



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1276

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

Name of Agent / Owner: Derrick and Bailey DeHoog

Electoral Area: A (Smithers Telkwa Rural)

Subject Property 3153 Telkwa High Road, legally described as the Fractional Northeast ¼ of Section 3, Township 4, Range 5, Coast District, Except Part in District Lot 876 and Except Plan 1577

Property Size: ≈33.9 ha (≈83.7 ac)

OCP Designation: Agriculture (AG) in "Regional District of Bulkley-Nechako Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" (the OCP)

Zoning: Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)

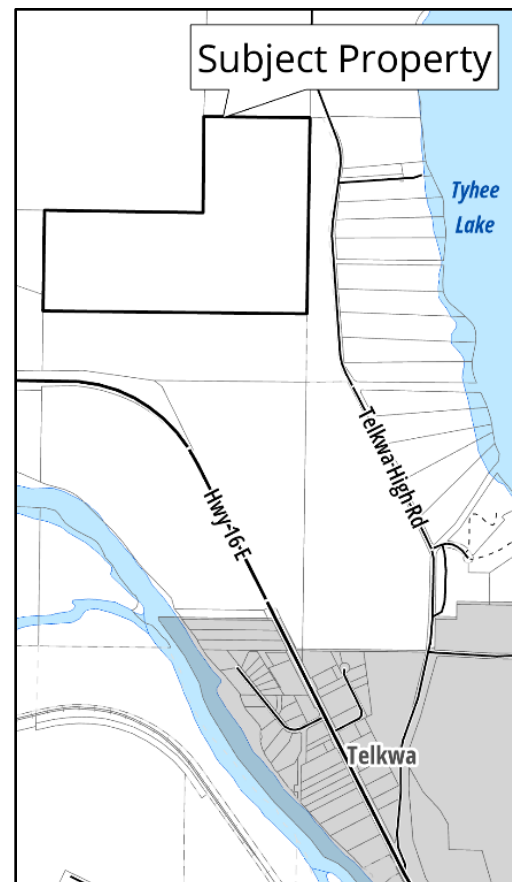
Existing Land Uses: Agricultural/Residential

Location: Accessed from Telkwa High Road, approximately 1 km north of the Village of Telkwa. To the north and west is farmland, to the south is forest and some farmland, and to the east is residential.

PROPOSAL

The applicants are requesting Agricultural Land Commission (ALC) approval for a Non-Adhering Residential Use (NARU) to construct a farm building which includes an attached Additional Residence, for a combined total floor area (TFA) of 517.5 m² (5,570.3 ft²).

The applicants state the TFA of the Additional Residence is 229.4 m² (2,469.2 ft²) as the attached wood shop, garage and open storage area are for farm use (see Attachments for building plans).



The ALC has stated it must include the size of the entire 517.5 m² (5,570.3 ft²) building in their TFA calculation for the Additional Residence (see attached ALC Notice of Intent Decision).

ALC regulations allow the subject property to have up to two detached dwellings:

- 1) A Principal Residence with a TFA up to 500 m² (5381.9 ft²), and
- 2) An Additional Residence with a TFA up to 90 m² (968.7 ft²).

The subject property contains the applicants' 229 m² (2464.9 ft²) Principal Residence where they reside, and their farm. The farm includes 20.5 ha (50.6 ac) in hay production, 12.5 ha (30.8 ac) for grazing, a barn (approx. 100 m²/1076 ft²) and a greenhouse (approx. 50 m²/538 ft²).

The applicants propose clustering the Additional Residence/farm building on disturbed ground which was the location of a storage structure which has been removed. The area is now used for equipment storage (see Attachments for general layout).

The applicants state the proposal is necessary for their farm for the following reasons:

- The retiring parents will reside in the Additional Residence and help support the farm. The parents' help is necessary to maintain the farm and the farm is not profitable enough to hire outside help.
- There is currently no shop or heated storage for servicing farm equipment on the property.
- The height of the proposed shop is required for servicing larger equipment which determined the two-story design of the Additional Residence. The proposed building design is the most efficient and cost-effective for the applicants.

