

# Regional District of Bulkley-Nechako Public Hearing Information Package



Proposed Zoning Amendment Bylaw No.  
2077, 2025

# Proposed Bylaw



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2077, 2025**

A Bylaw to Amend "Regional District of  
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that portions of the following lands totalling  $\pm 16.27$  ha is rezoned from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and the Agricultural Industry Zone (M3):

Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

READ A FIRST TIME this 20<sup>th</sup> day of June, 2025.

READ A SECOND TIME this 20<sup>th</sup> day of June, 2025.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
for Minister of Transportation & Transit

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

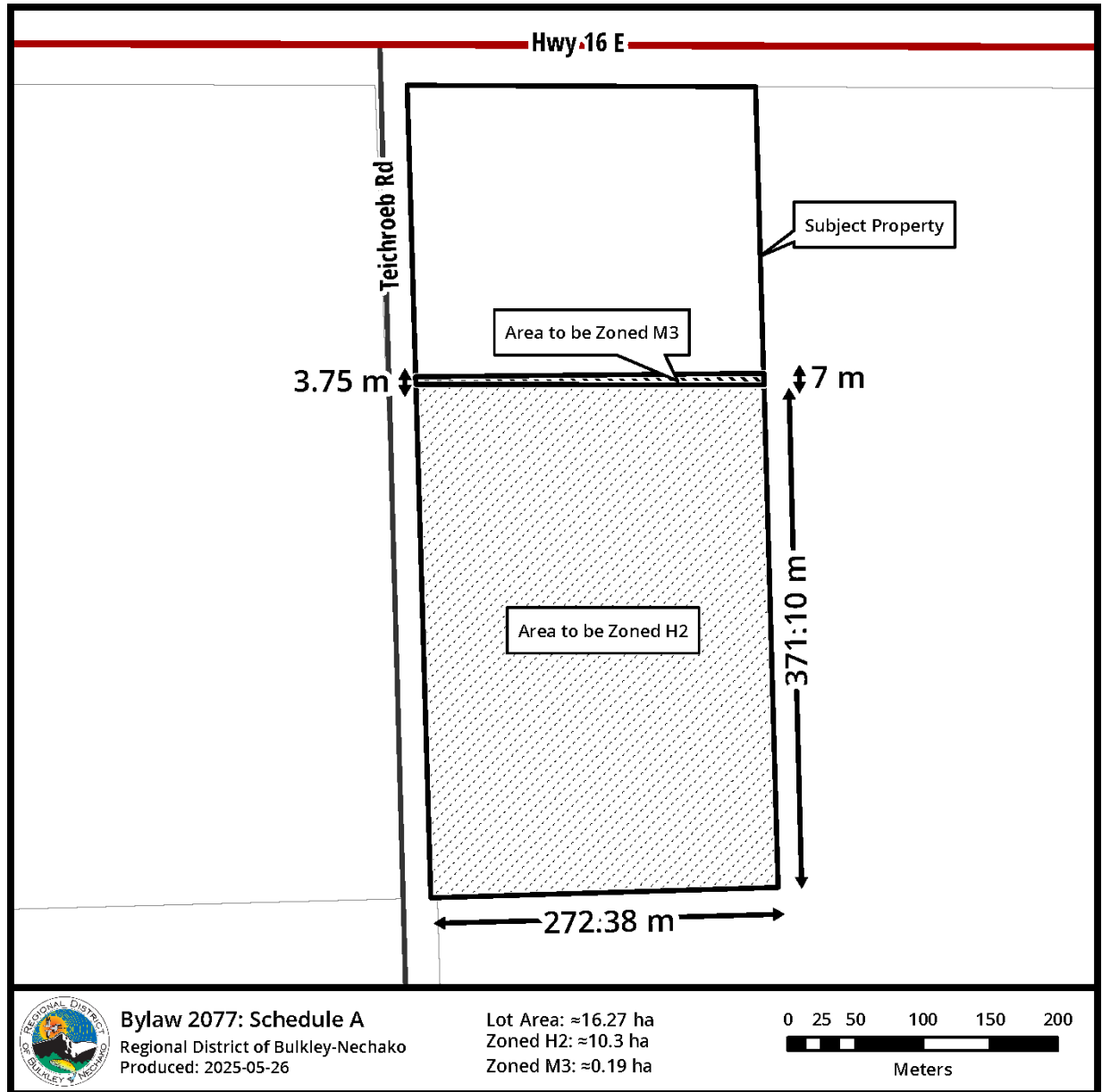
\_\_\_\_\_

Chairperson

\_\_\_\_\_

Corporate Administrator

## SCHEDULE "A" BYLAW NO. 2077



A  $\pm 10.3$  ha portion of the lands legally described as Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514, are rezoned from the "Agricultural Zone (Ag1)" to the "Large Holdings Zone (H2)"; and a  $\pm 0.19$  ha portion are rezoned from the Agricultural Zone (Ag1) to the Agricultural Industry Zone (M3), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2077, 2025

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Corporate Administrator

# Board Resolution

## **ELECTORAL AREA PLANNING**

### **Applications**

#### **Cameron Kral, Planner - Rezoning Application F-02-25 - 1st and 2nd Reading, Bylaw No. 2077 - Electoral Area F (Vanderhoof Rural)**

Moved By Director Moon

Seconded By Director Stoltenberg

1. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025 be given first and second reading this 19<sup>th</sup> day of June, 2025 and subsequently be taken to Public Hearing.
2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No.2077, 2025 be delegated to the Director or Alternate Director for Electoral Area F.

