

# Regional District of Bulkley-Nechako Public Hearing Information Package



Proposed Zoning Amendment Bylaw No.  
2081, 2025

# Proposed Bylaw



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2081, 2025**

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

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

1. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the portion of the following lands totalling  $\pm 0.92$  ha are rezoned from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and the portion of the following lands totalling  $\pm 1.02$  ha are rezoned from the Civic/Institutional Zone (P1) to the Agricultural Zone (Ag1), as shown on Schedule "A", which is incorporated in and forms part of this bylaw

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23 Township 2, Range 4,  
Coast District, Except Plan 3756.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2080, 2025".

READ A FIRST TIME this 14<sup>th</sup> day of August, 2025

READ A SECOND TIME this 1<sup>st</sup> day of August, 2025

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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. 2081, 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

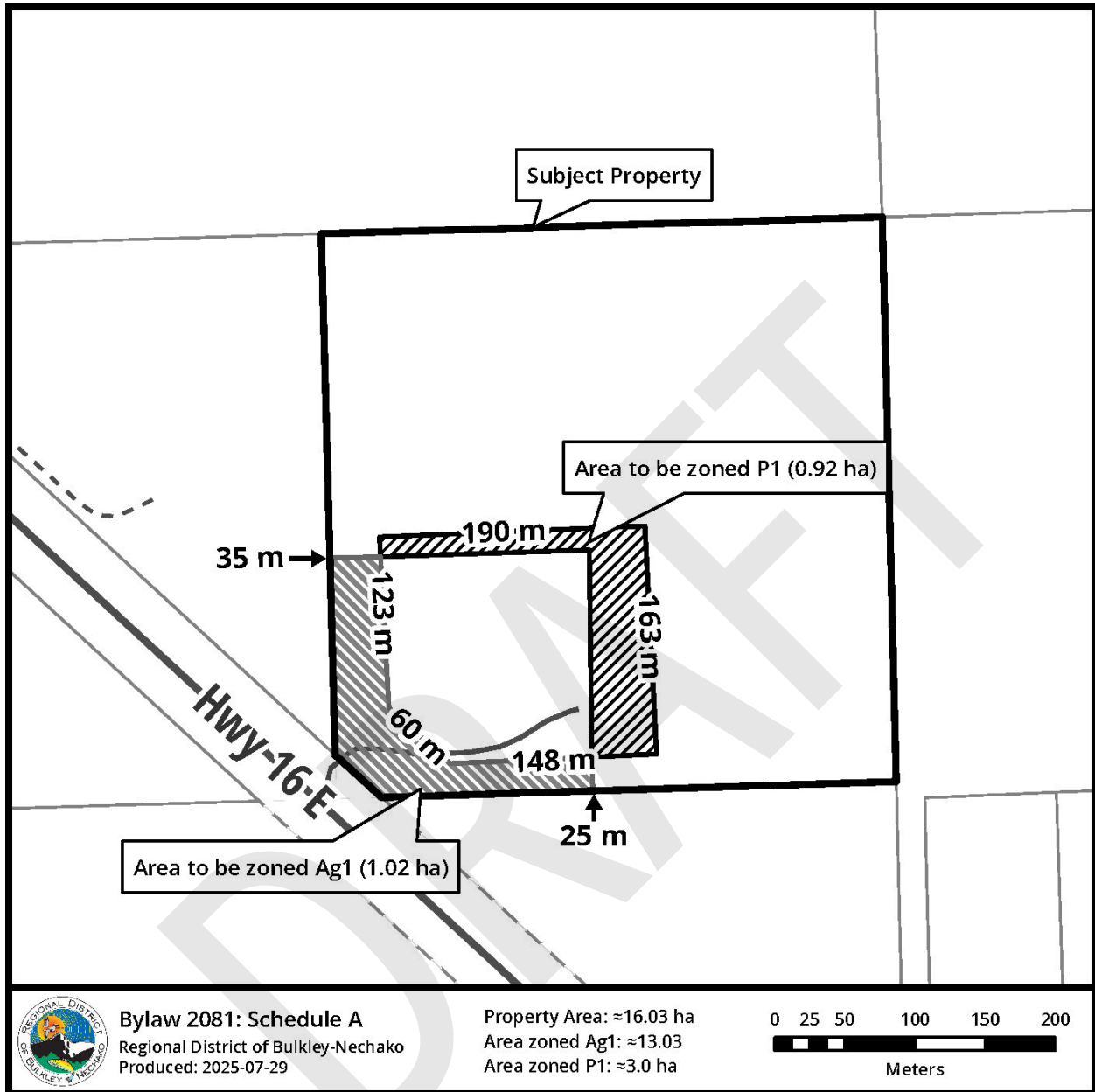
\_\_\_\_\_

Corporate Administrator

DRAFT



## SCHEDULE "A" BYLAW NO. 2081



The  $\pm 0.92$  ha portion of the lands 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 being rezoned from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and the  $\pm 1.02$  ha portion being rezoned from the Civic/Institutional Zone (P1) to the Agricultural Zone (Ag1), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2081, 2025

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Corporate Administrator

# Board Resolution

Draft Resolution for Rezoning Application RZ F-03-25  
First and Second Reading for Rezoning Bylaw No. 2081, 2025

1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2081, 2025 be given first and second reading this 14<sup>th</sup> day of August, 2025 and subsequently be taken to Public Hearing.

2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2081, 2025 be delegated to the Director or Alternate Director for Electoral Area F."

