



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20260001

Bylaw(s): Chilcotin Area Rural Land Use Amendment Bylaw No. 5570, 2026

Electoral Area: J

Date of Referral: March 19, 2026

Date of Application: January 05, 2026

Property Owner's Name(s): Tolin Pare
Amy Hauk

SECTION 1: Property Summary

Legal Description(s): Lot D, District Lot 405, Range 3, Coast District, Plan 34972

Property Size(s): 2.52 ha (6.22 ac)

Area of Application: 2.52 ha (6.22 ac)

Location: 811 Anahim Lk Airport Rd

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposed Zoning:

Special Exception RR 2-2

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposal: It is proposed to rezone the property to allow a commercial nursery and greenhouse and a meat processing and packaging facility to process pre-dressed meat. The plants and meat are to be sold on the property.

The property is currently used for residential purposes, horticulture, the sale of plants grown on the property and a meat processing and packaging facility.

No. and size of Proposed Lots: No new lots

Existing Buildings: Six greenhouses ranging in size from 55.74 sq m (600 sq ft) - 278.71 sq m (3000 sq ft)

Meat processing and packaging facility - 59.46 sq m (640 sq m)

Covered area to be converted to a sales building 148.64 sq m (1600 sq ft)

Vegetable stand - 13.93 sq m (150 sq ft)

Pumphouse - 8.92 sq m (96 sq ft)

Dwelling - 182.09 sq m (1960 sq ft)

Woodshed and outdoor boiler - 18.58 sq m (200 sq ft)

Proposed Buildings: Covered area to be converted to a sales building - 148.64 sq m (1600 sq ft)

Meat processing and packaging facility - 59.46 sq m (640 sq m)

Road Name: Anahim Lake Airport Rd

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: N/A

Services Available: Telephone

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: N/A

Lake Classification: N/A

Within Development Permit Area: No

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	650 , Schools & Universities, College Or Technical Schools	2.98 ha (7.37 ac)
(b) South	515 , Airports, Heliports, Etc.	1.21 ha (3 ac)
(c) East	272 , Storage & Warehousing (Open)	4 ha (9.88 ac)
(d) West	061 , 2 Acres Or More (Vacant)	2.03 ha (5.01 ac)
	515 , Airports, Heliports, Etc.	40.56 ha (100.23 ac)

PLANNING COMMENTS

Background:

It is proposed to rezone the 2.52 ha (6.22 ac) subject property to allow a meat processing and packaging facility to process pre-dressed meat and a commercial nursery and greenhouse. The subject property is currently zoned Rural 2 (RR 2) in the Chilcotin Area Rural Land Use Bylaw No. 3500, 1999 as shown in Appendix B.

The applicant has requested to rezone the subject property from Rural 2 (RR 2) to Special Exception RR 2-2. The property currently contains six greenhouses ranging in size from 55.74 sq m (600 sq ft) to 278.71 sq m (3000 sq ft), a 13.93 sq m (150 sq ft) vegetable stand, a 8.92 sq m (96 sq ft) pumphouse, a 182.09 sq m (1960 sq ft) dwelling, a 18.58 sq m (200 sq ft) woodshed and outdoor boiler, a 59.46 sq m (640 sq m) meat processing and packaging facility and a 148.64 sq m (1600 sq ft) covered area to be converted to a sales building.

The applicant notes the property is currently used for horticulture, the sale of plants grown on the property, a meat processing and packaging facility and residential use. Animals are not butchered on site. The facility in which the pre-dressed meat is processed is inspected and approved by Vancouver Coastal Health Authority, however zoning compliance was never confirmed during approval.

Location & Surroundings:

The subject property is located at 811 Anahim Lake Airport Rd in the Anahim Lake Community. The applicant notes the eastern half of the property is marsh land that fills from spring freshet runoff. The marsh does not have an outflow. The property is covered in swamp grass and a mixture of wild timothy, spruce trees, poplar trees, lodgepole pine and willow brush. The lot is adjacent to an institutional property across Highway 20 to the north, there are rural lots to the west and east and an industrial property to the south.

CRD Regulations and Policies:

3500- Chilcotin Area Rural Land Use Bylaw, 1999

2.0 BROAD OBJECTIVES

- 2.5 To encourage the growth and expansion of economic development activities, including service commercial and industrial activities, and direct their location in proximity to existing settlement areas, so as not to conflict with residential or agricultural uses.

