



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1270

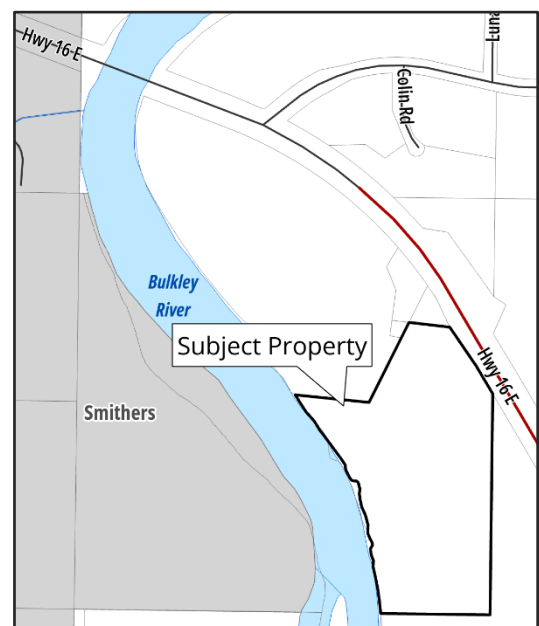
Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

Name of Agent / Owner:	Inge Tersago / Inge and Willem Tersago
Electoral Area:	A (Smithers Telkwa Rural)
Subject Property:	Lot 1, Section 20, Township 4, Range 5, Coast District, Plan BCP18208 Except Plan EPP118019 (PID 026-322-226)
Property Size:	13.7 ha (~33.9 ac)
OCP Designation:	Agricultural (AG) in the "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" (the OCP).
Zoning:	Agricultural Zone (Ag1) in the "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw).
Existing Land Uses:	Residence with a commercial workshop (home occupation).
Location:	The subject property at 585 Highway 16 East, is approximately 430 m east of the Town of Smithers and approximately 7 km northwest of the Village of Telkwa. To the north is the former Par3 golf course and residences. To the west is the Bulkley River and the Town of Smithers. To the south is agriculture (cattle) and to the east is Hwy 16/agriculture (cattle). There is a residence on the subject property and the closest neighbouring residence is approximately 450 m from the NFU area.
Non-Farm Use Area:	0.52 ha (~1.28 ac), including 200 m ³ of fill placement.
Proposed Non-Use:	Commercial heavy duty equipment repair workshop.

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval for a Non-Farm Use (NFU) application to expand their heavy duty equipment repair workshop to a commercial scale.



The application area for the NFU is 0.52 ha and includes 200 m³ fill placement, the existing 525 m² shop, and portions of the existing driveway/parking area, as shown in the NFU site plan. Planning staff have reached out to the applicant for more details regarding the 200 m³ of fill.

The workshop is currently operated as a home occupation and as such must be operated according to the Zoning Bylaw's home occupation regulations (see Attachments), which places limitations on use, including the following:

- Limiting noise, vibration, smoke, dust, odour, litter, or heat production to those normally associated with residential use;
- Home occupation may be carried out by the residents of the subject property's dwelling with the assistance of up to persons who do not reside on the parcel;
- Limits on total floor area in buildings (200 m²/ 30 per cent of Dwelling Unit) and outdoor storage (five per cent of parcel to a maximum of 0.4 ha); and
- No more than 15 pieces of heavy equipment may be located on the parcel.

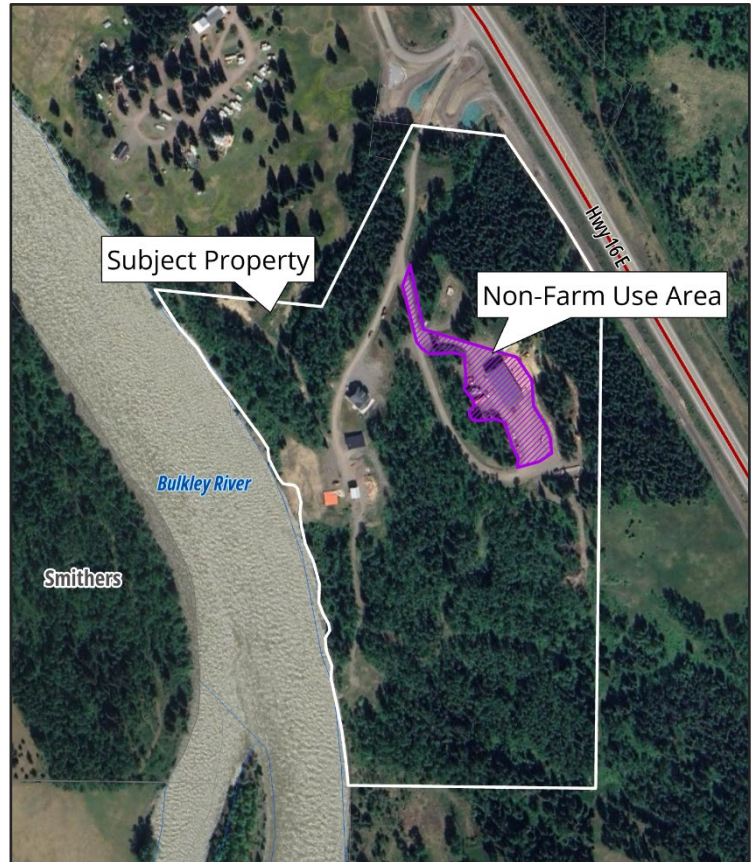
According to the application, the property owners are the only employees of the home occupation. The applicant states they are applying for an NFU as they want their heavy duty equipment repair workshop to support farm and industrial equipment in the area, which they state is not viable as a business under the home occupation regulations.