DISCUSSION

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. Policy 3.1.2(6) states applications for Non-Adhering Residential Uses 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.*

Zoning

The subject property is zoned Agricultural (Ag1) under the Zoning Bylaw. The Ag1 Zone density regulations state “not more than one Single Family Dwelling shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*”. Therefore, the size and density of additional dwellings in the Ag1 Zone is determined by the ALC. The Ag1 Zone does not regulate the TFA of Single Family Dwellings.

Agricultural Capability

Canada Land Inventory mapping indicates the application area has an agricultural capability that is 70 per cent Class 3X limited by cumulative and minor adverse conditions, and 30 per cent Class 4PT limited by stoniness and topography. Class 3 soils are considered a prime soil class in B.C. (see Appendix A for more details).

Planning Department Comments

There have been no ALR applications for the subject property except for the applicants' Notice of Intent submission to the ALC for the proposed building (see attached Notice of Intent Decision 102340 for more details).

Referrals

This application is being referred to the Electoral Area A Advisory Planning Commission, the RDBN's Agricultural Coordinator, the Ministry of Agriculture and Food and the Village of Telkwa.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- [Applicant ALC Submission](#) (Link)
- [ALC Notice of Intent Decision 102340](#) (Link)
- [Site Visit Photos](#) (Link)

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

72.0% of the subject lands are:

70% Class 3X (limited by cumulative and minor adverse conditions)

30% Class 4PT (limited by stoniness and topography)

14.8% of the subject lands are Class 6T (limited by topography)

9.7% of the subject lands are:

70% Class 4PT (limited by stoniness and topography)

30% Class 3X (limited by cumulative and minor adverse conditions)

3.5% of the subject lands are:

80% Class 4PT (limited by stoniness and topography)

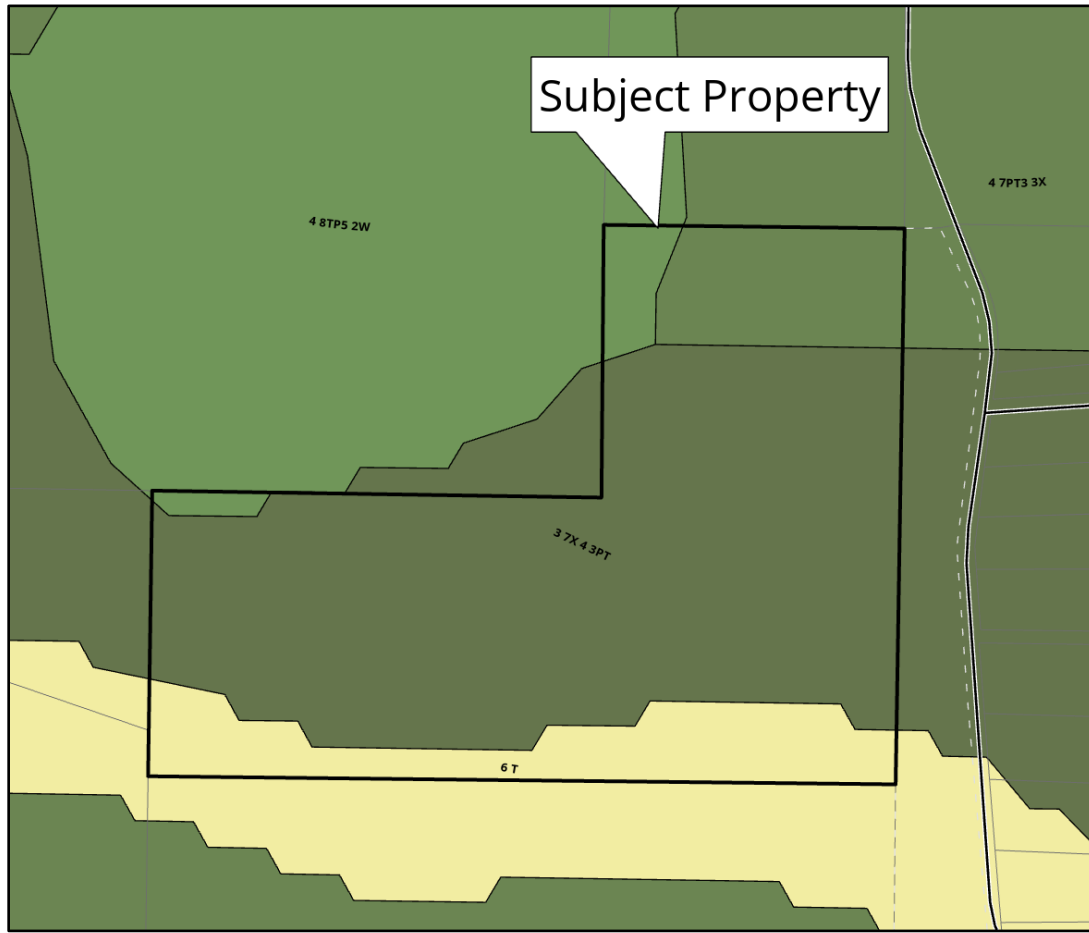
20% Class 5W (limited by excess groundwater)