Carried

# Newspaper Advertisement



# NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Thursday, July 3, 2025 at 7:00 pm.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2077, 2025 by rezoning portions of the subject property totalling approximately 16.27 ha from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and the Agricultural Industry Zone (M3). The purpose of this bylaw is to facilitate the subdivision of the subject property into two parcels so an existing abattoir may be sold separately from an existing residence.

The subject property is located at 6900 & 7000 Teichroeb Road, approximately 3.5 km south of the District of Vanderhoof. It is legally described as Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514. The subject property is shown outlined in black and labelled "Subject Property" on the location map below.

## LOCATION MAP FOR BYLAW NO. 2077, 2025



Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Thursday, July 3, 2025 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) and must be received by the Regional District of Bulkley-Nechako no later than Thursday, July 3, 2025 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2077, 2025 will be Chaired by the Director or Alternate Director for Electoral Area F as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaw, and other relevant information, including written submissions to the Public Hearing, may be inspected from Friday, June 20, 2025 through Thursday, July 3, 2025 at the Regional District of Bulkley-Nechako office or the District of Vanderhoof municipal office during regular business hours, Monday to Friday (excluding statutory holidays) and online at <https://www.rdbn.bc.ca/departments/planning/public-meetings>.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

# First and Second Reading Staff Report



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cameron Kral, Planner  
**Date:** June 19, 2025  
**Subject:** **Rezoning Application RZ F-02-25**  
**First and Second Reading for Rezoning Bylaw No. 2077, 2025**

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### **RECOMMENDATIONS:** (all/directors/majority)

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025" be given first and second reading and subsequently be taken to Public Hearing.
2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025" be delegated to the Director or Alternate Director for Electoral Area F.

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### **EXECUTIVE SUMMARY**

This application requests to rezone an approximately 10.3 ha portion of the subject property from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and an approximately 0.19 ha portion from the Ag1 Zone to the Agricultural Industry Zone (M3). The purpose of this application is to facilitate the future subdivision of the property into two parcels to separate the applicant's abattoir from their residence so the abattoir may be sold. The applicant has also applied to the RDBN for a Development Variance Permit (DVP) to reduce the setback for the existing abattoir from the proposed new property line.

The applicant has received approval from the ALC to subdivide the subject property. However, a discrepancy between the subdivision boundary approved by the ALC and the boundary proposed in this application arose after additional survey work was completed. The applicant advised staff they wish to proceed with the currently proposed boundary and hold a Public Hearing once they have received an interpretation from the ALC whether the proposed boundary complies with the ALC's existing decision.

Planning Department staff recommend Bylaw No. 2077, 2025 receive first and second readings and subsequently be taken to public hearing.

Pursuant to Section 52(3)(a) of the Transportation Act, the proposed bylaw requires approval from the Ministry of Transportation and Infrastructure after third reading and prior to adoption as the property is within 800 m of an intersection on Highway 16.

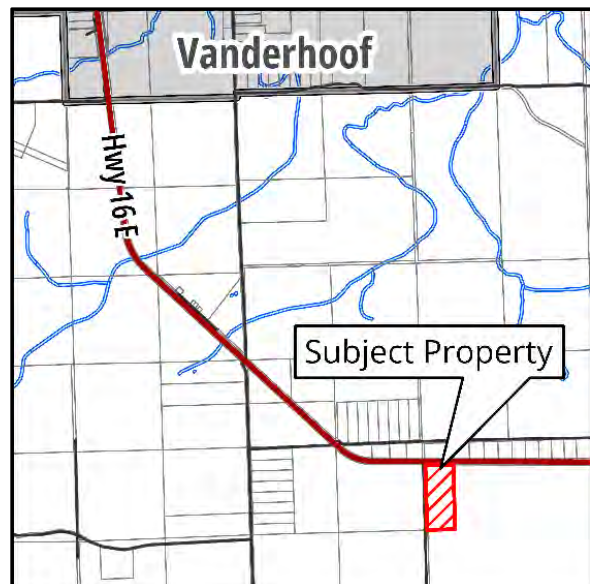
## APPLICATION SUMMARY

<b>Name of Agent / Owner:</b>	Albert Koehler, Vector Geomatics Land Surveying Ltd. (Agent). Brian Dwain Funk (Owner)
<b>Electoral Area:</b>	F (Vanderhoof Rural)
<b>Subject Property:</b>	6900, 7000 Tiechroeb Road, legally described as Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514 (PID 024-589-586)
<b>Property Size:</b>	≈16.27 ha (≈40.20 ac)
<b>OCP Designation:</b>	Agriculture (AG) and Industry (I) in "Regional District of Bulkley-Nechako Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
<b>Zoning:</b>	Agricultural Zone (Ag1) and Agricultural Industry Zone (M3) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
<b>Building Inspection</b>	Within the Building Inspection area
<b>Fire Protection</b>	Not within a Fire Protection area
<b>Existing Land Uses:</b>	Abattoir, Agriculture and Residential
<b>Location:</b>	Teichroeb Road off Highway 16, approximately 3.5 km south of the District of Vanderhoof (see Location Map below).

### Location Map:

#### PROPOSAL

The applicant is requesting to rezone an approximately 10.3 ha (≈25.45 ac) portion of the subject property from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2), and an approximately 0.19 ha (≈0.47 ac) portion from the Ag1 Zone to the Agricultural Industry Zone (M3). The purpose of this rezoning is to facilitate the future subdivision of the property into two parcels to separate the applicant's abattoir from their residence so the abattoir may be sold (see Proposed Site Plan on next page).