DISCUSSION

Official Community Plan (OCP)

The subject property is designated Agriculture (AG) under the OCP. The intent of the designation is to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes. Section 3.1.2 contains the following OCP policies relevant to the application:

"(1) Agriculture and other compatible uses of land may be permitted.



(6) Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

(a) There is limited agricultural potential within the proposed area.

(b) Soil conditions are not suitable for agriculture.

(c) Neighbouring uses will not be compromised.

(d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.

(e) The application is in the best interest of the community.

(f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.

(g) And, traffic management issues will be considered and addressed appropriately.

(11) Home based businesses, including bed and breakfasts and agritourism, operated in accordance with the requirements of the Agricultural Land Reserve are supported.

(16) The Province is encouraged to support local agricultural operations to ensure their long-term viability.”

Zoning

The property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The proposed use for a commercial heavy duty equipment repair workshop at the scale proposed would exceed the Zoning Bylaw Home Occupation regulations; therefore, it would not be a permitted use in Ag1. A rezoning application would be required to request Board consideration to allow a shop at the scale proposed. To date a rezoning application has not been made. Rezoning should not be finalized without first obtaining NFU approval from the ALC but a rezoning application can be made and processed concurrently with an ALC application.

Building permit and slope stability

There is a known geotechnical hazard on the subject property. As part of the process to issue a building permit for the dwelling on the property a covenant pursuant to Section 219 of the *Land Title Act* was registered on title of the subject property. This covenant contains restrictions regarding the location of a dwelling and workshop, site preparation of the building areas and driveways, construction methods, site drainage, and engineer review of site development. It appeared that the building was built in contravention of the covenant on title. The subject property owners submitted a building permit application for the workshop and received final occupancy in June 2023.

Property history – previous NFU application

In 2020 the RDBN became aware that buildings had been built on the subject property without the required building permits. That included a large building which appeared to be used contrary to RDBN Zoning and ALC regulations.

The property owners subsequently made a NFU application for equipment repair and commercial vehicle inspection business with a NFU area of 0.7 ha (RDBN File No. ALR 1255). That application was supported by the Board and denied by the ALC (Resolution #159/2021). The major differences between the old NFU application and this new application are:

- The new proposal includes a smaller NFU area (0.7 ha reduced to 0.52 ha), and
- The new proposal does not include commercial vehicle inspection alongside the heavy duty equipment repair workshop.

Within an approximately 1.5 km radius of the subject property, five NFU applications were previously approved by the ALC, all which were supported by the Board (see Attachments for Appendix B for details):

- **ALR 187:** a church complex with pastor/caretaker residence,
- **ALR 637:** an 18-hole golf course with club house and RV parking (abuts subject property),
- **ALR 678:** a church,
- **ALR 799:** a church, and
- **ALR 1171:** a sheet metal fabrication and assembly business.

Agricultural capability

The majority of the NFU area is on a portion of the subject property in agricultural capability Class 5MP, limited by with part of the NFU driveway in Class 6T.

Canada Land Inventory mapping indicates that the application area has an agricultural capability of Class 5P, limited by stoniness (see Appendix A for more details). The applicant's Land Capability Assessment indicates the capability is improvable to lass 4A, limited by soil moisture deficiency.

Referrals

This application has been referred to the the Ministry of Agriculture and Food; the Ministry of Transportation and Infrastructure; the RDBN Agriculture Coordinator; the Electoral Area A Advisory Planning Commission, and the Town of Smithers.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- Applicant ALC Submission
- RDBN Zoning Bylaw No. 1800, 2020 Home Occupation regulations

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

46.03% of the subject lands are Class 5M (limited by soil moisture deficiency)

37.38% of the subject lands are:

70% Class 3C (limited by adverse climate (excluding precipitation))

30% Class 6W (limited by excess water (groundwater))

14.21% of the subject lands are Class 6T (limited by topography)

2.28% of the subject lands are:

60% Class 3C (limited by adverse climate (excluding precipitation))

40% Class 4M (limited by soil moisture deficiency)

0.10% of the subject lands are Class 4M (limited by soil moisture deficiency)

