



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. RZ F-03-25

Written By: Cameron Kral, Planner

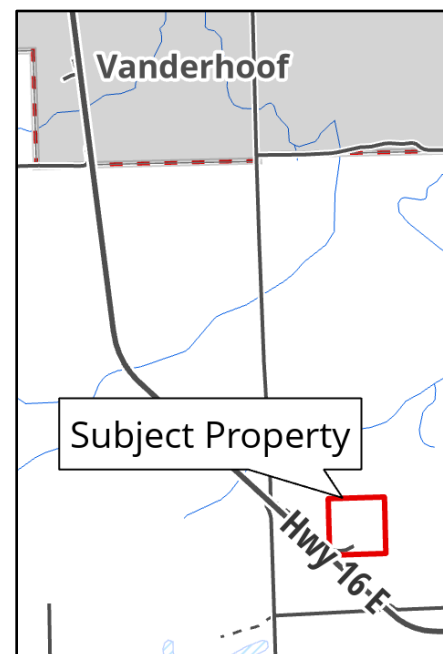
APPLICATION SUMMARY

Name of Agent / Owner:	Jonathan Toews (Agent) Woodland Centre Congregation Society (Owner)
Electoral Area:	Electoral Area F (Vanderhoof Rural)
Subject Property:	7360 & 7362 Highway 16 East , legally described as the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756
Property Size:	≈16.0 ha (39.5 ac)
OCP Designation:	Agriculture (AG) in "Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
Zoning:	Agricultural Zone (Ag1) and Civic/Institutional Zone (P1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Building Inspection	Within the Building Inspection area
Fire Protection	Within the Vanderhoof Rural Fire Protection area
Existing Land Uses:	Place of worship (church), School, Cemetery, Single Family Dwelling, Agriculture
Location:	Approximately 3 km south of the District of Vanderhoof, off Highway 16 East.

PROPOSAL

This application proposes amending the Zoning Bylaw by adjusting the boundary of the Civic/Institutional Zone (P1) on a 3.0 ha (7.4 ac) portion of the subject property. The purpose of the proposal is to allow the construction of an approximately 929 m² (10,000 ft²) addition to the Woodland Congregation Society's church and to better align the P1 Zone boundary with the Agricultural Land Commission's (ALC) existing Non-Farm Use (NFU) approval area for the church.

Location Map



DISCUSSION

Background

In March 2002, the ALC gave NFU approval for the Woodland Centre Congregation Society (the Society) to develop a church/school building, a separate church building, and cemetery on a 3.0 ha (7.4 ac) portion of the subject property "subject to the development area being reduced in size to more accurately reflect the site plan which was submitted..."

In September 2002, the RDBN Board approved rezoning application RZ 1227 to rezone a 3.0 ha portion of the subject property from the Agricultural Zone (Ag1) to the P1 Zone to allow the construction of a church. This rezoning reflects the current P1 Zone boundary (see Attachments for ALC Decision and Staff Report).

In 2024/2025, the Society began preliminary discussions with RDBN staff on the construction of an approximately 929 m² (10,000 ft²) addition to the existing church (see Attachments for Preliminary Floor Plan). During these discussions, a discrepancy was discovered between the current P1 Zone boundary and the NFU area approved by the ALC in 2002. It appears the current P1 Zone boundary does not account for the 30 m buffers from the west and south parcel lines as shown on the site plan approved by the ALC.

ALC staff have indicated an amendment to the current P1 Zone boundary might be possible under the ALC's 2002 NFU approval subject to the following conditions:

- The P1 Zone does not exceed 3.0 ha (7.4 ac) in size;
- The P1 Zone does not encroach onto the agricultural portion on the subject property; and
- The P1 Zone does not encroach into the 30 m buffers from the west and south parcel lines. However, ALC staff indicated a small encroachment towards the south parcel line might be acceptable.

