



REGIONAL DISTRICT OF BULKLEY-NECHAKO
PLANNING DEPARTMENT REFERRAL REPORT
FILE No. RZ A-08-21

APPLICATION SUMMARY

Name of Agent/Owner: Murray Vetsch Westwind Enterprises Ltd.

Electoral Area: A

Subject Property: Lot 1, Section 18, Township 4, Range 5, Coast District, Plan 4997 Except Plans 5915 And 7409

Property Size: 12.42 ha (30.69 ac)

OCP Designation: Industrial (I) in "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014"

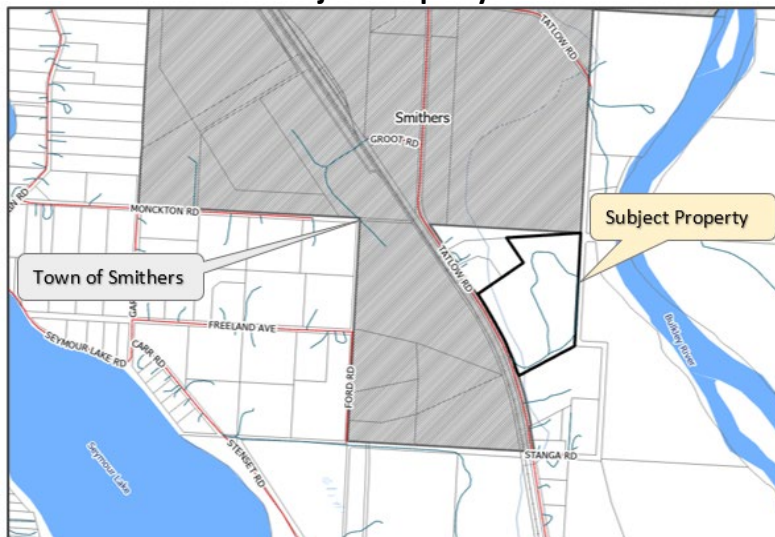
Zoning: Portions of the property are zoned Agricultural (AG1) and portions are zoned Small Holdings (H1) in RDBN Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)

ALR Status: Not in the ALR

Existing Land Use: Aggregates/Heavy Equipment Storage

Location: The subject property is on Tatlow Road, abutting the southern municipal boundary of the Town of Smithers, near the CN Rail line (see Subject Property Map)

Subject Property



Proposed Rezoning

The applicant requests a rezoning of the subject property from the Agricultural (AG1) and Small Holdings (H1) Zones to the Light Industrial (M1) Zone to allow the construction of a heavy equipment storage building. The subject property is used for unenclosed heavy equipment storage and aggregate extraction/processing. The proposed rezoning to the M1 Zone would permit heavy equipment storage and aggregate /processing. The only structure on the property is a 7.4 m² (80 ft²) power shed to supply power to the property.

