

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 17, 2023
RE: Petition to Enter Service Area – Electoral Area “H” (H2023.001-SAP)

Administrative Recommendation:

THAT Bylaw No. 1574.03, 2023, a bylaw to amend the Tulameen Fire Prevention and Suppression Local Service Establishment Bylaw to extend the service area to three properties along Coalmont Road be read a first, second and third time and adopted.

Purpose:

To amend Schedule ‘A’ of the Tulameen Fire Prevention and Suppression Local Service Establishment Bylaw No. 1574, 1995, to expand the area.

In support of this petition request, the applicants have stated that:

- *The Tulameen Fire Department is in the process of building and completing a firehall in Coalmont. I will be roughly 3-4 kms away from this firehall ... the fire chief Jody Woodford has confirm once the Coalmont firehall is operational that firehall would provide fire protection service to my house.*
- *I want to ensure we are included in the extension coverage for fire protection with the new fire hall that is built in Coalmont. We are approximately 4 km south (towards Princeton) from the new fire hall.*
- *My husband ... I understand that there is a petition in the works re the Coalmont Fire Hall and possible coverage for Area H residents living close to Coalmont ... Any chance that our names can be added?*

Site Context:

The subject properties are approximately 3.1 ha, 2.8 ha and 16.2 ha in area and are situated on the north and south side of Coalmont Road. It is understood that each of the parcels is comprised of a single detached dwelling.

The surrounding pattern of development is generally characterised by vacant Crown land.

Background:

Available Regional District records indicate that building permit(s) for a woodstove (1984), a mobile home (1986), a single detached dwelling (1988, 2004) and a pool (2022) have previously been issued for these properties.

The properties are designated Small Holdings (SH), Agriculture (AG) and Resource Area (RA) and are the subject of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

The properties are zoned Small Holdings Two (SH2), Agriculture Three (AG3) and Resource Area (RA), which list single detached dwelling as a principal permitted use.

Analysis:

The Tulameen Fire Department has confirmed that adequate fire service can be provided within the proposed service area and has supported expanding the service area to include the parcels.

The parcels are located approximately 3-4 kilometres from Coalmont fire hall,.Surrounding lands comprise Crown land, which is not seen to result in a dis-contiguous service area expansion.

Alternatives:

1. THAT Bylaw No. H2023.001, 2023, Tulameen Fire Prevention and Suppression Service Establishment Amendment Bylaw be denied.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:

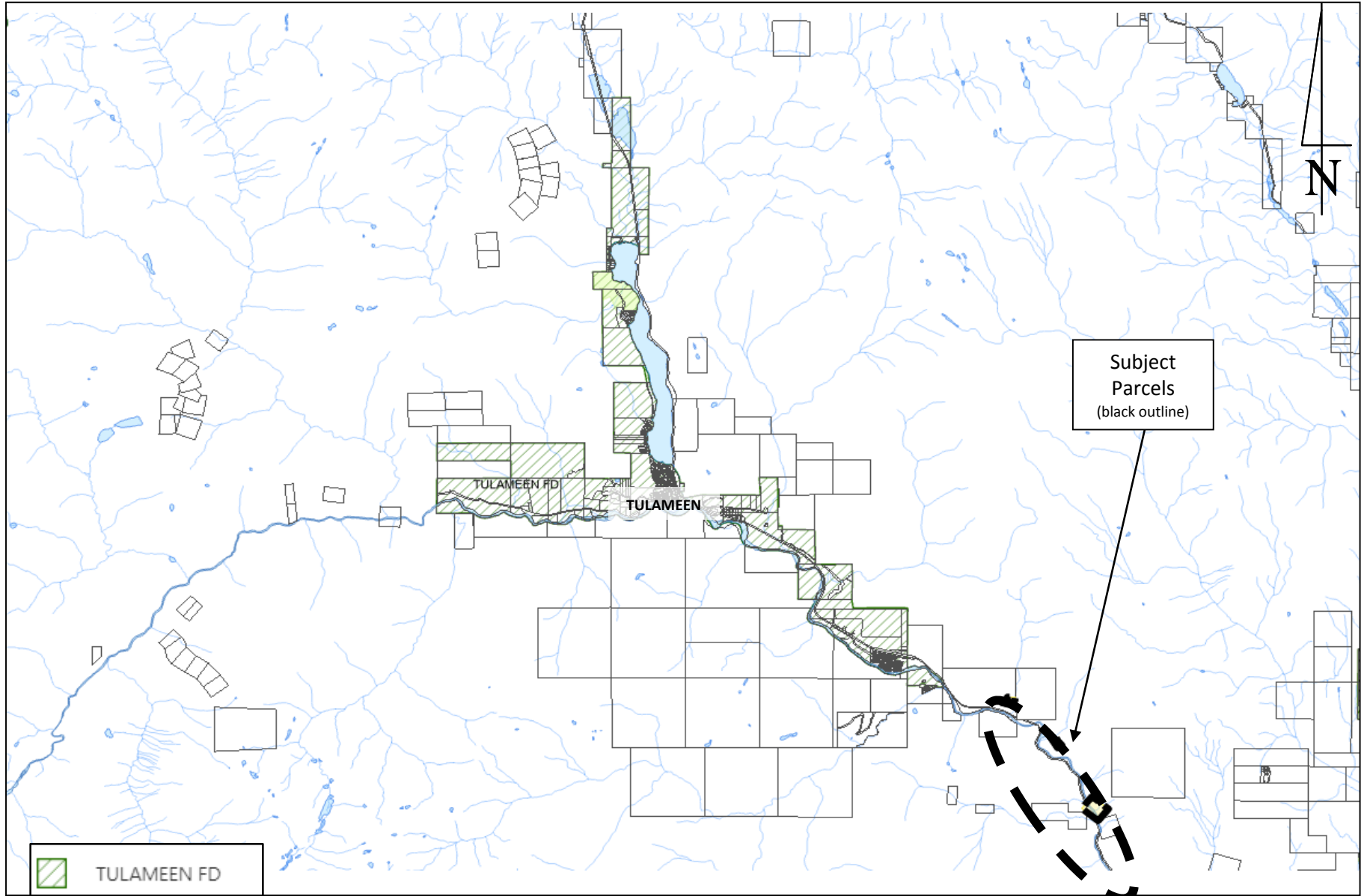


C. Garrish, Senior Manager of Planning Services

Attachments: No. 1 – Context Map

No. 2 – List of Parcels Included in Petition

Attachment No. 1 – Context Map



Attachment No. 2 – List of Parcels Included in Petition

Civic Address	Legal Description
1201 Coalmont Road	DISTRICT LOT 118, YDYD, EXCEPT PLAN A207, SURFACE ROANY M C
1385 Coalmont Road	DISTRICT LOT 89, YDYD
1510 Coalmont Road	BLOCK A, DISTRICT LOT 281, YDYD