



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

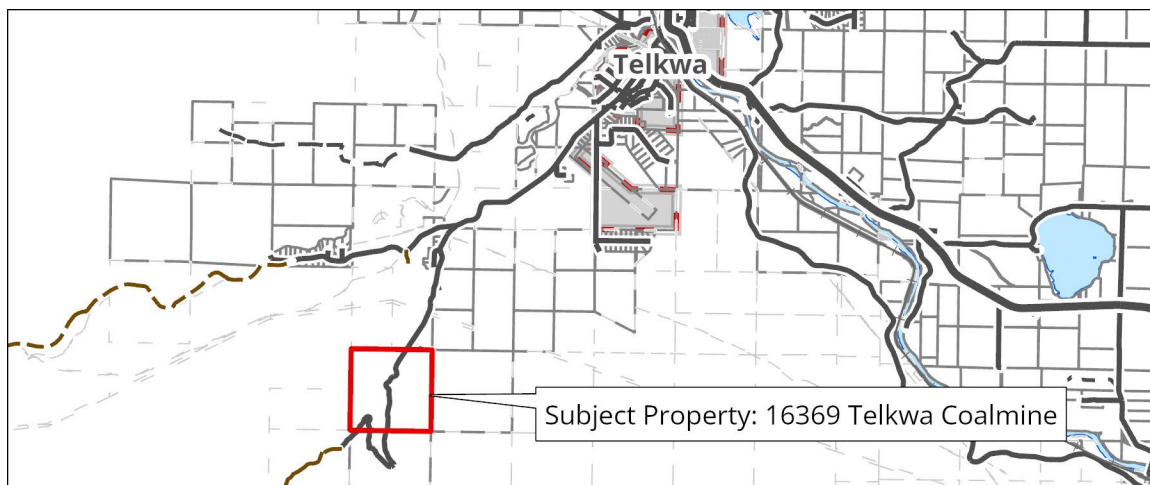
FILE No. RZ A-02-25

Written By: Amy Wainwright, Deputy Director of Planning and Development

APPLICATION SUMMARY

Name of Agent / Owner:	Dan Farmer, Telkwa Mining Limited (owner)
Electoral Area:	Electoral Area A (Smithers/Telkwa Rural)
Subject Property:	16369 Telkwa Coalmine Road, legally described as District Lot 401, Range 5, Coast District (PID 014-965-682)
Property Size:	Approximately 259.49 ha (641.22 ac); area under application is approximately 8.355 ha (20.65 acres)
OCP Designation:	Resource (RE) pursuant to "Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014" (the OCP)
Zoning:	Large Holdings Zone (H2) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Clubhouse, campground, riding arena, recreation area and accessory storage used by the Northwest chapter of the Back Country Horsemen Society of BC
Location:	Approximately 7.5 km southwest of the Village of Telkwa.

Location Map:



Proposal:

The applicant is requesting to rezone a portion of the subject property from the Large Holdings Zone (H2) to the Recreation Zone (P2) to allow the recreational use of this

property by the BC Back Country Horsemen. The recreational use of the property has already been established, and this rezoning application is to legalize the existing use. The site will continue to be used for horseback riding, training of horses and riders, horse driving, camping, meetings, and social activities.

DISCUSSION:

The Backcountry Horsemen of BC, Northwest Chapter, identified the subject property for a camp and staging area in 2017. Telkwa Mining owns the property and allowed the club to develop the site. With grant funding from the Wetzin'Kwa Community Forest and volunteer hours, the club developed a number of buildings and facilities on the property including:

- An arena with a horse shelter and equipment storage;
- A toolshed/coverall;
- A clubhouse with attached picnic shelter;
- Perimeter and cross fencing;
- Seven to ten campsites with corrals and running water;
- Three cabins,
- A skills training course; and
- Many kilometers of trails leading from the camp.

The Regional District supported the Back Country Horsemen in the past through grant-in-aid and provided a letter of support for another grant application. In 2024 the organization applied for funding under the Regional District Recreation Contribution Grant Program. This application process revealed that the camp property is not appropriately zoned for the current use and is within the building inspection area. Building permits were not obtained for the existing buildings. Once the zoning and building compliance issues are resolved to the Board's satisfaction the Recreation Contribution Grant funding may be released.

Official Community Plan (OCP)

The property is designated Resource (RE) pursuant to the OCP. The intent of the RE designation is to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife with other uses by discouraging settlement on Resource designated lands. These lands are also valued for their environmental attributes and as wildlife habitat.

Section 3.9.2 of the OCP contains the following RE designation policy that relates to this proposal:

"(9) Rezoning applications to allow outdoor and community recreation activities such as firing ranges, fairgrounds, race tracks, and golf courses, may be approved where it can be demonstrated that the uses will not have an unacceptable negative impact on a residential area or the natural environment."

Section 2.2 General Plan Goals contains the following related policy:

“(12) The plan strives to increase opportunities for outdoor recreation for all residents, including access to lakes, rivers, trails and parks.”

