



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**RURAL DIRECTORS COMMITTEE  
SUPPLEMENTARY AGENDA**

**Thursday, September 4, 2014**

**PAGE NO.    DEVELOPMENT SERVICES**

**2-5            Referral File 7409700  
                 CTF Enterprises Inc.  
                 Electoral Area "C"**

**ACTION**

**Recommendation  
(Page 2)**

**NEW BUSINESS**

**ADJOURNMENT**



## MEMORANDUM

To: Rural Directors  
 From: Maria Sandberg, Planner  
 Date: August 28, 2014  
 Re: Land Referral File No. 7409700, Direct sale of Crown land for Extensive Agricultural purposes – amended application area size

This application was initially referred to the Regional District in March 2014 regarding a direct sale of 4.83 ha of Crown Land for agricultural purposes. The applicant has now increased the application area to 66.643 ha.

The application area is located west of Highway 27, approximately 15 kilometres south of the District of Fort St James. The applicant owns an adjacent parcel east of the application area and wishes to purchase the Crown land to extend their holdings. To be able to sell the land the Province must raise title for the land.

The application area is zoned Rural Resource (RR1). The proposed agricultural use of the application area complies with Regional District Zoning Bylaw No. 700, 1993. Our previous referral response indicated that the 4.83 ha application area did not meet the 28 ha minimum parcel area requirement of the RR1 zone. Therefore a consolidation with the applicant's adjacent parcel or a rezoning would be required, as the creation of a parcel of land smaller than 28 ha, in this area, is not permitted. The new application area complies with the RR1 Zone minimum parcel area requirement.

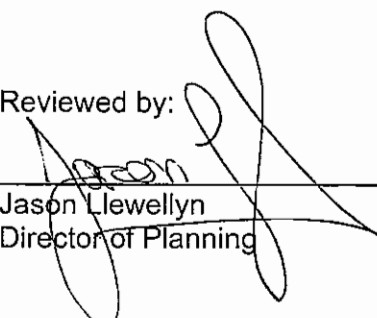
As the application area is located in the Agricultural Land Reserve (ALR), the Province is advised to consult with the Agricultural Land Commission regarding the proposed subdivision.

### Recommendation

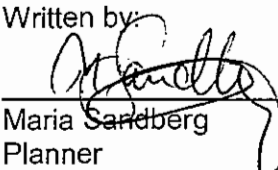
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409700.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
 Jason Llewellyn  
 Director of Planning

Written by:

  
 Maria Sandberg  
 Planner



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
COMMENT SHEET ON CROWN LAND REFERRAL 7409700  
(August 2014 amendment)**

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|   |   |
|---|---|
| <b>Electoral Area:</b>                  | C   |
| <b>Applicant:</b>                       | CTF Enterprises Inc.  |
| <b>Existing Land Use:</b>               | Vacant  |
| <b>Zoning:</b>                          | Rural Resource (RR1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 |
| <b>Plan Designation</b>                 | Agricultural (AG) in the Fort St James Rural OCP Bylaw No. 1578, 2010                   |
| <b>Proposed Use Comply With Zoning:</b> | Yes   |
| <b>If not, why?</b>                     |   |
| <b>Agricultural Land Reserve:</b>       | In the ALR  |