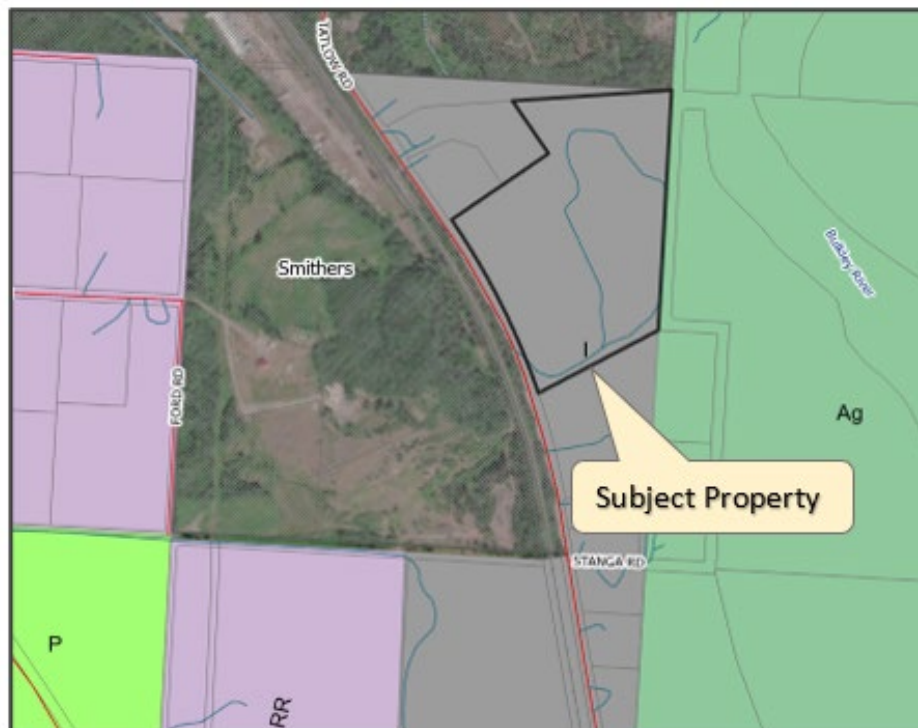
Official Community Plan and Zoning

The subject property is designated Industrial (I) in the “Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014” (OCP). To the north, west, and south of the subject property are lands designated for future Industrial land use. Both the Regional District and the Town of Smithers have concentrated industrial designations and zoning along Tatlow Road. Only a limited amount of land in the OCP area is designated for industrial development.

OCP Policy 3.3.2(2) stating “[n]ew industrial uses will be encouraged to establish within the Industrial (I) designation in the Tatlow Road area”. The proposed zoning amendment aligns with the Industrial land use designation of the subject property.

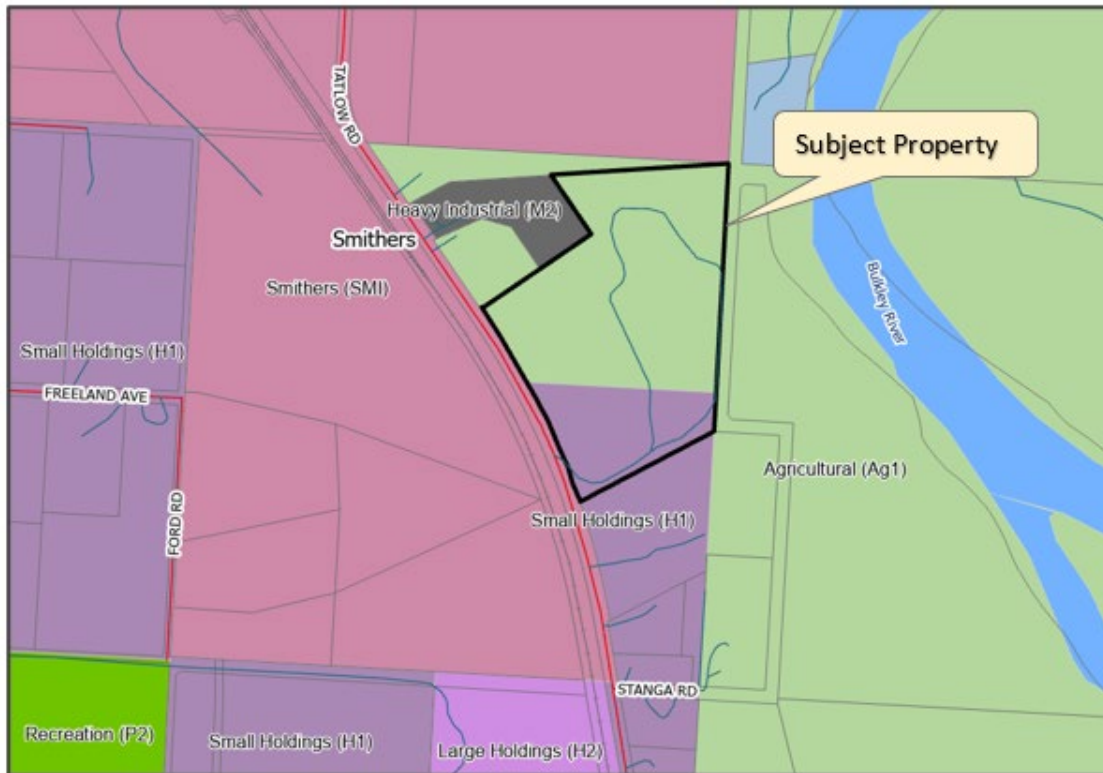
OCP Map

Grey = Industrial Designation; Dark Green = Agricultural Designation



Zoning Map

Green = Agricultural (AG1) Zone; Purple = Small Holdings (H1) Zone



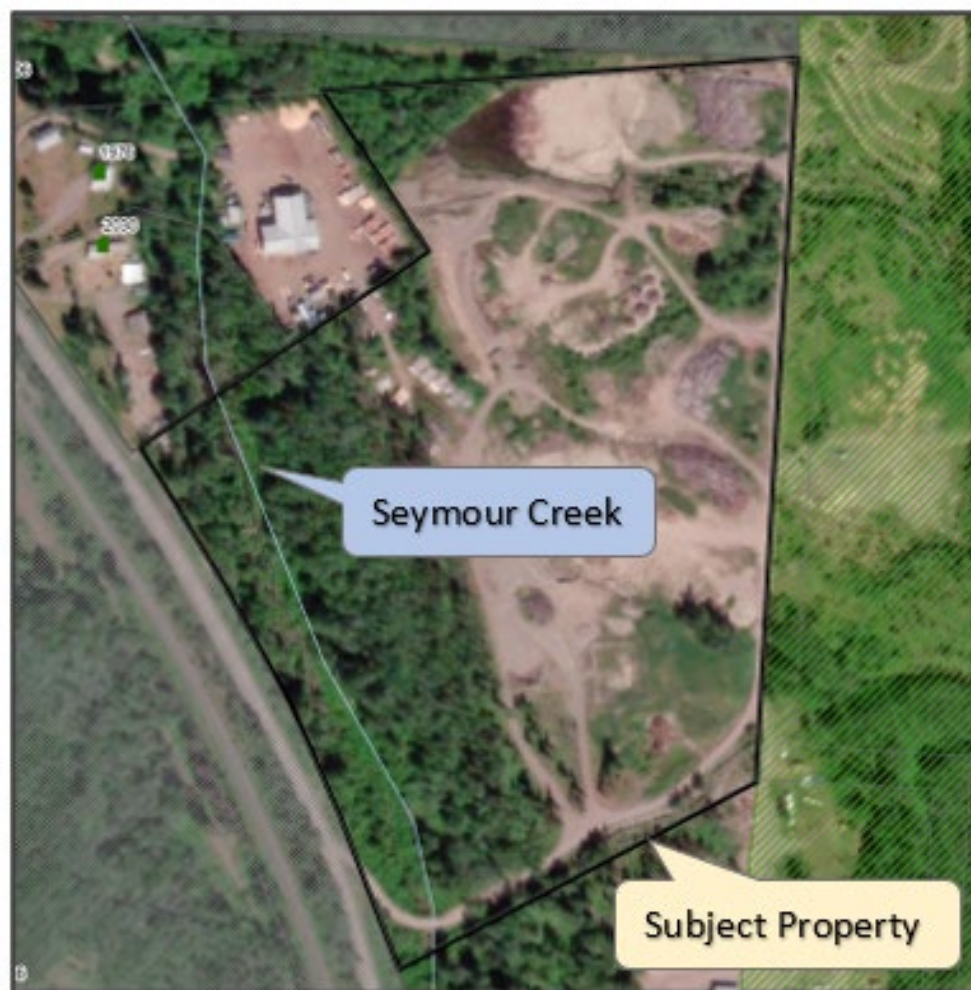
Heavy equipment storage and aggregate processing are permitted uses in the Light Industrial (M1) and Zones. A property to the north of the proposal area is zoned M2 in the Zoning Bylaw. The permitted principal uses in the M1 Zone are as follows:

Permitted Principal Uses in M1 Zone	
<ul style="list-style-type: none"> • Aggregate Processing • Agriculture • Contracting • Crematorium • Heavy Equipment Repair and Sales • Light Manufacturing • Motor Vehicle Repair • Recreational Vehicle Storage • Transportation Terminal 	<ul style="list-style-type: none"> • Agricultural Feed Store • Building and Garden Supplies • Light Equipment Repair and Sales • Motor Vehicle Wash • Service Station • Veterinary Clinic • Utility • Warehousing

Planning Department Comments

Seymour Creek runs through the subject property's western property boundary, parallel to Tatlow Road. The Zoning Bylaw does not allow the construction of a building or structure within 15 m of Seymour Creek. It is not known if Floodplain Bylaw setback or construction elevation requirements will apply to the area.

Staff asked the property owner if they would be interested in offering to register a covenant on title of the property restricting vegetation removal adjacent to Seymour Creek. The applicant stated they are familiar with the Ministry of Environment and Climate Change Strategy's regulations and do not want to add a restrictive covenant to their title. In addition, the applicant noted no works are planned near Seymour Creek.



Staff note the potential for land use conflict as this area transitions to increased Industrial uses as directed by the OCP. These impacts could include increased noise levels and traffic, and reduced air quality. These impacts were considered during the OCP review process when the land received their Industrial Designation in 2012. This rezoning process is an opportunity to

consider the need for mitigation measures to ease the transition to increased industrial use. RDBN records indicate dwellings located within 200 metres of the subject property, as shown on the above map.

Referral

This application is being referred to the Electoral Area “A” Advisory Planning Commission Northern Health; the Town of Smithers; the Ministry of Agriculture, Food and Fisheries, the Agricultural Land Commission; and the Ministry of Transportation and Infrastructure.

ATTACHMENT

- Applicant Submission

2. 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) Murray Vetsch
to act as Applicant, and as our agent in regard to this application.

Daniel Johnson
Owner Name (print)


Signature

SEP 13 2021
Date

Owner Name (print)

Signature

Date

Owner Name (print)

Signature

Date

3. PROPERTY INFORMATION

Legal Description(s) of the land which is the subject of this Application (subject property):
Lot 1, Sec 18, Twp 4, Range 5, CD Plan 4997 (PID-010-734-490)

Civic Address (House No., Street Name):
None Assigned

Size of
Property: 30.68 ac (Hectares/Acres)

Existing Land Use:

(Describe the uses that currently occur on the land under application. List each building and the use of that building.)

LAND IS CURRENTLY USED FOR AGGREGATE EXTRACTION, STORAGE, AND PROCESSING AS WELL AS HEAVY EQUIPMENT STORAGE & PARKING.