(All/Directors/Majority)

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 Tuesday, September 2, 2025 at 7:00 pm.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2081, 2025 by rezoning approximately 0.92 ha of the subject property from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and rezoning approximately 1.02 ha of the subject property from the P1 Zone to the Ag1 Zone. The purpose of this bylaw is to adjust the total area of the property zoned P1 to allow the construction of an approximately 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) addition to an existing church.

The subject property is located at 7360 & 7362 Highway 16 East, legally described as The Northeast ¼ of the Southwest ¼ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756. The subject property is shown outlined in black and labelled "Subject Property" on the location map below.

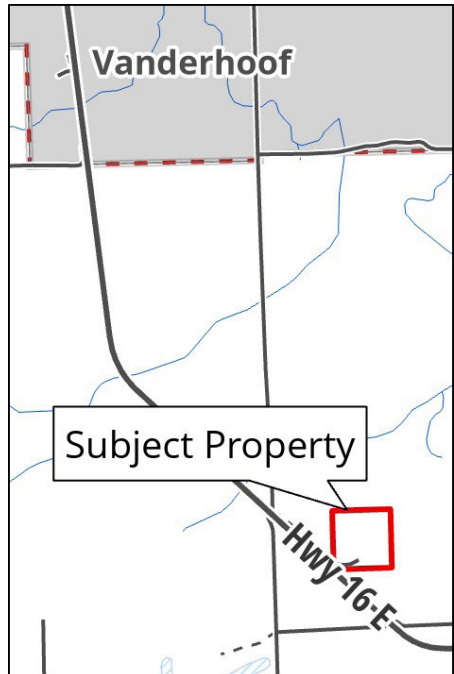
## LOCATION MAP FOR BYLAW NO. 2081, 2025

Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Tuesday, September 2, 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 Tuesday, September 2, 2025 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2081, 2025 will be Chaired by the Director or Alternate Director for Electoral Area F (Vanderhoof Rural) 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 Tuesday, August 19, 2025 through Tuesday, September 2, 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>. Please note, this Public Hearing will also serve as the Public Hearing for Bylaw No. 2080, 2025.

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:** August 14, 2025

**Subject:** **Rezoning Application RZ F-03-25**  
**First and Second Reading for Rezoning Bylaw No. 2081, 2025**  
**Electoral Area F (Vanderhoof Rural)**

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**RECOMMENDATION:** (all/directors/majority)

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2081, 2025" be given first and second reading and subsequently taken to public hearing.
2. That the public hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2081, 2025" be delegated to the Director or Alternate Director for Electoral Area F (Vanderhoof Rural).

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**EXECUTIVE SUMMARY**

This application proposes to amend the Zoning Bylaw by adjusting the area of the subject property zoned Civic/Institutional (P1) to allow the construction of an approximately 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) addition to the Woodland Centre Congregation's church. The total area of the subject property zoned P1 would remain approximately 3.0 ha (7.4 ac).

It appears the location of a church, the proposed addition, a portable classroom, and an ice rink on the property do not fully align with existing zoning. The proposed rezoning boundary adjustment would bring these uses into conformity with the Zoning Bylaw and better reflect the location of activities on the ground.

In staff's opinion, the proposal aligns with the Official Community Plan (OCP), and no negative impacts are expected. Planning Department staff recommend that Bylaw No. 2081, 2025 receive first and second readings and subsequently be taken to public hearing.

Pursuant to Section 52 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>	Jonathan Toews (Agent) Woodland Centre Congregation (Owner)
<b>Electoral Area:</b>	Electoral Area F (Vanderhoof Rural)
<b>Subject Property:</b>	<b>7360 &amp; 7362 Highway 16 East</b> , legally described as the Northeast ¼ of the Southwest ¼ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756 (PID: 015-719-189)
<b>Property Size:</b>	≈16.03 ha (39.6 ac)
<b>OCP Designation:</b>	Agriculture (AG) Designation in "Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
<b>Zoning:</b>	Agricultural Zone (Ag1) and Civic/Institutional Zone (P1) 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>	Within the Vanderhoof Rural Fire Protection area
<b>Existing Land Uses:</b>	The subject property contains a church, cemetery, portable classroom, ice rink, baseball field and a residence for teaching staff. The northern half of the property is farmed by members of the congregation (see Attachments for Site Plan).
<b>Location:</b>	Approximately 3 km south of the District of Vanderhoof, off Highway 16.

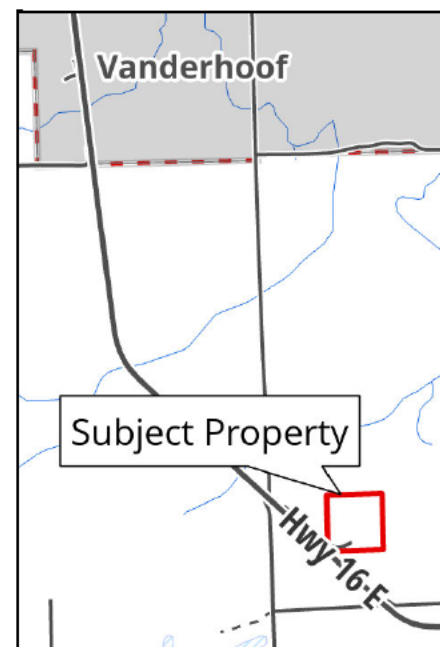
## PROPOSAL

In March 2002, the ALC gave Non-Farm Use (NFU) approval to develop a church/school building, a separate church building, and a cemetery on a 3.0 ha (7.4 ac) portion of the subject property.