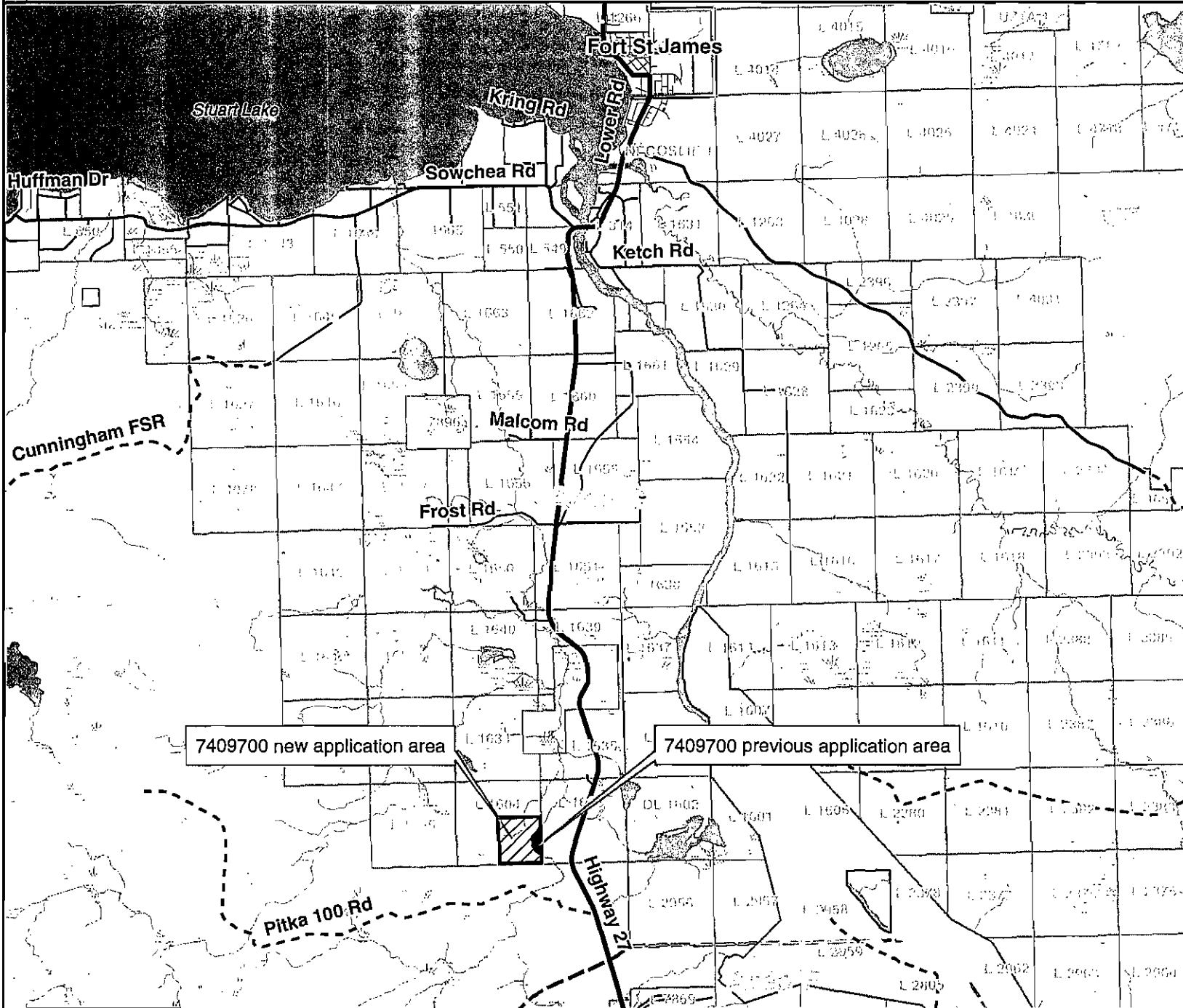
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|                             |   |
|-----------------------------|---|
| <b>Access Highway:</b>      | Highway 27  |
| <b>Archaeological Site:</b> | Not according to our mapping  |
| <b>Building Inspection:</b> | Within the building inspection area   |
| <b>Fire Protection:</b>     | Outside Rural Fire Protection Area  |
| <b>Other comments:</b>      | The Province is advised to consult with the Agricultural Land Commission regarding the proposed subdivision, as the application area is located in the ALR. |



# Land Referral File No. 7409700 - amended application area size

## Legend



- Forest Service Road
- Ferry
- Highway
- Major Secondary Road
- Secondary Road
- City Street
- - - Trail
- Railways
- Parks
- Watercourses
- ▨ Lake
- ▨ River
- ▨ Wetland
- ▭ Municipal Boundary
- ▭ Electoral Area Boundary

7409700 new application area

7409700 previous application area

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Scale: 1 cm = 1,000 m  
 User: maria.sandberg  
 Date: 28/08/2014  
 Time: 9:47:54 AM

