



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1272

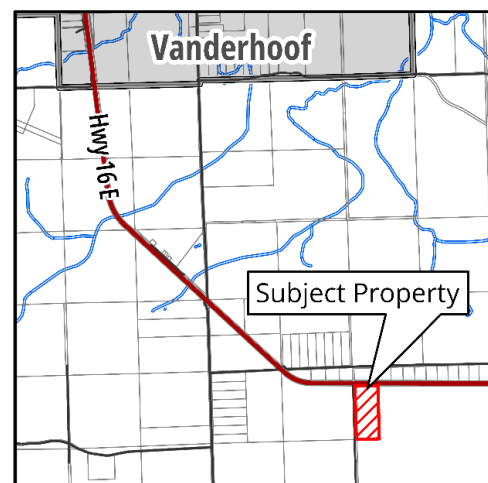
Written By: Cameron Kral, Planning Technician

APPLICATION SUMMARY

- Name of Agent / Owner:** Albert Koehler, Koehler Land Surveying Inc. (Agent)
Brian Funk (Owner)
- Electoral Area:** F (Vanderhoof Rural)
- Subject Property:** 6900 & 7000 Tiechroeb Road. Legally described as Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514 (PID 024-589-586)
- Property Size:** ~15.41 ha (~38.08 ac)
- OCP Designation:** Agriculture (AG) and Industry (I) in "Regional District of Bulkley-Nechako Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
- Zoning:** Agricultural (Ag1) and Agricultural Industry (M3) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
- Existing Land Uses:** Abattoir, Agriculture and a Single Family Dwelling
- Location:** Accessed from Tiechroeb Road off Highway 16, approximately 3.5 km south of the District of Vanderhoof. To the north is a rural residential subdivision along Carman Hill Road and several farms. To the east is farmland. To the south is a residence and farmland. To the West is a residence and farmland.
- Proposed Subdivision:** **Lot 1:** ~4.91 ha (~12.13 ac)
Rem: ~10.5 ha (~25.9 ac)

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval to subdivide the subject property into two parcels of approximately 4.91 ha (12.13 ac) and 10.5 ha (25.9 ac) along the Ag1 and M3 zone boundary on the property (See Applicant ALC Submission). The purpose of the proposed subdivision is to separate the abattoir and the residence into separate parcels to facilitate the sale of the abattoir.



DISCUSSION

The property owner operates the Country Locker, an Abattoir located on the north part of the property and resides in a Single Family Dwelling located on the south part of the property. The owner also operates a small farm on the property.

The owner stated he wants the Abattoir to continue operating for the benefit of the community but is concerned that he will eventually be unable to continue to operate the abattoir as he ages. The owner stated an interested buyer has approached him, but it is only feasible for the buyer to purchase the Abattoir alone.

Official Community Plan (OCP) and Zoning

Proposed Lot 1

Proposed Lot 1 is designated Industry (I) under the OCP and is zoned Agricultural Industry (M3) pursuant to the Zoning Bylaw. The intent of the I Designation is to provide opportunities for limited light industrial uses and to accommodate primary resource processing and value-added industry in proximity to primary resource extraction. Section 3.3.2 of the OCP has the following industrial policy relevant to the application:

(3) To support agricultural industry in appropriate locations throughout the Plan area.

Proposed Lot 1 contains an abattoir, hayfield and pasture. The proposed size of Lot 1 complies with the M3 Zone's minimum parcel size at subdivision of 2 ha (4.94 ac).

Proposed Remainder

The proposed Remainder is designated Agriculture (AG) under the OCP and is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The intent of the AG designation is to preserve land for the purposes of farming and other related activities. Section 3.1.2 of the OCP has the following subdivision policies:

(3) A minimum parcel size of 16 hectares (39.5 acres) is supported unless a different parcel size is approved by the Agricultural Land Commission.