In September 2002, the RDBN Board rezoned a 3.0 ha portion of the subject property from the Agricultural Zone (Ag1) to the P1 Zone to allow the construction of the existing church, resulting in the current P1 Zone boundary (see attached ALC Decision and Staff Report for more details).

During preliminary discussions with RDBN staff, a discrepancy was discovered between the P1 Zone boundary and the NFU area approved by the Agricultural Land Commission (ALC). It also appears the church, portable classroom and ice rink are not fully within the P1 Zone.

**Location Map**





Therefore, the applicant is applying to adjust the P1 Zone boundary to align with the ALC's NFU approval area, to accommodate the proposed addition, and to bring all the institutional uses on the property into full conformity with the Zoning Bylaw.

## DISCUSSION

### 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 states:

*"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 states:

*"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 if the land is in the ALR."*

In staff's opinion, the proposed rezoning aligns with the OCP and an OCP amendment is not required.

### Staff Comments

No negative impacts are anticipated from this rezoning. Planning Department staff recommend that Bylaw No. 2081, 2025 receive first and second readings and subsequently be taken to public hearing.

**Proposed P1 Zone Boundary**



## REFERRAL RESPONSES

The **ALC** has no concerns.

The **Ministry of Agriculture and Food's** interests are unaffected provided the rezoning complies with the ALC's existing approval.

The **Ministry of Transportation and Transit** has no objections.

The **Electoral Area F Advisory Planning Commission** (APC) will be reviewing the application at their August 7, 2025 meeting. The APC meeting minutes will be included on the supplemental agenda.

The **District of Vanderhoof Council** will be reviewing the application at their August 11, 2025 meeting. Any response received will be included on the supplemental agenda.

## ATTACHMENTS:

- Bylaw No. 2081, 2025
- Applicant Submission
- Referral Responses
- Site Visit Photos
- ALR 953 ALC Decision, dated March 18, 2002
- RZ 1227 Adoption Report, dated September 19, 2002

## STRATEGIC PLAN ALIGNMENT:

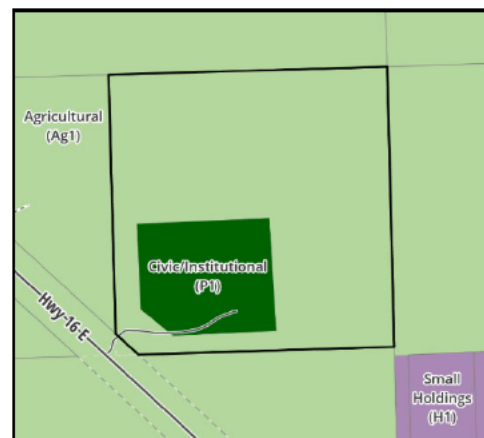
This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

4. Community and Economic Sustainability

**Current Zoning**



**Proposed Zoning**





**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2081, 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:

1. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the portion of the following lands totalling  $\pm 0.92$  ha are rezoned from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and the portion of the following lands totalling  $\pm 1.02$  ha are rezoned from the Civic/Institutional Zone (P1) to the Agricultural Zone (Ag1), as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 2, Range 4,  
Coast District, Except Plan 3756.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2081, 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. 2081, 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

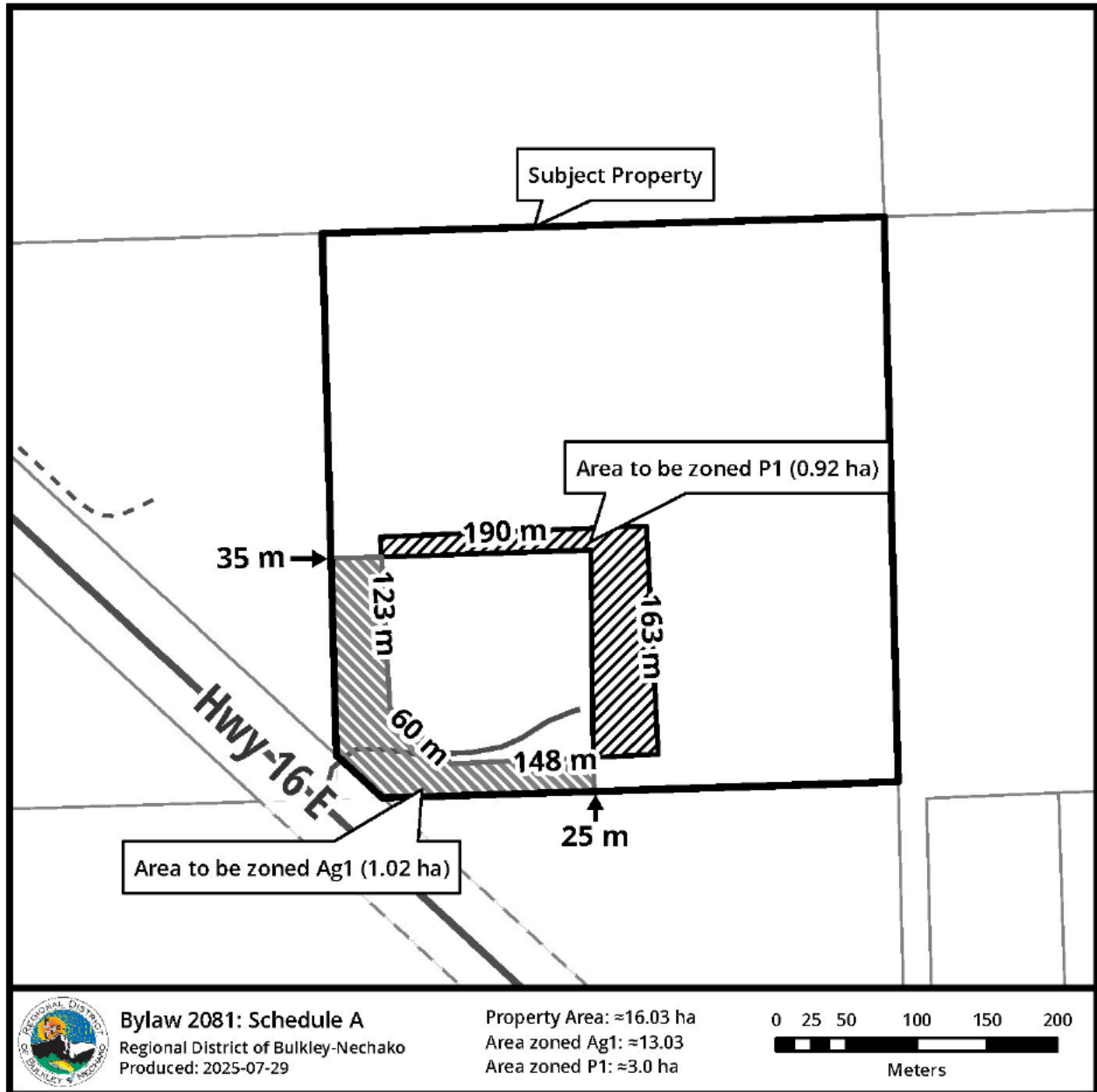
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

