



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

FILE No. RDBN-01-25

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APPLICATION SUMMARY

Name of Applicant:	Regional District of Bulkley Nechako (RDBN)
Name of Owner:	District of Houston (DoH)
Electoral Area:	Electoral Area G (Houston Rural)
Subject Properties:	845 Bymac FSR, legally described as The West ½ of District Lot 2121, Range 5 Coast District (PID: 015-344-444)
Property Size:	Approximately 57.66 ha (~142.5 ac)
OCP Designation:	Not Designated
Zoning:	Not Zoned
Existing Land Use:	Recreation
Location:	Adjacent to the western boundary of Houston, bisected by Morice River Road, and accessed by the Bymac and Morice-Telkwa Forest Service Roads.

Proposal

Provincial records incorrectly identified the property 845 Bymac FSR as being within the District of Houston (DoH). As a result of this error, the property was not assigned an official community plan designation or zoning by RDBN bylaws. The province has since confirmed that the property is within the jurisdiction of the RDBN. Therefore, planning staff recommend that the property be assigned an official community plan designation and be zoned.

The property is owned by the DoH and used as a popular recreation site containing a boat launch, nine Primitive Campsites, a picnic shelter, and outhouses. The DoH has confirmed that they have an interest in expanding the campground use in the future. Planning Department staff consider this use of the property appropriate; therefore, it is proposed that the land be designated Parks and Recreation (P) under the "Houston, Topley, and Granisle Rural Official Community Plan, No. 1622, 2011" (the OCP), and be zoned Recreation (P2) under the "Regional District of Bulkley-Nechako Zoning Bylaw, No. 1800, 2020" (the Zoning Bylaw). It is also recommended that a site-specific amendment be made to the P2 zone, allowing Campground as a Principal use on the property. DoH staff has no objection to the proposed official community plan amendment and rezoning.

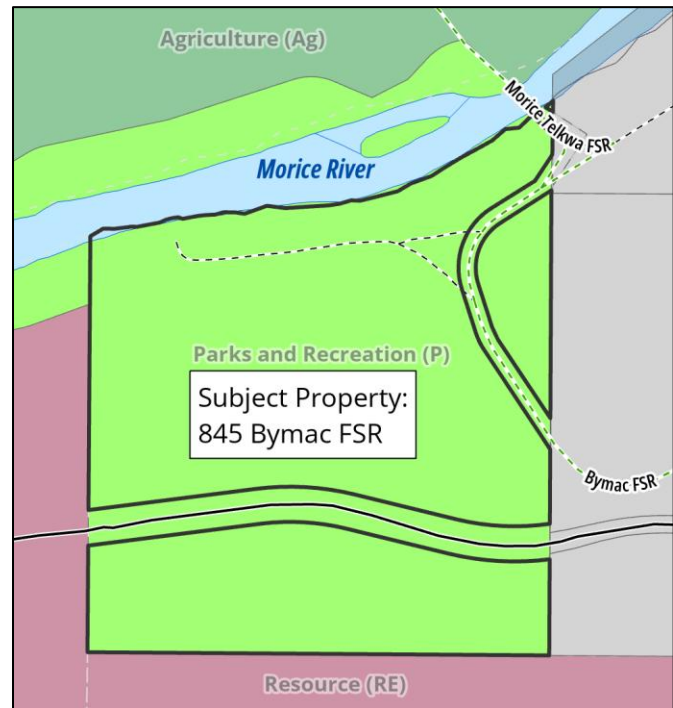
DISCUSSION:

OCP Designation – Proposed

Staff propose that the parcel be designated Parks and Recreation (P).