3.4 ECONOMIC DEVELOPMENT

- (b) to encourage the growth and expansion of service commercial and industrial uses to locate within or in proximity to the existing settlement areas, but so as not to conflict with residential or agricultural uses;

8.12 RURAL 2 (RR 2)

8.12.3.2 SPECIAL EXCEPTION RR 2-2 ZONE

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-2 the permitted non-residential uses shall include:

- i) Manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry.
- ii) Commercial nursery and greenhouse.

All other provisions of the RR 2 zone shall apply.

Rationale for Recommendations:

Planning staff are supportive of the proposed rezoning application to allow a meat processing and packaging facility to process pre-dressed meat and a commercial nursery and greenhouse. The proposal aligns with section 3.4 (b) of the Chilcotin Area Rural Land Use Bylaw No. 3500, 1999 which encourages the growth and expansion of service commercial and industrial uses to locate within or in proximity to the existing settlement areas, but so as not to conflict with residential or agricultural uses as the subject property is located in the Anahim Lake community. The goods and services to be offered at the property are anticipated to be a positive asset for the local community and surrounding communities.

The Special Exception RR 2-2 zone as proposed will expand the permitted uses of the standard Rural 2 (RR 2) zone. The current zone permits Farm Retail Sales, which will continue to be permitted. The applicant has indicated the sales occurring on the property are to remain within the parameters of the Farm Retail Sales regulations.

Staff note the Anahim Lake airport is south of the subject property, and is accessed through Anahim Lake Airport Rd. Additionally, there are neighbouring industrial properties directly to the south. While the proposed use has the potential to increase traffic volume, the road is

already utilized by airport traffic and industrial properties to the south. The potential increase in traffic is not anticipated to be beyond what is typical in an area containing such uses.

The Ministry of Transportation and Transit (MOTT) has responded stating no objection in principle to the proposed rezoning. The applicant must submit an access application prior to commencement of operations.

The Ministry of Agriculture and Food (MAF) has responded in support of the application. Staff note that while the subject property is not in the Agriculture Land Reserve the owners operate a productive multi greenhouse operation, as well as a commercial nursery and meat processing and packaging facility. They also recognize the operation is an important agricultural operation that provides a significant benefit to the community both from an employment and food security stance. Staff also note that the applicants have taken steps towards an agricultural succession plan.

The Electoral Area 'J' Advisory Planning Commission (APC) has provided a recommendation in support of the proposal. They state the proposal is an essential and positive business which adds significant value to the local community and entire Chilcotin.

In summary, planning staff are supportive of the proposed rezoning application to allow a meat processing and packaging facility to process pre-dressed meat and a commercial nursery and greenhouse.

Should the Board move this application forward, staff recommend the vegetable stand be brought into compliance with the minimum required front yard setback of 7.6 meters (24.9 feet).

Recommendation:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5570, 2026 be read a first and second time this 1st day of May, 2026. Further, that adoption be subject to the following:

- i. A commercial access permit application submitted to the Ministry of Transportation and Transit.
- ii. The vegetable stand be brought into compliance with the minimum required front yard setback.

Further, that staff be directed to schedule a public hearing prior to consideration of third reading.

REFERRAL COMMENTS

Health Authority: April 20, 2026

From a Healthy Community Development perspective, we have no concerns.

The Meat processing facility is currently being regulated by Vancouver Coastal Health (VCH), and they have stated that the facility currently has approval to operate. If the applicant begins onsite sales of meat, they will need to obtain further approval from VHC.

Ministry of Transportation and Infrastructure: March 30, 2026

The Ministry of Transportation and Transit has no objection in principle to the proposed rezoning.

The applicant will be required to submit an access application to the Ministry prior to commencement of operations.

Advisory Planning Commission: April 14, 2026

See attached

Ministry of Agriculture and Food: April 20, 2026

See attached

BOARD ACTION

May 1, 2026:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5570, 2026 be read a first and second time this 1st day of May 2026. Further that adoption be subject to the following:

- i. A commercial access permit application submitted to the Ministry of Transportation and Transit.
- ii. The vegetable stand be brought into compliance with the minimum required front yard setback.

Further, that staff be directed to schedule a public hearing prior to consideration of third reading.