Chairperson

\_\_\_\_\_

Corporate Administrator

**SCHEDULE "A" BYLAW NO. 2081**

The ±0.92 ha portion of the lands legally described as The Northeast ¼ of the Southwest ¼ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756 being rezoned from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and the ±01.02 ha portion being rezoned from the Civic/Institutional Zone (P1) to the Agricultural Zone (Ag1), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2081, 2025

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





Agriculture

Septic lagoon

Ice rink

Baseball field

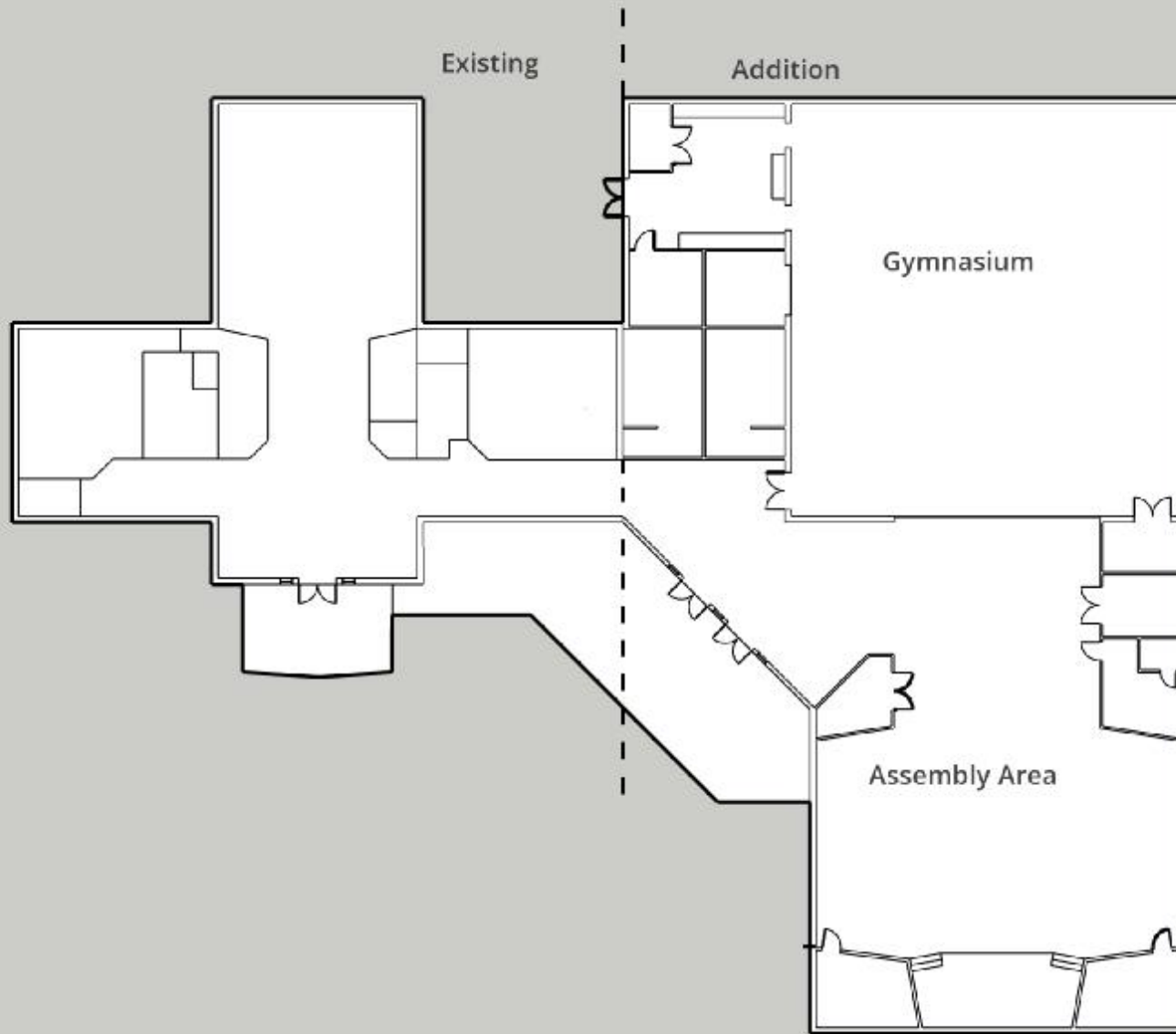
Portable classroom

Single family dwelling

Utility sheds

Church

Cemetery







Ministry of  
Transportation  
and Transit

**Our File:** 2025-03299

**Date:** July 17, 2025

**Your File:** RZ F-03-25

**Response To:** Regional District of Bulkley-Nechako  
**Item Referred:** Zoning Amendment  
**Civic Address:** 7360 & 7362 Highway 16 East  
**Legal Description:** Northeast ¼ of the Southwest ¼ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756  
**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 from Ag1 Agricultural to P1 Civic/Institutional. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- 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 2025-03299 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.*

Ministry of Transportation &  
Transit

Fort George District

**Mailing Address:**  
360-1011 Fourth Avenue  
Prince George, BC V2L 3H9

**Telephone:** (250) 565-4410  
**Facsimile:** (250) 565-6065

**Site Address:**  
360-1011 Fourth Avenue  
Prince George, BC V2L 3H9

**Web Address:**  
[www.gov.bc.ca/tran](http://www.gov.bc.ca/tran)





Ministry of  
Transportation  
and Transit

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,



Leah Labarrere  
A/ Senior Development Officer  
Fort George District

**From:** [ALC Referrals ALC:EX](#)  
**To:** [Cameron Kral](#)  
**Subject:** RE: RDBN Rezoning Application F-03-25 Referral  
**Date:** Monday, July 14, 2025 10:55:59 AM

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Hi Cameron,

Thanks for forwarding this for ALC review. I have no concerns with this.

Michael



**Michael McBurnie** (he/him)  
Regional Planner, North and Kootenay regions  
Agricultural Land Commission  
ALC.North@gov.bc.ca | 236-468-3246

**From:** [Bailey, Reed AF:EX](#)  
**To:** [Cameron Kral](#)  
**Cc:** [Tabe, Karen L AF:EX](#); [ALC Referrals ALC:EX](#)  
**Subject:** RE: RDBN Rezoning Application F-03-25 Referral  
**Date:** Tuesday, July 22, 2025 3:02:26 PM

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Hi Cameron,

Re: PID: 015-719-189; Associated with ALC File: 34139