The applicant has also applied to the RDBN for a Development Variance Permit (DVP) to reduce the setback for the existing abattoir from the new property line.

## DISCUSSION

### Background

The applicant has operated an abattoir known as the Country Locker on the subject property since 1999. The abattoir is located on the northern portion of the property in the M3 Zone while the applicant resides in a residence on the southern portion of the property in the Ag1 Zone. The applicant also operates a small hobby farm on both parts of the subject property.

The applicant wishes to subdivide the abattoir from the Remainder and sell the abattoir to a prospective buyer. Staff discussed the need to apply to rezone the Remainder and apply for a DVP with the applicant during their ALC application. The applicant decided to wait until the outcome of the ALC's decision before applying to the RDBN.

### Official Community Plan and Zoning

#### Existing OCP Designation and Zoning

The Remainder is designated **Agriculture (AG)** pursuant to the OCP and is zoned **Agricultural (Ag1)** pursuant to the Zoning Bylaw.

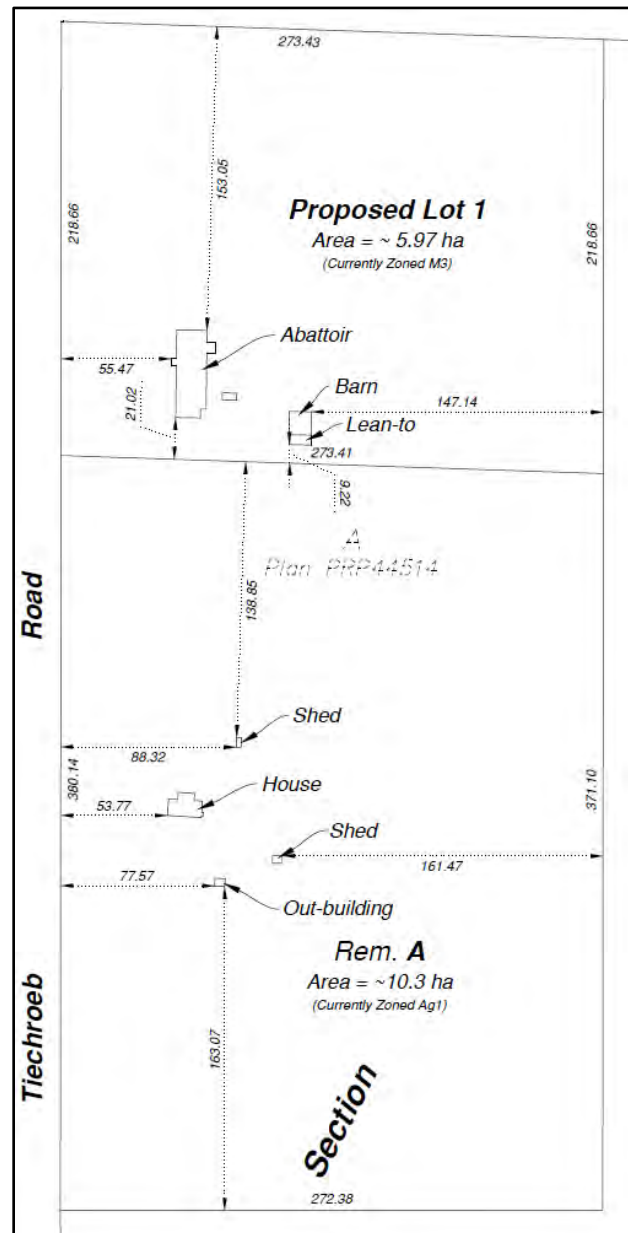
Most of Proposed Lot 1 is designated **Industry (I)** pursuant to the OCP and is zoned **Agricultural Industry (M3)** pursuant to the Zoning Bylaw. However, a small approximately 0.19 ha portion of Proposed Lot 1 is designated **AG** and zoned **Ag1** (see Zoning map on next page).

The intent of the AG designation is to preserve land for the purposes of farming and other related activities.

Section 3.1.2(3) of the OCP contains the following policy regarding the subdivision of lands within the AG Designation:

*"A minimum parcel size of 16 hectares (39.5 acres) is supported unless a different parcel size is approved by the Agricultural Land Commission".*

Proposed Site Plan



Section 5.2 of the OCP states land with the AG Designation may be considered for rezoning to allow the following types of uses, unless otherwise restricted within this Plan:

*In areas so designated, the Small Holdings (H1), Large Holdings (H2), Agricultural (Ag1), Rural Resource (RR1), and Agricultural Industry (M3) zones, or new zones with similar uses, may be considered.*

In staff's opinion, the applicant's desired subdivision and proposed rezoning are consistent with the OCP.

The applicant's desired subdivision proposes a parcel size of approximately 10.3 ha for the Remainder and approximately 5.97 ha for Proposed Lot 1. Section 4.0.8(a) of the Zoning Bylaw states a parcel created by subdivision must meet the largest minimum area requirement that applies to any portion of that parcel. Therefore, given the current zoning, Proposed Lot 1 and the Remainder must meet the Ag1 Zone's 16 ha minimum parcel area requirement

#### Proposed Zoning

The applicant is proposing to rezone an approximately 0.19 ha portion of Proposed Lot 1 from the **Ag1 Zone** to the **M3 Zone** so that all of it is zoned M3, which allows for a minimum parcel area of 2.0 ha that may be created by subdivision.

