



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. ALR 1287

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

Name of Agent / Owner: Sean Netherton, McElhanney Ltd. (Agent)

Electoral Area: Electoral Area A (Smithers Telkwa Rural)

Subject Property: 13310 Woodmere Road, legally described as District Lot 1210, Range 5, Coast District, Except Plan PRP13177 (PID 015-088-928)

Property Size: 129.15 ha

Proposed Subdivision: **Lot 1:** 2.02 ha
Remainder: 127.13 ha

OCP Designation: Agriculture (AG) Designation in Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014

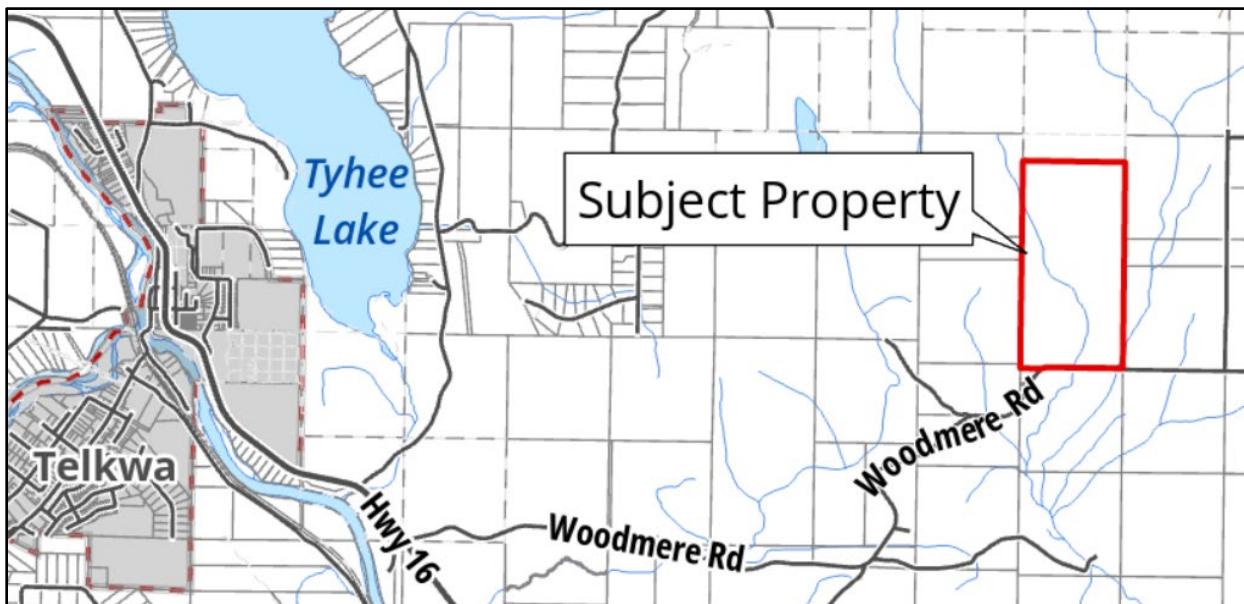
Zoning: Agricultural (Ag1) Zone in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)

Fire Protection: No

Existing Land Uses: Agricultural/Residential

Location: Approximately 5.5 km east of the Village of Telkwa.

Location Map:



PROPOSAL

The property owners are requesting Agricultural Land Commission (ALC) approval to subdivide a 129.15 ha subject property into two parcels. Proposed Lot 1 would be 2.02 ha in size and contain the existing residence, residential accessory buildings and yard. Proposed Lot 2 would be 127.13 ha in size and contain the owners' farm operation.

The application states the owners actively farm the subject property for hay production and grazing but do not occupy or have the capacity to maintain the existing residence; and that the proposed subdivision would benefit agriculture by allowing the residence to be occupied and maintained by a new owner who can invest in its use while enabling the current owners to more efficiently operate their farm without the responsibility of maintaining the residence.