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 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 |
|-----------------|--|--|-----------------|
| 13 | Lot 2, Southeast ¼ of Section 5, Township 4, Range 5, Coast District, Plan 7322 | Application to develop a trailer court in the ALR. | Staff: Denial |
| | | | Board: Approval |
| | | | ALC: Denied |
| 30 | The west ½ of the Southeast ¼ of Section 1, Township 4, Range 5, Coast District and the West ½ of the northeast ¼ of Section 36, Township 5, Range 5, Coast District | Appeal to subdivide two parcels into four. | Staff: Denial |
| | | | Board: Approval |
| | | | ALC: Denied |
| 58 | | Application to subdivide 5 ac from property. | Staff: Approval |
| | | | Board: Approval |

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| | The Northeast ¼ of Section 5, Township 4, Range 5, Coast District | | ALC: Approved |
| 63 | Lot 2, Southeast ¼ of Section 5, Township 4, Range 5, Coast District, Plan 7322 | Application to subdivide one parcel into four 5 ac parcels. | Staff: Denial |
| | | | Board: Approval |
| | | | ALC: Denied |
| 96 | The Fractional Southwest ¼ of Section 4, Township 4, Range 5, Coast District | Application to construct a barn and place a mobile home on the property. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 97 | Lot C, Section 2, Township 4, Range 5, Coast District | Application to have an office and waiting room on the property. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 102 | The Fractional West ½ of the Northeast ¼ of Section 36, Township 5, Range 5, Coast District | Application to subdivide the subject property into 6 parcels west of the road. | Staff: Approval (Conditional) |
| | | | Board: Approval (Conditional) |
| | | | ALC: Approved |
| 103 | The West ½ of the Southeast of Section 1, Township 4, Range 5, Coast District | Application to subdivide to create two parcels of approximately 13 ac and 63 ac. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 113 | Lot 797, Range 5, Coast District | Application to subdivide subject property. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Denied |
| 114 | The Northeast ¼ of Section 5, Township 4, Range 5, Coast District | Application to use land as an auto wrecking storage facility. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 203 | Lot 3, Section 8, Township 4, Range 5, Coast District, Plan 4027 | Application to operate a repair shop in the buildings existing on the property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Approval |
| 229 | The Northwest Corner of the Southwest ¼ of Section 33, Township 5, Range 5, Coast District, thence 40 chains east to the northeast corner of the southwest ½, thence 9 chains south to the Tatlow Road, thence 40 chains more or less along Tatlow Road to the point of commencement | Application to subdivide the subject property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 231 | Block 1 (except part in Explanatory Plan 7660), | | Staff: Denial |
| | | | Board: Denial |