The applicant is also proposing to rezone all the Remainder (approximately 10.3 ha) from the **Ag1 Zone** to the **Large Holdings Zone (H2)**, which allows for a minimum parcel area of 8.0 ha that may be created by subdivision. Table 1 on the next page provides a comparison of the permitted uses and densities between the Ag1 and H2 Zones.

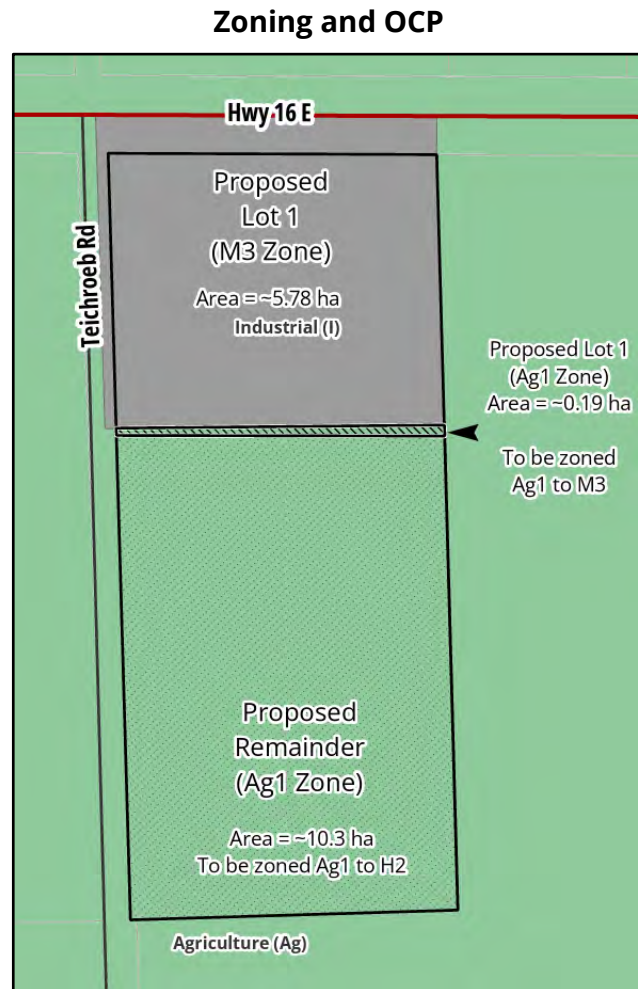




Table 1. Permitted uses and densities in the Ag1 and H2 Zones for the Proposed Remainder

	Ag1 Zone (Current)	H2 Zone (Proposed)
<b>Principal Uses</b>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Intensive Agriculture</li> <li>• Single Family Dwelling</li> <li>• Farmer's Market</li> <li>• Portable Sawmill</li> <li>• Rural Retreat</li> <li>• Large Kennel</li> <li>• Primitive Campground</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Intensive Agriculture<sup>1</sup></li> <li>• Single Family Dwelling</li> <li>• Two Family Dwelling</li> <li>• Portable Sawmill</li> <li>• Rural Retreat</li> <li>• Utility<sup>2</sup></li> <li>• Skiing Facility<sup>2</sup></li> </ul>
<b>Secondary Uses</b>	<ul style="list-style-type: none"> <li>• Guest Ranch (<i>if Agriculture or Intensive Agriculture is a Principal Use</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Guest Ranch (<i>if Agriculture or Intensive Agriculture is a Principal Use</i>)</li> <li>• Kennel<sup>3</sup></li> <li>• Large Kennel<sup>3</sup></li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• Two SFDs (<i>unless additional dwellings are permitted by the ALC</i>)</li> <li>• 10 sites per ha in a Primitive Campground</li> </ul>	<ul style="list-style-type: none"> <li>• Three Dwelling Units</li> <li>• Two SFDs</li> </ul>
<b>Limitations on Use</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum combined TFA of 800 m<sup>2</sup> for all Dwelling Units<sup>1</sup></li> </ul>

## Staff Comments

The applicant has received approval from the ALC to subdivide the subject property. The agricultural impacts of subdivision were evaluated as part of ALC application ALR 1272, which was considered by the Board on August 15, 2024 (see Attachments for ALR 1272 Board Report and ALC decision).

However, staff noted a discrepancy between the subdivision boundary approved by the ALC and the boundary proposed in this application. The applicant stated this discrepancy arose when additional survey work was completed after the ALC approval decision. The applicant advised staff they wish to proceed with the location of the currently proposed boundary and hold a Public Hearing once they have received an interpretation from the ALC whether the proposed boundary complies with the existing decision.

Planning Department staff recommend Bylaw No. 2077, 2025 receive first and second readings and subsequently be taken to public hearing.

<sup>1</sup> Intensive Agriculture uses are only permitted in the H2 Zone on parcels 8.0 ha or larger.

<sup>2</sup> Utility and Skiing Facility uses are only permitted in the H2 Zone on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural OCP".

<sup>3</sup> Kennel and Large Kennel uses are only permitted in the H2 Zone if a SFD or TFD is the Principal Use and the parcel is at least 2.0 ha and 8.0 ha respectively.

## **Referrals**

This application was referred to the Ministry of Agriculture and Food, the Ministry of Transportation and Transit, the Ministry of Environment and Parks, and the District of Vanderhoof. This application was not referred to the Electoral Area F Advisory Planning Commission (APC) as the APC already provided comment on the applicant's ALC application. Any responses received will be made available at the Public Hearing.

