



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1286

Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

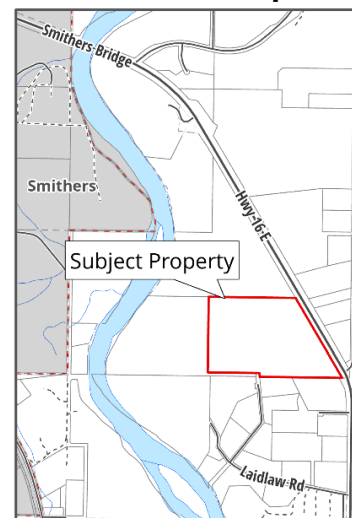
Name of Agent / Owner:	Kenton Delwisch (Agent)/Stephen Hug (Owner)
Electoral Area:	Area A (Smithers/Telkwa Rural)
Subject Property:	1545 Highway 16 East, legally described as Lot 2, Section 20, Township 4, Range 5, Coast District, Plan BCP25354 (PID 026-787-725)
Property Size:	27.1 ha (~67 ac)
OCP Designation:	Agriculture (AG) pursuant to the Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014 (the OCP)
Zoning:	Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Cattle grazing / residential / remediated gravel extraction
Location:	Approximately 475 west of the Town of Smithers 1.8 km south of the Smithers Bridge. There are approximately 165 dwellings within a 1 km radius of the subject property.
Non-Farm Use Area:	Approximately 8 hectares
Proposed Fill:	Not applicable

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval for a Non-Farm Use application for a three-day secondary school reunion on the subject property, called "The Hair Metal Totally Rad 80s Reunion for Smithers Secondary School" (the Reunion). The Reunion is for the 1980 to 1989 graduation classes of Smithers Secondary School, and their registered guests. The Reunion is scheduled for July 31, 2026 to August 3, 2026.

The applicant is anticipating 750 graduates for the Reunion, which requires pre-registration and allows graduates to bring guests.

Location Map



The proposed Non-Farm Use includes 125 RV parking spaces (30 feet by 50 feet), vehicle parking, portable toilets, beach volley ball, vendor spaces for third party food and liquor sales, a sponsor area, and live music on the mainstage. The live entertainment schedule is not finalized.

The applicant has stated that they are not bringing any fill (soil/gravel) onto the property for the event. Camping vehicles, the mainstage, and volleyball will take place on the existing grass, and the driveways are not being improved.

The ALC confirmed the proposed Reunion requires an ALC Non-Farm Use application.

Subject Property Map



Figure 1: Proposed Special Event site plan. See applicant's [ALC submission – Campsite Design](#) for full-scale site plan.

DISCUSSION

Professional Agrologist Letter and Site Remediation Plans

The application includes a site inspection letter from a Professional Agrologist, stating they do not believe the Special Event will have lasting effects on the agricultural capabilities of the area.

The applicant states in July 2025 the owner completed enhancement of 2 hectares of land for pasture, including the lands used for the Special Event. This enhancement involved clearing timber, brush, stumps, and rocks; grading and shaping lands; topsoil placement; and seeding. A site remediation plan was provided as there are no plans for permanent structures or fill.

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to preserve the land for the purposes of farming and other related activities. Section 3.1.2 of the OCP contains the following policies that may be relevant to the application:

- (1) Agriculture and other compatible uses of land may be permitted.*
- (6) Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.*
 - (a) There is limited agricultural potential within the proposed area.*
 - (b) Soil conditions are not suitable for agriculture.*
 - (c) Neighbouring uses will not be compromised.*
 - (d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.*
 - (e) The application is in the best interest of the community.*
 - (f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.*
 - (g) And, traffic management issues will be considered and addressed appropriately.*
- (11) Home based businesses, including bed and breakfasts and agritourism, operated in accordance with the requirements of the Agricultural Land Reserve are supported.*
- (12) The planting of trees on non-arable land, riparian areas, and environmentally sensitive areas, in consultation with the Ministry of Environment, is encouraged.*
- (16) The Province is encouraged to support local agricultural operations to ensure their long-term viability.*

Section 4.5.2 of the OCP contains the following general transportation policies related that may be relevant to this application:

(3) The Ministry of Transportation and Infrastructure shall, wherever possible, be encouraged to accommodate safe pedestrian and bicycle use of public roads.

(4) Off-street parking regulations in the zoning bylaw shall ensure a free-flow of traffic on public roads.

Zoning

The subject property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. Staff have informed the applicant that Special Event is at the scale and scope proposed does not comply with Ag1 unless a Temporary Use Permit or Special Events License is secured.

License and Permits Considerations

The agent has applied for a Special Events License. Once the Board has considered the ALC Non-Farm Use application, staff will bring forward the Special Events License to the Board for consideration. If the Board supports the Special Event proposal, staff intend to include ALC approval of the proposed non-farm use as a condition of the Special Events License.

The applicant is aware the structures will need to be reviewed by building inspection for potential building permit requirements and that they may require Northern Health food permits for food services and a license from the Liquor and Cannabis Regulation Branch for liquor sales. The Ministry of Transportation has confirmed that no permits are required for this event. The Special Event License has its own detailed application review and consideration process, which will cover many detailed aspects of the proposed Special Event.

Relevant ALC Application History

In 2011 the ALC approved a Notice of Intent (NOI) for Aggregate Extraction (ALC Application #28728), to extract 500 to 1,500 cubed metres of aggregate per year for a period of ten years, subject to conditions. Conditions included land levelling, site remediation, and stripping and salvaging of topsoil. Planning staff note that NOI applications go directly to the ALC and are not reviewed by the RDBN.

The applicant states that the property owner completed remediation for the former gravel extraction operation. This included replacing the previously stripped soils and organics and spreading and grading.

Agricultural Capability

Both Canada Land Inventory mapping indicates that approximately 67 per cent of the subject property is a mix of 60% Class 3C/40% Class 4 M and approximately 33 per cent is Class 6T. Planning staff note that Class 3 soils are a prime soil class (see Appendix A for further details).

Letters of Support and Referrals

The applicant has provided letters for support from The Town of Smithers Council, ten neighbours, and WSP Canada (see Attachments for letters).

The application is being referred to the Ministry of Agriculture and Food, the Village of Telkwa, the Electoral Area A Advisory Planning Commission, and the RDBN Agriculture Coordinator. Given the Town of Smithers Council provided a letter of support, the application is not being referred to the Town of Smithers. The application is not being referred to the Ministry of Transportation and Transit, as the Ministry confirmed to the applicant that no permit is required.

Referrals to Protective Services, Building Inspection, the RCMP and so forth, would occur as part of the Special Events License process.

ATTACHMENTS

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- ALC submission:
 - a. Campsite Design ([link](#))
 - b. Application and letters ([link](#))

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

~**67%** of the subject lands are:

60% 3C (limited by adverse climate)

40% 4M (limited by low moisture)

~**33%** of the subject lands are:

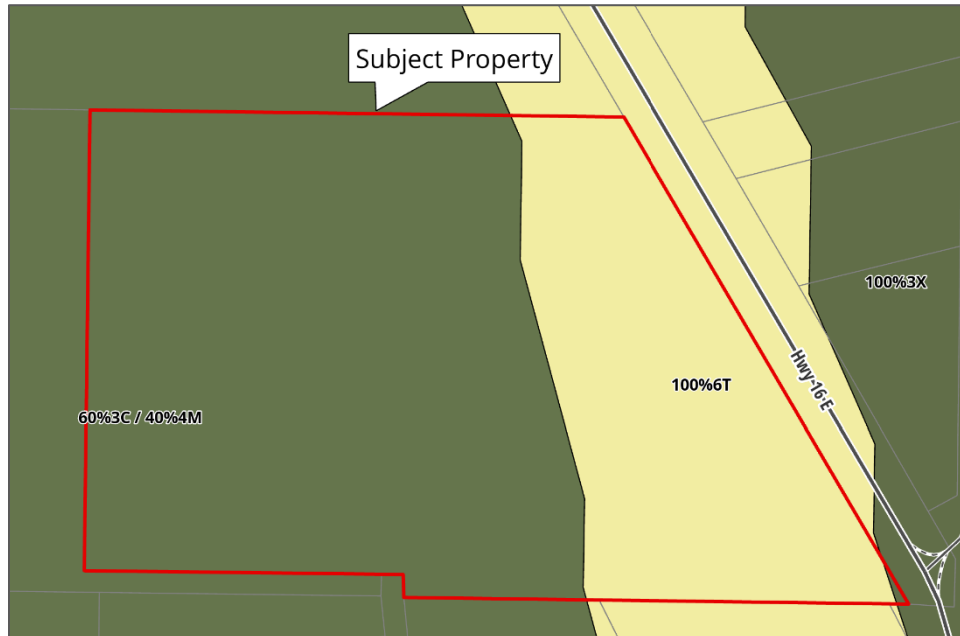
100 % 6T (limited by topography)

Class 3 Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. This is a Prime agriculture class.

Class 4 Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

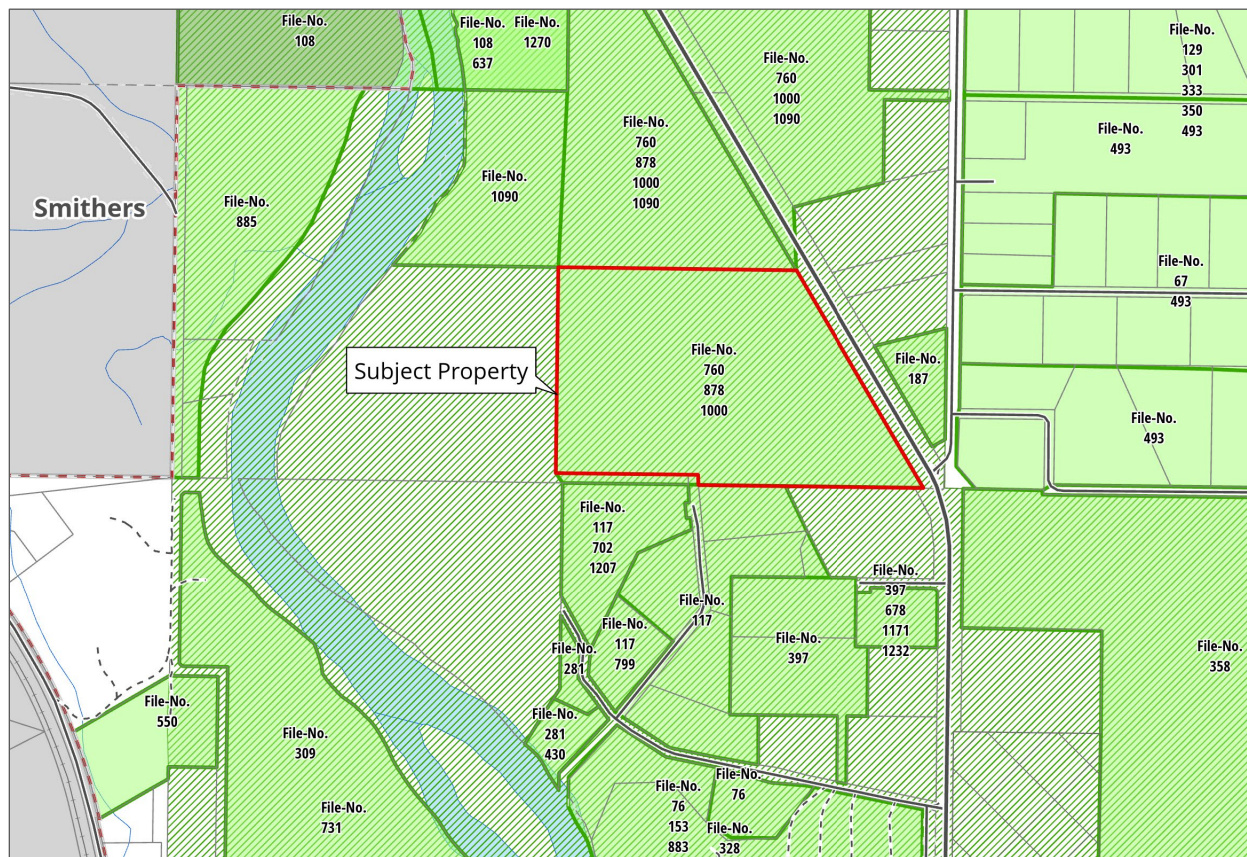
Class 6 Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops.

Agricultural Capability Map



Appendix B

Surrounding Applications Map



Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
67	Remainder of SW 1/2, Section 21, Township 4, Rang 5, Coast District	Application for exclusion. 1975.	Staff: Denial
			Board: Approval
			ALC: Denied
76	Block 1, Plan 5806, NE 1/4, Section 17, Township 4, Range 5, Coast District	Application to subdivide a 4.45 ha parcel. 1976.	Staff: Approval
			Board: Denial
			ALC: Denied
108	NW 1/4, Section 20, Township 4, Range 5, Coast District	Application to subdivide a 1.6 ha parcel from parent parcel. 1978.	Staff: Approval with conditions
			Board: Approval with conditions
			ALC: Approved with conditions
117			Staff: Denial

	Fractional NE 1/4, Section 17, Township 4, Range 5, Coast District	Application to subdivide of the 19.18 ha parcel into 8 lots. 1976.	Board: Approval (7 lots) ALC: Approved (7 lots)
129	NW 1/4, Section 21, Township 4, Range 5, Coast District	Application to subdivide a 2.02 ha parcel from the original 64.8 ha parcel. 1977.	Staff: Approval Board: Approval ALC: Approved an 8.1 ha parcel.
153	Block 1, Plan 5806, Section 17, Township 4, Range 5, Coast District	Application to subdivide 2.02 ha ac from the 15.22 ha parcel. 1977.	Staff: Approval Board: Approval ALC: Approved
177	SE 1/4, Section 25, Township 5, Range 5, Coast District lying between Yellowhead Highway 16 and the Bulkley River into two equal parcels	Application to subdivide a 4.06 ha from parcel. 1977.	Staff: Approval Board: Approval ALC: Approved
301	Lot A, Plan 9208, NW 1/4, Section 21, Township 4, Range 5, Coast District	Application to subdivide a 2.02 ha parcel from the original 8.09 ha and subdivide remainder into 2.02 ha lots. 1979.	Staff: Denial Board: Denial ALC: Denied
313	NE 1/4, Section 20, Township 4, Range 5, Coast District, except Plans 7066 & 8680	Application to subdivide two 4.04-ha parcels from the original 40 ha. 1979.	Staff: Denial Board: Denial ALC: Denied
333	NW 1/4, Section 21, Township 4, Range 5, Coast District, except Plan 9208	Application to subdivide the 56.7 ha parcel into various proposal configurations. 1980.	Staff: Approval Board: Approval ALC: Approved 3 lot subdivision
344	NE 1/4, Section 20, Township 4, Range 5, Coast District, except Plans 7066 & 8680	Application to exclude lands to subdivide two 4.04 ha parcels from the 40 ha parcel. 1980.	Staff: Denial Board: Approval ALC: Denied
350	NW 1/4, Section 21, Township 4, Range 5, Coast District, except Plan 9208	Application to exclude to subdivide the original 56.7 ha into various proposal configurations. 1980.	Staff: Denial Board: Approval ALC: Approved alternate (subdivision)
358	NE 1/4, Section 16, Township 4, Range 5, Coast District	Application to subdivide the 47-ha parcel into 22 lots of 2 ha. 1980.	Staff: Denial Board: Denial ALC: Denied

397	Block A, Plan 6581, NE 1/4 Section 17, Township 4, Range 5, Coast District, and Block 4, Plan 5806, Section 18, Township 18, Range 5, Coast District	Application for access to Lots 1 and 2 by creating a road along the north boundary of Lot 2 (subdivision). 1981.	Staff: Approval
			Board: Approval
			ALC: Approved
430	Blocks 1 & 2 of Plan 9513, NW 1/4 Section 17, Township 4, Range 5, Coast District	Application to establish a 19-pad mobile home park. 1981.	Staff: Denial
			Board: Denial
			ALC: Approved
493	Portions of Sections 2, 11, 14, 22, & 27, Township 1A and Portions of Sections 21 & 29, Township 4, and Portions of District Lots 865 & 4268 and all of Range 5, Coast District	Application to exclude from the ALR (Smithers area mass exclusion). 1982.	Staff: Submitted by RDBN
			Board: Submitted by RDBN
			ALC: Approved
637	Fractional NW 1/4 of Section 20, except part lying west of the Bulkley River, and except Plan 9198, Township 4, Range 5, Coast District.	Application for development of an 18-hole golf course, a driving range, a 185.8 m ² square foot clubhouse, and ±80 Vehicle parking lot and a 30-unit RV park. 1985.	Staff: Approval
			Board: Approval
			ALC: Approved
678	Lot 2, Plan 11401, Section 17, Township 4, Range 5, Coast District	Application to build a church. 1987	Staff: Approval
			Board: Approval
			ALC: Approved
760 Subject Property	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District	Application to subdivide land into one-1.7 ha, two-2.0 ha, one-4.75 ha, and one-8.25 ha parcel from 60 ha parcel. 1990.	Staff: Denial
			Board: Denial
			ALC: Denied
799	Lot 2, Section 17, Township 4, Range 5, Coast District, Plan 8754	Application to subdivide the 2.2-ha parcel into one lot of 0.8 ha and one lot of 1.4 ha. 1991.	Staff: Denial
			Board: Denial
			ALC: Denied
878 Subject Property	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District	Application to subdivide a 4-ha parcel a 60-ha parcel. 1996.	Staff: Approval (conditional)
			Board: Approval (conditional)
			ALC: Approved
883	Remainder Block 1, Plan 5806, Section 17,	Application to expand the existing manufactured	Staff: Approval
			Board: Approval

	Township 4, Range 5, Coast District, except Plan 8753.	home park and to use portion of undeveloped lands for a RV Park and a convenience store. 1996.	ALC: Approved
885	Portion of the Fractional SW ¼, Section 20, Township 4, Range 5, Coast District, lying west of the Bulkley River	Application to subdivide four 1.5 ha lots. 1997.	Staff: Approval
			Board: Approval
			ALC: Approved
1000 Subject Property	Lot A, Plan 10304, Section 20, Township 4, Range 5, Coast District, except Plan PRP41884	Application to subdivide parcel into two parcels where it is divided by Highway 16, creating one ±46 ha and one of ±14 ha parcel. 2005.	Staff: Approval
			Board: Approval
			ALC: Approved subject to consolidation with abutting parcel
1090	Lot 3, Section 2,0 Township 4, Plan BCP25354, Range 5, Coast District	Application to subdivide into two parcels as divided by Highway 16, creating a 14.1 ha and 27.9 ha parcel. 2010.	Staff: Approval
			Board: Approval
			ALC: Approved
1161	Lot A, Except Part Subdivided by Plan BCP18208, Section 20 & 29 Township 4, Range 5, Coast Plan PRP14858	Non-Farm Use and 15-lot strata subdivision. 2014.	Staff: Approval
			Board: Denial
			ALC: Denied
1171	Lot 2, Section 17, Township 4, Range 5, Coast District, Plan 11401	Application to continue using 0.5 ha of parcel for non-farm use (sheet metal fabrication and assembly business). 2017.	Staff: Approval with conditions
			Board: Approval with conditions
			ALC: Approved with conditions
1207	Lot 1, Sec 17, Township 4, Coast District, Plan PRP8754	Application to subdivide a 5.31 ha parcel into a 2.0 ha parcel and a 3.3 ha parcel. 2018.	Staff: Approval
			Board: Denial
			ALC: Denied
1232	Lot 2, Section 17, Township 4, Range 5, Coast District, Plan 11401	Non-farm use to allow the continued operation of a metal fabrication business (Skeena Blower & Sheet Metal Ltd.). 2021.	Staff: Approval
			Board: Approval
			ALC: Approved with conditions