97S
Stokes Rd
Industrial Flats Rd
93 Mile Frontage Rd
Little Fort Hwy 24
A
9
1
2
A
Appendix C: GENERAL MAP ORTHO
LEGEND
Subject Property
N
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: LAND ONLY

Describe the proposed use of the subject property and all buildings: TUP 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.

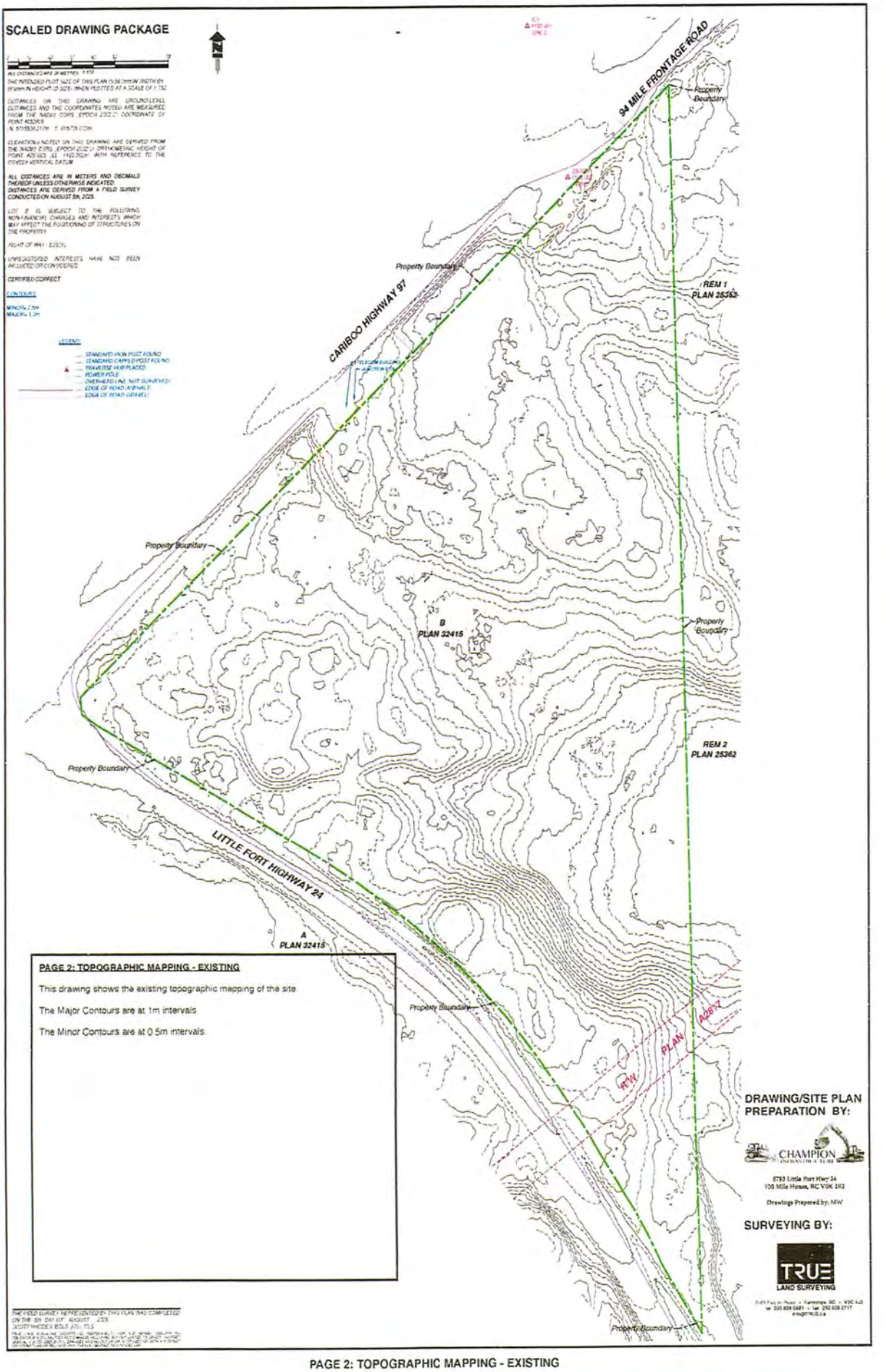
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): TREED

