

Regional District of Bulkley-Nechako

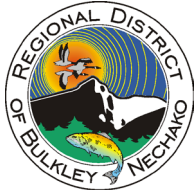
Public Documents



Development Variance Permit F-01-26

52230 Lloyd Drive, legally described as Lot 10,
District Lot 4968, Cariboo District, Plan 17611; PID
011-363-827)

Draft Permit



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
DEVELOPMENT VARIANCE PERMIT NO. F-01-26**

ISSUED TO: Anthony Jjumba and Lara Malks-Jjumba
4701 Ryser Avenue
Prince George BC, V2M 0A3

WITH RESPECT TO THE FOLLOWING LANDS:

52230 Lloyd Drive, legally described as Lot 10, District Lot 4968, Cariboo District, Plan 17611; PID 011-363-827) (the "Lands")

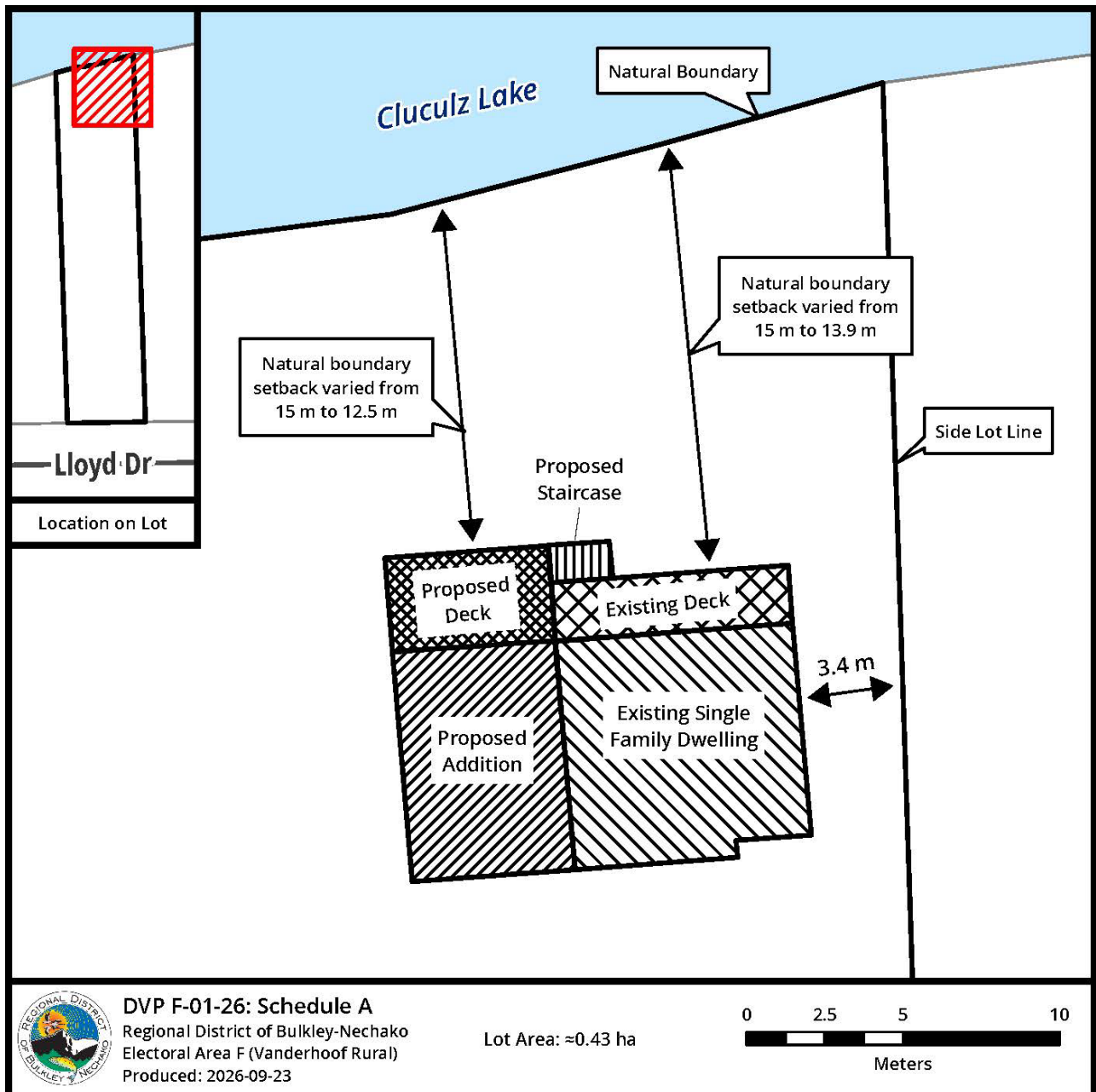
1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 3.0.8.1.d) by reducing the Setbacks from a Natural Boundary for a Structure from 15 metres to 13.9 metres for the existing Single Family Dwelling, and
 - Section 3.0.8.1.d) by reducing the Setbacks from a Natural Boundary for a Structure from 15 metres to 12.5 metres to allow the construction of an addition to the existing Single Family Dwelling.
2. These variances apply only to the construction of the Structures shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. With the exception of eaves, cornices, leaders, and gutters, no other intrusions described in Section 3.0.10.1.a) through Section 3.0.10.1.c) of the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 may be applied to the Structures described in this permit.
4. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
5. If a building permit for the development that is subject to this permit has not been issued (if required) and the construction substantially commenced within two (2) years after the date of this permit's issuance, the permit shall lapse.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional District Board