- 6) *Severances for small lot residential (other than home site severances approved by the Agricultural Land Commission), institutional, commercial or industrial development shall be avoided. However, applications for subdivisions, non-farm uses and non-adhering residential uses within the Agricultural Land Reserve (ALR) may be supported if the proposed subdivision or use will not have a net negative impact on the agricultural use of the subject lands or surrounding agricultural lands.*

The proposed Remainder contains a residence, hay field, pasture, riding ring and horse corral. The size of the proposed Remainder does not comply with the Ag1 Zone's minimum parcel size at subdivision of 16 ha (39.5 ac) and would require a successful zoning amendment application to the RDBN to accommodate the proposed subdivision. Depending on the proposed zoning amendment, an OCP amendment would not be required. In regard to the AG Designation, section 5.2 of the OCP states:

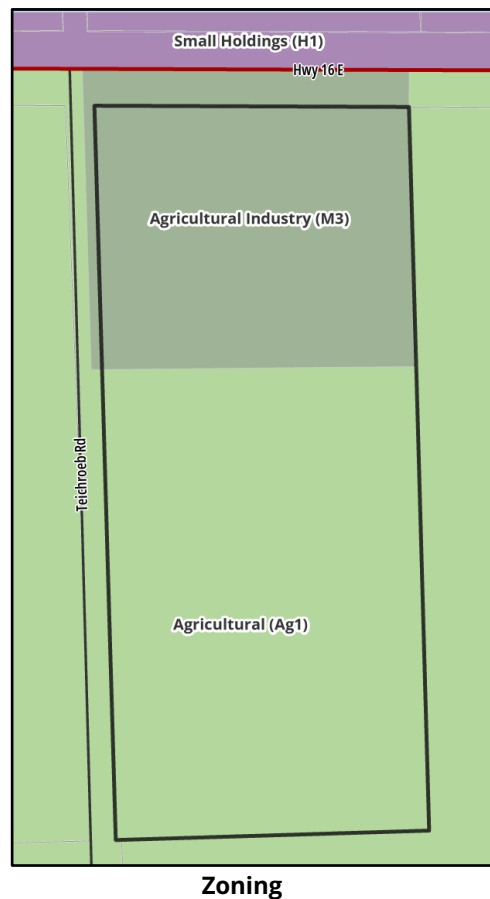
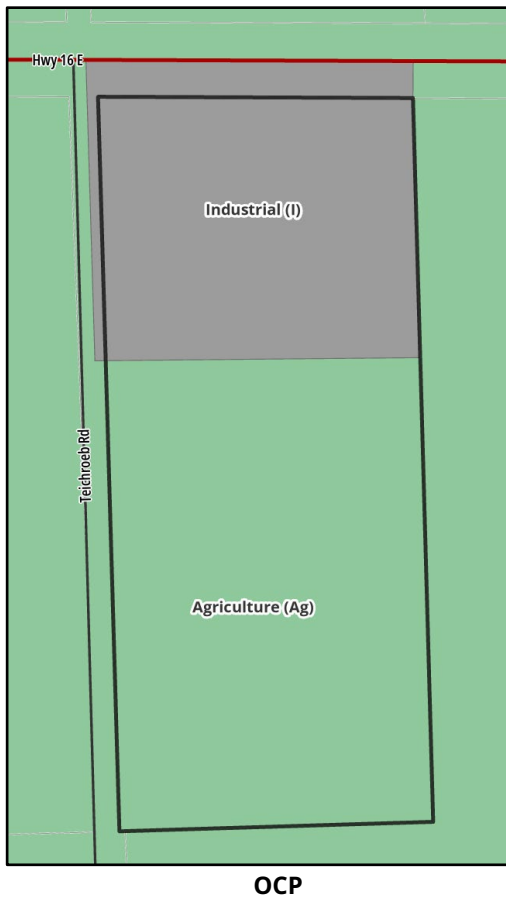
In areas so designated, the Small Holdings (H1), Large Holdings (H2), Agricultural (Ag1), Rural Resource (RR1), and Agricultural Industry (M3) zones, or new zones with similar uses, may be considered.

Staff Comments

Staff have discussed the need to rezone the proposed Remainder to accommodate the proposed parcel size with the owner and their agent. The owner has indicated to staff he would prefer to wait for the ALC's decision before applying to the RDBN for a rezoning.