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

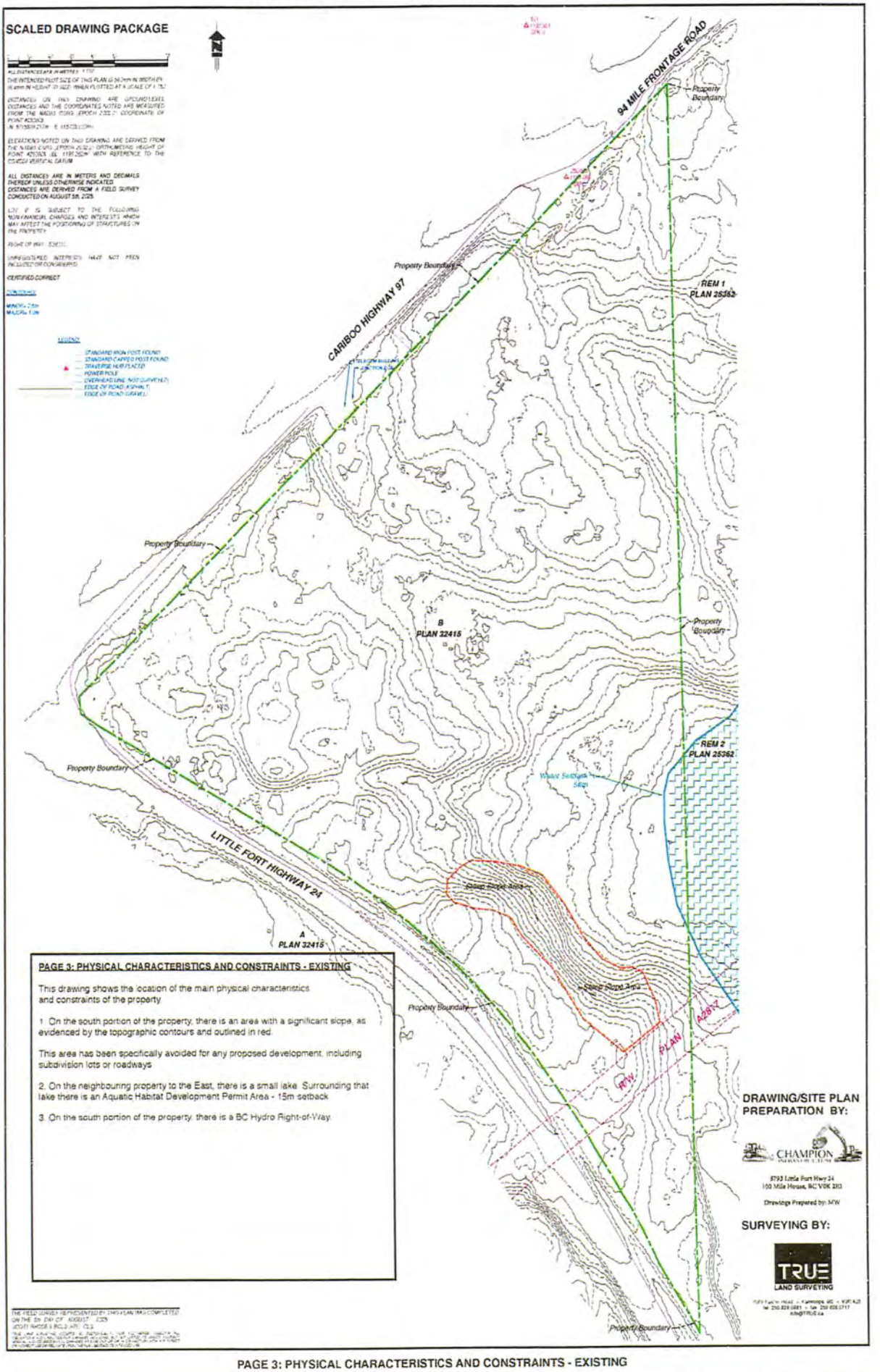
Services Currently Existing or Readily Available to the Property (check applicable area)