ATTACHMENTS

- Appendix A: Bylaw 5570
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments
Ministry of Agriculture and Food Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5570

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3500, being the "Chilcotin Area Rural Land Use Bylaw No. 3500, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5570, 2026".

2. AMENDMENT

Bylaw No. 3500 of the Cariboo Regional District is amended by:

A) Inserting Section 8.12.3.2 as follows:

Special Exception RR 2-2 Zone (3360-20/20260001)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-2 the permitted non-residential uses shall include:

- i. Manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry.
- ii. Commercial nursery and greenhouse

All other provisions of the RR 2 zone shall apply.

- B) rezoning Lot D, District Lot 405, Range 3, Coast District, Plan 34972 be rezoned from Rural 2 (RR 2) zone to Special Exception RR 2-2 zone; and
- C) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 1st DAY OF May, 2026.

READ A SECOND TIME THIS 1st DAY OF May, 2026.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

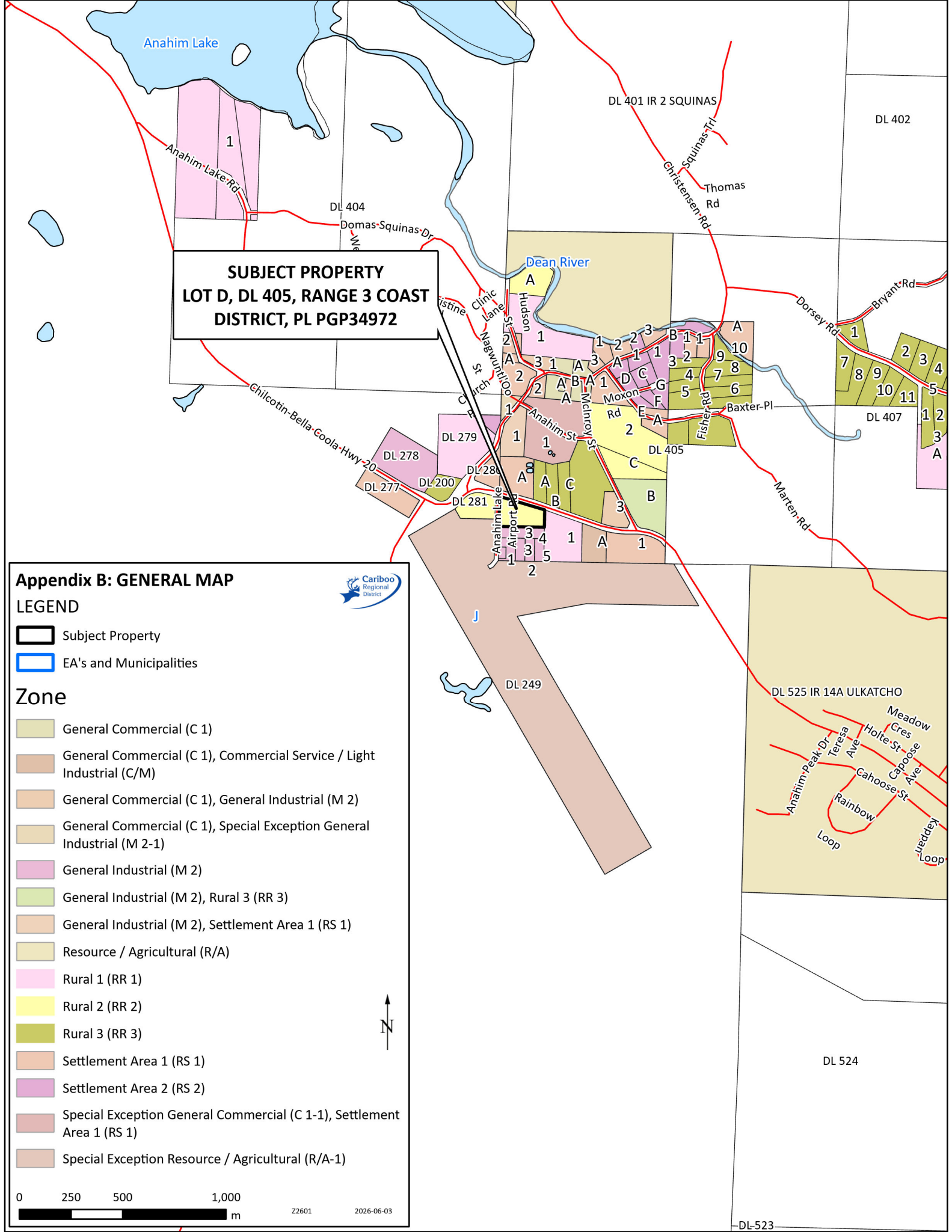
ADOPTED THIS _____ DAY OF _____, 2026.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5570 cited as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5570, 2026", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2026.