The application further states the subject property is suitable for subdivision as the existing residence and yard function as a separate self-contained area with direct access and services; and that the proposed layout would preserve most of the land as a single farm unit, separating only the residential part of the subject property which is not farmed. The Agent clarified to staff that the residence is currently being occupied as a long-term rental and is fenced off from the remainder of the property.

DISCUSSION

The subject property is in a rural agricultural area and is surrounded primarily by large quarter sections of farmland and pastureland. There is one 1.26 ha residential property adjacent to Proposed Lot 1 to the south.

Official Community Plan

The subject property is designated Agriculture (AG) pursuant to the OCP. The intent of the AG Designation is to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes. In general, the AG Designation follows the boundaries of the Agricultural Land Reserve (ALR).

Section 3.1 of the OCP contains the following policies related to this proposal:

3.1.2 (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.*

3.1.2 (9) *The subdivision of lands that form viable farm units is discouraged unless there is a clear benefit to agriculture.*

If the owners apply to the RDBN to rezone the subject property to facilitate the proposed subdivision, the OCP contains the following AG Designation and RR Designation policies in addition to those above:

3.1.2 (3) *A minimum parcel size of 16 hectares (39.5 acres) is supported. Applications to permit smaller parcels may be considered where the requirements of Section 3.4.2(9) [staff note the intent is to reference 3.4.2(8)] are met, and the proposed subdivision will not have a net negative impact on the agricultural use of the lands being subdivided, or surrounding agricultural lands.*

3.4.2 (8) *Rezoning applications to permit parcels to a minimum parcel size of 1.6 hectares (4 acres) may only be considered under the following circumstances.*

- (a) *There is no known barrier to the development of an on-site water supply and sewage disposal system.*
- (b) *The development is compatible with adjacent land uses and maintains the rural character of the area.*
- (c) *Parcels are not located within a floodplain or on other hazard lands.*
- (d) *The development adequately addresses wildlife and ecological values.*
- (e) *And, the development will not create an unacceptable conflict between farm and non-farm use.*

Zoning

The subject property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The minimum parcel size permitted in the Ag1 Zone is 16 ha. Therefore, proposed Lot 1 must be rezoned to allow the proposed 2.02 ha parcel size.

The maximum density in the Ag1 Zone is “two Single Family Dwellings, unless additional dwellings are permitted by the ALC”. The Ag1 Zone does not regulate the size of Single Family Dwellings and their size is regulated by the ALC, which would allow each proposed parcel to have the following:

Proposed Lot 1

- a Principal Residence up to 500 m² in size, which may include a Secondary Suite; and
- an Additional Residence up to 90 m² in size

Proposed Remainder

- a Principal Residence up to 500 m² in size, which may include a Secondary Suite; and
- an Additional Residence up to 186 m² in size.

Agricultural Capability

Canada Land Inventory mapping indicates the subject property has an agricultural capability that is approximately 83 per cent Class 3T limited by topography, and 17 percent Class 6TR limited by topography and shallow soil over bedrock and/or bedrock outcroppings. Class 3 soils are considered a prime soil class in B.C (see appendix A for more details).

Planning Department Comments

The Planning Department has not received a rezoning application for the proposed subdivision. No building records were found and there are no known previous ALR applications for the subject property.

REFERRALS

This application is being referred to the Electoral Area A (Smithers/Telkwa Rural) Advisory Planning Commission, the RDBN Agricultural Coordinator, the Village of Telkwa, and the Ministry of Agriculture and Food.