Thank you for sending this referral to the Ministry of Agriculture and Food (Ministry) for response. Ministry staff have reviewed the zoning bylaw amendment materials and note that the Agricultural Land Commission (ALC) approved the actual construction of the church over 20 years ago and this rezoning is simply to align the RDBN's 3 ha P1 zone to the area that was approved by the ALC. Further, it also appears that RDBN staff is in touch with the ALC to ensure that the proposed rezoning is in compliance with the previous ALC approval.

As such, provided that the rezoning is in compliance with the ALC's application approval, the Ministry's interests are unaffected by the rezoning.

Thanks again for sending.

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

**RZ F-03-25 Site Visit Photos, dated July 2, 2025****Church (centre) and proposed south P1 Zone boundary (yellow), facing east:****Proposed east P1 Zone boundary (yellow) and church (left), facing north:**



**Proposed west P1 Zone boundary (yellow) & west access road (left) facing north:**



**Cemetery, facing northeast across proposed west P1 Zone boundary (yellow):**





**Proposed north P1 Zone boundary (yellow), facing east along farmfield:**



**Hockey rink (left), church (centre), baseball field (right), facing south:**





**Proposed north P1 Zone boundary (yellow), facing west along farmfield & lagoon:**



**Facing northwest towards proposed north P1 Zone boundary and farmfield:**





**Church (left) & portable classroom (right), facing west:**



**Single Family Dwelling, facing east**

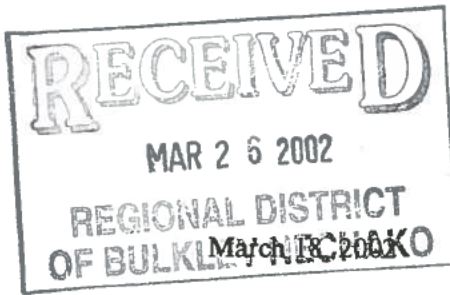






# Land Reserve Commission

*Working Farms, Working Forests*



Reply to the attention of Sherry Gordon

Woodland Centre Congregation  
RR #1 - Site 2 - Box 1  
Vanderhoof, BC - V0J 3A0

Dear Sir/Madam:

**RE: Application #B-34139**  
**Northeast 1/4 of the Southwest 1/4, Section 23, Township 2, Range 4 Coast**  
**District, EXCEPT Plan 3756**

We write to advise that pursuant to section 22(1) of the *Agricultural Land Reserve Act* (the "ALRA"), the Land Reserve Commission (the "Commission") by Resolution #78/2002, has **allowed** your application to develop a church/school building on the 16.2 ha property. This approval also applies to your long term plans to develop a separate church building and cemetery on the site. Please note that this decision is subject to the development area being reduced in size to more accurately reflect the site plan which was submitted with the application and which is attached hereto.

The property remains subject to the provisions of the ALRA, the *Soil Conservation Act* and applicable regulations except as provided by this approval.