Corporate Officer



SUBJECT PROPERTY
LOT D, DL 405, RANGE 3 COAST
DISTRICT, PL PGP34972

Appendix B: GENERAL MAP

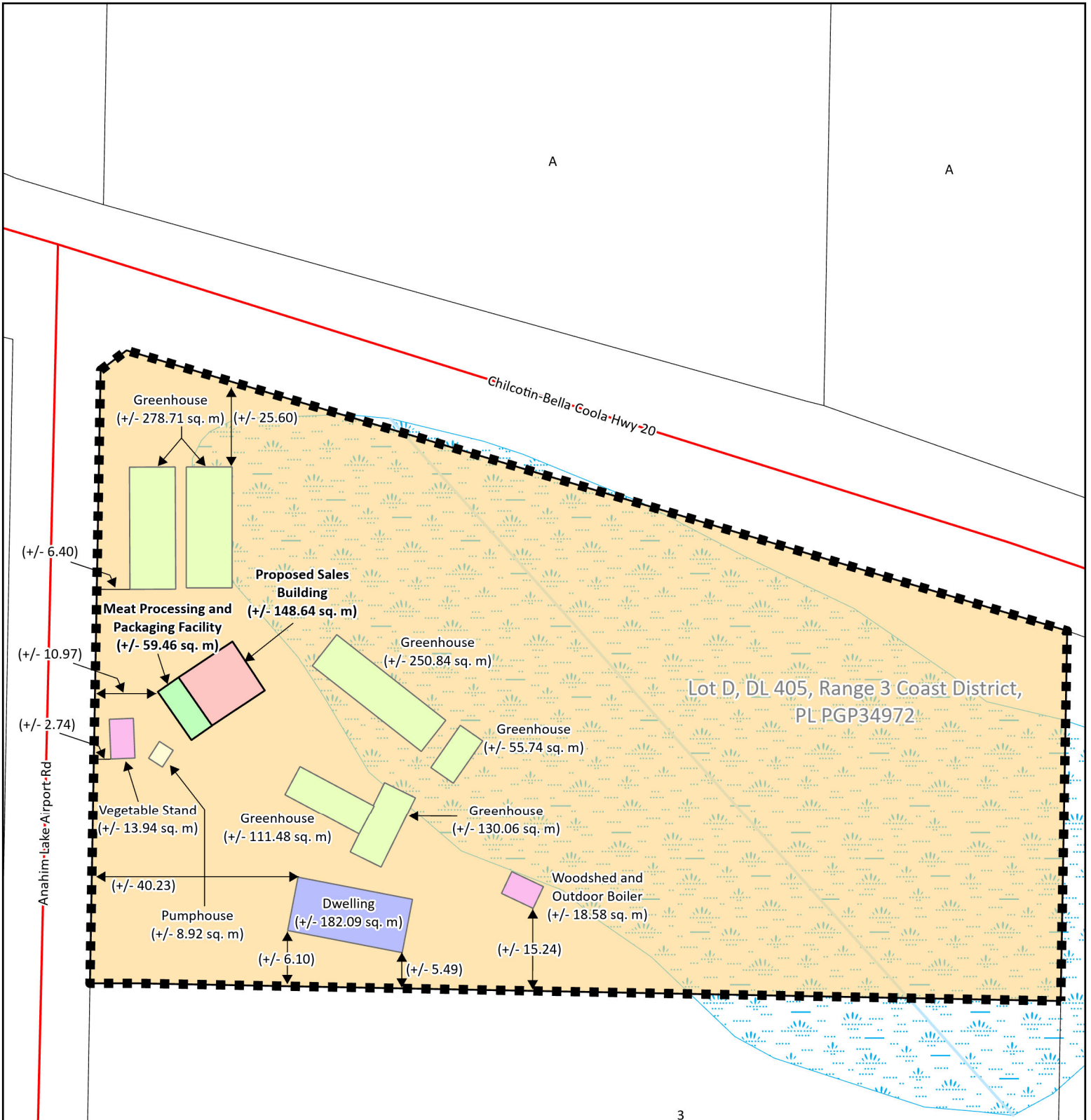
LEGEND

- Subject Property
- EA's and Municipalities

Zone



- General Commercial (C 1)
- General Commercial (C 1), Commercial Service / Light Industrial (C/M)
- General Commercial (C 1), General Industrial (M 2)
- General Commercial (C 1), Special Exception General Industrial (M 2-1)
- General Industrial (M 2)
- General Industrial (M 2), Rural 3 (RR 3)
- General Industrial (M 2), Settlement Area 1 (RS 1)
- Resource / Agricultural (R/A)
- Rural 1 (RR 1)
- Rural 2 (RR 2)
- Rural 3 (RR 3)
- Settlement Area 1 (RS 1)
- Settlement Area 2 (RS 2)
- Special Exception General Commercial (C 1-1), Settlement Area 1 (RS 1)
- Special Exception Resource / Agricultural (R/A-1)





Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Special Exception RR 2-2 Zone

MEASUREMENTS
ARE METRIC

Z2601



2026-06-03

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.

4

5



**SUBJECT PROPERTY
LOT D, DL 405, RANGE 3 COAST
DISTRICT, PL PGP34972**

Chilcotin-Bella Coola Hwy 20