ATTACHMENTS

- Appendix A – Agricultural Capability
- Appendix B – Surrounding ALR Applications
- Proposed Subdivision Layout
- Applicant Submission

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

84% of the subject lands are:

80% Class 3T (limited by topography)

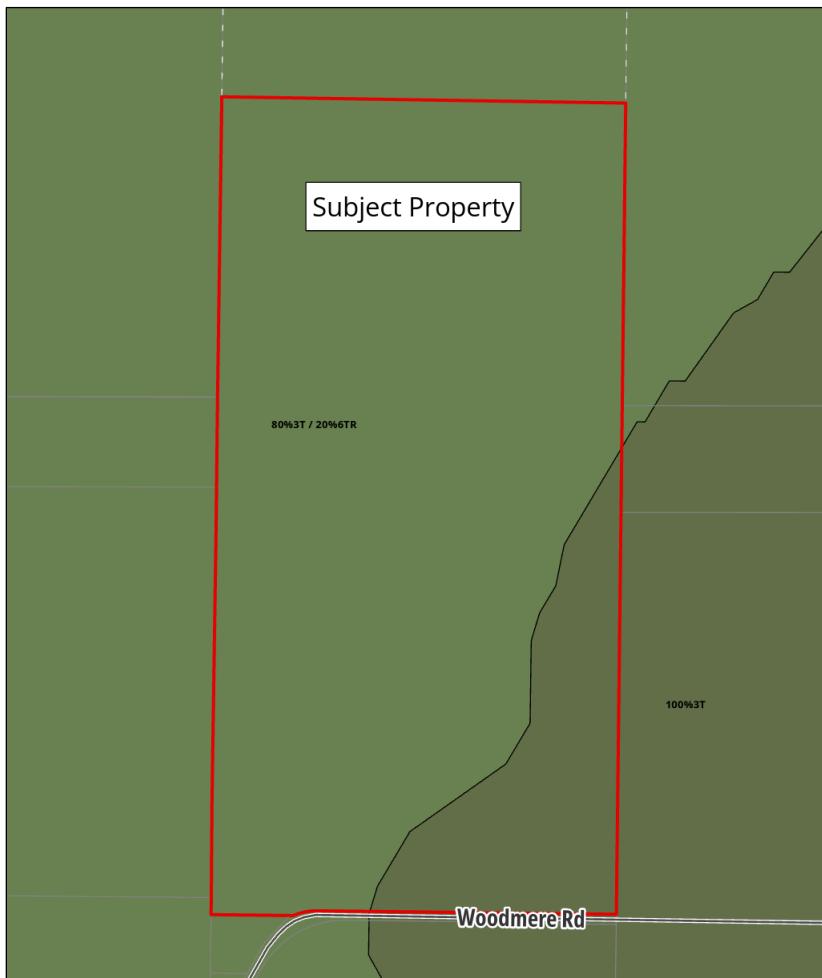
20% Class 6TR (limited by topography and shallow soil over bedrock and/or bedrock outcroppings)

16% of the subject lands are Class 3T (restricted by topography).

Class 3 Land in this class has limitations that require moderately intensive management practises or moderately 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