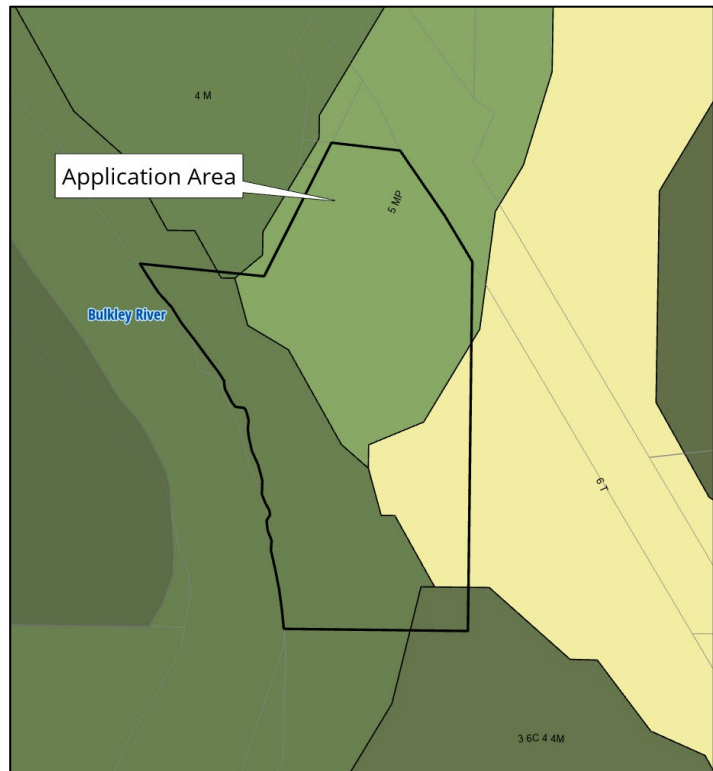
Class 3 Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

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

Class 6 Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops.

Agricultural Capability Map



Appendix B

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
54	NE ¼, Section 29, Township 4, Range 5, Coast District	Application to subdivide a 4-ha parcel from original 28.7 ha.	Staff: Approval
			Board: Approval
			ALC: Approved
67	Remainder of SW 1/2 Sec 21, Township 4, Range 5, Coast District	Application to subdivide the subject property and use the subject property for non-farm purposes. Request exclusion from ALR.	Staff: Denial
			Board: Approval
			ALC: Refused exclusion, would consider permitting subdivision into 9 lots of 5+ ac.
108 (Subject Property)	NW ¼, Section 20, Township 4, Range 5, Coast District	Application to subdivide a 1.6 ha parcel from the original parcel.	Staff: Approval subject to consolidation with adjoining lot.
			Board: Approval subject to consolidation with adjoining lot.
			ALC: Approval subject to consolidation with adjoining lot.
117	Fr. NE ¼, Section 17, Township 4, Range 5, Coast District	Proposed subdivision of the 19.18 ha property into 8 lots.	Staff: Denial
			Board: Approval for 7 lots
			ALC: Refused application but would allow subdivision into 7 lots.
129	NW ¼, Section 21, Township 4, Range 5, Coast District	Application to subdivide a 2.02 ha parcel from the original 64.8 ha parcel.	Staff: Approval
			Board: Approval
			ALC: Approval for an 8.1 ha parcel
132	Lot 3, Plan 4305, NE ¼, Section 29, Township 4, Range 5, Coast District	Application to subdivide 6 lots: 2- 3.2 ha parcels, 1- 3.4 ha parcel, 1- 2.02 ha parcels and 1- 6 ha parcel from the original 20 ha.	Staff: Approval as long as suitable access is developed.
			Board: Approval
			ALC: Approved a 3 lot subdivision.
187	Lot 1, Plan 5678, SE ¼, Section 20, Township 4, Range 5	Application to use for non-farm purposes within the ALR for a church complex, including one residence.	Staff: Approval
			Board: Approval
			ALC: Approved