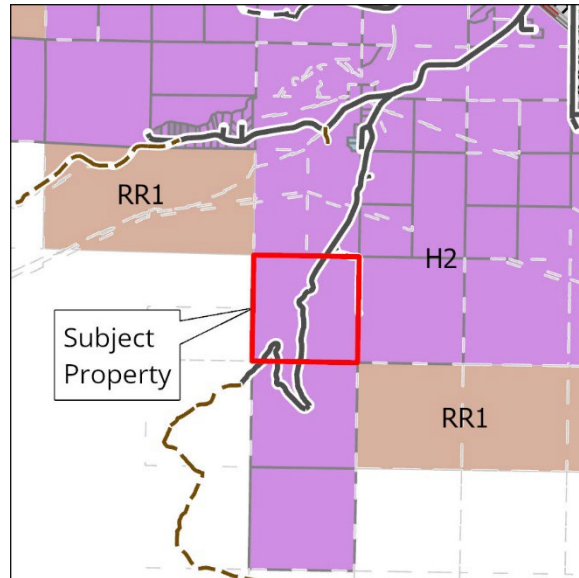
Current & Proposed Zoning

Current Zone

The subject property is zoned H2 in the Zoning Bylaw. This Zone permits the following principal uses:

- agriculture
- intensive agriculture
- single family dwelling
- two family dwelling
- portable sawmill
- rural retreat
- utility
- skiing facility

Current Zoning Map



Proposed Zone

The applicant is requesting to rezone an approximately 8.355 ha portion of the subject property containing the recreation site to P2. This Zone permits the following principal uses:

- clubhouse
- community recreation
- outdoor recreation

Secondary uses include:

- agriculture
- campground
- convenience retail store
- dwelling unit in a building containing a principal use
- farmers' market
- primitive campground
- restaurant
- single family dwelling

The proposed zone will permit all existing recreational uses and some additional secondary uses, which are not currently proposed but provide opportunities for the club in the future.

STAFF COMMENTS

The Backcountry Horsemen Coalmine Camp is well established and appears to be appropriately situated. The use has not created any land use conflicts since its establishment in 2017, and provides a valuable and unique recreation facility in the area.

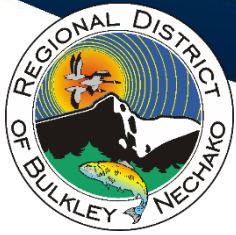
The subject property was previously used for coal mining activities, and a site disclosure statement has been forwarded to the Ministry of Environment and Parks for evaluation. The proposed rezoning cannot be finalized until a Release Notice or Certification Document from the Ministry is obtained. It is the intention of staff to process the rezoning application and hold it at third reading until the required documentation is received.

REFERRALS

The RDBN is referring this application to the Village of Telkwa, the Electoral Area A Advisory Planning Commission (APC), and the RDBN Building Inspection.

ATTACHMENTS

- Applicant Submission
- Site Visit Photos 2024
- H2 Zone and P2 Zone



Application Form

Official Community Plan (OCP) / Zoning Bylaw Amendment

Applicants are advised to consult with Planning Staff before submitting an application.

- 1. APPLICANT** If you are an agent applying on behalf of the property owner, fill out the applicant and property owner sections. If you are the property owner and the applicant only fill out the applicant section.

Applicant:

Name Telkwa Mining Limited

Signature *David G. Kerr*

Mailing Address: [REDACTED]

[REDACTED]

[REDACTED]

Phone: (Home)

(Cell) [REDACTED]

E-mail: [REDACTED]

Property Owner(s):

Name(s) Telkwa Mining Limited

Signature(s) _____

Mailing Address: same as above

Phone: (Home)

(Cell)

E-mail: _____

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

_____ Owner Name (print)	_____ Signature	_____ 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):
DL DISTRICT LOT 401, RANGE 5, COAST RANGE 5 LAND DISTRICT, PID 014-965-682

Civic Address (House No., Street Name):
16369 Telkwa Coalmine Road

Size of
Property: 4.46 ha. (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.)

The site will be used for:
Horseback riding, training of horses and riders, horse driving,
Camping, meetings, social activities,
Clubhouse/picnic shelter - meeting, training, social activities
Horse shelter/ equipment storage
2 - metabolic residue collection and storage facilities
3 - movable shelters.

4. REQUESTED AMENDMENT

Proposed

Amendment to

Zoning Bylaw: To add recreation component to added to the retreat part of H 2 large holdings for the property in question

Proposed

Amendment to

OCP:

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 current zoning does not include the intended use.

We proposed to use the property for:

Staging area for horseback riding, hiking, etc.

Recreational camping (tent, RV, rented cabin)

Gathering for recreational, educational, and social reasons.

Construction and maintenance of facilities to service these activities

5. 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 by cheque, interact debit card, or cash.

- Cheques should be made to the Regional District of Bulkley-Nechako and delivered to the attention of the Planning Department by mail to Box 820, Burns Lake, BC, V0J 1E0; or at the RDBN office, 37-3rd Ave, Burns Lake, BC.
- Interact debit card or cash payments can be made at the RDBN office, 37 3rd Avenue, Burns Lake, BC.

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

- | | |
|--|---------|
| <input type="checkbox"/> Official Community Plan (OCP) Amendment | \$1,000 |
| <input checked="" 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%.

6. SIGN NOTIFICATION REQUIREMENTS

Certain 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 pay the signage fee now?

☒ Yes

No

7. 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 and in support of 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.

8. SITE DISCLOSURE STATEMENT

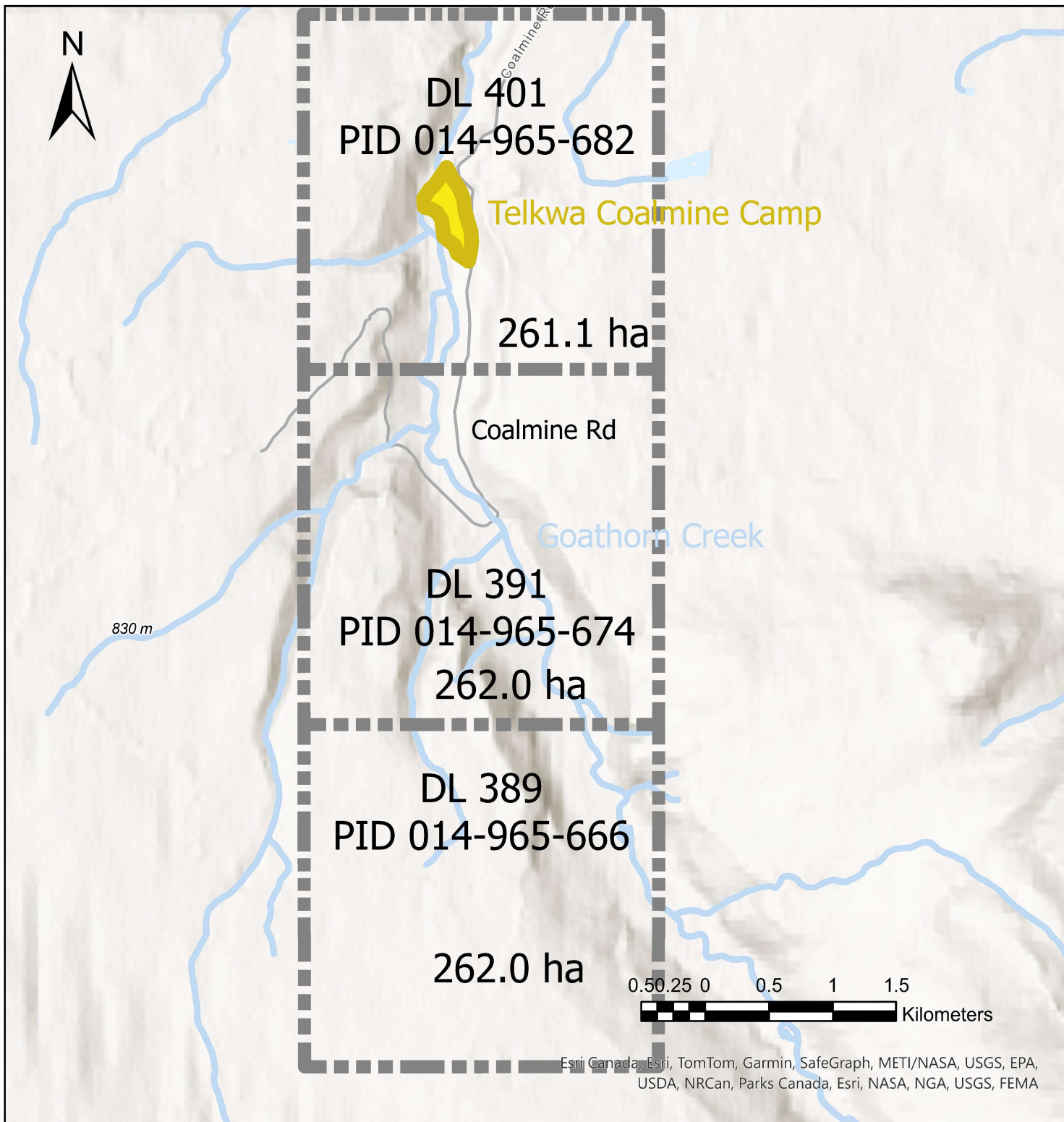
A Site Disclosure Statement is required when applying to rezone a property. Please fill out Schedule 1 attached to this application.

9. 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/Agent
Signature Date Updated August 12, 2026

***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.**



Legend

- Surface Rights
- Telkwa Coalmine Camp





Back Country Horsemen Coal Mine Camp



Campsite

Outhouse

Driveway

Road

Arena

Forest

Structure

Creek

Yard

Scale: 1:900
Produced: 2024-08-19
0 0.01 0.01 0.03 0.04 0.06 KM



Back Country Horsemen Coal Mine Camp



- Campsite
- Outhouse
- Driveway
- Road
- Arena
- Structure
- Creek
- Yard

Scale: 1:900
Produced: 2024-08-19

0 0.01 0.01 0.03 0.04 0.06 KM

Google

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](#).

SECTION 26.0 - RECREATION ZONE (P2)26.0.1 Permitted Uses

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

26.0.2 Density

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

26.0.3 Parcel Area

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

26.0.4 Setback

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