The objectives of the P designation are as follows:

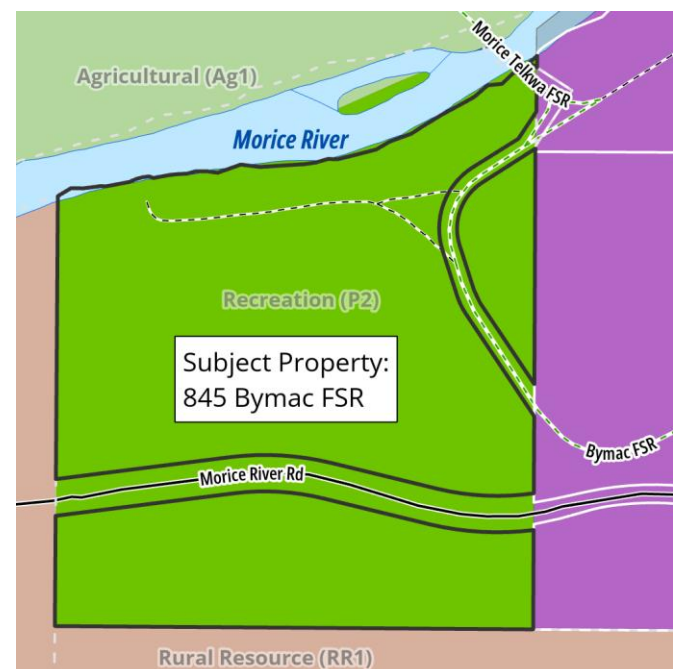
- (1) To protect lands having significant recreational, cultural, archaeological and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.
- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.



Zoning – Proposed

Staff propose that the parcel be zoned Recreation (P2). This zone allows Outdoor Recreation and Community Recreation as Principal Uses. Primitive Campgrounds and Campgrounds are permitted as Secondary Uses.

The existing Principal Use of the property is a Primitive Campground, and the DoH anticipates using the property as a Campground in the future. Therefore, planning staff propose that the Zoning Bylaw be amended to include a site-specific text amendment allowing a Campground as a Principal Use on this property.



A Campground is defined as the use of land, Building or other Structure for the Temporary Accommodation of persons in Cabins, Camping Vehicles or tents, that does not operate for more than 200 days per year in any given year, and may include one or more of the following incidental and subordinate uses:

- common cooking facilities;
- restaurant;
- personal services;
- convenience retail store;
- the rental of small watercraft and other recreational equipment.

A Primitive Campground is defined as the use of land, Building or other Structure for the Temporary Accommodation of persons in Camping Vehicles or tents, that does not operate for more than 200 days per year in any given year and may include Structures for shelter, public gathering, cooking and other Accessory Use by overnight guests. A Primitive Campsite does not include any of the following:

- restaurant;
- personal services;
- the retail sale of miscellaneous goods;
- the rental of small watercraft and other recreational equipment;
- camping sites with sewage, water or electrical hook-up facilities.

Staff note that the P2 zone allows up to 25 camping (recreation vehicle or tent) or cabin sites per hectare. Given the property is over 50 hectares, the theoretical limit is over 1,250 sites. The DoH and planning staff do not anticipate anywhere near this level of development; however, this application has triggered staff's consideration of the need for an amendment to the P1 and P2 zones establishing a maximum number of sites in a campground. This may be the subject of a future Board report.

Floodplain

Pursuant to RDBN Floodplain Management Bylaw No. 1878, 2020 Schedule A (Bulkley River - Quick to Houston, Drawing No. 96-10-6), a small portion of the property north of the Morice Telkwa FSR has a Flood Construction level established at 585 metres. However, the developed area and most of the property is subject to a Flood Construction Level of three metres of elevation above the Natural Boundary of the river, and a 30 metre setback. Any cabins or other buildings containing a Habitable Area must meet these regulations.

Staff comments

Staff have no concerns with the continued and expanded use of the property as a Campground. The Parks and Recreation (P) OCP designation and the Recreation (P2) zone with a site-specific text amendment to allow a Campground as Principal Uses are considered appropriate for the land.

Referrals

This application is being referred to the District of Houston, the Electoral Area G Advisory Planning Commission, the Office of the Wet'suwet'en Hereditary Chiefs, School District 54 – Bulkley Valley, Skin Tyee Nation, Wet'suwet'en First Nation, and Witsset First Nation. Additionally, the application is being referred to the Ministry of Forests and the Ministry of Transportation and Transit.

ATTACHMENTS:

- Parks and Recreation (P) OCP designation
- Recreation (P2) Zone

3.6 Civic Institutional (CI) Designation

The Civic Institutional designation is intended to provide a range of public, government, and community related uses within the Plan area. Such uses may include schools, fire halls, community halls and churches.