Anahim Lake Airport Rd

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property



0 15 30 60
m

Z2601 2026-06-03

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Describe the existing use of the subject property and all buildings: Manufactured home for personal use, seven various sized greenhouses for suppling to local consumption, pump house/cold storage covered building for stoage and cut and wrap facility attached.

Describe the proposed use of the subject property and all buildings: Attached building to covered "Shop" has been built as a Cut and Wrap facility meeting or exeding the Coastal Health regulations

Describe the reasons in support for the application: To rezone this portion of the property to be able to commercially sell to the local economy.

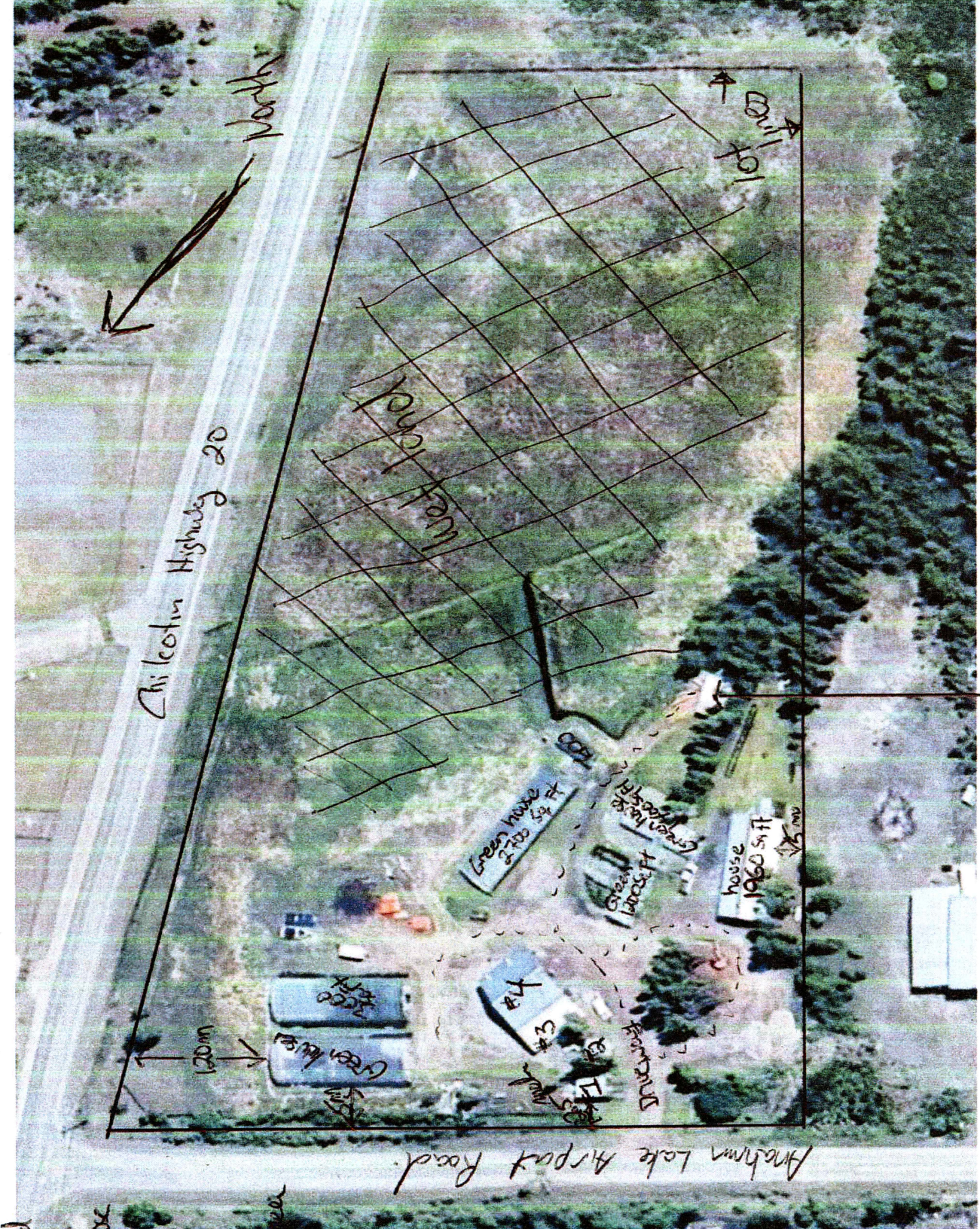
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Native swap grass, with some a mixture of wild timothy, Spruce, Poplar, Lodgepole pine and Willow Brush.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): half of the property is native marsh land with no outflow, it only fills from spring freshet run off.