## **ATTACHMENTS**

- Bylaw No. 2077, 2025
- [Applicant Submission](#) (Link)
- [ALR 1272 Board Report, August 15, 2024](#) (Link)
- [ALR 1272 Site Visit Photos, July 19, 2024](#) (Link)
- [Reasons for Decision – ALC Application 100959, March 4, 2025](#) (Link)





**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2077, 2025**

A Bylaw to Amend "Regional District of  
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that portions of the following lands totalling  $\pm 16.27$  ha is rezoned from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and the Agricultural Industry Zone (M3):

Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
for Minister of Transportation & Transit

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

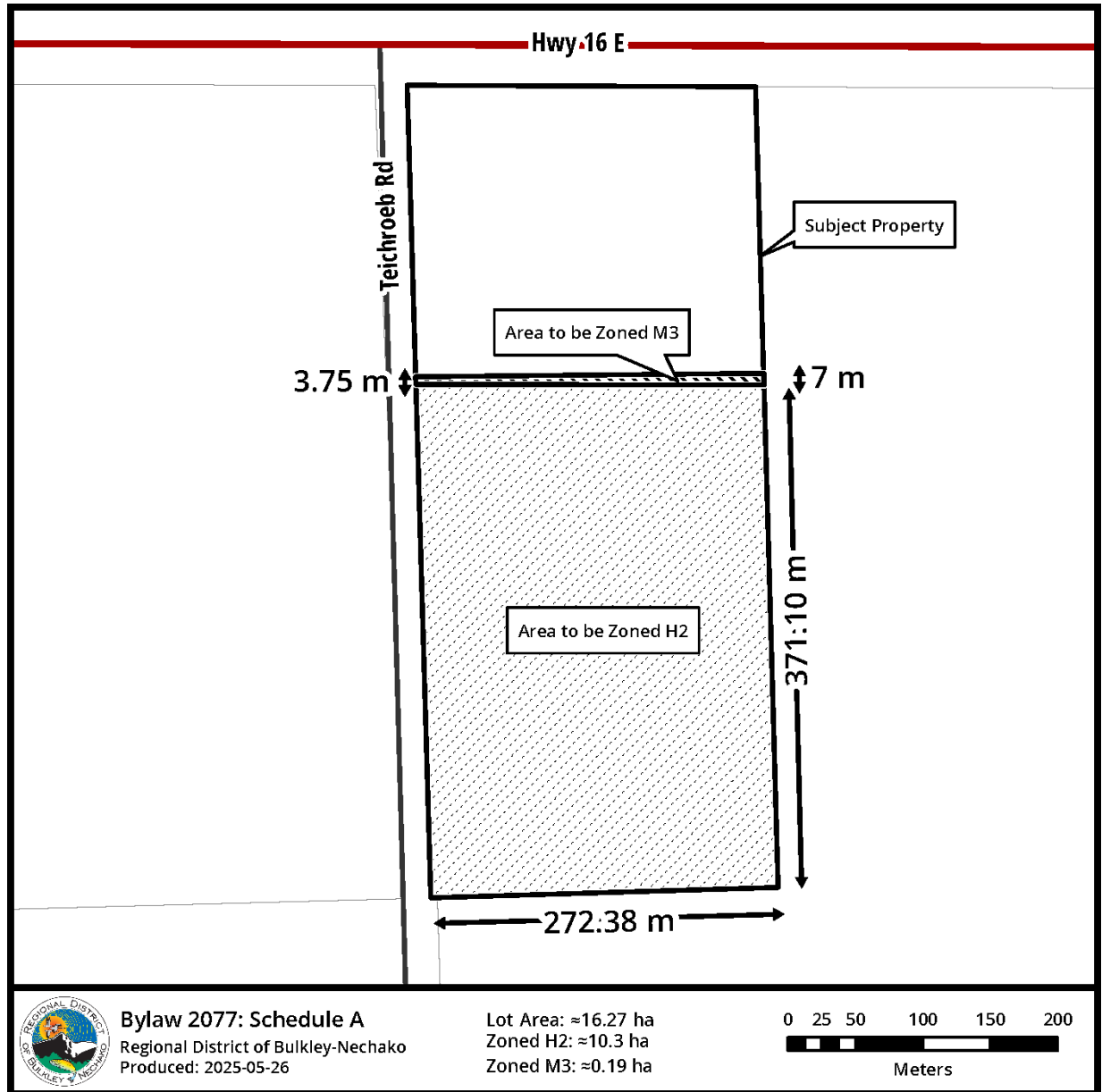
\_\_\_\_\_

Chairperson

\_\_\_\_\_

Corporate Administrator

## SCHEDULE "A" BYLAW NO. 2077



A  $\pm 10.3$  ha portion of the lands legally described as Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514, are rezoned from the "Agricultural Zone (Ag1)" to the "Large Holdings Zone (H2)"; and a  $\pm 0.19$  ha portion are rezoned from the Agricultural Zone (Ag1) to the Agricultural Industry Zone (M3), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2077, 2025

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Corporate Administrator

# Official Community Plan Designation

## SECTION 3 – LAND USE DESIGNATIONS OBJECTIVES AND POLICIES

The Regional District of Bulkley Nechako is committed to achievement of the goals in this Plan through application of the policies in this Section.

### 3.1 Agriculture (AG) Designation

The Agriculture (AG) designation applies to those areas that are most suitable to agricultural activities. It is the intent of this designation to preserve these lands for the purposes of farming and other related activities. In general, the Agriculture (AG) designation follows the boundaries of the Agricultural Land Reserve (ALR).