**Please note that this approval is not to be construed as a justification for future subdivision.**

The Commission's approval does not relieve you of the responsibility of adhering to any other enactment, legislation or decision of any agency having jurisdiction. Please contact the Bulkley Nechako Regional District as other approvals may be needed before your development can proceed.

Please quote your application number in any future correspondence.

Yours truly,

LAND RESERVE COMMISSION

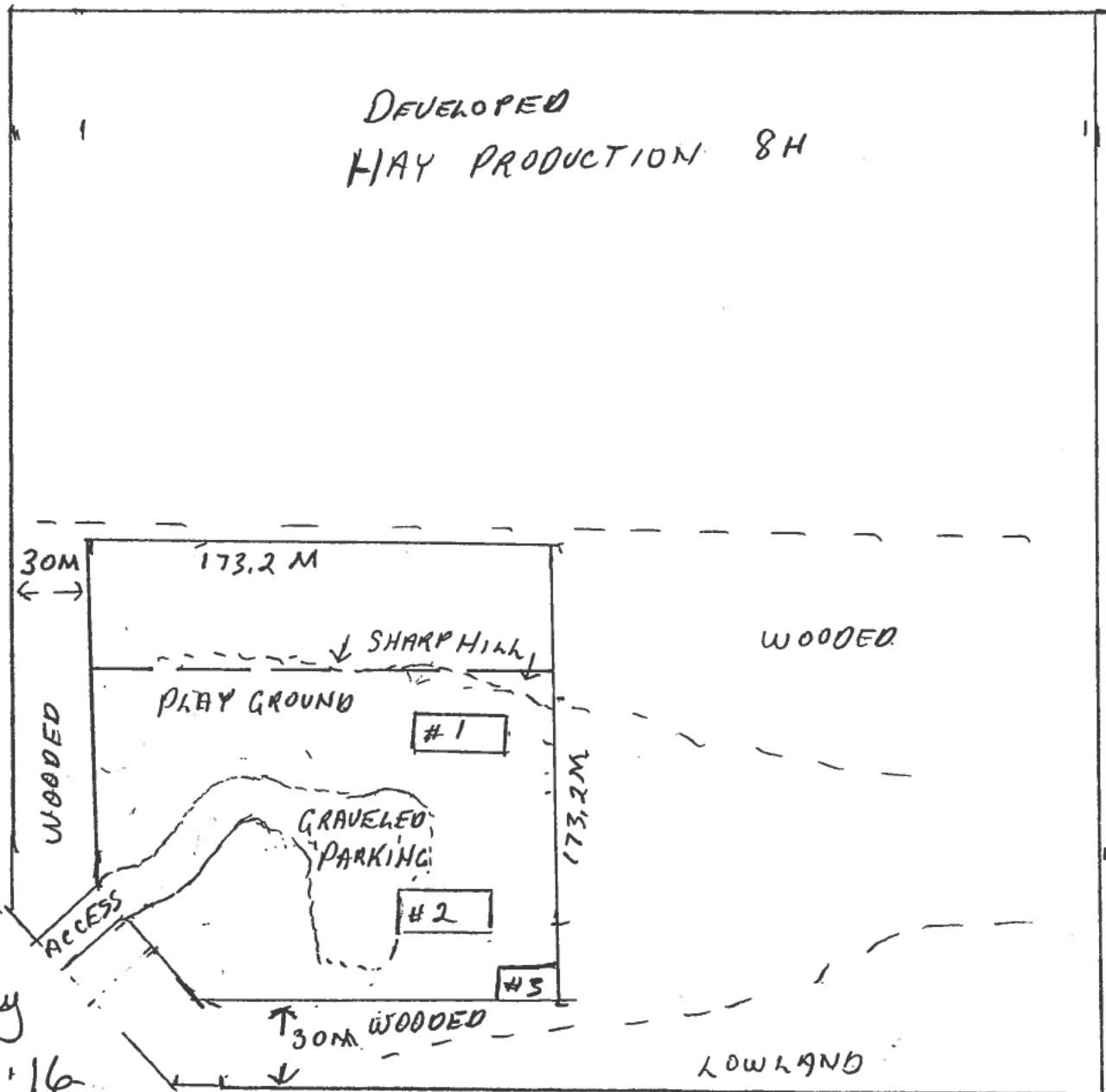
K. B. Miller, Chief Executive Officer

cc: Regional District of Bulkley Nechako (#953)  
Approving Officer, Ministry of Transportation, Prince George  
BC Assessment, Prince George

SG/lv Encl.

# PROPOSED DEVELOPEMENT

DEVELOPED  
HAY PRODUCTION 8H



- # 1 SCHOOL / CHURCH AT PRESENT.
- # 2 CHURCH LONG TERM PLAN
- # 3 CEMETARY

Land Reserve Commission

File: B- 34139  
Resolution # 78/2002



**Planning Department Report**  
**Bylaw No. 1227**  
**To Rezone Land**  
**September 19, 2002**

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<b>Name of Applicant:</b>	Woodland Centre Congregation
<b>Electoral Area:</b>	F
<b>Subject Properties:</b>	The NE ¼ of the SW ¼, Section 23, Township 2, Range 4, Coast District except Plan 7828. The subject property is ± 16.2 ha (40 acres).
<b>Location:</b>	The subject property is located east of Vanderhoof on Highway 16.
<b>Proposal:</b>	<p>To amend the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 from <b>Agricultural (Ag1)</b> to <b>Civic/Institutional (P1)</b> for a 3 hectare portion of the subject property.</p> <p>The purpose of this application is to allow a church/school building to be placed on the property for the use of the Woodland Centre Congregation.</p>
<b>OCP Designation:</b>	Agricultural (A) in the Vanderhoof Rural Official Community Plan Bylaw No. 842, 1995
<b>Zoning:</b>	Agricultural (Ag1)
<b>Existing Land Use:</b>	Undeveloped/Agricultural
<b>ALR Status:</b>	In the ALR
<b>Previous Applications:</b>	
<u>ALR Application # 953</u>	The Land Reserve Commission approved the applicant's non-farm use application in March 2002. The purpose of the application was to develop a church/school building on the property.