During a site visit on July 19, 2024 staff noted the proposal would result in the Abattoir, and possibly a barn, being in contravention of the M3 Zone's structural setbacks from the parcel line between proposed Lot 1 and the Remainder. Some options for the applicant to address the setback issue include:

1. Revise the proposed boundary (or propose a potential range for the boundary) between proposed Lot 1 and the Remainder so that the Abattoir is at least 60 m from any parcel lines and apply to the RDBN so the Board can consider rezoning all of Lot 1 to be within the M3 Zone.
2. Apply for a Development Variance Permit for the Abattoir, and the barn if needed, for the Board to consider varying the applicable setbacks in the M3 Zone for proposed Lot 1.



Agricultural Capability and Previous ALC Application

Canada Land Inventory mapping indicates that the application area has an agricultural capability of 5D, limited by undesirable soil structure and 5T, limit by topography (see Appendix A for more details).

In 1996, the ALC approved (Resolution #109/96) the establishment of a meat cutting and processing shop on the subject property (See Appendix B for more details).

Referrals

This application is being referred to the the Ministry of Agriculture and Food; the Ministry of Transportation and Infrastructure; the RDBN Agriculture Coordinator; the Electoral Area F Advisory Planning Commission, and the District of Vanderhoof.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- [Applicant ALC Submission](#) (Link)

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

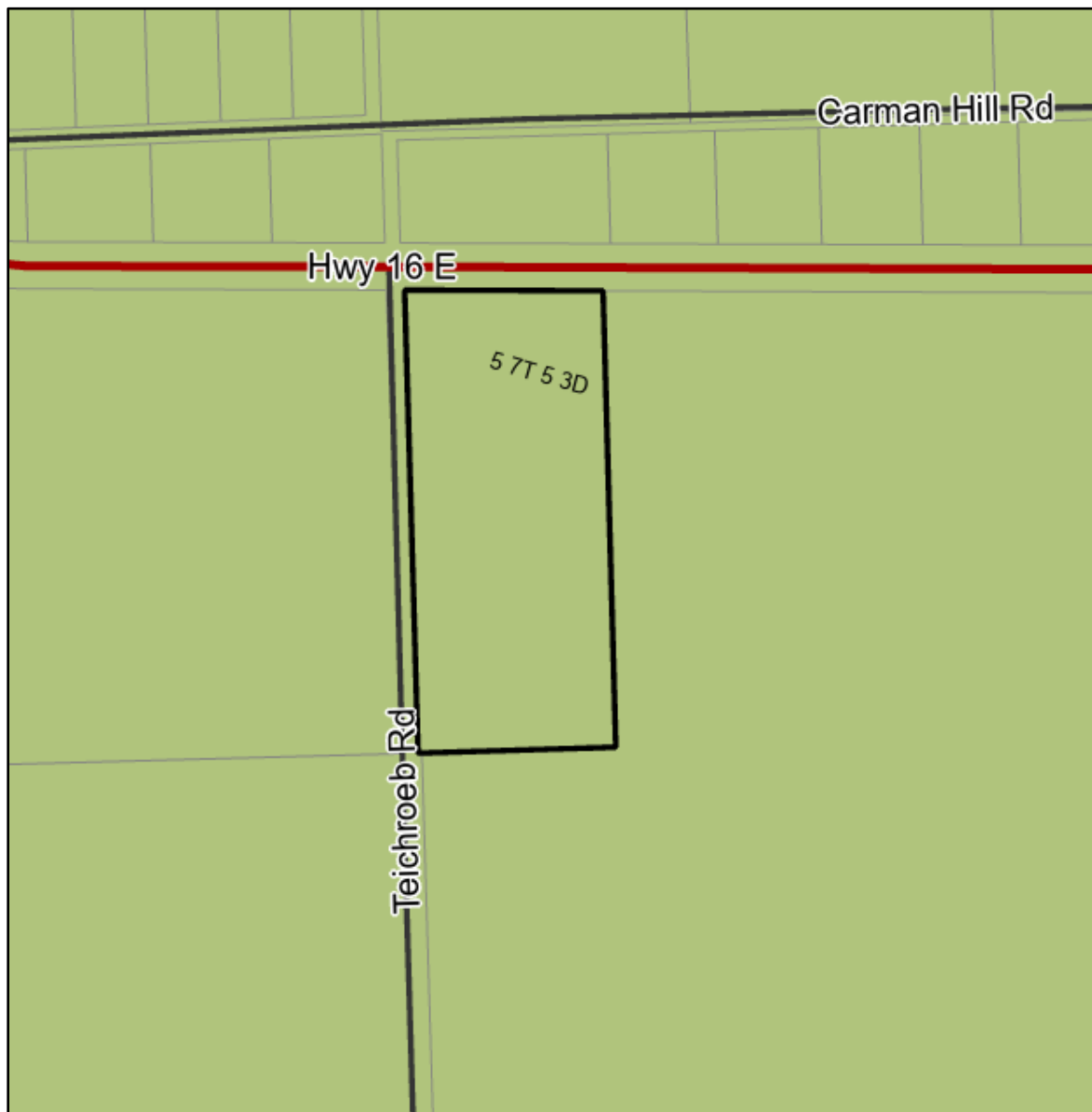
100% of the subject lands are:

70% Class 5T (limited by topography)

30% Class 5D (limited by undesirable soil structure)

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Agricultural Capability Map



Appendix B

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
8	Fr. SW 1/4 Section 27, Township 2, Range 4, Coast District	Application for exclusion from ALR.	Staff: Denial
			Board: Denial
			ALC: Denied
22	SW 1/4, Section 26, Township 2, Range 4, Coast District	Appeal to subdivide the SE1/4 of Section 26, Township 2, Range 4, CD into two 77.2 ac hobby farms.	Staff: Approval
			Board: Approval
			ALC: Denied
160	Part of Lot 1, NE 1/4, Section 22, Township 2, Range 4, Coast District, Plan 4998	Application to subdivide one parcel of 0.69 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
172	Remainder SW 1/4, Section 27, Township 2, Range 4, Coast District	Application for subdivision.	Staff: Denial
			Board: Denial
			ALC: Denied
198	Part E 1/2 of Lot 2, Section 26, Township 2, Range 4, Coast District, Plan 10239	Application to subdivide the proposed lands.	Staff: Denial
			Board: N/A
			ALC: N/A
224	Part NE 1/4, Section 14, Range 4, Township 2, Coast District, lying North of N.T. P.H. Plan 3756	Application to subdivide into four parcels of ±5 ac.	Staff: Denial
			Board: Approval
			ALC: Approved
233	Range 4, Coast District Part of the NE 1/4, Section 18, Township 1, Range 4, Coast District, lying south of the south boundary of Plan 3738	Application to place two mobile homes on the subject property.	Staff: Approval (Conditional)
			Board: Denial
			ALC: Approved
249	Lot 1, Section 22, Township 2, Range 4, Coast District, Plan 5211	Application to subdivide proposed lands into 5 ac lots. (total 30-35 ac).	Staff: Denial
			Board: Denial
			ALC: Denied
318	NW 1/4 of SW 1/4 Section 23, Township 2, Range 4, Coast District, except R/W Plan 8882	Application to subdivide subject property.	Staff: Denial
			Board: Approval
			ALC: Denied
332	East 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide, subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
442			Staff: Denial