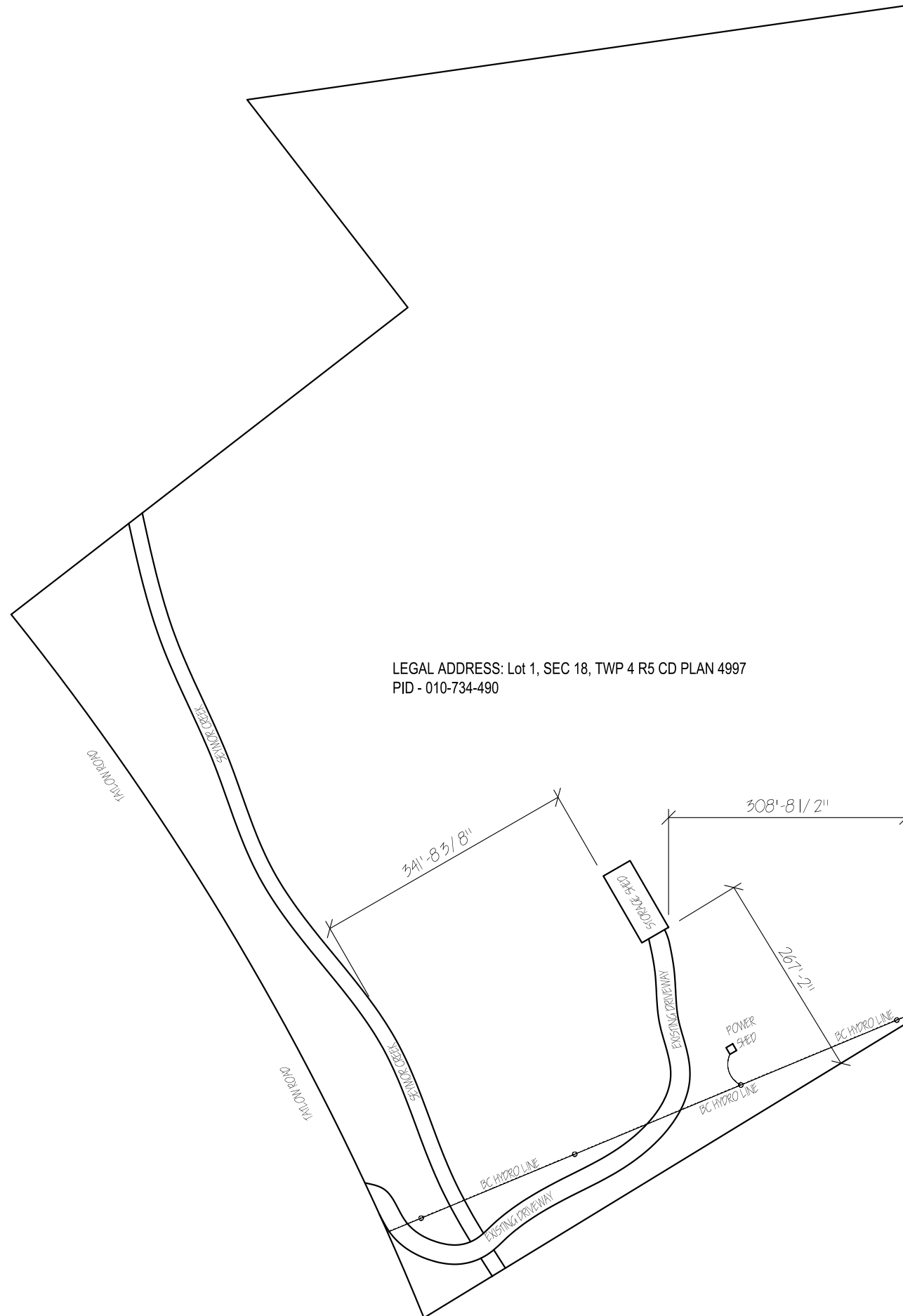
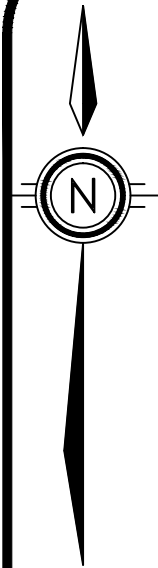
THE ONLY STRUCTURE ON THE PARCEL IS A SMALL SHED (8x10) USED FOR POWER DISTRIBUTION + SUPPLY TO THE PARCEL

September 12, 2021

To Whom It May Concern,

The following are the rational/reasons why we would like to have the subject property rezoned from AG1 and H1 to M2

- 1) The land owner would like to build an equipment storage building to be able to store his heavy equipment and supplies throughout the year
- 2) The parcel to the north of the subject parcel is already zoned M2
- 3) This parcel is situated on a gravel deposit and has been used for gravel extraction in the past. The parcel is not well suited to typical agriculture as it has limited topsoils required for grazing or cropping
- 4) The subject parcel has traditionally been used for aggregate extraction and processing even though the zoning did not allow it. This application would bring the parcel into compliance with the zoning bylaw.
- 5) Other neighbouring parcels are currently being used for industrial activities so this application is in line with adjacent properties and will have minimal impact on them.
- 6) The current OCP designation for this area is Industrial (I) so this brings the zoning inline with the OCP



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General Notes

Endorsements

No.	Revision/ Issue	Date



250-643-0534
Telkwa, BC
westwind.murray@gmail.com

Jadies Storage Shed
Tatlow Road, Smithers

Drawn Site Plan	Sheet 1/1
Date October 22, 2021	
Scale N.T.S.	