3.6.1 Objective

- (1) To provide for the establishment of public facilities when necessary.

3.6.2 Policies

- (1) Rural fire halls are acceptable in any designation, subject to zoning.
- (2) The Regional District will cooperate with the local school district in planning for educational facilities. This will include:
 - (a) assessing the demand for new facilities by considering residential development activities and proposals; and,
 - (b) selecting appropriate sites for schools.
- (2) The Regional Board will permit additional Civic Institutional uses by way of rezoning, without the requirement for an OCP amendment subject to the following criteria:
 - (a) there is a demonstrated need for the proposed service;
 - (b) the proposed civic institutional use will not create an amount of traffic that will have an unacceptable negative impact on the rural character of the area;
 - (c) the proposed civic institutional development will minimize negative impacts on the environment;
 - (d) the proposed civic institutional use will not have an unacceptable negative impact on the neighbouring land uses or property owners; and,
 - (e) the proposed civic institutional use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

3.7 Parks and Recreation (P) Designation

The economic and social benefits of outdoor recreation and public access to natural amenities are recognized. Lands throughout the Plan area have been designated in an effort to protect areas having significant recreational, cultural, archaeological or environmental attributes. While parks and recreation uses are permitted throughout the Plan area this designation may be used in the future to designate additional areas for parks and recreation purposes.

3.7.1 Objectives

- (1) To protect lands having significant recreational, cultural, archaeological and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.
- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.

3.7.2 Policies

- (1) Provincial parks are recognized as important attributes of the Plan area and are designated as Parks and Recreation (P) on the Land Use Designation Map (Schedule "B").
- (2) Crown Land parcels used for parks and recreation purposes will not be subject to a minimum parcel size and may be considered throughout the plan area in any designation.
- (3) The Regional Board supports the preservation of existing, and identification of new public recreation sites and access points along area lakes and rivers.
- (4) Parks for passive recreation, playgrounds, protection of wildlife habitat or environmentally sensitive areas may be considered throughout the plan area in any designation.
- (5) The Parks and Recreation designation is intended to apply to select high value wildlife habitat and/or recreational areas.

- (6) The China Nose Trail, Houston Palisades Trail, Morice Mountain Nordic Ski Club trail network and the Houston Snowmobile Club trails are recognized as having high recreation values.

3.8 Resource (RE) Designation

The Resource Designation is characterized by a lack of settlement and by extensive resource management potential. It is the intent of this designation to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife with other uses by discouraging settlement on Resource designated lands. These lands are also valued for their environmental attributes and as wildlife habitats.

3.8.1 Objectives

- (1) To preserve lands within the Plan area for forestry, agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, wilderness oriented recreation and necessary institutional, public, utility or transportation services.
- (2) To support the Province in their role to ensure sound sustainable resource management within the Resource (RE) designation.

3.8.2 Policies

- (1) Only residential uses, and uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services use will be supported in the Resource (RE) designation, subject to Section 3.3.2(6).
- (2) A very limited amount of low density residential use may be permitted within this designation, where appropriate.
- (3) The minimum parcel size within the Resource (RE) designation shall be 8 hectares (19.77 acres). Rezoning applications to allow increased residential density shall not be supported if the proposed development can be expected to:
 - (a) lead to a conflict with, or otherwise negatively impact forestry, agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, or wilderness oriented recreation;
 - (b) unnecessarily increase community greenhouse gas emissions;
 - (c) or, provide increased demand for provision of Regional District service into a new or remote area.

SECTION 26.0 - RECREATION ZONE (P2)26.0.1 Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Recreation
 - c) Outdoor Recreation
2. Secondary Uses
 - a) Agriculture
 - b) Campground
 - c) Convenience Retail Store
 - d) Dwelling Unit in a building containing a Principal Use
 - e) Farmers' Market
 - f) Primitive Campground
 - g) Restaurant
 - h) Single Family Dwelling

26.0.2 Density

1. Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.
2. The combined maximum number of sites for Cabins, Camping Vehicles or tents in a Campground or Primitive Campground is 25 per hectare.

26.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows:
 - a) 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
 - b) 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

26.0.4 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.