#### 3.1.1 Objectives

- (1) To protect and preserve farmland and soil having agricultural capability.
- (2) To encourage the expansion and full utilization of land for agricultural purposes.
- (3) To support the objectives of the Provincial Agricultural Land Commission.
- (4) To allow a diversity of uses and opportunities that allow farmers to supplement their farming income without negatively impacting the agricultural capability or suitability of the land.

#### 3.1.2 Policies

- (1) Agriculture, grazing, and other compatible uses of land provided within the *Agricultural Land Commission Act* and *Regulations* will be permitted.
- (2) The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction and silviculture practices are adequately restored for agricultural purposes.

- (3) A minimum parcel size of 16 hectares (39.5 acres) is supported unless a different parcel size is approved by the Agricultural Land Commission.
- (4) New roads and utility and communication corridors required in the Plan area should minimize the negative impact on existing and potential agricultural operations.
- (5) Wherever possible contiguous areas of agricultural land will be preserved to ensure that agriculture and associated activities are protected from potentially incompatible land uses.
- (6) Severances for small lot residential (other than home site severances approved by the Agricultural Land Commission), institutional, commercial or industrial development shall be avoided. However, applications for subdivisions, non-farm uses and non-adhering residential uses within the Agricultural Land Reserve (ALR) may be supported if the proposed subdivision or use will not have a net negative impact on the agricultural use of the subject lands or surrounding agricultural lands.
- (7) The inclusion of land in the ALR is supported provided the reason for inclusion is based solely on the agricultural capability and suitability of that land.
- (8) Applications for exclusion of land from the ALR shall only be made by the Regional District where the exclusion has been accepted as necessary by the Board after considering a comprehensive evaluation of the land use planning issues.
- (9) The voluntary consolidation of legal parcels which form part of the same farm unit will be encouraged. Subdivisions and consolidations which permit more efficient use of land for agricultural purposes will also be supported.
- (10) The Regional District supports the implementation and enforcement of the *Farm Practices Protection Act*, the Code of Practice for Agricultural Environmental Management and applicable environmental guidelines for agricultural producers.
- (11) Home based businesses, including bed and breakfasts, operated in accordance with the Agricultural Land Reserve Use Regulation are supported.
- (12) The Province is encouraged to implement innovative approaches to making appropriately located Crown lands available and affordable for agricultural use.
- (13) The Regional District encourages the Ministry of Agriculture, Food and Fisheries to take steps to prohibit the use of productive agricultural land for the planting of trees for purposes of creating a carbon sink or carbon offset.
- (14) The Regional District encourages the planting of native tree species that enhance biodiversity on non-arable land within the Agriculture Designation.
- (15) The Province is encouraged to support local agricultural operations to ensure their long-term viability.
- (16) The conversion of small parcels created to accommodate institutional uses such as churches and community halls to residential development shall be discouraged.

# Zoning

(current and proposed)

**SECTION 16.0 - AGRICULTURAL ZONE (Ag1)**16.0.1 Permitted Uses1. Principal Uses

- a) Agriculture
- b) Farmers' Market
- c) Intensive Agriculture
- d) Large Kennel
- e) Portable Sawmill
- f) Primitive Campground
- g) Rural Retreat
- h) Single Family Dwelling
- i) Veterinary Clinic
- j) Notwithstanding Section 16.0.1(1), a maximum of 3 Guest Cabins, 1 Resort Lodge and a Primitive Campsite are permitted on the land legally described as Parcel A of the Fractional NW ¼ of Section 7, Township 2A, Range 5, Coast District, Plan 9922.
- k) Community Care Facility on the Parcel legally described as The Fractional NW ¼ of Section 12, Township 4, Range 4, Coast District.
- l) Abattoir only on the Parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572.

2. Secondary Uses

- a) Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use.

16.0.2 Density

- 1. Not more than two Single Family Dwellings shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*.
- 2. The combined maximum number of sites for Camping Vehicles or tents in a Primitive Campground is 10 per hectare.

16.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 16 hectares (39.5 acres).

16.0.4 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
- 2. No Building or portion thereof used for Intensive Agriculture shall be located within:
  - a) 60 metres (196.85 feet) of a Parcel line;
  - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.



**SECTION 24.0 - AGRICULTURAL INDUSTRY ZONE (M3)**24.0.1 Permitted Uses1. Principal Uses

- a) Abattoir only on a Parcel that has an area equal to or greater than 4 hectares (9.88 acres) in area
- b) Agriculture
- c) Agricultural Feed Store
- d) Building and Garden Supplies
- e) Crematorium
- f) Farmers' Market
- g) Intensive Agriculture only on a Parcel that has an area equal to or greater than 4 hectares (9.88 acres) in area
- h) Heavy Equipment Repair and Sales
- i) Large Kennel

2. Secondary Uses

- a) Dwelling Unit in a building containing a Principal Use
- b) Single Family Dwelling

24.0.2 Density

- 1. Not more than two Dwelling Units shall be located on a Parcel.

24.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

24.0.4 Parcel Coverage

- 1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

24.0.5 Setback

- 1. No Structure or part thereof, shall be located within:
  - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone; or
  - b) 30 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.
- 2. No Building or portion thereof used for Intensive Agriculture shall be located within:
  - a) 60 metres (196.85 feet) of a Parcel Line;
  - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

**SECTION 15.0 - LARGE HOLDINGS ZONE (H2)**15.0.1 Permitted Uses1. Principal Uses

- a) Agriculture
- b) Intensive Agriculture only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres).
- c) Single Family Dwelling
- d) Two Family Dwelling
- e) Portable Sawmill
- f) Rural Retreat
- g) Utility only on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural Official Community Plan".
- h) Skiing Facility on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural Official Community Plan".