	NW 1/4 of Section 18, Township 1, Range 4, Coast District, except Plan 3738	Application to subdivide 59 ha into one parcel of 16.95 ha and one parcel of 42.93 ha (As divided by Highway 16).	Board: Approval ALC: Denied
450	Lot 1, NE 1/4 Section 22, Township 2, Range 4, Coast District, Plan 4998	Application to subdivide 16.0 ha into seven parcels.	Staff: Denial Board: Denial ALC: Denial
490	NW 1/4 Section 14, Township 2, Range 4, Coast District, except Plans 3756 & 6299	Application to subdivide one 2 ha parcel from 31.8 ha.	Staff: Denial Board: Approval ALC: Denied
494	Lot 1, Section 22, Township 2, Range 4, Coast District, Plan 5211	Application to subdivide two 3 ha parcels and one 25.4 ha parcel from 31.4 ha.	Staff: Denial Board: Denial ALC: Denied
547	Lot 1, Section 22, Township 2, Coast Range 4, Plan 5211, except Hwy R/W Plan 8882	Application to exclude 31.38 ha to subdivide either one or two rural residential lots for their son(s).	Staff: Denial Board: Denial ALC: Denied
570	S 1/2 of the SW 1/4 Section 20, Township 1, Range 4, Coast District, except Plan 6464	Application to subdivide one parcel of 4.05 ha from the subject property.	Staff: Approval Board: Approval ALC: Approved
579	W 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide three \pm 2 ha parcels and one \pm 27.8 ha parcel from \pm 32.4 ha	Staff: Denial Board: Denial ALC: Denied
618	W 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide one 2 ha parcel from 32.4 ha.	Staff: Denial Board: Denial ALC: Denied
723	NW 1/4 of the SW 1/4 Section 23, Township 2, Range 4, Coast District, except Hwy. Plan 8882	Application to subdivide \pm 12.7 ha into two parcels: one of \pm 7.1 ha and one of \pm 5.5 as divided by Hwy 16.	Staff: Denial Board: Denial ALC: Denied
802	NW 1/4 of Section 17, Township 1, Range 4, Coast District, except Plan 3738	Application to subdivide 59 ha into two parcels of 38.9 ha and 20.2 ha as divided by the highway.	Staff: Denial Board: Denial ALC: Denied
856 (Subject Property)	N 1/2 Section 13, Township 2, Range 4, Coast District except Plan 3756, 6577, 6659.	Application to establish a meat cutting and processing shop on approximately 2 ha of the subject property.	Staff: Approval Board: Approval ALC: Approved

882	NE 1/4 Section 11 Township 2, Range 4, Coast District and SE 1/4 Section 14, Township 2, Range 4, Coast District	Application to subdivide the property into two parcels of ± 64 ha.	Staff: Approval
			Board: Approval
			ALC: N/A
953	NE ¼ of SW ¼, Section 23, Township 2, Range 4, Coast District, except Plan 3756	Application to allow the development of a church/school building on the 16.2 ha property	Staff: Approval
			Board: Approval
			ALC: Approved
960	Part of the NE ¼ of Section 14, Township 2, Range 4, Coast District	Application to subdivide one 8.4 ha parcel from the subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
1038	Lot 2, Sections 10 & 15, Township 2, Range 4, Coast District, Plan 12252	Application to subdivide a ±3.6 ha parcel from the subject property.	Staff: Approval
			Board: Approval
			ALC: Denied
1057	The NW ½ of the SW ¼ of Section 23, Township 2, Range 4, Coast District except part road on plan BCP 35413	Application to allow the property to be subdivided into two parcels as divided by Highway 16.	Staff: Denial
			Board: Approval
			ALC: Approved
1066	Lot 1, Section 23, Township 2, Range 4, Coast District, Plan 7199	Application to subdivide the property into four parcels ranging from ±7.6 ha (±18.8 ac) to ±7.9 ha (±19.5 ac).	Staff: Denial
			Board: Denial
			ALC: Denied
1081	Lot 3, Sections 10 & 15, Township 2, Range 4, Coast District, Plan 12252	Application to subdivide the property into two parcels of approx. 60 ha (±148 ac) and one parcel approx. 50 ha (±123 ac).	Staff: Approval
			Board: Approval
			ALC: Approved
1125	The NW ¼ of Section 14, Township 2, Range 4, Coast District, except Plans 3756 and 6299	Non-farm Use application to allow the establishment of a hay processing business.	Staff: Approval
			Board: Approval
			ALC: Approved with conditions
1168	SE1/4 of Section 24, Township 2A, Range 5, Coast District	Application to subdivide into two 16.3 ha parcels and one 32.3 ha parcel.	Staff: Approval
			Board: Approval
			ALC: Approved
1172	Lot 2, Section 29 & 30, Township 1, Range 4, Coast District, Plan BCP49346	Application to allow subdivision of the property into one 24.9 ha parcel and one 70 ha parcel as divided by an undeveloped road right of way.	Staff: Denial
			Board: Denial
			ALC: N/A (Application withdrawn)
1229		Non-Adhering Residential Use Application so that the	Staff: Approval
			Board: Approval

	<p>Lot 3, Section 13, Township 2, Range 4, Coast District, Plan 6577</p>	<p>property owner can live in the existing older manufactured home on the subject property while a new 93 m2 dwelling is constructed.</p>	<p>ALC: N/A (Application withdrawn)</p>
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Surrounding Applications Map