** 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 METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm (WIDTH BY) 215mm IN HEIGHT (D 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 CSRS (EPOCH 2002.0) COORDINATE OF POINT ADDED
N 5715539.217m E 615719.103m
ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM THE NAD83 CSRS (EPOCH 2002.0) ORTHOMETRIC HEIGHT OF POINT ADDED AS 1163.263m WITH REFERENCE TO THE CGVD28 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 B IS SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES AND INTERESTS (WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY)
RIGHT OF WAY - E35074
UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED
CERTIFIED CORRECT
CONTOURS
MINOR 0.5m
MAJOR 1.0m
LEGEND
STANDARD IRON POST FOUND
STANDARD CAPPED POST FOUND
TRAVERSE HUB PLACED
POWER POLE
OVERHEAD LINE - NOT SURVEYED
EDGE OF ROAD (ASPHALT)
EDGE OF ROAD (GRAVEL)
94 MILE FRONTAGE ROAD
Property Boundary
CARIBOO HIGHWAY 97
REM 1
PLAN 25362
B
PLAN 32415
REM 2
PLAN 25362
LITTLE FORT HIGHWAY 24
A
PLAN 32415
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 5th DAY OF AUGUST, 2025
SCOTT HADDEN BCLS (971) TLS
DRAWING/SITE PLAN PREPARATION BY:
CHAMPION INFRASTRUCTURE
5793 Little Fort Hwy 24
100 Mile House, BC V0K 2H2
Drawings Prepared by: MW
SURVEYING BY:
TRUE LAND SURVEYING

SCALED DRAWING PACKAGE



PAGE 3: PHYSICAL CHARACTERISTICS AND CONSTRAINTS - EXISTING

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

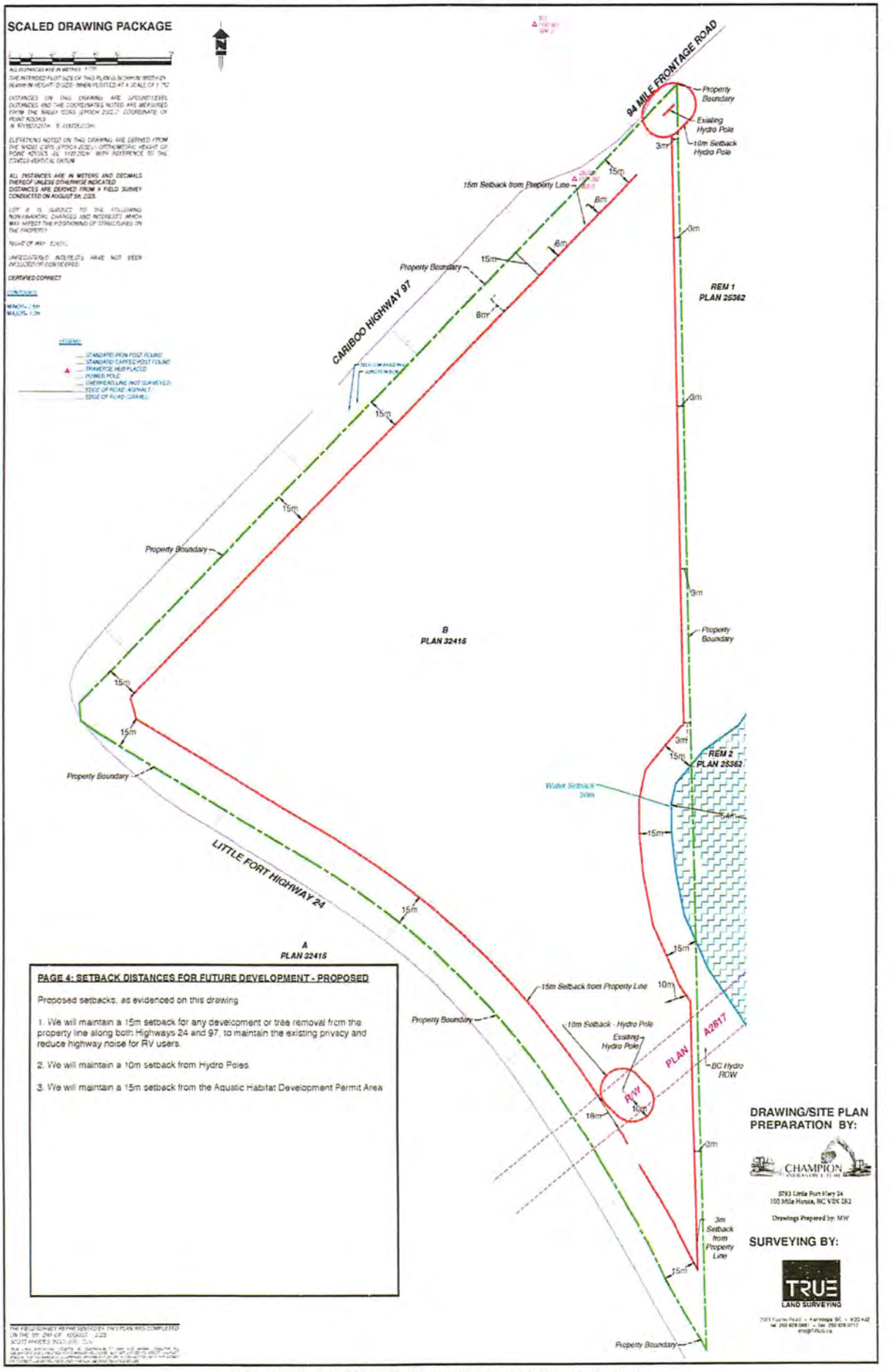
1. On the south portion of the property, there is an area with a significant slope, as evidenced by the topographic contours and outlined in red.