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| | Section 2, Township 4, Range 5, Coast District, Plan 3190 | Application to subdivide the property into five parcels of 5 ac each | ALC: Approved |
| 267 | Block 1, District Lot 794, Range 5, Coast District | Application to subdivide the property into two ±20 ac parcels. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 288 | The east ½ of District Lot 880, Range 5, Coast District | Application to subdivide off ±2 ac from 160 ac property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 294 | District Lot 252, Range 5, Coast District, Except Plan 5949 | Application to place a mobile home on the property. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 326 | Amended Parcel A. Section 2, Township 4, Range 5, Coast District, Plan 7760, Except Plan 9185 | Application to subdivide the property into three ±2 ha parcels, one ±4 ha parcel and one ±9 parcel. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 328 | The southeast ¼ of Section 17, Township 4, Range 5, Coast District, Except Plans 1299, 6996 and 7016 | Application to subdivide ±2 ha from the property for use as a veterinary clinic. | Staff: Approval (Conditions) |
| | | | Board: Approval |
| | | | ALC: Approved |
| 379 | The Fractional east ½ of the north ½ of the southeast ¼ of Section 35, Township 5, Range 5, Coast District | Application to subdivide 38 ac into two parcels of 2.4 ha each, three parcels of 2.02 ha each and one 2.45 ha parcel. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 404 | The Fractional northwest ¼ of Section 2, Except Plan 3389, and the Fractional southwest ¼ of Section 11, Township 4, Range 5, Coast District | Application to subdivide ±6,9 ha from 39.45 ha subject properties. | Staff: Denial |
| | | | Board: Approval |
| | | | ALC: Denied |
| 424 | The Fractional southwest ¼ of Section 4, Township 4, Range 5, Coast District | Application to subdivide two parcels of ±8.1 ha each from ±64 ha and subdivide remainder into 2 ha homesites. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 428 | Lot 2, District Lot 794, Range 5, Coast District, Plan 1543 | Application to subdivide 0.87 ha parcel into two parcels of 0.43 ha each | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 446 | Lot 1, Section 35, Township 5, Range 5, coast District, Plan 7951 | Application to subdivide 7.65 ha into three parcels of ±2 ha each. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 452 | | | Staff: Approval |

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| | Lot 2 of the southeast ¼ of Section 5, Township 4, Range 5, Coast District, Plan 7322 | Application to subdivide one ±9 ha parcel into two ±2 ha parcels | Board: Approval ALC: Denied |
| 464 | District Lot 880A, Range 5, Coast District | Application to subdivide one 13.77 ha parcel into 4.65 ha and 9.12 ha parcels | Staff: Denial Board: Denial ALC: Denied |
| 471 | The fractional northwest ¼ of Section 2, Township 4, Range 5, Coast District, Except Plan 3389 | Application to subdivide property into five ±2 ha parcels. | Staff: Denial Board: Denial ALC: Approved |
| 492 | The northwest ¼ of District Lot 877, Range 5, Coast District | Application to construct a second dwelling on a 64.8 ha property. | Staff: Denial Board: Denial ALC: Denied |
| 513 | The fractional southeast ¼ of Section 32, Township 4, Except Plans 7322 and 9089, and the fractional northeast ¼ of Section 32, Township 5, Range 5, Coast District, except the Grand Trunk Pacific Railway R/W as shown on R/W Plan 1096 | Application to subdivide one 3.7 ha parcel from 48.6 ha | Staff: Approval Board: Approval ALC: Denied |
| 540 | Lot 3, District Lot 794, Range 5, Coast District, Plan 6345 | Application to place a mobile home as a second dwelling on a 0.854 ha property. | Staff: Denial Board: Denial ALC: Denied |
| 546 | Lot 1, Section 2, Township 4, Range 5, Coast District, Plan 10278 | Application to place 16 new trailer pads to the existing mobile home park, increasing the total number of pads to 29. | Staff: Approval Board Approval ALC: Approved |
| 549 | The Fractional West ½ of Section 36, Township 5, Range 5, Coast District, Except the Dominion Telegraph Line R/W and Plan 8647 | Application to subdivide 11.99 ha into one 3.44 ha parcel and four 2 ha parcels. | Staff: Denial Board: Denial ALC: Denied |
| 560 | District Lot 252, Range 5, Coast District, Except Plan 5949 | Application to subdivide subject property | Staff: Denial Board: Denial ALC: Denied |
| 561 | The Fractional Southwest ¼ of Section 4, Township 4, Range 5, Coast District | Application to subdivide ±24 ha parcel from ±64 ha. | Staff: Approval Board: Approval ALC: Approved |

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| 632 | The West ½ of the Northeast ¼ of Section 36, Township 5, Range 5, Coast District, Except Plan 8647 and Except the Dominion Telegraph Line R/W. | Application to subdivide ±11.99 ha into one 3.89 ha parcel and four ±2 ha parcels. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 634 | Lot 1, Section 4, Township 4, Range 5, Coast District, Plan 11348 | Application to exclude property from ALR. | Staff: Approval (NFU not exclusion) |
| | | | Board: Approval |
| | | | ALC: Denied |
| 662 | Lot 1, Section 36, Township 5, Range 5, Coast District, Plan 8647 | Application to subdivide 2.029 ha into three parcels of 0.97 ha, 0.51 ha and 0.55 ha. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 666 | Lot 1, Section 2, Township 4, Range 5, Coast District, Plan 10278 | Application to operate a retail store on 2.5 ha. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 672 | Lot 3, Section 36, Township 5, Range 5, Coast District, Plan 8647 | Application to subdivide 2.03 ha into two parcels of ±1.01 ha each. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 677 | The East ½ of District Lot 799, Range 5, Coast District, Except Plan 10259 | Application to subdivide 2.02 ha from subject property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 691 | The West ½ of the Southeast ¼ of Section 1, Township 4, Range 5, Coast District, Except Plan 9199 and Dominion Telegraph Trail | Application to subdivide 24.9 ha property into one parcel of 11 ha and one parcel of 12.9 ha. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 718 | The Northwest ¼ of District Lot 877, Range 5, Coast District | Application to subdivide ±64.75 ha into two parcels of ±32.38 ha each. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 721 | Lot 3, District Lot 7352, Range 5, Coast District, Plan 7352 | Application to subdivide 0.82 ha into two parcels of 0.18 ha and one parcel of 0.46 ha. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 738 | Lot A, Section 17, Township 4, Range 5, Coast District, Plan 10073 | Application to construct a second dwelling. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 739 | The Northeast ¼ of Section 8, Township 4, Range 5, Coast District; and the Northeast ¼ of Section 5, Township 4, Range 5, Coast | Application to subdivide ±2.1 ha parcel. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |

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| | District, Except Plans 8393 and PRP14394 | | |
| 744 | Lot 3, Section 5, Township 4, Range 5, Coast District, Plan 7322 | Application to subdivide 2.43 ha from 6.03 ha property. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Denied |
| 748 | Lot 1, Section 36, Township 5, Range 5, Coast District, Plan 8647 | Application to subdivide 2.027 ha property into residential lots. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 749 | Lot 2, Section 36, Township 5, Range 5, Coast District, Plan 8647 | Application to subdivide 2.06 ha into two parcels of ±1.03 ha each. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 751 | The Northwest ¼ of District Lot 877, Range 5, Coast District | Application to increase the size of a temporary dwelling on the property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 776 | The Southeast ¼ of Section 36, Township 5, Range 5, Coast District, Except Plans 4521, 5233, 5817, 6737 and the Dominion Telegraph R/W | Application to subdivide 45.97 ha into one 8.98 ha parcel and one 36.99 ha parcel. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Denied |
| 789 | Lot 2 of the Southeast ¼ of Section 5, Township 4, Range 5, Coast District | Application to subdivide 9.19 ha into four parcels. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 807 | The Fractional Southwest ¼ of Section 11, Township 4, Range 5, Coast District; and the Fraction Northwest ¼ of Section 2, Township 4, Range 5, Coast District, Except Plans 3389 and 11676 | Application to demolish and rebuild the existing church campground hall. | Staff: Approval |
| | | | Board: Approval |
| | | | ALC: Approved |
| 813 | District Lot 879, Range 5, Coast District | Application to build a second dwelling on subject property. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 817 | The Southeast ½ of Section 36, Township 5, Range 5, Coast District, Except Plans 4521, 5233, 5817, 6737 and the Dominion Telegraph R/W | Application to subdivide property into one 9 ha parcel and one 37 ha parcel as divided by Tyhee Lake Road. | Staff: Denial |
| | | | Board: Denial |
| | | | ALC: Denied |
| 830 | | | Staff: Approval |