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

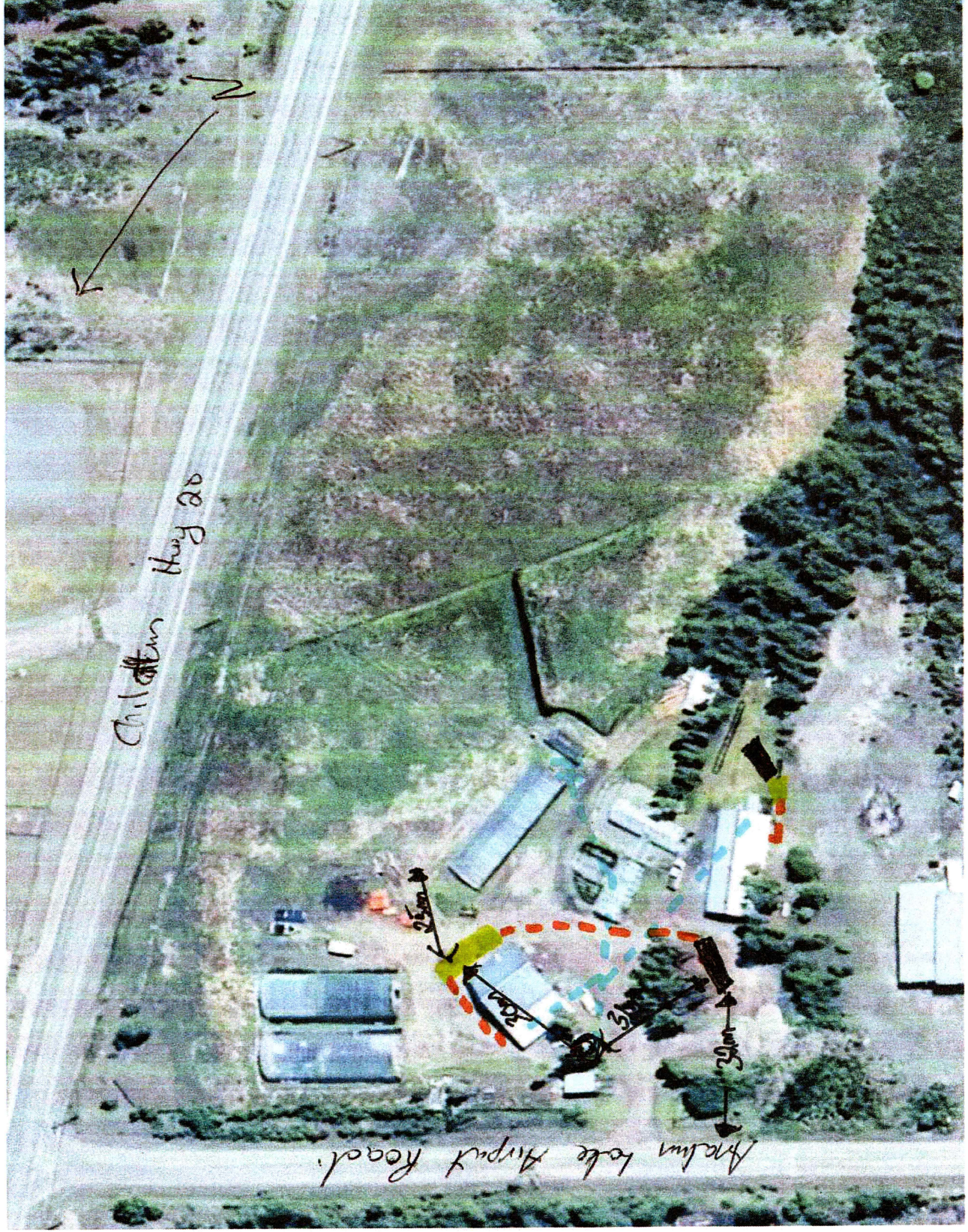
Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- #1 - Storage shed 150.50 Ft
- #2 - Pump house 96 sq Ft
- #3 - Cut & stop facility 640 sq Ft
- #4 - Covered area 1600 sq Ft