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.

SCALED DRAWING PACKAGE



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:

CHAMPION

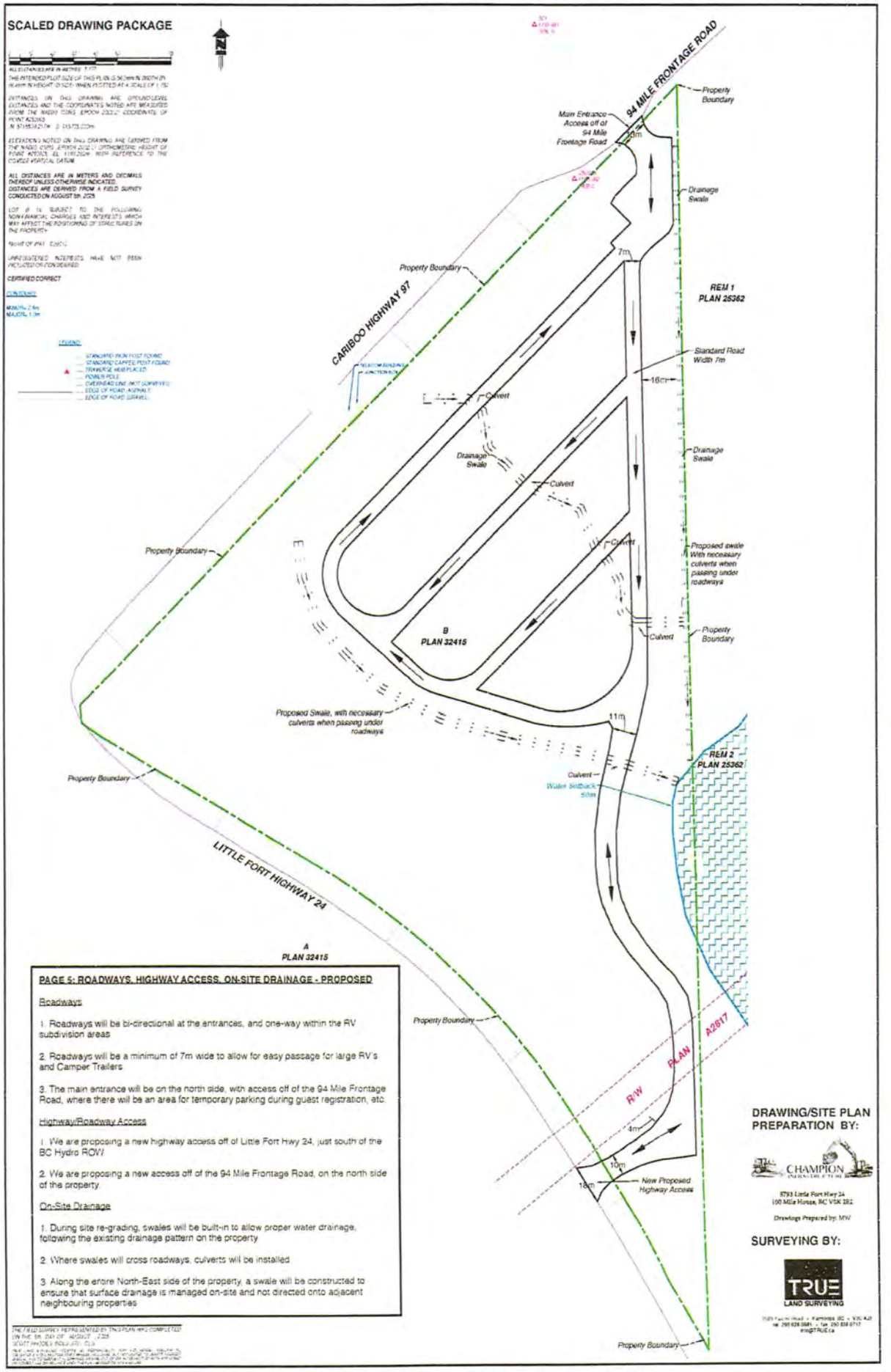
5793 Little Fort Hwy 24
100 Mile House, BC V0K 2E2

Drawings Prepared by: MW

SURVEYING BY:

TRUE LAND SURVEYING

SCALED DRAWING PACKAGE



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

DRAWING/SITE PLAN PREPARATION BY:

CHAMPION

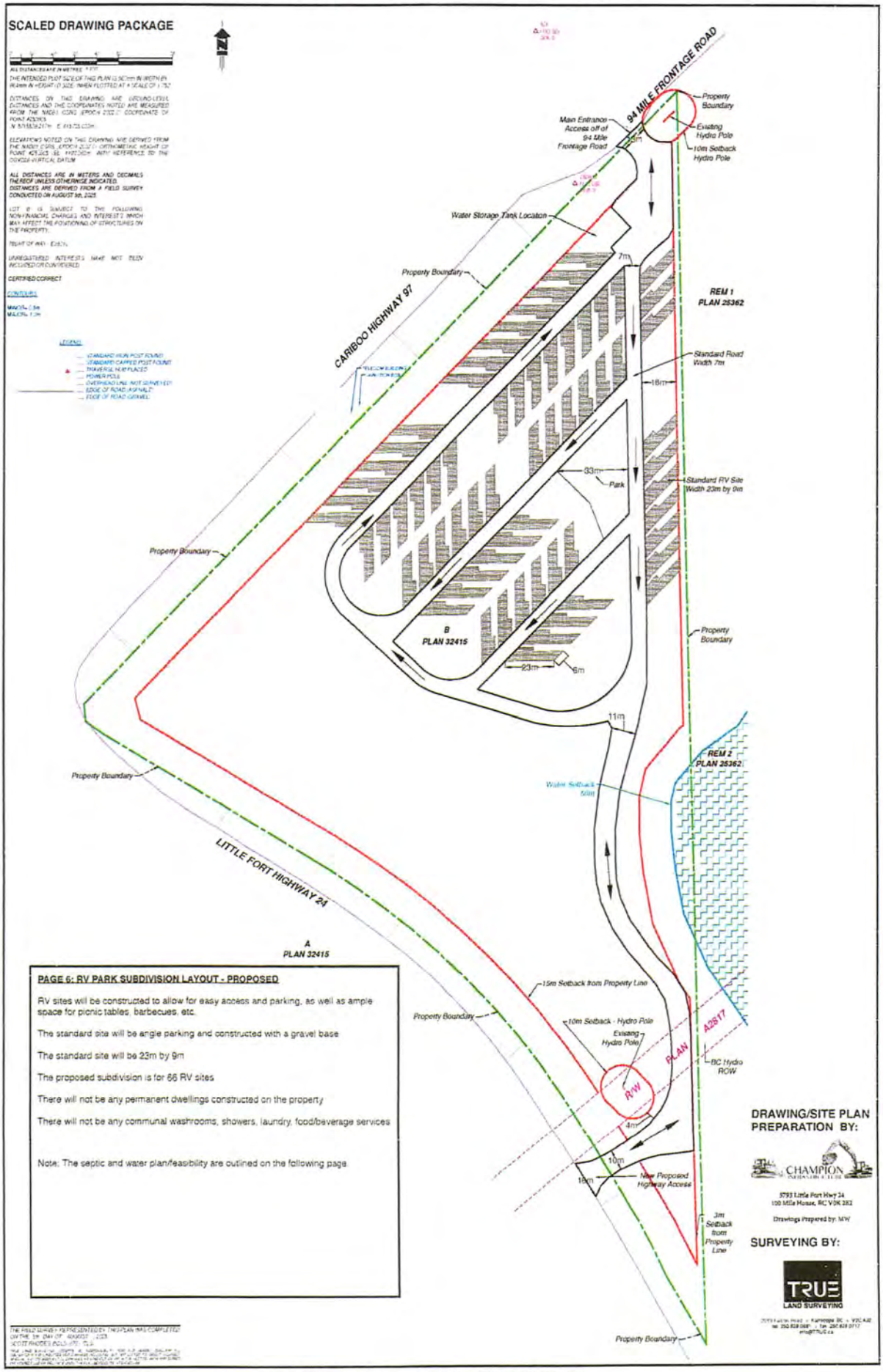
5793 Little Fort Hwy 24
100 Mile House, BC V0K 2E2

Drawings Prepared by: MW

SURVEYING BY:

TRUE LAND SURVEYING

SCALED DRAWING PACKAGE



PAGE 6: RV PARK SUBDIVISION LAYOUT - PROPOSED

RV sites will be constructed to allow for easy access and parking, as well as ample space for picnic tables, barbecues, etc.

The standard site will be angle parking and constructed with a gravel base

The standard site will be 23m by 9m

The proposed subdivision is for 66 RV sites

There will not be any permanent dwellings constructed on the property

There will not be any communal washrooms, showers, laundry, food/beverage services

Note: The septic and water plan/feasibility are outlined on the following page

DRAWING/SITE PLAN PREPARATION BY:

CHAMPION INDUSTRIES LTD.

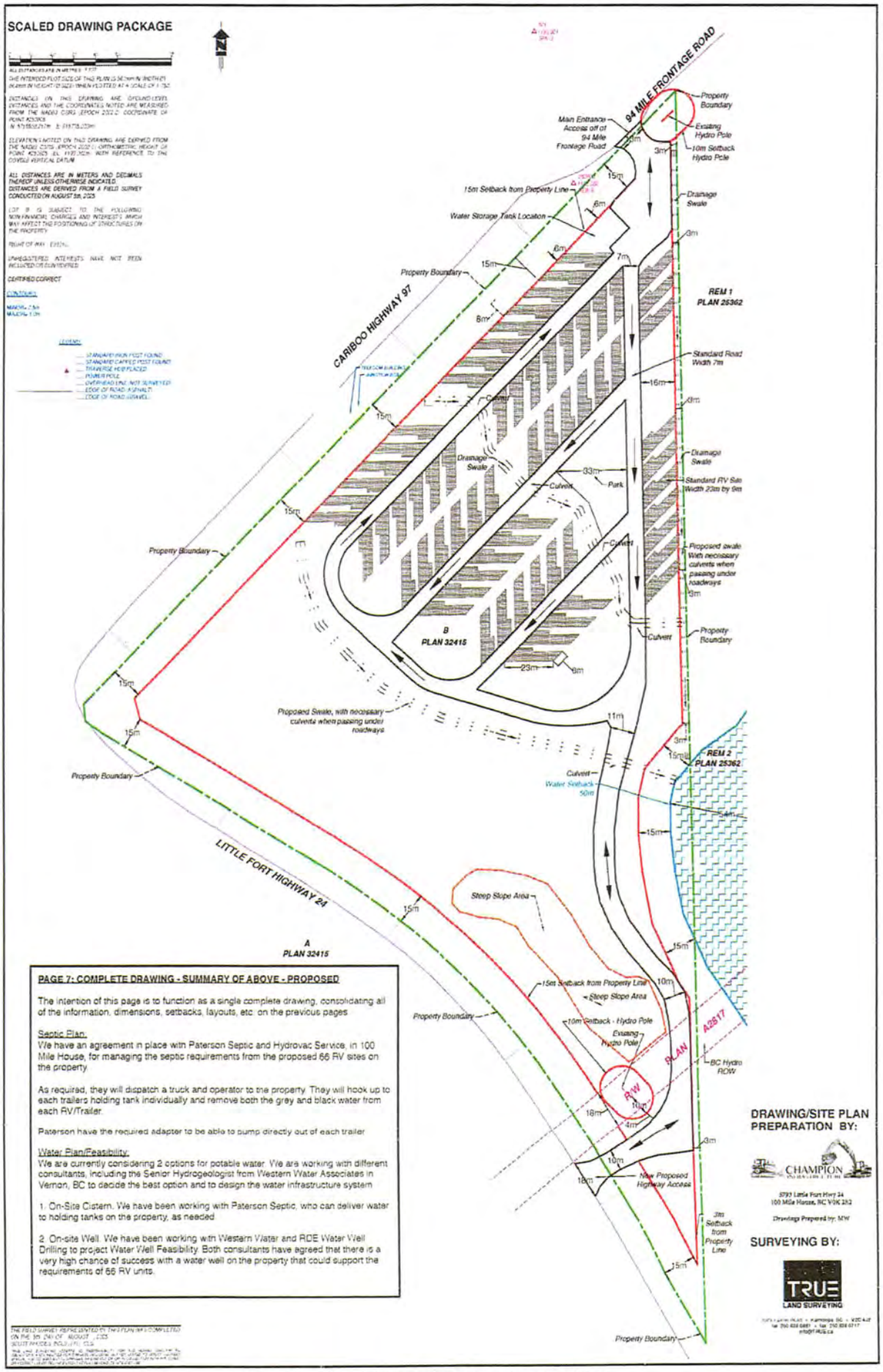
5793 Little Fort Hwy 24
100 Mile House, BC V0K 2E2