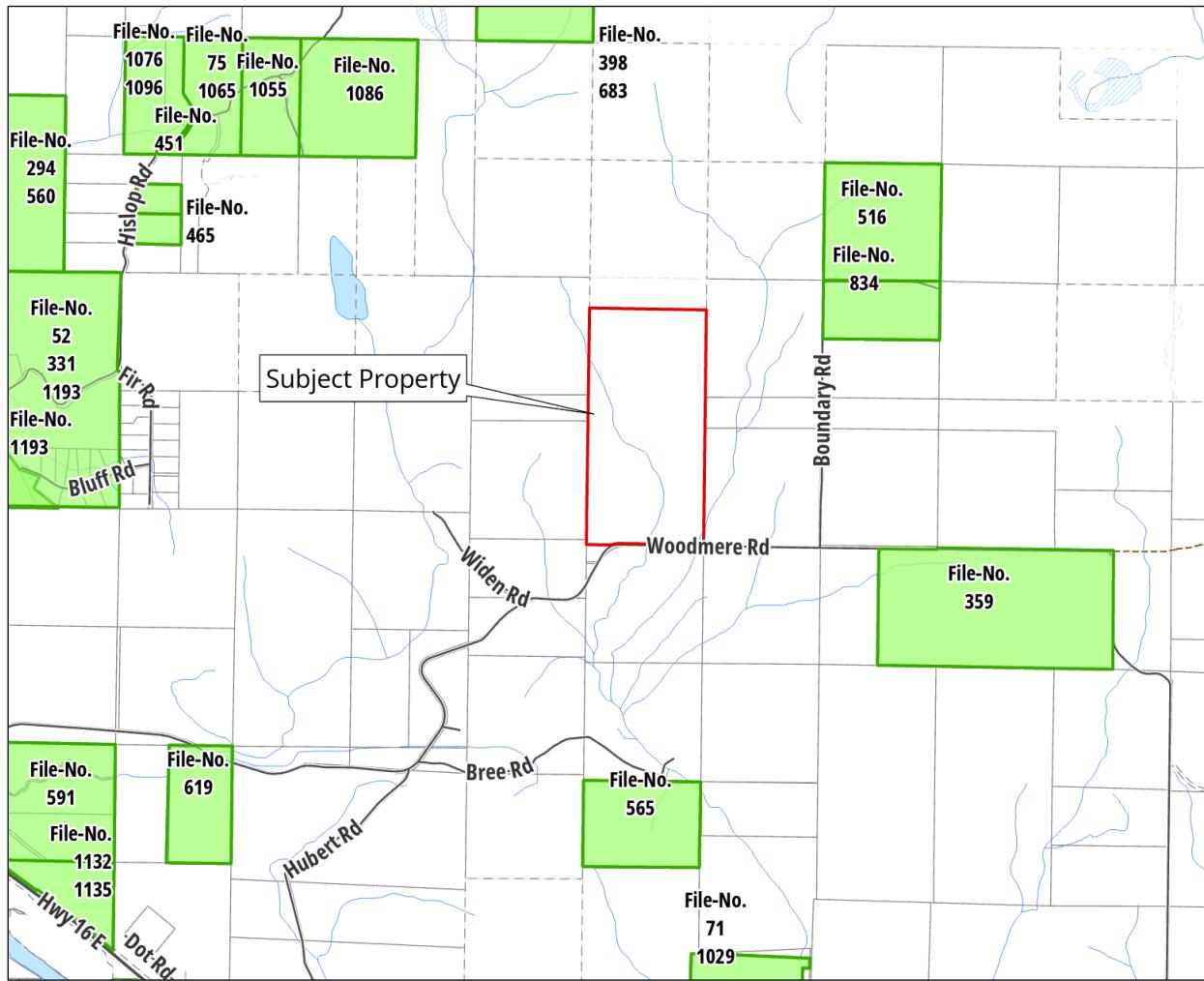
Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
52	West ½ of Section 31, Township 6, Range 5, Coast District, Except Plan 6627	Application to subdivide subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
71	District Lot 782, Range 5, Coast District	Application to place a second dwelling (mobile home) on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
75	West ½ of the East ½ of District Lot 791, Range 5, Coast District	Application to subdivide into three parcels of 48.7 ac, 13.54 ac, and 13.80 ac.	Staff: Denial
			Board: Approval
			ALC: Denied
294	District Lot 252, Range 5, Coast District, Except plan 5949	Application to place a mobile home on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
331	West ½ of Section 31, Township 6, Range 5, Coast District, Except Plan 6627	Application to subdivide southern portion of property into two 2 ha parcels.	Staff: Denial
			Board: Approval
			ALC: Denied
359	District Lot 1218, Range 5, Coast District	Application to subdivide 320 ac into two parcels of 80 ac and 240 ac.	Staff: Denial
			Board: Approval
			ALC: Denied
398	Southwest ¼ of Section 9, Township 3, Range 5, Coast District	Application to subdivide 57 ha into 12 lots between 2.2 ha to 5.58 ha in size.	Staff: Approval
			Board: Denial
			ALC: Denied
451	Lot 6, District 788, Range 5, Coast District, Plan 6471	Application to subdivide 6.5 ha property into two parcels.	Staff: Denial
			Board: Denial
			ALC: Denied
465	Lot 7, District Lot 788, Range 5, Coast District, Plan 6471	Application to subdivide 7.25 ha into two parcels of 2.0 ha and 5.25 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
516	Southeast ¼ of Section 3, Township 3, Range 5, Coast District	Application to subdivide 64.8 ha into two parcels of 32.4 ha each.	Staff: Denial
			Board: Denial
			ALC: Denied
560	District Lot 252, Range 5, Coast District, Except Plan 5949.	Application to subdivide subject property.	Staff: Denial
			Board: Denial
			ALC: Denied

