



# REGIONAL DISTRICT OF BULKLEY-NECHAKO

## Supplementary AGENDA

Thursday, May 23, 2024

### ELECTORAL AREA PLANNING

### ACTION

#### Land Referral

2-4

Cameron Kral, Planning Technician  
Crown Land Application Referral No. 6409476  
Electoral Area G (Houston/Granisle Rural)

Recommendation

### ADJOURNMENT



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cameron Kral, Planning Technician  
**Date:** May 23, 2024  
**Subject:** **Crown Land Application Referral No. 6409476**

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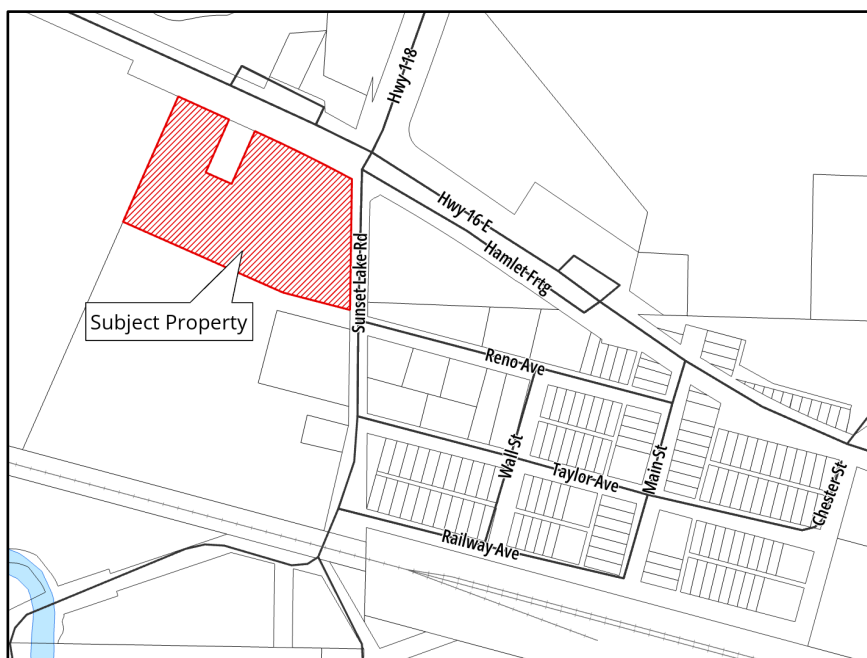
**RECOMMENDATION:****(all/directors/majority)**

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 6409476.

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**DISCUSSION**

The RDBN has received a referral from the Province regarding an application by the Topley Fire Protection Society to lease the old Topley fire hall building for the storage of Fire Department equipment, including a trailer and water tender. The Fire Department indicates that this is necessary to avoid the need for future expansion of their main fire hall building.



The Fire Department vacated the subject property at 14523 Highway 16 at the request of the former owner of the property and the Fire Hall was relocated to a location directly across Highway 16. Ownership of the former Fire Hall property has reverted to the Crown (See Site Map on next page).

The subject property is zoned Civic Institutional (P1), Tourist Commercial (C3) and General Commercial (C1). None of these zones allow a fire hall use on the property. With the adoption of a new Zoning Bylaw in 2020 the fire hall use was removed from the P1 Zone and included in the new Special Civic / Institutional Zone (P1A). Therefore, any portion of

the subject property proposed to be used for emergency response purposes must be rezoned to P1A.

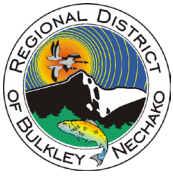


The subject property was previously used for the salvage and wrecking of automobiles. Pursuant to the *Environmental Management Act* and Contaminated Sites Regulation the RDBN can not approve any rezoning until advised by the Province that the site is not contaminated or that remediation or other compliance measures have been approved in accordance with the Act.

This application was referred to the Protective Services Department who have no objection to the application.

#### **ATTACHMENTS**

- Comment Sheet



## Regional District of Bulkley-Nechako

Comment Sheet on Crown Land Referral No. 6409476

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<b>Electoral Areas:</b>	G (Houston/Granisle Rural)
<b>Applicant:</b>	Topley Fire Protection Society
<b>Existing Land Use:</b>	Old Topley fire hall / Automobile Salvage
<b>Zoning:</b>	Civic/Institutional (P1); General Commercial (C1); and Tourist Commercial (C3)
<b>OCP Designation:</b>	Civic Institutional (C/I) and Commercial (C)
<b>Proposed Use Comply with Zoning:</b>	See comments
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Sunset Lake Rd
<b>Building Inspection:</b>	Yes
<b>Fire Protection:</b>	Yes
<b>Other comments:</b>	

The Topley Fire Department has been made aware that the subject property can not be used as a fire hall. A rezoning from the P1 to the P1A Zone is required for this use to occur on the subject property.

The subject property was previously used for the salvage and wrecking of automobiles. Pursuant to the *Environmental Management Act* and Contaminated Sites Regulation the RDBN can not approve any rezoning until advised by the Province that the site is not contaminated or that remediation or other compliance measures have been approved in accordance with the Act.