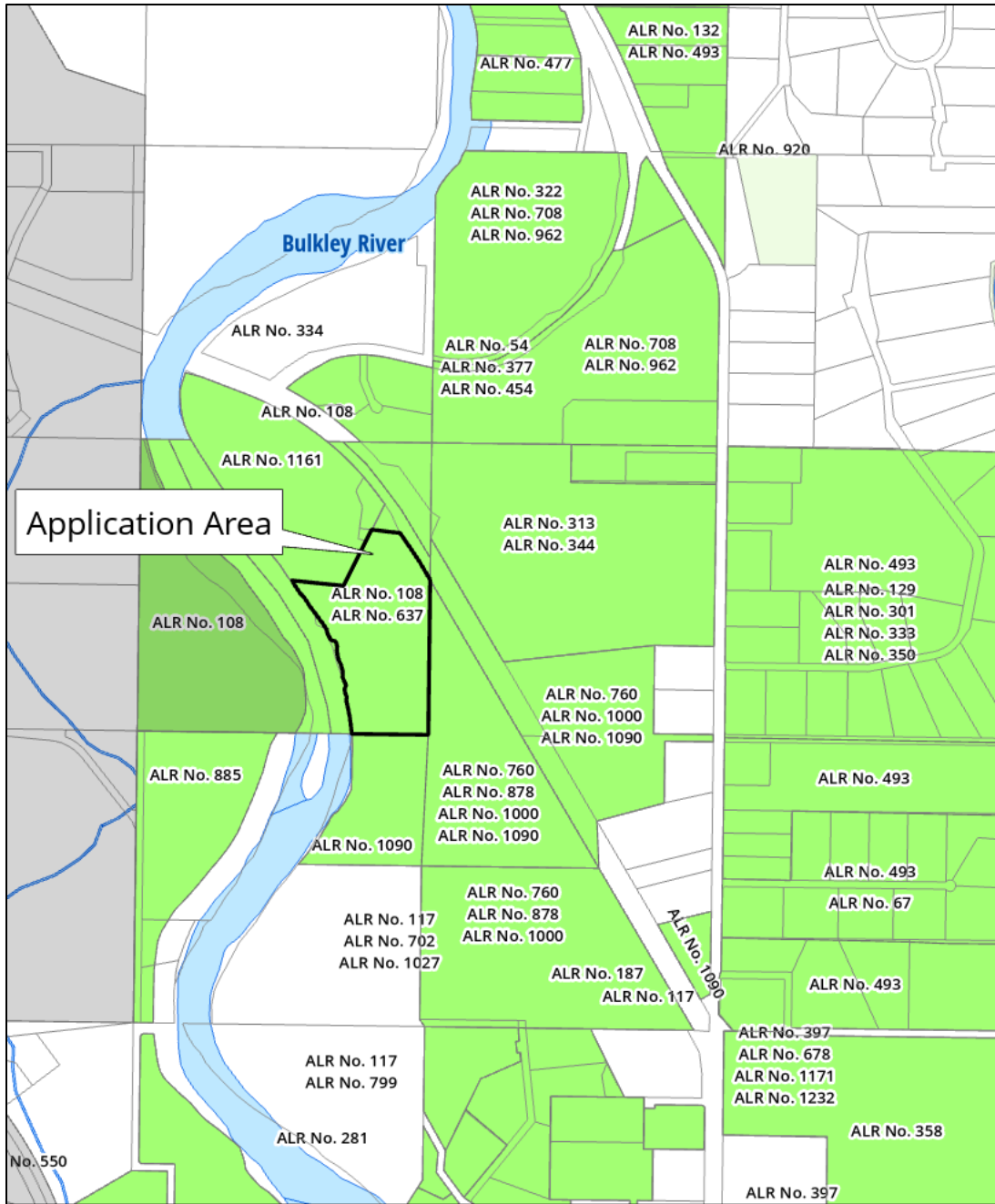
281	Block 1, Plan 1671, NW 1/4, Section 17, Township 4, Range 5, Coast District	Application to subdivide off 1.4 ac from Block 1, Plan 1671, NW 1/4, Section 17, Township 4, Range 5, Coast District and consolidate approximately 0.5 ac of this lot with Block 6 and approximately 0.9 ac with Block 5.	Staff: Approval
			Board: Approval
			ALC: Approved
301	Lot A, Plan 9208, NW ¼, Section 21, Township 4, Range 5, Coast District	Application to subdivide a 2.02 ha parcel from the original 8.09 ha, and potentially further subdivide the rest of the parcel into 2.02 ha lots	Staff: Denial
			Board: Denial
			ALC: Denied
309	Fractional NW 1/4 Section 17, Township 4 lying west of Bulkey River Except Block 1, 51 85/100 Ac as shown on RP 1671	Application to subdivide a ±5-acre parcel from the property.	Staff: Approval
			Board: Approval
			ALC: Approved
313	NE ¼, Section 20, Township 4, Range 5 Coast District, except Plans 7066 & 8680	Application to subdivide 2-4.04 ha parcels from the original 40 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
322	SE ½ of Section 29, Township 4, Range 5, Coast District	Application to subdivide a ±8 ha parcel off of land for the purpose of a vegetable packing plant.	Staff: Approval
			Board: Approval
			ALC: Approved
333	NW ¼, Section 21, Township 4, Range 5, Coast District, except Plan 9208	Application to subdivide the original 56.7 ha; the applicant submitted various proposals.	Staff: Approval
			Board: Approval
			ALC: Approved a 3-lot subdivision
334	Lot A, Plan 6857, SW ¼, Section 29, Township 4, Range 5, Coast District	Application to exclude to subdivide the original 7.13 ha.	Staff: Approval
			Board: Approval
			ALC: Denied exclusion, Approved a 3-lot subdivision.
344	NE ¼, Section 20, Township 4, Range 5, Coast District, except Plans 7066 & 8680	Application to exclude and subdivide two 4.04 ha parcels from the original 40 ha.	Staff: Denial
			Board: Approval for exclusion
			ALC: Denied
350	NW ¼, Section 21, Township 4, Range 5, Coast District, except Plan 9208	Application to exclude in order to subdivide the original 56.7 ha; the	Staff: Denial
			Staff: Approval