565	The Fractional Northeast $\frac{1}{4}$ of Section 21, Township 6, Range 5, Coast District	Application to subdivide 47.75 ha into two parcels of 29.56 and 18.23 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
591	Northwest $\frac{1}{4}$ of Section 19, Township 6, Range 5, Coast District	Application to exclude 64.7 ha from the ALR.	Staff: Denial
			Board: Approval
			ALC: Denied
619	Lot 2, Section 19, Township 6, Range 5, Coast District, Plan 6931	Application to construct a new larger residence on 32.9 ha.	Staff: Approval
			Board: Approval
			ALC: Denied
683	Southwest $\frac{1}{4}$ of Section 9, Township 3, Range 5, Coast District,	Application to subdivide property into two 2.0 ha parcels.	Staff: Approval
			Board: Approval
			ALC: Approved
834	North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 6, Range 5, Coast District	Application to subdivide property into two parcels of 2.0235 ha and 30.35 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
1029	District Lot 782, Range 5, Coast District, Except Plan 6878 and PRP13624	Application to subdivide off 0.8 ha from subject property for community recreation.	Staff: Approval
			Board: Approval
			ALC: Approved
1055	East $\frac{1}{2}$ of the East $\frac{1}{2}$ of District Lot 791, Range 5, Coast District	Application to subdivide into three parcels as separated by Hislop and Van Horn Roads.	Staff: Denial
			Board: Approved
			ALC: Approved after reconsideration
1065	Lot B, District Lot 791, Range 5, Coast District, Plan 10435	Application to subdivide into two parcels as divided by Hislop Road.	Staff: Approval
			Board: Approval
			ALC: Approved
1076	Lot A, District Lot 791, Range 5, Coast District, Plan 10435	Application to construct an additional dwelling on subject property.	Staff: No recommendation
			Board: No recommendation
			ALC: Denied
1086	District Lot 790. Range 5, Coast District	Application to subdivide property into two 16 ha parcels and a 33 ha Remainder.	Staff: Approval
			Board: Denial
			ALC: Approved
1096	Lot A, District Lot 791, Range 5, Coast District, Plan 10435	Application to subdivide 31.6 ha into 8 ha, and 23.6 ha parcels.	Staff: Approval
			Board: Approval
			ALC: Approved

1132	Southeast 1/4 of Section 19, Township 6, Range 5, Coast District, Except Plans 4838 and EPP16510	Application to subdivide property into two parcels. Later changed to a Non-Farm Use Application (see ALR 1135).	Staff: Denial
			Board: Denial
			ALC: Changed to Non-Farm Use Application
1135	Southeast 1/4 of Section 19, Township 6, Range 5, Coast District, Except Plans 4838 and EPP16510	Non-Farm Use application to allow a second house on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
1193	Lot 1, Sections 36 and 31, Townships 5 and 6, Range 5, Coast district, Plan EPP61667	Application to subdivide off two parcels of 2.0 ha and 43 ha.	Staff: Approval
			Board: Approval
			ALC: Approved

Surrounding Applications Map





Proposed Remainder
Area = ~314 ac (~127 ha)