**Comments****Northern Health Authority:**

Approval is recommended, as a site assessment conducted on May 13, 2002 indicated that an adequate sewage disposal system could be accommodated on the property to serve the proposed development.

**Ministry of Transportation:**

Approval is recommended subject to the development of proper highway access.

**Water, Land and Air Protection:**

Interests unaffected.

**Advisory Planning Commission:**

No objections.

**Planning Department:**

This bylaw is currently being presented for adoption.

Since being given third reading, the bylaw has been signed by the Ministry of Transportation.

Considering that there have been no concerns expressed by the various government agencies and there were no concerns raised at the public hearing, the Planning Department recommends that the bylaw be adopted.

**Recommendation**

That the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1227, 2002" be recommended to the Regional District Board for adoption.

# 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



**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 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)**25.0.1 Permitted Uses

1. Principal Uses
  - a) Clubhouse
  - b) Community Care Facility
  - c) Community Recreation
  - d) Farmers' Market
  - e) Institutional
  - f) Utility
2. Secondary Uses
  - a) Dwelling Unit in a building containing a Principal Use
  - b) Single Family Dwelling
  - c) Primitive Campground only in association with activities or events occurring on a Parcel where Clubhouse or Community Recreation is a Principal Use.

25.0.2 Density

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

25.0.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

25.0.4 Parcel Coverage

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

25.0.5 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.

# Application



RECEIVED

MAY 15 2025

REGIONAL DISTRICT OF  
BULKLEY-NECHAKO

# 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):

Jonathan Toews (Director of Society)

Company Name:

Woodland Centre Congregation (Society)

Mailing Address:

[Redacted Address]

Phone (Home):

X

Phone (Cell):

[Redacted Phone Number]

E-mail:

[Redacted Email Address]

### 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:

\_\_\_\_\_

Company Name:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

\_\_\_\_\_

Phone (Home):

\_\_\_\_\_

Phone (Cell):

\_\_\_\_\_

Email:

\_\_\_\_\_

### 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) Society to act as Applicant, and as our agent in regard to this application.

Directors Jonathan Toews  
of  
Society

Owner Name (print)

Frank Toews

Owner Name (print)

David Zacharias

Owner Name (print)

Signature

Signature

Signature

Date

Date

Date

May 9, 2025

May 9, 2025

May 9, 2025

### 4. PROPERTY INFORMATION

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

Northeast 1/4 of the Southwest 1/4, Section 23, Township 2, Range 4  
Civic Address (House No., Street Name): 7360 Hwy 16 East Coast District

Parcel Identifier (PID): 015-730-417

Property Size(s): 15 Hectares (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.)

Church and school functions  
Hay farming - 6.7 hectares

Church / school building. 5000ft<sup>2</sup>

One house. 1300 ft<sup>2</sup> Living quarters for teaching staff.



## 5. REQUESTED AMENDMENT

Existing Zoning:

Proposed Zoning Amendment:

Existing OCP Designation:

Proposed OCP Amendment:

Civic Institution - Maintane 3 hectares  
Maintane Civic Institution, Amend Shape

### 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.

The purpose of this application is to alter existing shape of the existing zoning to allow a future expansion to current church building.

The reshaping of the existing 3 hectares, will keep greater set backs to the farmed portions on this property.

## 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 checked="" 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)

May 9 2025  
Date

  
Owner(s)

May 9, 2025  
Date

  
Owner(s)