		applicant submitted various proposals.	ALC: Denied exclusion, Approved subdivision
358	NE 1/4, Section 16, Township 4, Range 5, Coast District	Application to subdivide the 47-ha parcel of land into 22 lots of 2 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
377	Lot 1, Plan 8680, Section 20, Township 4, Range 5, Coast District	Application to subdivide two 2.025 ha parcels from the original 4.05 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
397	(1) Block A, Plan 6581, NE 1/4 Section 17, Township 4, Range 5, Coast District. (2) Block 4, Plan 5806, Section 18, Township 18, Range 5, Coast District.	Request to provide access to Lots 1 & 2 by creating a road along the north boundary of Lot 2. Application for subdivision of property.	Staff: Approval
			Board: Approval
			ALC: Approved
454	Lot 1, Plan 8680, Section 20, Township 4, Range 5, Coast District	Application to exclude and subdivide two 2.025 ha parcels from the original 4.05 ha.	Staff: Denial
			Board: Denial for exclusion
			ALC: Denied for exclusion, Approved for subdivision
477	Lot A, Plan 6658, and Lot 2, Plan 4305, Section 20, Township 4, Range 5, Coast District	Application to subdivide one 3.12 ha parcel and 5- 2 ha parcels from the original 13.74 ha.	Staff: Approval
			Board: Approval
			ALC: Approved
493	Portions of Sections 2, 11, 14, 22, & 27, Township 1A; Portions of Sections 21 & 29, Township 4; Portions of District Lots 865 & 4268; all of Range 5, Coast District	Application for exclusion from the ALR.	Staff: Submitted by RDBN
			Board: Submitted by RDBN
			ALC: Approved
637	Frac. NW 1/4 of Section 20, except part lying west of the Bulkley River, and except Plan 9198, Township 4, Range 5, Coast District	Application for development of a par three 18-hole golf course, a 100 yd by 280 yd driving range. A 2000 ft ² clubhouse, and ±80 Vehicle parking lot and a 30-unit recreation vehicle park.	Staff: Approval
			Board: Approval
			ALC: Approved
678	Lot 2, Plan 11401, Section 17, Township 4, Range 5, Coast District	Application to build a church on land described.	Staff: Approval
			Board: Approval
			ALC: Approved
702			Staff: Approval

	NE 1/4, Section 17, Township 4, Range 5, Coast District, Plan 8754	Application to subdivide land described as the Fractional NE 1/4, Section 17, Township 4, Range 5, Coast District, Plan 8754.	Board: Approval ALC: Approved
708	SE ¼ Section 29, Township 4, Range 5, Coast District	Application to subdivide a ±5 ac parcel off of land described as the SE ¼ Section 29, Township 4, Range 5 Coast District.	Staff: Denial Board: Denial ALC: Denied
760	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District	Application to subdivide 5 parcels: 1 of 1.7 ha, 2 of 2.0 ha, 1 of 4.75 ha, 1 of 8.25 ha, plus a remainder.	Staff: Denial Board: Denial ALC: Denied
799	Lot 2, Plan 11401, Section 17, Township 4, Range 5, Coast District	Application to build a church on land described.	Staff: Approval Board: Approval ALC: Approved
878	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District	Application to subdivide a 4-ha parcel from the original 60 ha.	Staff: Approval (Conditional) Board: Approval (Conditional) ALC: Approved
885	Portion of the Fractional SW 1/4 Section 20, Township 4, Range 5, Coast District, lying west of the Bulkley River	Application to subdivide 4-1.5 ha lots.	Staff: Approval Board: Approval ALC: Approved
920	Lot 2, Plan 6969, Section 29, Township 4, Range 5 Coast District	Application for an additional permanent dwelling.	Staff: Approval (Conditional) Board: Approval (Conditional) ALC: Denied
962	Part SE ¼, Section 29, Township 4, Range 5, Coast District, except Plans 6969 and 7102	The owners of the property wish to subdivide off a 23.8 ha portion of the 53.6 ha property	Staff: Approval Board: Approval ALC: Approved
1000	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District, except Plan PRP41884. The subject property is ±60 ha (±148 ac) in size.	Application to subdivide the subject property into 2 parcels where it is divided by Highway 16, creating one parcel of ±46 ha (±114 ac) and one of ±14 ha (±34.78 ac). The applicant has operated a farm on this and	Staff: Approval Board: Approval ALC: Approval subject to consolidation with adjoining lot

		three other properties for 67 years.	
1027	Lot 6, Plan 7514, Section 36, Township 7, Range 4, Coast District	The purpose of this application is to allow the subject property to be subdivided into four lots of ±2.5 ha (±6.2 ac) each.	Staff: N/A
			Board: N/A
			ALC: Approved
1090	Lot 3, Section 20, Township 4, Plan BCP25354, Range 5, Coast District	Application to allow the subject property to be subdivided into 2 parcels as divided by Highway 16, creating a proposed Lot A with an area of 14.1 ha, and a 27.9 ha remainder.	Staff: Approval
			Board: Approval
			ALC: Approved
1161	Lot A, Except Part Sub D by Plan BCP18208, Sec 20 & 29 Township 4, Range 5, Coast District, Plan PRP14858	Non-Farm Use for 15-lot strata subdivision.	Staff: Approval
			Board: Approval
			ALC: Denied
1171	Lot 2, Section 17, Township 4, Range 5, Coast District, Plan 11401	Approval to continue using 0.5 ha of the property for a non-farm use (sheet metal fabrication and assembly business).	Staff: Approval with conditions
			Board: Approval with conditions
			ALC: Approval with conditions
1232	Lot 2, Section 17, Township 4, Range 5, Coast District, Plan 11401	Non-farm use to allow the continued operation of a metal fabrication business (Skeena Blower & Sheet Metal Ltd.).	Staff: Approval
			Board: Approval
			ALC: Approval with conditions