Proposed Lot 1
Area = ~5 ac (~2 ha)

Woodmere Rd



Proposed Lot 1

Area = ~5 ac (~2 ha)

Proposed Remainder

Area = ~314 ac (~127 ha)

Woodmere Rd



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105872
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Woodmere Cattle Company Ltd. et al.
Local/First Nation Government: Regional District of Bulkley-Nechako

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description DISTRICT LOT 1210 RANGE 5 COAST DISTRICT EXCEPT PLAN PRP13177
Approx. Map Area 129.15 ha
PID 015-088-928
Purchase Date Jul 1, 2009
Farm Classification Yes
Civic Address 13310 Woodmere Rd, Telkwa, BC
Certificate Of Title TITLE-CA1131115-PID-015-088-928.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Douglas Brook	Woodmere Cattle Company Ltd.	[REDACTED]	[REDACTED]	Corp summary WM.pdf
Lori Brook	Woodmere Cattle Company Ltd.	[REDACTED]	[REDACTED]	Corp summary WM.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Third-Party Agent
First Name	Sean
Last Name	Netherton
Organization (If Applicable)	McElhanney Ltd.
Phone	[REDACTED]
Email	snetherton@mcelhanney.com

4. Government

Local or First Nation Government: Regional District of Bulkley-Nechako

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Currently the parcel of land consists of: 318 acres
160 acres of Hay Land
157 acres Range Land

Describe all agricultural improvements made to the parcel(s). No Agricultural Improvements listed by owners

Describe all other uses that currently take place on the parcel(s). 1 acre House and Yard approx

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	North - Pasture for clients cows
East	Agricultural / Farm	East - Neighbours Hay Field Ernest Bree
South	Residential	South - Rural Residential House Dan Christinson
West	Agricultural / Farm	West - Clients other parcel, Hay Field

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	2.02
2	Lot	127.13

What is the purpose of the proposal?

The purpose of this subdivision proposal is to create a separate 5-acre parcel containing the existing residence. The full property was purchased in 2009 and includes approximately 318 acres of agricultural land along with a house built in the early 1970s. While the owners actively use the land for hay production and grazing, they lack the time and capacity to maintain or improve the residence.

Creating a small residential parcel will enable the home to be owned and cared for by someone who can invest in its upkeep and fully utilize its potential, such as establishing a garden, greenhouse, or small-scale hobby farm. Separating the residence from the larger agricultural holding also allows the owners to continue operating and managing the remaining farmland efficiently, without the responsibility of maintaining a dwelling they do not occupy.

The proposal benefits agriculture by ensuring the majority of the land—over 300 acres—remains fully dedicated to farming activities, while allowing the unused residence to be productively utilized. The subdivision supports ongoing agricultural operations and enhances the long-term sustainability of the property as a working agricultural unit.

Why do you believe this parcel is suitable for subdivision?

The proposed parcel is suitable for subdivision because the existing residence and yard site already function as a separate, self-contained

area with direct access and services. The 5-acre configuration captures only the land needed for residential use, avoiding unnecessary fragmentation of productive farmland. This layout follows the natural boundaries of the existing yard, minimizes impact on agricultural operations, and allows the remaining 300+ acres to continue functioning efficiently as a single agricultural unit.

Does the proposal support agriculture in the short or long term? Please explain.

Yes, the proposal supports agriculture in both the short and long term. By creating a small residential parcel around the existing house, the remaining 300+ acres stay intact as a single, fully usable agricultural unit for hay production and grazing. The subdivision removes only the yard site, which is not actively used for farming, and allows the owners to continue operating the larger parcel efficiently. In the long term, this ensures the agricultural land remains dedicated to farming while the residence can be maintained and utilized by someone who will occupy and care for it.

Proposal Map / Site Plan

Fig2.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Proposed subdivision boundaries	Fig1.pdf
Photo of the Application Site	Proposed subdivision boundaries	Fig2.pdf