124°18'0"W

124°16'0"W



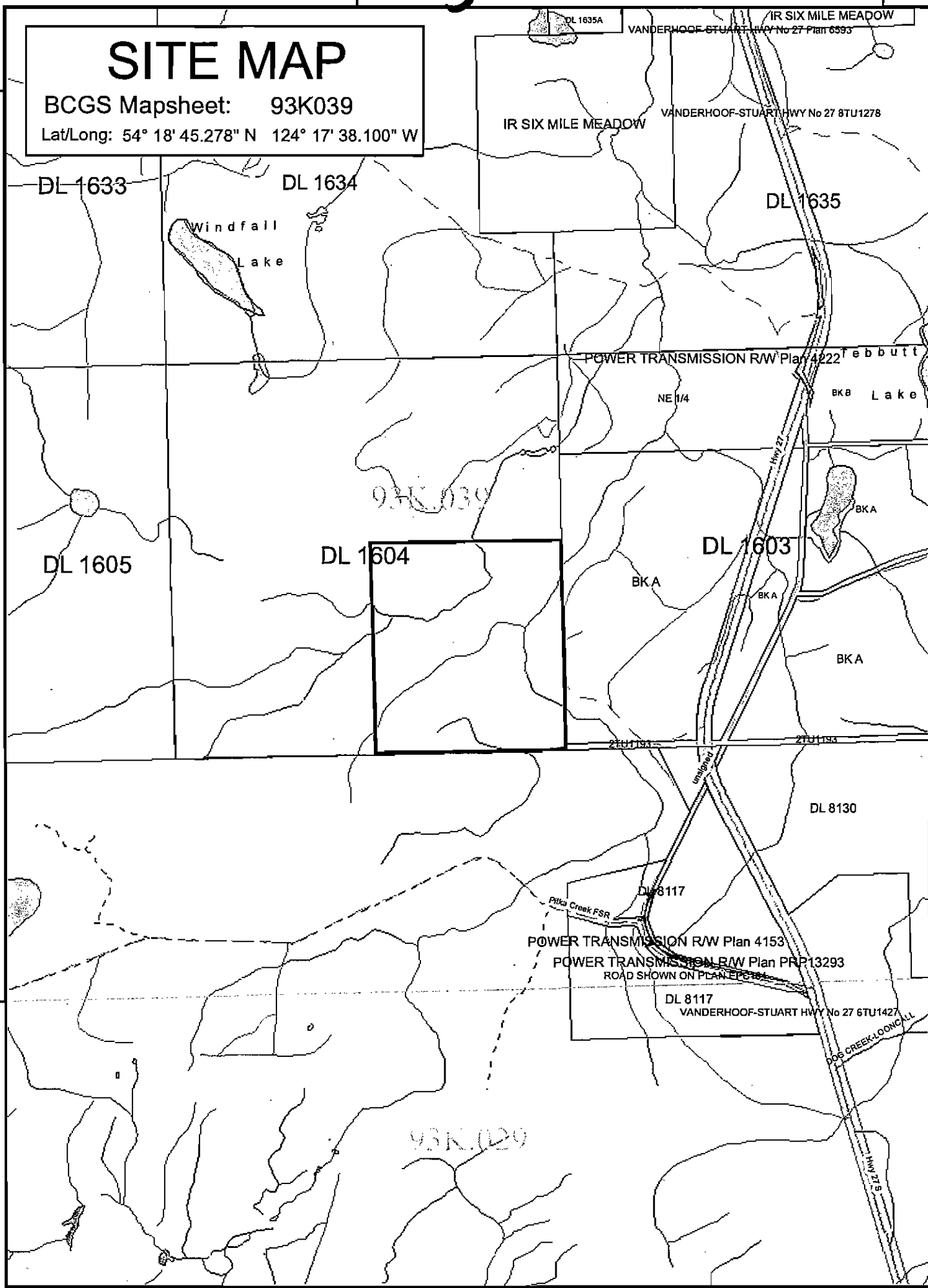
# SITE MAP

BCGS Mapsheet: 93K039

Lat/Long: 54° 18' 45.278" N 124° 17' 38.100" W

54°20'0"N

54°20'0"N



54°18'0"N

54°18'0"N

93K.029