2. Secondary Uses

- a) Kennel only on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- b) Large Kennel only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- c) Guest Ranch only on a Parcel where Agriculture is a Principal Use.

15.0.2 Density

- 1. Not more than three Dwelling Units shall be located on a Parcel.
- 2. Not more than two Single Family Dwellings shall be located on a Parcel.

15.0.3 Limitations on Use

- 1. The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted.
- 2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 800 square metres (8,611 square feet).

15.0.4 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 8 hectares (19.77 acres).

15.0.5 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.

2. No [Building](#) or portion thereof used for [Intensive Agriculture](#) shall be located within:
  - a) 60 metres (196.85 feet) of a [Parcel line](#);
  - b) 30 metres (98.42 feet) of a domestic well, spring or the [Natural Boundary](#) of a lake or [Watercourse](#).

# Application



# Application Form

## Official Community Plan (OCP) / Zoning Bylaw Amendment

Applicants are advised to consult with Planning Staff before submitting an application. Applications can be submitted by mail, in person at the RDBN Office or emailed to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca).

### 1. APPLICANT

#### Property Owner(s):

Name(s): Brian Dwain Funk

Company Name: \_\_\_\_\_

Mailing Address: 6900 Tiechroeb Road,  
Vanderhoof, BC V0J 3A1

Phone (Home): \_\_\_\_\_

Phone (Cell): \_\_\_\_\_

E-mail: \_\_\_\_\_

### 2. PROPERTY OWNER

**Applicant/Agent** (if you are an agent acting on behalf of a property owner please fill out this section and have the property owner complete section 3).

Name: Albert Koehler

Company Name: Vector Geomatics Land Surveying Ltd.

Mailing Address: 674 - 2nd Avenue  
Prince George, BC V2L 3A2

Phone (Home): 250-563-9515

Phone (Cell): \_\_\_\_\_

Email: albert.koehler@vgls.ca

### 3. AGENT AUTHORIZATION

**If the applicant is not the sole registered owner of the subject property, ALL owners of the subject property must sign the application below, or provide a signed letter, authorizing the applicant to act as agent on their behalf in regard to the application.**

As owner(s) of the land described in this application, I/we authorize (please print) Albert Koehler to act as Applicant, and as our agent in regard to this application.

Dwain Funk

---

Owner Name (print)

Signature

Albert Koehler to  
4 APR 2025  
Date

Owner Name (print)

Signature \_\_\_\_\_

Date \_\_\_\_\_

Owner Name (print)

Signature

Date \_\_\_\_\_

#### 4. PROPERTY INFORMATION

Legal Description(s) of the land which is the subject of this Application (subject property):

Lot A Section 13 Township 2 Range 4 Coast District, Plan PRP44514

Civic Address (House No., Street Name): 7000 Tiechroeb Road

Parcel Identifier (PID): 024-589-586

Property Size(s): Parent Parcel 15.41 ha Proposed 9.94ha (Hectares/Acres)

**Existing Land Use:**

(Describe all current uses that occur on the land under application, including a list of buildings and the use of each building.)

Residential with hobby farm and commercial abattoir on parent parcel. Outbuilding include house, barn, abattoir and miscellaneous smaller sheds/outbuildings for storage. Proposed parcel would contain residence and some smaller sheds.



## 5. REQUESTED AMENDMENT

Existing Zoning:	Ag1
Proposed Zoning Amendment:	H2
Existing OCP Designation:	
Proposed OCP Amendment:	

### Reason for Application:

(Describe the reason for the application. If the application is to allow a proposed new land use or development, describe that use and / or development. Also discuss why you consider the proposed use and / or development to be appropriate for the land under application. Attach separate pages to the application, or a letter as necessary.

Client would like to rezone from Ag1 to H2 as the proposed property parcel does not meet size requirements for Ag1.

## 6. APPLICATION FEES

An application fee as set out in Schedule A to the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020 must accompany this application. An application is not considered complete and cannot be processed until the required application fee and information has been received by the Regional District. Fees can be paid in the following ways:

- Cheques payable to the Regional District of Bulkley-Nechako
- Debit card or cash payments can be made at the RDBN office, 37 3<sup>rd</sup> Avenue, Burns Lake, BC.
- ETransfer to [pay@rdbn.bc.ca](mailto:pay@rdbn.bc.ca) (Include in message box what you are paying for)
- Credit card through [Option Pay](#) on the RDBN Webpage (fees will apply)

The following fees are required: Check the box that applies to your application

- |  |         |
|--|---------|
| <input type="checkbox"/> Official Community Plan (OCP) Amendment | \$1,000 |
| <input type="checkbox"/> Zoning Bylaw Amendment                  | \$1,000 |
| <input type="checkbox"/> Combined OCP and Zoning Bylaw Amendment | \$1,500 |

\*Please note that the fee for an application to legalize an existing bylaw contravention is increased by an additional 50%.

## 7. SIGN NOTIFICATION REQUIREMENTS

Most applications require that a sign be posted on the property to advise the community of the application. The sign can be provided by the property owner, or it can be rented from the Regional District of Bulkley-Nechako office (37-3rd Ave, Burns Lake) for a fee of \$25 plus a security deposit of \$75. The \$100 fee and deposit can be included with your application fee.