this _____ day of _____, 2026.

PERMIT ISSUED on this _____ day of _____, 2026.

Corporate Administrator



Board Report

(Anticipated to be available by end of day on
Friday, October 9th, 2026 under Board Agenda on
the RDBN's

[Board and Committee Meeting webpage \(Link\)](#)

Public Notification



September 28, 2026

Property Owner/Resident

Re: Development Variance Permit Application F-01-26
52230 Lloyd Drive, legally described as Lot 10, District Lot 4968, Cariboo District, Plan 17611; PID 011-363-827)

You are receiving this notice pursuant to Section 499 of the *Local Government Act* because you own or occupy a property within 100 metres of 52230 Lloyd Drive, which is the subject of a Development Variance Permit application.

This is to advise you that the Regional District Board will be considering the issuance of a Development Variance Permit for the above noted property at its October 15, 2026 Board Meeting. Property Location Maps and a Site Plan are on the backside of this notice.

The applicant wishes to legalize the location of an existing Single Family Dwelling and build an addition to the existing Single Family Dwelling within the setback area of the Natural Boundary of Cluculz Lake. Therefore, the applicant has applied for a Development Variance Permit to vary the following sections of "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020":

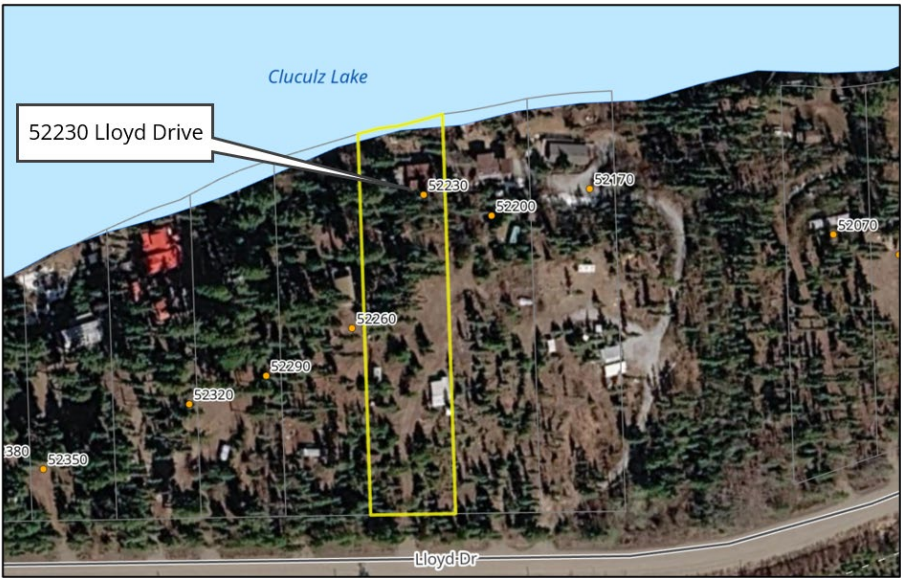
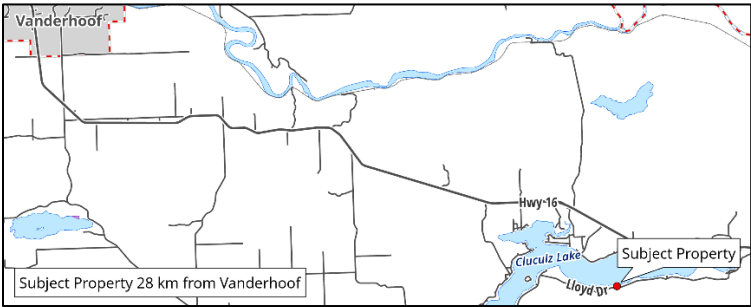
- Section 3.0.8.1.d) by reducing the Setbacks from a Natural Boundary for a Structure from 15 metres to 13.9 metres for the existing Single Family Dwelling, and
- Section 3.0.8.1.d) by reducing the Setbacks from a Natural Boundary for a Structure from 15 metres to 12.5 metres to allow the construction of an addition to the existing Single Family Dwelling.