Surrounding Applications Map





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100367
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Applicant: TERSAGO et al.
Local/First Nation Government: Bulkley-Nechako Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 20 TOWNSHIP 4 RANGE 5 COAST DISTRICT PLAN BCP18208 EXCEPT PLAN EPP118019
Approx. Map Area 13.42 ha
PID 026-322-226
Purchase Date Jul 15, 2011
Farm Classification No
Civic Address 585 Highway 16E Smithers BC V0J 2N6
Certificate Of Title TITLE-JA1299-PID-026-322-226.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
WILLEM TERSAGO	No Data	██████████	██████████	██████████
INGE TERSAGO	No Data	██████████	██████████	██████████

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2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Land Owner

First Name INGE

Last Name TERSAGO

Organization (If Applicable) [REDACTED]

Phone [REDACTED]

Email [REDACTED]

4. Government

Local or First Nation Government: Bulkley-Nechako Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Presently there are no agricultural uses on the property.

Describe all agricultural improvements made to the parcel(s). The property is fully fenced with the exception of the access area required for the Cycle 16 trail.

Describe all other uses that currently take place on the parcel(s).

One 3391square foot residential home on the property and one 525m2 shop capable of industrial repairs. Presently the shop is being used under the restrictions of home occupation. Willem and Inge are the only "employees" of the home occupation business.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Cattle
East	Agricultural / Farm	Same Farm as above
South	Agricultural / Farm	Same Farm as above
West	Other	Former Par3 Golf Course - No Agriculture

6. Proposal

How many hectares are proposed for non-farm use?

0.52 ha

What is the purpose of the proposal?

The purpose of the proposal is to allow the state of the art commercial shop to be used as it was intended: a heavy duty repair shop to support farm and industrial equipment in the Bulkley Valley. There is a need for this service in the area and the restrictions placed on it as a home occupation prevent it from being a viable business. The required engineering changes to the building were completed to allow for the issuance of a building permit from the Regional District of Bulkley Nechako in 2023.

Could this proposal be accommodated on lands outside of the ALR?

This parcel is small, and adjacent to Highway 16 making it an appropriate location for a commercial enterprise. The property is close to Town of Smithers, businesses, the mills, and Bulkley Valley farms. This commercial venture does not infringe on neighbouring residences or farmers and the modern construction of the facility removes noise issues. Geotechnical restrictions limit the area that can be cleared due to slope stability concerns. In addition, the clearing generally required to support farming operations is restricted on a lot of this property.

Does the proposal support agriculture in the short or long

Yes. This shop supports the repair of farm machinery throughout the Bulkley Valley. Its locations allows for affordable and timely repair of

term?

tractors and other heavy duty equipment necessary for farm operations with minimal trucking costs. With an approved non-farm use, a viable business can be developed here that will ensure this service is available in the future. With this service in place, farmers will not have to build similar structures on productive farmland. Based on the test pits of a geotechnical report in the shop area, the native soils are dense silty clays and not suitable for farming. The previous application for non-farm use resulted in a letter from the B.C. Ministry of Agriculture, Food and Fisheries, "the agricultural land capability is Class 5MP (M=moisture deficiency), and P=stoniness) with moderate agricultural capability. The topography and size of the parcel has limitations, however, given its proximity to Smithers would allow for market garden/greenhouse production or a small mixed farm." The applicants have pursued the small mixed farm and it is not a viable use. Further, with reference to the Weed Control Act, the Tersagos have always required all machinery being transported to site to be cleaned thoroughly to prevent contamination of the their property.

Proposal Map / Site Plan

TER2001 Sketch 240415.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Soil and Fill Components**Describe the type and amount of fill proposed to be placed.**

Total fill placement area (0.01 ha is 100 m²) 0.08 ha
Maximum depth of material to be placed as fill 0.3 m

Briefly describe the origin and quality of fill.

The gravel was trucked from a neighbouring gravel pit. (Pidherny) This was all clean gravel. Volume of material placed as fill 200 m³

Placement of Fill Project Duration

Estimated duration of the project. 50 Years

Fill to be Placed**Volume**200 m³**Area**

100 ha

Maximum Depth 0.3 m

Average Depth 0.3 m

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Google Overlay	TER2001 Sketch 240415 With Photo.pdf

SKETCH PLAN

To Accompany an Application to the Agricultural Land Commission for Lot 1 Township 4 Range 5 Coast District Plan BCP18208 Except Plan EPP118019

BCGS 93L.075

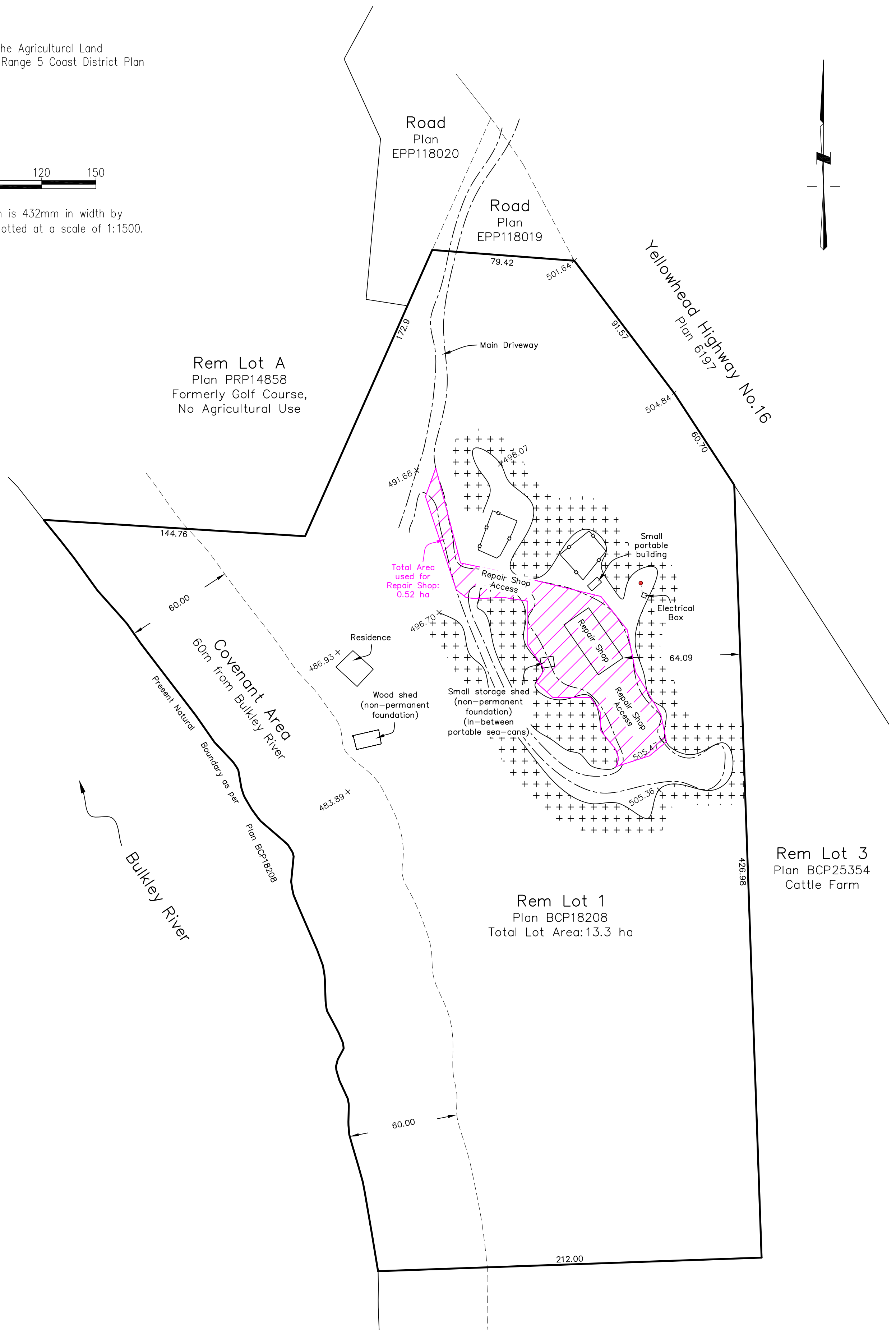
SCALE:



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:1500.

LEGEND:

Symbols	Description
---	Edge of Driveway
+	Treeline
—+—	Fence
•	Power Pole
504.84 x	Spot Elevation



Prince George
203-1300 1st Ave.
Prince George, BC V2L 2Y3
250.640.2287

Smithers
3750 1st Ave. PO Box 536
Smithers, BC V0J 2N0
250.847.3808

www.HBHLandSurveying.com

HBH File No. TER2001 - 240415

Field survey completed on November 3rd, 2020
Distances shown are in metres and decimals thereof.
Parcel boundary dimensions are derived from Plan BCP18208

SKETCH PLAN

To Accompany an Application to the Agricultural Land Commission for Lot 1 Township 4 Range 5 Coast District Plan BCP18208 Except Plan EPP118019

BCGS 93L.075

SCALE:



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:1500.