Proposed P1 Zone Boundary



Official Community Plan

The subject property is designated Agriculture (AG) pursuant to the OCP. The intent of the AG designation is to preserve these lands for the purposes of farming and other related activities. Section 3.1.2(1) under the AG designation contains the following policy related to the proposal:

"Agriculture, grazing and other compatible uses of land provided within the Agricultural Land Commission Act and Regulations will be permitted".

Section 3.5.2(2) of the OCP also contains the following policy related to the proposal:

"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:

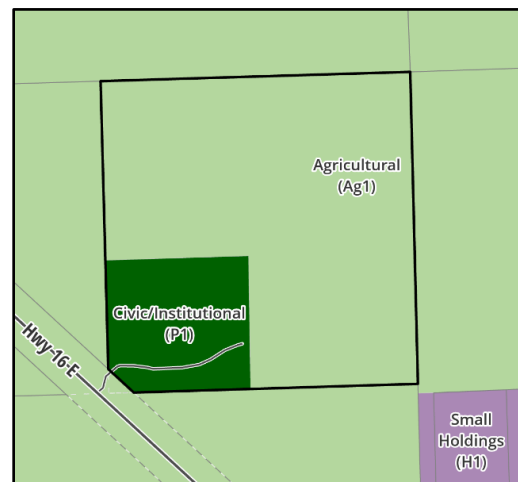
- (a) There is a demonstrated need for the proposed service;*
- (b) The proposed civic institutional use will not create an amount of traffic that will adversely affect the rural character of the area;*
- (c) The proposed civic institutional development will minimize negative impacts on the environment;*
- (d) The proposed civic institutional use will minimize negative impacts on neighbouring land uses or property owners; and*
- (e) The proposed civic institutional use has the support of the Agricultural Land Commission of the land is in the ALR.*

Zoning

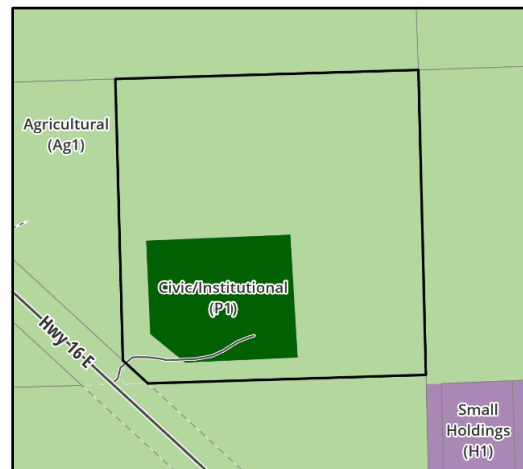
The subject property is zoned Agricultural (Ag1) and Civic/Institutional (P1) pursuant to the Zoning Bylaw and is in an area of predominately medium to large farm parcels. A rural residential subdivision is located to the southeast along Carman Hill Road. Copies of the P1 and Ag1 regulations are attached.

The subject property contains a church, cemetery, portable classroom, ice rink and baseball field and a Single Family Dwelling for teaching staff. The northern half of the property is farmed by members of the Society (see Attachments for Site Plan).

Current Zoning



Proposed Zoning



Staff Comments

It appears to staff the portable classroom, ice rink, and part of the church are outside the current P1 Zone boundary. Based on a tour of the property with the applicant, the proposed P1 Zone boundary will follow the treelines and roads which delineate the perimeter of the area containing the church, cemetery, ice rink and baseball field from the agricultural lands, Single Family Dwelling and septic lagoon on the property (see Attachments for photos).

Referrals

This application is being referred to the Electoral Area F Advisory Planning Commission, the Ministry of Agriculture and Food, the Agricultural Land Commission, the Ministry of Transportation and Transit, and the District of Vanderhoof.

ATTACHMENTS

- [Applicant Submission](#) (Link)
- [Agricultural Zone \(Ag1\) and Civic/Institutional Zone \(P1\), RDBN Zoning Bylaw No. 1800, 2020](#) (Link)
- [Site Visit Photos](#) (Link)
- [RZ 1227 Adoption Report](#) (Link)
- [ALR 953 ALC Decision](#) (Link)