All persons who deem their interests to be affected by this application can deliver written comments to the RDBN Office at 37 3rd Ave, Burns Lake BC; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by email to planning@rdbn.bc.ca. Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm Tuesday, October 13, 2026 to be ensured of consideration by the Board.

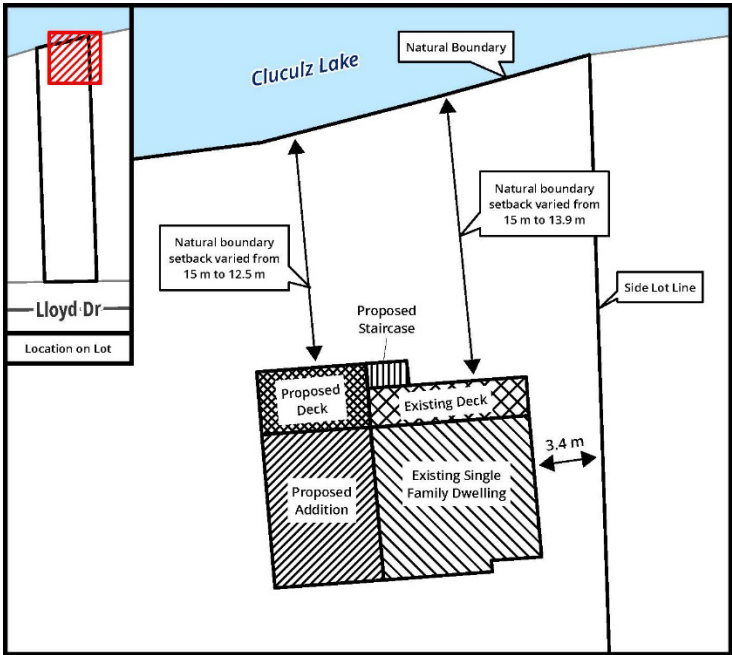
A copy of the proposed permit and additional information may be inspected online from Thursday, October 1, 2026 to October 15, 2026 at www.rdbn.bc.ca/departments/planning/public-meetings. The information can also be requested by contacting the Planning Department toll free at 1-800-320-3339 (open Monday to Friday 8:30 am to 4:30 pm, excluding statutory holidays).

Regional District Planning Department

Location Maps



Site Plan



Public Comments

From: [RDBN Planning](#)
To: [Danielle Patterson](#)
Subject: FW: Development variance permit F-01-26
Date: September 29, 2026 1:59:02 PM

From: John Morrison [REDACTED] >
Sent: September 29, 2026 1:48 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: Development variance permit F-01-26

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Lot 52320 Lloyd Drive has no issues with the variance application as described for lot 52230 Lloyd Drive assuming all septic or outhouse have proper setback from the lake.

Regards

John and Carole Morrison

Sent from my iPhone