LEGEND:

Symbols	Description
	Edge of Driveway
	Treeline
	Fence
	Power Pole
504.84 x	Spot Elevation



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HBH File No. TER2001 - 240415

Field survey completed on November 3rd, 2020
Distances shown are in metres and decimals thereof.
Parcel boundary dimensions are derived from Plan BCP18208

3.0.2

Home Occupations

1. Only one Home Occupation is permitted per Dwelling Unit in a Multiple Family Dwelling.

2. All Home Occupations are subject to the following restrictions:

- a) A Home Occupation shall not result in or create a nuisance of any kind beyond the Parcel boundary, and shall not result in on street parking. At all times, the privacy and enjoyment of adjacent residents shall be preserved and the amenities of the neighbourhood maintained.
- b) A Home Occupation shall not produce any noise, vibration, smoke, dust, odour, litter, or heat, other than that normally associated with the residential use of a Dwelling Unit, nor shall it create or cause a fire hazard or electrical interference in excess of what normally occurs in the residential area.
- c) Waste materials and garbage associated with the Home Occupation shall not be stored outdoors unless located within a container that is enclosed on all sides.
- d) A Home Occupation must not include any business involving:
 - i. spectators;
 - ii. patron participation entertainment;
 - iii. adult-oriented entertainment;
 - iv. dating or escort services;
 - v. Community Care Facility;
 - vi. correction services;
 - vii. Restaurants;
 - viii. Veterinary services;
 - ix. Kennels;
 - x. on-site waste management or recycling;
 - xi. Aggregate Processing;
 - xii. a sawmill or Portable Sawmill;
 - xiii. Warehousing;
 - xiv. Campground;
 - xv. Hotel or any other on-site accommodation other than a Bed and Breakfast;
 - xvi. the processing, packaging, storage, or distribution of cannabis;
 - xvii. Crematorium.

3. Home Occupations occurring on a Parcel 2.5 hectares (6.18 acres) or less are subject to the following additional restrictions:

- a) Home Occupations may only be carried on by the resident(s) of the Dwelling Unit on the same Parcel with or without the assistance of not more than one person who do not reside in a Dwelling Unit on the same Parcel.
- b) Home Occupations may only be carried on within the Dwelling Unit or Accessory Buildings, or a combination of both. The outdoor storage of raw materials, containers or finished products is not permitted. This section does not apply to the parking or storage of motor vehicles, trailers, Camping Vehicles, boats, all terrain vehicles, snowmobiles, or motorcycles.
- c) A combined floor area of a Dwelling Units and Accessory Buildings, which are used for all Home Occupations, must not exceed 55 square metres (592 square feet).

This section does not apply to the parking or storage of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, or motorcycles.

- d) The total combined number of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles located on a [Parcel](#) in association with a [Home Occupation](#) must not exceed 10.
- e) [Home Occupations](#) must not include more than 25 square metres (269 square feet) of retail display area.
- f) [Bed and Breakfasts](#) must not exceed three beds per [Parcel](#) providing accommodation for patrons, and the [Bed and Breakfasts](#) must accommodate no more than 6 patrons at any one time unless a different limit is established in the Zone applicable to the [Parcel](#) containing the [Bed and Breakfast](#).
- g) An exception to Section 3.0.2 (3) (c) is that the floor area, of the [Accessory Buildings](#), which are devoted to [Home Occupations](#) on the land described as Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829 shall not exceed 453 square metres.

4. Home Occupations occurring on a [Parcel](#) greater than 2.5 hectares (6.18 acres) are subject to the following additional restrictions:

- a) [Home Occupations](#) may only be carried on by the resident(s) of [Dwelling Units](#) on the same [Parcel](#) with or without the assistance of not more than two persons who do not reside in [Dwelling Units](#) on the same [Parcel](#).
- b) [Home Occupations](#) must only be carried on within a [Dwelling Unit](#) or [Accessory Buildings](#) or both, except for the outdoor storage of raw materials, containers or finished products provided that the area used for outdoor storage does not exceed 5% of the [Parcel](#) area to a maximum of 0.4 hectare (1 acre). The area used for outdoor storage shall be calculated including all land between areas used for outdoor storage, resulting in a single use area.
- c) The combined floor area, of the [Dwelling Unit](#) and [Accessory Building](#), which are used for all [Home Occupations](#) must not exceed 200 square metres (2,152 square feet). This section does not apply to an area used exclusively for the parking or storage of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, or motorcycles.
- d) The combined floor area, of the [Dwelling Unit](#) used for the [Home Occupation](#), may not exceed 30 percent of the [Gross Floor Area](#) of that [Dwelling Unit](#).
- e) The total combined number of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles located on a [Parcel](#) in association with [Home Occupations](#) must not exceed 15.
- f) The total combined number of pieces of heavy equipment including back-hoes, bulldozers, front end loaders, graders, skidders, feller bunchers, logging trucks, harvesters, and other similar sized equipment located on a [Parcel](#) in association with [Home Occupations](#) must not exceed 15.
- g) [Home Occupation](#) must not include more than 25 square metres (269 square feet) of retail display area.
- h) [Bed and Breakfasts](#) must not exceed five beds providing accommodation for patrons, and the [Bed and Breakfast](#) must accommodate no more than 10 patrons at any one time unless a different limit is established in the Zone applicable to the [Parcel](#) containing the [Bed and Breakfast](#).