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| | A Portion of Block C, Section 16, Township 4, Range 5, Coast District, Plan 6397, Except Plan 8749 | Application to continue operating a Residential Attendance Program for young offenders. | Board: Approval (Conditions) ALC: Approved (Conditions) |
| 841 | The Northwest ¼ of Section 4, Township 4, Range 5, Coast District | Application to subdivide one ±2.02 ha parcel from ±62 ha. | Staff: Approval Board: Approval ALC: Approved |
| 879 | The West ½ of District Lot 749, Range 5, Coast District | Application to construct up to four cabins on non-permanent foundations on 12.14 ha property. | Staff: Approval Board: Approval ALC: Approved |
| 897 | The East ½ of District Lot 799, Range 5, Coast District, Except Plan 10259 | Application to subdivide subject property into three parcels. | Staff: Denial Board: Denial ALC: Denied |
| 914 | Block C, Section 16, Township 4, Range 5, Coast District, Plan 6397, Except Plan 8749 | Application to subdivide 0.8 ac parcel from subject property that was used as a residential attendance program for young offenders. | Staff: Approval Board: Approval ALC: Approved |
| 941 | Lot A, Section 4, Township 4, Range 5, Coast District, Except Plan PRP14965 | Application to operate a concrete batch plant. | Staff: Approval Board: Approval ALC: Denied |
| 971 | Part of the Northeast ¼ of Section 8, Township 4, Range 5, Coast District, Except Plans 1264, 3293, 3546, 3855, 4027, 6040 and 12521 | Application to construct a third dwelling on the property. | Staff: Denial Board: Denial ALC: Denied |
| 996 | The Fractional Southeast ¼ of Section 4, Township 4, Range 5, Coast District, Except the most easterly 10 chains, Except Block A and R/W Plan PRP14394 | Application to subdivide ±6.07 ha from ±43 ha to develop an abattoir and meat processing facility. | Staff: Approval Board: Approval ALC: Approved |
| 1031 | Lot 6, Section 2, Township, 4, Range 5, Coast District, Plan 10278 | Application to subdivide property into two parcels of ±2.77 ha each and one ±5.52 ha parcel. | Staff: Approval Board: Approval ALC: Approved |
| 1043 | The East ½ of District Lot 799, Range 5, Coast District, Except Plan 10259 | Application to subdivide ±15 ha from subject property. | Staff: Denial Board: Approval ALC: Denial |
| 1075 | | | Staff: Approval |