Drawings Prepared by: MW

SURVEYING BY:

TRUE LAND SURVEYING

SCALED DRAWING PACKAGE



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.

DRAWING/SITE PLAN PREPARATION BY:

CHAMPION

5793 Little Fort Hwy 24
100 Mile House, BC V0K 2E2

Drawings Prepared by: MW

SURVEYING BY:

TRUE LAND SURVEYING

Cariboo Regional District

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: July 22, 2026
Start Time: 7 PM
Location of Meeting: Cariboo Pioneer Centre, 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: Marvin Monical
Members: Robbin Edwards
Bill Foreman
Nicola Maughn
Graham Leslie (by phone)

Recording Secretary: Diane Wood
Owners/Agent: Douglas Webster
☐Contacted but declined to attend

Absent:

Also Present:
Electoral Area Director: Al Richmond
Staff Support:

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:

[redacted]
Recording Secretary

[redacted]
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)

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.

RESULTS OF PUBLIC MEETING

File No: 3070-20/20260038
Date: October 7, 2026
Location: Lions Den Meeting Room, South Cariboo Rec Centre
Re: **TEMPORARY USE PERMIT – LOCATED AT 5445 LITTLE FORT HWY 24 AND LEGALLY DESCRIBED AS LOT B, DISTRICT LOT 7443, LILLOOET DISTRICT, PLAN 32415**

Persons Present:

☒ Director: Al Richmond
☒ Owner(s): Douglas Webster
☒ Agent: N/A
☒ Public: See attached list
☒ Staff: Nigel Whitehead, Manager of Planning Services and Connor Ikoma, Planning Officer II

☒ Welcome and introduction by the Area Director

☒ The "Purpose of a Public Meeting", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at __7:05 PM_____.

☒ The following verbal comments and questions were received:

a) An overview of the project was provided by the applicant. It was noted that this project was discussed with Enbridge and there is currently not enough housing to support the 600-700 workers for the Sunrise Expansion project and believe this location is ideal for the worksite as it is close to the base of construction works planned around the Hwy 24 Compressor Station. Enbridge has advised they will bring also power to the Compressor Station for electrification.

b) Public comment questioning why were the trees cut before the public meeting? The applicant advised it was timeline based on getting the project complete and also the logging companies' availability. The timber has been marked and have met the provincial guidelines. Staff advised that logging is permitted on rural properties regardless of land use approvals.

c) Public question if the property has been rezoned? It was explained that property has not been rezoned and the meeting is regarding a Temporary Use Permit application, and the process was explained.

d) Public question if the property will be turned into an RV Park? The applicant advised it was a consideration, but may consider a 3 lot rural subdivision or keep the current zoning. Overall undecided on final outcome of property.