**Do you wish to rent signage?** ☐ Not applicable (to be confirmed by Planning Department)

☒ Yes, I will pay the sign fee now

☐ No, I will provide my own signage

## 8. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information requested on this form is collected under the *Freedom of Information and Protection of Privacy Act* section 26(c) and will be used for the purpose of processing your application. Any information relating to the use and development of the land provided to the RDBN for consideration in relation to the application may be made available for review by any member of the public. If you have any questions about the collection and use of this information, please contact the RDBN Information and Privacy Coordinator at 1-800-320-3339.

## 9. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

Has the site been used for any industrial or commercial purposes or activities described in **SCHEDULE 2** of the Contaminated Sites Regulations? (SCHEDULE 2 included in application package). If yes, complete the Site Disclosure Statement located on the following provincial site and attach to application. ([www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/forms](http://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/forms))

☐ Yes

☒ No

## 10. DECLARATION

I, the undersigned, hereby declare that the attached information, provided with respect to this application is a true statement of facts, and authorize RDBN staff to conduct site inspections of the subject property for the purpose of confirming information submitted as part of this application, and for the purpose of processing this application.

  
\_\_\_\_\_  
Owner(s)/Agent Signature

4 APR 2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Date

**\*To ensure your application is complete and that all items have been included with your application, see page 3 of the Official Community Plan & Zoning Amendment brochure for the application checklist.**



# Referral Responses



**Our File:** 2025-02360

**Date:** June 12, 2025

**Your File:** RZ F-02-25

**Response To:** Regional District of Bulkley-Nechako  
**Item Referred:** Zoning Amendment  
**Civic Address:** 6900 & 7000 Tiechroed Rd  
**Legal Description:** Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514  
**Reviewed By:** Leah Labarrere, Senior Development Officer

### **RESPONSE SUMMARY**

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Bulkley-Nechako regarding the proposed rezoning. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following:

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800-meter radius of an intersection with a Controlled Access Highway, as per section 52 of the Transportation Act. Please quote file 2025-02360 when providing the bylaw for Ministry approval.
- No storm drainage shall be directed to the MoTT drainage system. This includes, but is not limited to, collection and run-off of the internal road system.
- MoTT setback requirements are to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

#### ***Restriction on placement of buildings or other structures***

**12** *An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:*

*(a) if a public lane or alley provides secondary access to the property, 3 m;*

*(b) in any other case, 4.5 m.*

- The Ministry does not support direct access from the proposed development to Highway 16.



Ministry of  
Transportation  
and Transit

- The proposed zoning boundaries are consistent with the current proposed subdivision layout; however, the proposed subdivision layout is not guaranteed as it is dependant on review and approval by the Provincial Approving Officer. The applicant may wish to confirm the subdivision layout prior to completing the rezoning as any change to the proposed subdivision layout may require adjustments to the zoning boundaries.

If you have any questions please feel free to contact myself at (250) 649-7726, or by email at [leah.labarrere@gov.bc.ca](mailto:leah.labarrere@gov.bc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Leah Labarrere".

Leah Labarrere  
A/ Senior Development Officer  
Fort George District

**From:** [Deneve Vanderwolf](#)  
**To:** [Cameron Kral](#)  
**Subject:** Fw: RZ F-02-25 Referral Documents  
**Date:** Wednesday, June 4, 2025 11:38:27 AM

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**From:** Bailey, Reed AF:EX <Reed.Bailey@gov.bc.ca>  
**Sent:** Wednesday, June 4, 2025 11:35:39 AM  
**To:** Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>  
**Cc:** Tabe, Karen L AF:EX <Karen.Tabe@gov.bc.ca>; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>  
**Subject:** RE: RZ F-02-25 Referral Documents

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Hi Deneve,

Re: PID: 024-589-586

Thank you for sending this referral to the Ministry of Agriculture and Food (Ministry) for response. Ministry staff have reviewed the application materials and note that the ALC approved the subdivision of the subject property via ALC File: 100959 and that the attached referral is simply a rezoning that is required to complete the subdivision. Given this, Ministry staff have determined that the Ministry's interests are unaffected.

Thanks again for sending.

Reed Bailey  
Team Lead - Land Use Planning (acting)  
Strengthening Farming Program  
BC Ministry of Agriculture and Food  
778 698 3455

**From:** [Deneve Vanderwolf](#)  
**To:** [Cameron Kral](#)  
**Subject:** FW: RZ F-02-25 Referral Documents  
**Date:** Wednesday, June 11, 2025 7:33:47 AM  
**Attachments:** [F-02-25 Referral Report.pdf](#)

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**From:** Willene Perez <corporate@district.vanderhoof.ca>  
**Sent:** June 10, 2025 2:58 PM  
**To:** Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>  
**Subject:** FW: RZ F-02-25 Referral Documents

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EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**Secured by Check Point**

Hi Deneve

Council made the following resolution re this referral last night:

**2025-06-099**

*THAT staff be directed to inform the Regional District of Bulkley-Nechako that District of Vanderhoof Council has no concerns with RDBN rezoning application RZ F-02-25.*

**CARRIED**

Thanks. The other one re CGL is going June 23.

**Willene Perez**

*Corporate Officer*

**District of Vanderhoof**

P: 250-567-4711 | C: 250-570-1765

[Website](#) | [Facebook](#) | [YouTube](#)

*The District of Vanderhoof acknowledges the traditional territory of the Saik'uz First Nation on whose land we live, work, and play.*

# Public Comments

June 20, 2025 – no comments received