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| | Lot 1, District Lot 256, Range 5, Coast District, Plan PRP14250, Except Plan PRP14966. | Application to develop a sawmill on 2.47 ha of the subject property. | Board: Approval ALC: Approved |
| 1080 | The Fractional Southwest ¼ of Section 4, Township 4, Range 5, Coast District Except Plans 11348 and PRP14394 | Application for exclusion from ALR. | Staff: Denial Board: Denial ALC: Denied |
| 1082 | Lot A, Section 17, Township 4, Range 5, Coast District, Plan 10073 | Application for Non-Farm Use. | Staff: Approval Board: Approval ALC: Approved |
| 1087 | The Northeast ¼ of Section 5, Township 4, Range 5, Coast District, Except Plans 8383 and PRP14394 | Application to remove sand and gravel, and to operate a temporary asphalt plant. | Staff: Approval Board: Approval of sand and gravel ALC: Approved (Conditions) |
| 1107 | Lot 3, Section 5, Township 4, Range 5, Coast District, Plan 7322. | Application to subdivide 6 ha property into one 3.5 ha parcel and one 2.5 ha parcel. | Staff: Approval (Conditions) Board: Approval (Conditions) ALC: Approved |
| 1126 | The Fractional Northwest ¼ of Section 22, Township 2A, Range 5, Coast District, Except Plan 6469 | Application to subdivide property into two parcels. | Staff: Approval Board: Approval ALC: Denied |
| 1128 | Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348, Except Plan PRP14965 | Application for Non-Farm Use to legalize existing motocross track. | Staff: Approval Board: Approval ALC: Approved (Conditions) |
| 1131 | Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348, Except Plan PRP14965 | Application for Non-Farm Use to legalize existing an existing metal scrap and salvage use. | Staff: Approval Board: Approval ALC: Approval (Conditions) |
| 1152 | Lot 2, Section 8, Township 4, Range 5, Coast District, Plan 4027 | Application for Non-Farm Use to construct a 3,000 ft2 shop | Staff: Approval Board: Approval ALC: Denied |
| 1157 | Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348, Except Plan PRP14965 | Application for soil placement/removal. | Application closed as NOI approved. |
| 1193 | | | Staff: Approval |

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| | Lot 1, Sections 36 and 31, Township 5, Range 5, Coast District, Plan EPP61667 | Application to subdivide 2.0 ha from 43 ha property. | Board: Approval ALC: Approved |
| 1221 | The Fractional Southwest ¼ of Section 4, Range 5, Coast District, Except Plan 11348, PRP14394 and PRP41187 | Application for Non-Farm Use (Removal of Soil) to continue operating an existing gravel pit. | Staff: Approval Board: Approval ALC: Denied |
| 1226 | Block C, Section 16, Township 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360 | Application for Non-Adhering Residential Use to legalize 18 existing dwellings. | Staff: Approval Board: Approval ALC: Denied |
| 1234 | Block B, Section 35, Township 5, Range 5, Coast District, Except Plan 7951 | Application for Non-Farm Use and to subdivide two 8 ha parcels from subject property to use for stormwater management related to adjacent 77-lot subdivision. | Staff: Approval Board: Approval ALC: Denied Reconsideration: Denied |
| 1237 | The Northeast ¼ of Section 5, Township 4, Range 5, Coast District, Except Plan 8393 and PRP14394 | Application to renew existing ALC Non-Farm Use approval to continue and expand existing gravel pit. | Staff: Approval Board: Approval ALC: Approved (Conditions) |
| 1251 | The Fractional Southwest ¼ of Section 4, Township 4, Range 5, Coast District, Except Plan 11348, PRP14394 and PRP41187 | Application for Non-Farm Use (Removal of Soil). | Staff: Approval Board: Approval ALC: Approved |
| 1253 | Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348, Except Plan PRP14965 | Application for Non-Farm Use (Removal of Soil) | Staff: Approval Board: Approval ALC: Approved (Alternate proposal) |
| 1258 | The Southeast ¼ of Section 17, Township 4, Range 5, Coast District, Except Plans 1299, 6996, 7016, 10073 and PRP14226 | Application for Non-Farm Use (Removal of Soil) | Staff: Approval Board: Approval ALC: Approved (Conditions) |
| 1264 | District Lots 879 and 255, Range 5, Coast District | Application to adjust the boundary between two parcels. | Staff: Denial Board: Approval ALC: Denied |

Surrounding Applications Map