e) Concern was expressed about paving, and it was confirmed the project does not include paving. Intent is to remain temporary and be able to remove infrastructure later if necessary.

f) Concern was expressed for the wildlife and migratory birds specifically Herons around the removal of the trees; what is the long-term balance and what about a 200 metre buffer from the wetland?. It was explained the provincial regulations are usually 15 to 30 metre buffers, and the concept of a 200 m buffer would have rendered the property largely undevelopable.

g) Question regarding water and septic design. Applicant advised he is trying to not just meet but exceed the required regulations for runoff protection. As the area is rocky, wells are challenging; applicant confirmed a

well is likely not a possibility but still a consideration. Intent is to have tanked water and sewer below ground for the RV's to access.

h) Questions and discussion regarding total number of residents and if modular homes will be permitted. Applicant advised intent is for RV's and there could also be families associated with workers, some workers will bunk together, anticipate families generally leaving for Winter.

i) Discussion regarding vehicle access. Will there be camp buses and personal vehicles? Applicant advise yes to both is the intention. Intended base for entire area operation including workforce parking will likely be old Norboard site in 100 Mile House.

j) Questioning and concerned about the intersection regarding access via 94 Mile Frontage Rd. Applicant informed that Ministry of Transportation and Transit (MOTT) has recently been on site and determined a better access location with appropriate sight lines on Hwy 24. This will be changed in the proposal.

k) Questions about camp substance use policies. Applicant advised that this is not a formal Enbridge operated work camp, but has spoken to Enbridge and they have very firm no tolerance drug and alcohol policies. Subcontractor will likely be Ledcor who also has firm policies.

l) Discussion around concerns with the local hospital capacity and other potential crime impacts indirectly related to major projects.

m) Discussion about lighting. Applicant advised not planning on adding streetlights but would likely need some lighting. Staff indicated that CRD does not have lighting requirements but MOTT will not tolerate glare or negative lighting impacts to highway. CRD staff suggested consideration of lighting with good engineering with glare cutoffs.

n) Discussion on overall noise impacts. Applicant expects 6 x 12 hr shift patterns. They will have an on site manager with park rules enforced.

o) Discussion regarding drainage pattern concerns. Applicant plans to maintain normal drainage patterns, with culverts on road accesses. Not looking to permanently alter the landscape and to keep development on flat areas and has no intentions to fill in the marsh.

p) Discussion regarding fire protection. Staff confirmed property is within the Lone Butte Fire Protection Area.

q) Discussion on development and operation timeline. Applicant plans to develop ASAP and project looks to operate until approximately the end of 2028.

r) Question about animal control for residents' pets. Particular concern with domestic animals accessing the highways. Applicant indicates that the property will have perimeter fencing with gate control and rules in place for domestic animal control. Applicants' son who has landscape architecture experience will be assisting with site design.

s) Discussion on electrical power plans. Applicant indicates overhead connection to the site, with underground service throughout, also underground water and sewer tanks.

t) Discussion about maximum capacity of the development. Staff and applicant generally agreed that perhaps overall average of 2 people per site at peak operation. Anticipate some units to hold one person, some to hold a couple workers, and some perhaps include families seasonally.

u) Further discussion on overall traffic generation. Applicant is not sure about final transportation plan. There will likely be major operations base at Norboard site. There will likely be worker transportation bus, and also individual worker vehicles.

v) There was discussion on overall anticipation of Enbridge project, base operation areas, and greater community impacts and benefits of major industrial projects in the area.

w) Discussion about continued clearing on the subject property. Intent is to continue with de-stumping and final grading on the development area.

☒ The Chair called the meeting adjourned at 8:02 PM. **(Waited at least 10 mins from time of Calling to Order)**

I certify this is a fair and accurate report on the results of the public meeting.

[redacted]

Signature of Chair

Public Meeting Attendance

Temporary Use Permit 20260038

Date of Public Meeting: October 7, 2026

Application: 5445 Little Fort Hwy 24 (3070-20/20260038)

Name	Address
DOUG WEBSTER	PO BOX 8 100 MILE HOUSE, BC V0K 2E0.
AL RICHMOND	BOX 164 108 MILE RANCH
Tammy Levesque-Holyk.	6910 Stokes Rd. 100 Mile House.