May 9, 2025  
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.**





Agriculture

Septic lagoon

Ice rink

Baseball field

Portable classroom

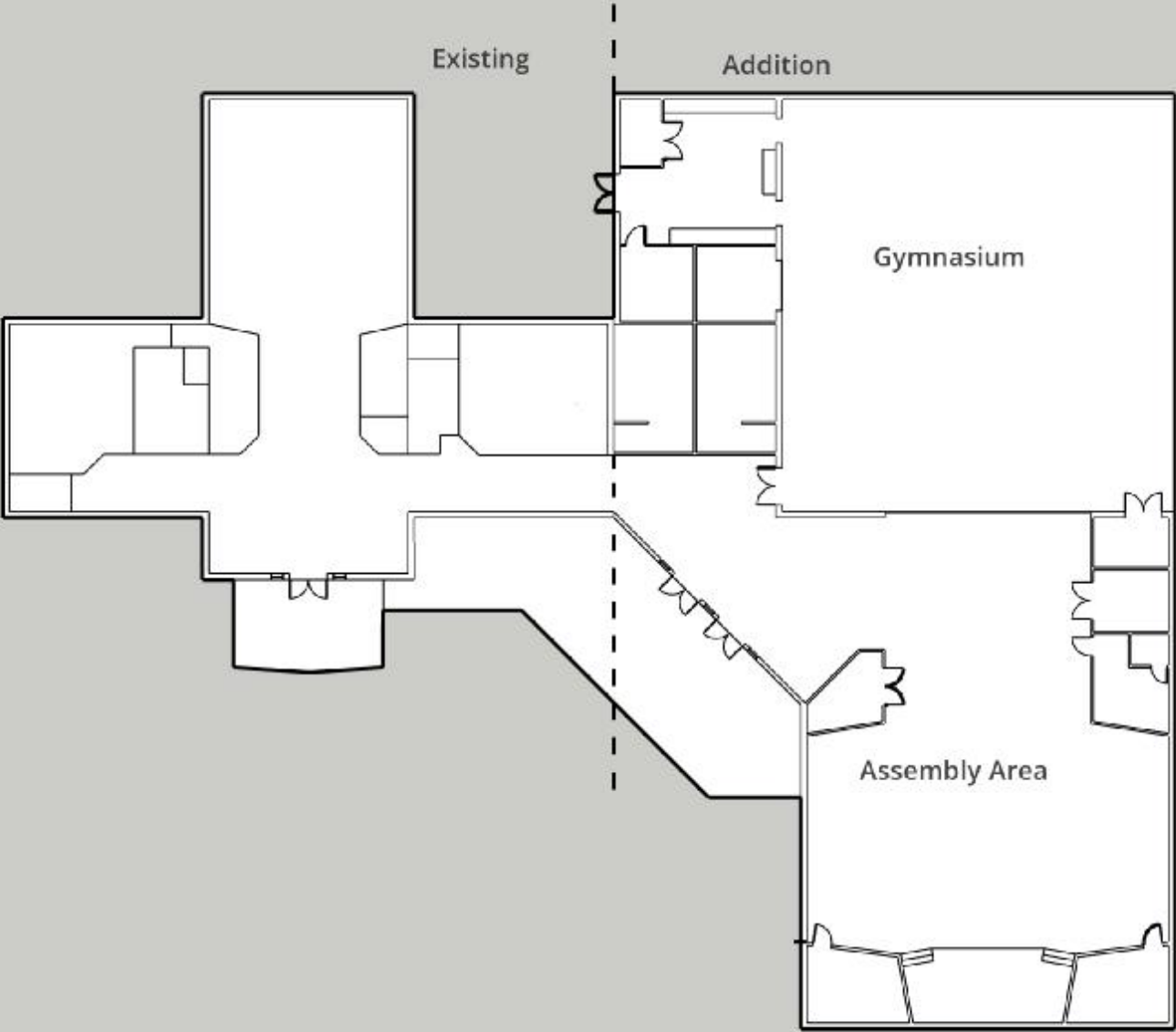
Single family dwelling

Utility sheds

Church

Cemetery





# Referral Responses



**Our File:** 2025-03299

**Date:** July 17, 2025

**Your File:** RZ F-03-25

**Response To:** Regional District of Bulkley-Nechako  
**Item Referred:** Zoning Amendment  
**Civic Address:** 7360 & 7362 Highway 16 East  
**Legal Description:** Northeast ¼ of the Southwest ¼ of Section 23, Township 2, Range 4, Coast District, Except Plan 3756  
**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 from Ag1 Agricultural to P1 Civic/Institutional. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- 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 2025-03299 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;*

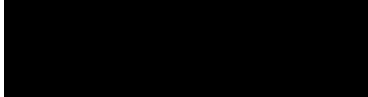
*(b) in any other case, 4.5 m.*



Ministry of  
Transportation  
and Transit

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,



Leah Labarrere  
A/ Senior Development Officer  
Fort George District

**From:** [ALC Referrals ALC:EX](#)  
**To:** [Cameron Kral](#)  
**Subject:** RE: RDBN Rezoning Application F-03-25 Referral  
**Date:** Monday, July 14, 2025 10:55:59 AM

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Hi Cameron,

Thanks for forwarding this for ALC review. I have no concerns with this.

Michael



**Michael McBurnie** (he/him)  
Regional Planner, North and Kootenay regions  
Agricultural Land Commission  
ALC.North@gov.bc.ca | 236-468-3246

**From:** [Bailey, Reed AF:EX](#)  
**To:** [Cameron Kral](#)  
**Cc:** [Tabe, Karen L AF:EX](#); [ALC Referrals ALC:EX](#)  
**Subject:** RE: RDBN Rezoning Application F-03-25 Referral  
**Date:** Tuesday, July 22, 2025 3:02:26 PM

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Hi Cameron,

Re: PID: 015-719-189; Associated with ALC File: 34139

Thank you for sending this referral to the Ministry of Agriculture and Food (Ministry) for response. Ministry staff have reviewed the zoning bylaw amendment materials and note that the Agricultural Land Commission (ALC) approved the actual construction of the church over 20 years ago and this rezoning is simply to align the RDBN's 3 ha P1 zone to the area that was approved by the ALC. Further, it also appears that RDBN staff is in touch with the ALC to ensure that the proposed rezoning is in compliance with the previous ALC approval.

As such, provided that the rezoning is in compliance with the ALC's application approval, the Ministry's interests are unaffected by the rezoning.

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:** [Willene Perez](#)  
**To:** [Cameron Kral](#)  
**Subject:** Resolution re RZ F-03-25  
**Date:** Tuesday, August 12, 2025 11:59:19 AM

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

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Secured by Check Point

Hi Cameron

Vanderhoof Council made the following resolution last night:

*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-03-25.*

Thanks,

**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 Submissions



**August 19, 2025:**

No public submissions to date. This section will be updated as submissions are received.