Woods Shed /
Outdoor Boiler
200 sq Ft

- Water line
- Hydrant
- Septic line
- Well
- Septic tanks
- Drain Fields



Chilcatum Hwy 20

Arelum Lake Airport Road

25m

3m

100m

**Cariboo Regional District
Planning Application Advisory Planning Commission Comment Form**

Date: April 14, 2026
Start Time: 3:32pm
Location : via conference call

File Number: 3360-20/20260001
Application Type: Rezoning
Electoral Area: J
Legal Description: Lot D, District Lot 405, Range 3, Coast District, Plan 34972
Property Location: 811 Anahim Lake Airport Road

Attendance

Acting Chair: Paul Christian
Members: Deborah Kannegiesser
Terra Hatch

Recording Secretary: Terra Hatch

Absent: Richard Jones
Leslie Milton
Wayne Murray

RESOLUTION

THAT application with File Number 3360-20/20260001 be **SUPPORTED** for the following reasons:

1. This is an essential and positive business which adds significant value to the local community and entire Chilcotin.

Given the extensive process already completed by the applicants, we respectfully hope that this minor amendment be processed as promptly as possible.


For: 3 Against : 0 **CARRIED**

Termination:
That the meeting terminate.
Moved: Terra Hatch Seconded: Paul Christian

CARRIED

Time: 3:55pm


Recording Secretary


Acting Chair



April 20, 2026

Olivia Richardson
Planning Officer 1
Cariboo Regional District

Sent by email

Dear Olivia:

Re: File 3360-20/20260001 – Rezoning Application at 811 Anahim Lk Airport Road (PID: 016-674-421) – The Subject Property

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 3360-20/20260001 that proposes to rezone the Subject Property to allow a commercial nursery and greenhouse and a meat processing and packaging facility to process and sell pre-dressed meat. From an agricultural planning perspective, Ministry staff offer the following comments:

- Ministry staff recognize that while the Subject Property is not located within the Agricultural Land Reserve (ALR), the owners operate a very productive multi greenhouse operation, as well as a commercial nursery and a meat processing and packaging facility.
- Ministry staff recognize that this is an important agricultural operation that provides a significant benefit to the Anahim Lake community both from an employment and food security stance.
- Ministry staff are also aware that the applicants have taken steps towards an agricultural succession plan, part of which revolves around the meat processing and packaging facility.
- Ultimately, Ministry staff support the rezoning application and are encouraged to see a successful agricultural venture operating outside of the ALR in a relatively isolated part of the province.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey
Land Use Planner
BC Ministry of Agriculture and Food
778-698-3455
Reed.Bailey@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca