



# MEMORANDUM

To: Chairperson Thiessen and Board of Directors  
From: Maria Sandberg  
Date: November 19, 2018  
Re: Zoning Bylaw Review

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## PURPOSE

The Planning Department have been working on re-writing “Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993” for a number of years. The purpose of this report is to present the proposed draft new zoning bylaw to the Board for consideration and ask for approval to initiate a referral and public consultation process to receive feedback on the proposed new bylaw. The proposed referral and public consultation process is in addition to the formal bylaw approval process.

The bylaw draft is provided to the Board under separate cover and the zoning maps for the draft bylaw can be viewed at the Planning Department.

The notable text and map changes are outlined in Appendix A and B which are attached to this report for the Board’s information. The most notable text and map changes are outlined at the beginning of the appendices.

The zoning bylaw review was undertaken to achieve the following:

- Update the bylaw in accordance with changes in Provincial legislation and court decisions.
- Address new land use issues and trends that have occurred and are expected to occur in the region.
- Improve wording clarity and certainty regarding intent.
- Amend select regulations to increase the bylaw’s effectiveness.
- Comply with the requirements to apply zoning to lands covered by land use contracts.

The intent is to update the zoning bylaw in a manner which limits the impact to the typical property owner.

## OVERVIEW OF THE PROCESS TO DATE

In November 2012 a preliminary draft of the new zoning bylaw was presented to the Board. Feedback was received, and staff continued to work on the document as time allowed. A 2<sup>nd</sup> draft was presented to the Board in November 2015. Staff also sent the draft OCP to all APC members, along with an invitation to meet with the Planning

Department to review the proposed changes. Four APCs requested a meeting (A, B, C and E) and amendments were made to the draft based on advice brought forward by APC members. The draft new zoning bylaw was amended based on the above input, and there was a legal review of the draft bylaw.

## **THE PROPOSED CONSULTATION PROCESS**

Preliminary public review of the draft bylaw is proposed to take place through public open houses to be held across the region. These open houses will be an opportunity for residents, property owners, business owners and others to review and ask questions regarding the draft bylaw prior to the formal public hearing process. Staff propose holding public open houses in Fort St James, Vanderhoof, Houston, Burns Lake and Smithers. The open houses will be advertised through the RDBN website, local newspapers, and notices placed in public places. Staff will also send notice directly to real estate offices across the region.

Select property owners that are notably impacted by the proposed bylaw have been or will be contacted directly to inform them of the proposed changes and to solicit their input. The draft bylaw will also be referred to First Nations and stakeholders such as provincial government ministries and municipalities.

## **APPROVAL PROCESS**

Following the proposed referral and public consultation process staff will amend the draft as necessary, and a final bylaw will be presented to the Board for consideration of first and second reading. It is important that the formal approval process occur as efficiently as possible to avoid procedural difficulties and inconvenience to the public. When the formal approval process is underway no new rezoning applications should be processed under the existing bylaw as it is likely that the existing bylaw may no longer exist when the rezoning process is complete. Therefore, there is the potential that applicants will have to wait until a new bylaw is adopted prior to completing rezoning applications.

Considering the need for a timely approval process, staff are proposing that a single public hearing for the new zoning bylaw be held in Burns Lake, once the bylaw has received first and second readings. In preparation for the formal bylaw adoption process the Planning Department will work to expedite any ongoing rezoning applications. There are a number of inactive rezoning applications that should be formally denied by the Board as part of this process.

## **CONCLUSION**

The Planning Department asks that the Regional District Board provide staff with any comments that the Board may have regarding the proposed draft new zoning bylaw, prior to initiation of the formal referral and public consultation process.

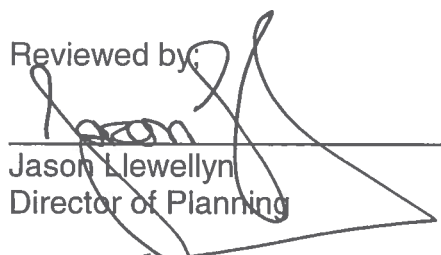
Given the disruption to the rezoning process associated with the adoption of a new zoning bylaw it is important that as many issues as possible are identified and addressed at this time in order to best ensure that the formal approval process occurs as quickly as possible.

**Recommendation**

That the Board direct staff to undertake a referral and public consultation process for the draft zoning bylaw.

*Electoral Area Planning – Participants/Directors/Majority*

Reviewed by:

  
\_\_\_\_\_  
Jason Llewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Maria Sandberg  
Planner

# **SCHEDULE A - PROPOSED TEXT CHANGES IN THE DRAFT BYLAW**

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The most notable text changes to the proposed draft new zoning bylaw are outlined below.

## **Changes to the Definition Section** (Section 1.0.2 - pages 1-19)

The most significant change in the proposed Zoning Bylaw is the expansion of the definitions section. Many definitions were amended for clarification, and a large number of new definitions have been added so that each land use permitted in a zone is defined in the draft bylaw.

A number of uses permitted in the existing zoning bylaw were renamed or incorporated into other uses to improve simplicity and interpretation. This was done without notably altering the uses permitted in the zones.

These definitions will make it easier for Board, staff, and the public to interpret the bylaw in a consistent manner over time, and make it easier for the public to interpret.

## **Portable Sawmill** (page 12 and 25)

A new definition of note is the amended definition for a Portable Sawmill. This definition in the draft bylaw is provided to clarify the intention that Portable Sawmills, which are permitted in the Large Holdings Zone (H2), Agricultural Zone (Ag1), and the Rural Resource Zone (RR1), are intended to be portable and temporary in nature, and are not intended to be long term permanent operations.

The draft bylaw could also contain a requirement that a portion of the wood processed in these mills come from the property upon which the sawmill is located. This was not included in the draft as it was considered too restrictive.

## **Waste Disposal Sites** (definition on page 17)

Waste Disposal Sites have been removed as a permitted use from the Large Holdings Zone (H2), the Agriculture Zone (Ag1), and the Rural Resource Zone (RR1) and remain as a permitted use in the Heavy Industrial Zone (M2). The use was removed from the H2, Ag1, and RR1 zones because staff do not consider the use appropriate for these zones.

Staff assume that the use was permitted in these zones on the assumption that only the Regional District would be providing such operations. Staff are unaware of any existing private Waste Disposal sites that would be impacted by this change. All Regional District facilities are proposed to be rezoned to M2 in the proposed new bylaw. This

zoning makes it clear to the public that these sites may be used for purposes that are industrial in nature.

### **Minimum Parcel Size for Un-zoned Land**

A previous draft of the bylaw established a minimum parcel area requirement of 28 hectares (69 acres) for land that is not subject to zoning. This would limit the ability of the Province to create parcels for development and sale or lease without first zoning the land to the satisfaction of the Regional District.

This change will apply primarily to Crown Land; however, privately owned parcels that are un-zoned will be impacted. Most of the privately owned un-zoned parcels are in Electoral Area E, where lands within the ALR, and lands owned by ALCAN, were not zoned. The previously proposed change would not have applied zoning or land use regulations; but would have established a minimum parcel size that will apply to future subdivision.

This requirement was removed from the draft bylaw as staff thought it would be best to put forward this regulation as part of a process separate from the initial adoption of the new zoning bylaw.

### **Changes to the Home Occupation Regulation (Section 3.0.2, pages 22-25)**

The home occupation regulations are proposed to be divided into two categories based on parcel size. Under the existing bylaw the same home occupation regulations apply to all properties. This “one size fits all approach” results in the regulations being unnecessarily restrictive for large parcels, and not restrictive enough in higher density areas. The new bylaw proposes two sets of home occupation regulations: one set for home occupations on properties less than 2.5 hectares (6.18 acres) in size; and one set for properties greater than 2.5 hectares (6.18 acres) in size.

It is anticipated that these new regulations will reduce the number of complaints received regarding disruptive home occupations in areas of small lot development, and also address the demand for more flexibility to operate a home occupation on larger parcels.

### **Addition of Parcel Line Adjustment Regulations (Section 3.0.8, page 27)**

A section was added to allow minor boundary adjustments involving an undersized parcel. Boundary adjustments of this nature do not defeat the intent of the Zoning Bylaw. This change would significantly streamline the process for a number of boundary adjustment subdivisions.

### **Changes to the Setback from a Lake (Section 3.0.9, page 28)**

The setback from a lake, marsh, pond or dyke is proposed to be increased from 7.5

metres to 15 metres. This would bring the Zoning Bylaw in line with the minimum standards recommended by the Department of Fisheries and Oceans, the BC Ministry of Environment, and most other zoning bylaws in the region.

### **Changes to the Setbacks for Certain Unobtrusive Structures** (Section 3.0.11, page 29)

A section has been added to exclude certain structures or portions of structures (bay windows, roof overhangs, chimneys, etc.) from the required property line setbacks in the bylaw. This section also clarifies that certain structures such as swimming pools and hot tubs are not subject to setback requirements. This is proposed to clarify bylaw interpretation and reduce the need of a Development Variance Permit application for very minor encroachments.

### **Short Term Accommodation** (Section 3.0.13, page 30)

This section was added to allow tents or camping vehicles to be used as accommodation under certain circumstances and conditions. The existing bylaw does not allow for this to occur.

### **Allowing Livestock and Poultry in the Rural Residential and Country Residential Zones and the Addition of Livestock and Poultry Regulations** (Section 3.0.14, pages 30-31)

Currently livestock are not permitted in the Country Residential zone (R5). The Rural Residential zone (R6) restricts animals to non-commercial farm livestock. The proposed bylaw allows agriculture and the keeping of livestock in the R5 and R6 zones as a secondary use. However, Section 4.0.14 has been added to limit the number of animals that may be kept on these smaller parcels to protect the adjacent residential properties from nuisances associated with livestock and poultry.

### **Regulations Regarding Wind Turbines and Wind Farms** (Section 3.0.15, pages 31-32)

The Regional District may see applications for large scale wind farms in the future. Also, the technology has advanced so that medium and small wind turbines are practical sources of power for individual properties. The existing bylaw is silent regarding these structures; therefore, it is unclear whether they are permitted or not. The new bylaw proposes to allow wind turbines as follows.

*Large Wind Turbines and Wind Farms:* The proposed bylaw requires large wind turbines and wind farms on zoned lands to go through a rezoning process. In staff's opinion these larger scale operations and structures have significant potential to negatively impact area residents if they are inappropriately located. Large Wind Turbines are defined as those with a rotor diameter of over 30 m in diameter or designed to generate over 300 kW of power.

*Medium Wind Turbines:* The proposed bylaw permits medium wind turbines (those with a rotor diameter of 15 m to 30 m) in certain select zones.

*Small Wind Turbines:* The proposed bylaw permits up to 6 small wind turbines (with a rotor diameter of less than 15 m) on any property. The regulations regarding the number of turbines per property or the height of medium or small wind turbines may be amended by development variance permit.

### **Property Size Required for a Kennel** (Section 14.0.1(2)(a) – page 53)

Kennels are permitted in the Small Holdings Zones (H1, H1A, H1B), the Large Holdings Zone (H2), the Agricultural Zone (Ag1), and the Rural Resource Zone (RR1).

There are many properties that are zoned H1 and are smaller than 2 hectares (4.94 acres) in size, and the existing zoning bylaw allows Kennels on H1 zoned properties regardless of lot size. The draft bylaw only allows a Kennel use as a secondary use on a Parcel that is 2 hectares or larger in size, and where a residence is a principal use on the property.

### **New Zones**

A Special Civic / Institutional Zone (P1A) (Section 25.1, page 80) is added to accommodate community uses with the potential of notable negative impact on adjacent properties (such as fire halls and ambulance stations), which is separate from the institutional uses which have the potential for less impact (community halls, churches, etc.). The five rural fire hall locations (Southside, Topley, Fort Fraser, Luck Bay and Cluculz Lake) have been zoned P1A in the draft.

The Motor Sport Zone was renamed the Special Recreation Zone (P2A) (Section 26.1, page 84) and the permitted uses were expanded to include recreational uses with the potential to have a notable negative impact on adjacent residential development. There are no properties with the Motor sport Zone in the existing bylaw. The Burns Lake Rod and Gun Clubhouse parcel is proposed to be rezoned from H2 to the new P2A zone in the draft bylaw.

The Service Commercial Zone is deleted in the proposed new bylaw and the service commercial use was added to the General Commercial zone. The Service Commercial zone does not currently apply to any property.

### **Land Use Contracts**

In 2014, the Provincial government amended the *Local Government Act* to provide that all Land Use Contracts (LUC) will expire in 2024. The new legislation also establishes a process that enables local governments to undertake optional early termination of LUCs prior to 2024. Staff are proposing to initiate the process to discharge all existing LUCs in our region as part of this zoning bylaw review.

LUCs were a means of legally changing the use of a property without rezoning. The legislation allowing the creation of land use contracts was repealed in 1978. However, existing land use contracts remain valid, and supersede zoning regulations. The land use contracts were supposed to be registered on the title of each property, however for some reason this was not done in the RDBN. The land use contracts cannot be registered on the titles now because the legislation allowing this to occur no longer exists. In addition, almost all the land use contracts contain wording that precludes any land use not specified within the contract, therefore the uses permitted under zoning cannot legally occur.

The majority of the LUCs can just be removed as they are no longer relevant, but some have uses that need to be specifically addressed in the draft zoning bylaw. Staff have worked with property owners to transition the LUCs into the new zoning bylaw.

### **Overview of notable text changes in the draft bylaw**

1. Section 2.0.2 is amended as follows:
  - The Agriculture definition is amended by adding nurseries and greenhouses. This allowed nurseries and greenhouses to be removed from the list of permitted uses where Agriculture is permitted.
  - The Intensive Agriculture definition is amended by adding wording to clarify the nature of the use.
  - The Building definition is amended by adding wording to clarify the meaning of the definition.
  - The definition of Community Water and Community Sewer System are updated.
  - The Campground definition is amended to include associated rental use. This allowed recreation equipment rentals to be removed from the list of permitted uses where Campground is permitted.
  - The Farmers' Market definition is amended to remove reference to a nonprofit society and the sale of arts and crafts is added as an accessory use.
  - The Park definition is amended to be generally more inclusive, to remove reference to campgrounds, and to remove reference to government.
  - The Portable Sawmill definition is amended to clarify that the intent is for a temporary and portable sawmill.



- The Waste Disposal Site definition is amended to remove reference to the RDBN. The Courts have determined that zoning cannot discriminate on the basis of user. Therefore, the use cannot be permitted for a government user only.
2. Section 2.0.2 is amended to add definitions for the following: Agricultural Feed Store, Airport, Accessory Building, Principal Building, Building and Garden Supply, Camping Vehicle, Cemetery, Clubhouse, Community Recreation, Contracting, Crematorium, Emergency and Health Service, Heavy Equipment Repair and Sales, Light Equipment Repair and Sales, Home Occupation, Institutional, Kennel, Licensed Establishment, Livestock, Manufactured Home Dealer, Light Manufacturing, Heavy Manufacturing, Poultry, Recreational Vehicle and Equipment Storage, Motor Vehicle Dealer, Motor Vehicle Repair Shop, Motor Vehicle Wash, Office, Retail Store, Convenience Retail Store, Tourist Retail Store, Rotor Diameter, Special Recreation, Transportation Terminal, Use, Utility, Unattended Utility, Veterinary Clinic, Warehousing, Wind Turbine, Wind Turbine Height, Large Wind Turbine, Medium Wind Turbine, Small Wind Turbine, Wind Farm, and Wrecking and Salvage Yard.
  3. Section 3.0.3 is expanded to provide improved language regarding the need to follow the regulations in the bylaw.
  4. Section 3.0.4 is reworded to provide more details regarding a potential penalty imposed by the courts.
  5. Section 4.0.1 is amended to allow a utility to be located within a strata development, and to allow uses associated with an emergency response. A section dealing with the process to appeal or amend the bylaw was removed as this is dealt with in detail in the Development Approval Procedures Bylaw.
  6. Section 4.0.5 is amended to improve wording clarity regarding the construction of accessory buildings.
  7. 4.0.6 is amended to allow substandard sized parcels to be created for parks and utility sites provided that a covenant is placed on title restricting their use to a park or utility site.
  8. Section 4.0.8 is added to allow minor boundary adjustments involving an undersized parcel.
  9. Section 4.0.9 is added to increase the building setback from a lake, marsh, pond, or dyke from 7.5 metres to 15 metres. This setback is in keeping with Ministry of Environment and Department of Fisheries and Oceans standards, and reduce the impact of flooding on structures.

10. Section 4.0.11 is added to allow certain unobtrusive structures and parts of building to encroach into the required setbacks.
11. Section 4.0.13 is added to allow the use of Camping Vehicles and tents as accommodation in certain circumstances.
12. Section 4.0.16 is added to regulate the number of livestock and poultry permitted on small parcels where Agriculture is a permitted use. The regulation is necessary as Agriculture is proposed to be allowed in zones with smaller parcel sizes.
13. Section 4.0.15 and 5.0.1 (2) are added to accommodate wind farms, and wind turbines.
14. In all zones where a Home Occupation is permitted it has been changed from a Principal Use to a Secondary Use.
15. The new definitions are added to the applicable zones as permitted uses. It is noted that the actual uses permitted in zones has not significantly changed, except where specifically noted in this document.
16. Silviculture and forestry are removed from zones where it was referenced because these uses can't be regulated by zoning.
17. The Service Commercial (previous C4) zone is removed. No properties are Zoned C4 in the RDBN and the uses in this zone are contained in the General commercial (C1) zone.
18. Section 6.0.2 (1) (b) is amended to set size of a parcel not serviced by sewer and water system.
19. Section 9.0 added 9.0.1 (1)(c) A building containing three Dwelling Units where each of the Dwelling Units is occupied by only one resident only on the Parcel legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District (3615 Roberts Rd, Fort St James), to accommodate Land Use Contract 94. This was added to accommodate a use permitted by land use contract.
20. Section 10.0.1 (2) is amended to add Agriculture and Home Occupation as a secondary use in the R5 zone. Field crops and horticulture were removed as a use.
21. Sections 14.0.7, 15.0.6, and 16.0.7 are added to require a portable sawmill to be located 300 metres from a residential dwelling.

22. Section 14.0.1 (1) is amended by removing waste disposal site as a use from the H2, Ag1, RR1, and M1 zone. The use is permitted in M2 zone and all RDBN sites used for Waste disposal are proposed to be zoned M2.
23. Section 15.0.1(2)(b) added to allow Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 (4214 Slack Rd, Smithers) provided that a Dwelling Unit is a Principal Use. This was added to accommodate a use permitted by land use contract.
24. Sections 15.0.1 (2), 15.1.1 (2), and 15.2.1 (2) are added to restrict the operation of a kennel to parcels that are more than 2 hectares in size, and a dwelling unit is a principal use.
25. Section 15.1.4 is amended to increase the maximum size of a second dwelling from 100 to 120 square meters.
26. Sections 15.0.4 (2), 15.1.5 (2) and 15.2.4(2) are removed (the distance between Single Family Dwellings on the same Parcel shall not be less than 15 metres (49.21 ft)).
27. Section 18.0.1(1) is amended by adding a Farmers Market as a permitted use to the RR1 zone.
28. Section 19.0.1 (1) is amended by adding Community Recreation, Service Commercial, Farmers Market, and Light Equipment Repair and Sales as permitted uses in the C1 zone.
29. The Service Commercial Zone has been deleted and the use added to the C1 Zone.
30. Section 21.0.1 (1) is amended by adding a Primitive Campground as a permitted use in the C3 zone.
31. Section 23.0.1 (1) is amended by adding Transportation Terminal, Aggregate Processing, Contracting, Heavy Equipment Repair and sales, Veterinary Clinic, Agricultural Feed Store, and Waste Disposal Site as permitted uses in the M1 zone.
32. Section 24.0.1 (1) is amended by adding Crematorium, Light Manufacturing, Warehousing, Transportation Terminal, Motor Vehicle Repair shop, and contracting as permitted uses in the M2 zone.
33. C5 and C5A zones become C4 Strata –C5 zone removed.

34. Section 23.0.1 (1) is amended by adding Farmer's Market, Agricultural Feed Store, Crematorium, Agriculture and Intensive Agriculture (with associated setbacks) as permitted uses in the M3 zone.
35. Section 26.0.3 is added to set the size of a parcel not serviced by sewer and water system.
36. Section 26.1.1 Special Civic / Institutional Zone (P1A) is added to accommodate community uses with the potential for creating notable negative impact on adjacent properties.
37. Section 27.0.1 (1) is amended by adding Campground, Primitive Campground and Restaurant as permitted secondary uses in the P2 zone.
38. Section 27.0.3 is added to set the size of a parcel serviced by a community sewer system in the P2 zone.
39. Section 27.1 is amended by changing the Motor Sport Zone to the Special Recreation Zone (P3) and uses expanded to include recreational uses that may have a notable negative impact on adjacent residential development.
40. Section 30.0.1 and 30.0.2 are amended by adding parking and loading requirements that reflect the new use definitions.
41. Add Clubhouse as a principal permitted use in the P2 zone.

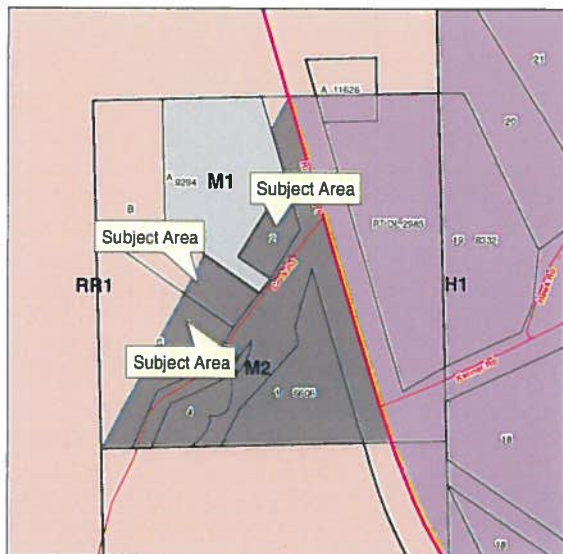
# SCHEDULE B - PROPOSED MAP CHANGES IN THE DRAFT BYLAW

The majority of the proposed mapping changes are made to correct the alignment between parcel lines and zoning. The two most notable zoning map changes are outlined below, followed by a list of other notable changes.

The current digital GIS mapping is much more accurate, so vague zoning boundaries can be fine tuned and brought exactly in line with property boundaries. Also, in many cases zoning was applied to allow a subdivision, and the actual subdivision that occurred did not exactly follow the zoning boundary. Some waterfront properties with split zoning designations are proposed to be only included in one zone.

The property owners for the properties below, have been, or will be, contacted to inform them of the proposed impact on their property.

**Area B:** Within L 3 DL 2545 R5C PL BCP1827 (6780 Decker Lake Frontage Rd) the P1 zoning boundary is proposed to be extended to the entire property. This property is the site of the Decker Lake Mennonite School. Several years ago, the property boundary was adjusted to increase the size of the property, but the P1 zone was not amended to cover the entire property.



**Area F:** L 2 DL 2985 R5C PL 6606, L B DL 2985 R5C PL 9294, L C DL 2985 R5C PL 9294 and L 4 DL 2985 R5C PL 6606 (Cook Road, in Dog Creek, south of Fort St James) are proposed to be rezoned to H1 in order to correct a mapping error that applied M2 Zoning to these properties. The mapping error resulted from a nearby rezoning application in 1980 where the M2 zone was inappropriately applied to adjacent properties.

## Complete list of mapping changes in the draft bylaw

1. Active waste disposal facilities including the Knockholt Landfill, the Clearview Landfill, the Manson Creek Landfill, the Smithers Telkwa Transfer Station, the Burns Lake Transfer Station, the Southside Transfer Station, the Fraser Lake Transfer Station, the Fort St James Transfer Station and the Fort Fraser Wastewater Treatment Facility are proposed to be rezoned to Heavy Industrial (M2). The text of the Zoning Bylaw has been amended to only allow waste disposal facilities within the M2 Zone.
2. Inactive waste disposal facilities including the Francois Lake (Colleymount) Transfer Station, the Southbank landfill, the two landfills near Ootsa Lake, the Tatalrose landfill, the Cluculz Lake landfill, the Topley Landing landfill, the Perow landfill, the Topley landfill, the Palling landfill, the Grassy Plains landfill, the Smithers Landing landfill, the Fort Fraser Landfill, the Endako landfill, and the McGeachy Pit landfill are proposed to be rezoned to Heavy Industrial (M2). The text of the Zoning Bylaw has been amended to only allow waste disposal facilities within the M2 Zone. Even though these sites are no longer active, the Regional District holds tenure over these properties for monitoring purposes.
3. L A DL 750 R5C PL 8435 (PID 007-726-406), 18250 Quick East Rd, in Quick, is owned by the Regional District and contains a Historic Telegraph, is proposed to be rezoned from Ag1 to P1.
4. The NE ¼ of DL 4185 R5C (no PID, Crown lease) Burns Lake Rod and Gun Clubhouse, 5030 and 5040 Babine Lake Rd, is proposed to be rezoned from H2 to a new zone P2A (Special Recreation Zone).
5. In all instances where the zoning boundaries follows the Endako River the zoning boundary is proposed to be amended to follow the most current water feature dataset.
6. Along the Bulkley River from Bulkley Lake to the FRAC W 1/2 OF DL 4222 R5C EXC PL 11833 (PID 008-823-006) in Broman Lake, the zoning boundary is proposed to be rectified with the ALR boundary and the Bulkley River boundary.
7. Along Stuart Lake from L 2 DL 1268 R5C PL 1333 (PID 012-798-321) to L C (SEE BB67183) DL 1625 R5C PL 8089 (PID 026-998-165), Sweder Rd and Kring Rd, the R4 zoning boundary is proposed to be rectified with the property boundary. Waterfront properties in this area are unnecessarily split zoned R4 and H1. The zoning is proposed to be changed to make the waterfront properties zoned entirely R4.
8. Along Francois Lake within DL 4523 R5C, Francois Lake Rd, the R4 zoning boundary is proposed to be rectified with the property boundaries of lots that are

unnecessarily split zoned R4 and RR1. The zoning is proposed to be changed to make the waterfront properties zoned entirely R4.

9. Along Cluculz Lake from BK E OF DL 1140 CARIBOO (017-152-704) to L 18 DL 1142 CARIBOO PL 23140 (008-589-216), Meier Rd East and West, the R4 zoning boundary is proposed to be rectified with the right-of-way and property boundary.
10. The M3 Zoning on the Northwest Premium Meat Co-op property (PID 027-377-083) 5986 Donaldson Rd, is proposed to be adjusted to the actual property boundary. When this property was originally rezoned to M3 the zoning was applied before the land was released from the Crown and subdivided from the remaining property. The parcel that was created did not exactly match the zoning boundary.
11. Within the SW 1/4 OF DL 874 R5C EXC PLS 1496 & 9153, (PID 014-423-235), 20268 Highway 16, Smithers, the H1 zoning boundary is proposed to be rectified with the property boundary and made larger to reflect the actual size it was intended to be (Bylaw 903).
12. Within L 1 DL 2621 R5C PL 10294 EXC FIRSTLY PL PRP46705 & SECONDLY PT IN PL BCP26226 (005-384-788), 10843 Bye Rd, the R6 zoning boundary is lined up with the property boundary.
13. Within L 6 SEC 11 TP 1A R5C PL 3958, (PID 011-709-669), 7391 HIGHWAY 16 W, Lake Kathlyn, the C1 zoning boundary is proposed to be rectified with the property boundary and made larger to reflect the actual size it was intended to be.
14. Within L A DL 850 R5C PL 2067 & BK B DL 850 R5C PL 2067 (012-462-713 and 012-476-099), 13804 TELKWA HIGH RD and 3484 DRIFTWOOD RD, the P1 zoning boundary is proposed to be aligned with the property boundary.
15. For BK C SEC 16 TP 4 R5C PL 6397 EXC PLS 8749 & PRP47360 and L 1 SEC 16 TP 4 R5C PL PRP47360 (PID 025-208-934 and 009-943-480), 3350 Poplar Rd, Smithers, the P1 zoning boundary is lined up with L 1 SEC 16 TP 4 R5C PL PRP47360 boundary.
16. For the N1/2 DL 1881 R5C, (no PID), Decker Lake, across the lake from Rowland Rd, the P2 zoning boundary is lined up with the property boundary (for a Crown Land recreation reserve).
17. Within the E 1/2 DL 4161 R5C (no PID), Tintagel FSR, Burns Lake, the H2 zoning boundary is proposed to be extended to the property boundary. Parcel is Crown.

18. Within the REM SEC 31 TP 2A R5C north of Telkwa High Rd (no PID), 12675 Snake Rd, the AG1 and RR1 zoning boundaries are lined up with the property boundary.
19. For L 1 SEC 32 TP 4 R5C PL 7087 EXC PL 8945 (PID 009-486-232), 1083 VIEWMOUNT RD N, Smithers, the AG1 and H1 zoning boundaries are proposed to be lined up with the property boundary.
20. For L 1 SEC 8 TP 4 R5C PL BCP25323 and L A EXC PT SUBDIVIDED BY PL BCP25323 SEC 8 TP 4 R5C PL PRP43710 (PID 026-801-809 and 024-438-871) 3950 TATLOW RD, Smithers, the M2 zoning boundary is lined up with the property boundary.
21. Within THAT PTN OF DL 2623 R5C LYING N OF PL 5170 EXC PLS 3250 4933 5547 6505 & PRP13560 (PID 010-210-083) 21536 TOPLEY POST OFFICE RD, Topley, the C1 zoning boundary is lined up with the property boundary.
22. Within the FRAC N 1/2 OF THE SE 1/4 OF DL 3553 R5C EXC PLS 2069 & 4136, (PID 015-209-121), Rock Pit Rd, Perow, the AG1 and R5 zoning boundaries are lined up with the property boundary.
23. For L A DL 2544 R5C PL BCP4567, (PID 025-619-888), 2800 MOOSE RD, Burns Lake, H1 and H2 zoning boundaries are lined up with the property boundary. The property was rezoned before the final form of the subdivision was determined.
24. For L A DL 1656 R5C PL 9419 (PID 006-031-871), 2174 FROST RD, Fort St James, the H1 zoning boundary is lined up with the property boundary.
25. For L A SEC 24 TP 13 R5C PL PRP45791 (PID 024-835-943), 4196 LANDALUZA Rd, Engen, the H1 zoning boundary is lined up with the property boundary.
26. Within L 3 DL 2545 R5C PL BCP1827 (PID 025-514-806), 6760 DECKER LAKE FRONTAGE RD, Burns Lake, the P1 zoning boundary is lined up with the property boundary. This property is the site of the Decker Lake Mennonite School. Several years ago the property boundary was adjusted to increase the size of the property, but the P1 zone was not amended to cover the entire property.
27. DL 3534A R5C EXC PL PRP43785 (015-408-655), Rose Lake Pit Rd and Bedore Rd, Burns Lake is only partially zoned M2. The M2 Zone is proposed to be extended to cover the entire property.
28. DL 5712 R5C ON PL 1236 (PID 015-574-903) along Highway 16 W, Burns Lake, covers a portion of the Decker Lake shoreline and is not currently zoned. The M1 and H2 zoning boundaries are proposed to be extended into this property.



29. For the REM DL 1185 & NW 1/4 DL 1184 (no PIDs), Finmoore Rd, north of Cluculz Lake, the RR1 zoning boundary is proposed to be rectified with the property boundary.
30. For L 1 SEC 35 TP 7 R4C PL 7774 (PID 008-985-740), Sinkut Lake, Vanderhoof, the H1 zoning boundary is lined up with the property boundary.
31. L 2 DL 2985 R5C PL 6606, L A DL 2985 R5C PL 9294, L B DL 2985 R5C PL 9294, L C DL 2985 R5C PL 9294 and L 4 DL 2985 R5C PL 6606, (Cook Road, in Dog Creek, south of Fort St James) are proposed to be rezoned to H1 in order to correct a mapping error that applied M2 Zoning to these properties. The mapping error resulted from a nearby rezoning application.
32. SW ¼ OF DL 2510 R5C EXC PT ON PLS PRP13246 PRP14734 PRP41785 & BCP14200 and L A DL 2510 R5C PL BCP14200 (026-090-023 and 015-134-521), 3645 and 3935 Moe Rd are partially zoned H1. The small portion that is zoned H1 is not practical therefore it is proposed that the H2 zoning of the remainder of these properties be extended to cover the entire properties.
33. DL 4175, R5 CD, Except Plans 3332, 5153, 8142 8303 10041 and 4623 (015-236-226), 1820 Peterson Rd, Burns Lake, extent of the C2 zone proposed to be corrected to cover the auto sales use.
34. PCL A (PL 7897) DL 1624 R5C EXC PLS 10375 & 12787 (010859110), 3776 Sowchea Rd. Zoning changed from H1 AND R4 to C3 to legalize Camp Morice.
35. Clean up A1 zoning for the Fort St James Airport. Does not need to extend across Highway 27 and the River. Zone to RR1 zoning for the eastern part and Ag1 for the western end.
36. DL 2625 R5C EXC THE S 160 AC & EXC PLS 4672 4870 5169 8353 11579 PRP13561 PRP14464 & 4042 (013-269-429), 21889 Strimbald Pt Rd, Topley, is currently zoned H1, but has a small part in the northeast corner zoned RR1 as cut off by a Hydro ROW. The small portion that is zoned RR1 is not practical so the whole parcel is zoned H1.
37. DL 2631 R5C (007-173-059), Topley Landing Rd, is not currently zoned, proposed to apply RR1 zoning.
38. Apply P1 zoning to the SEDA centre: L 17 DL 716 R4C PL 1503 EXC PL 3835 (012-648-523), 1246 Uncha Lake Road, Southbank, as there is no P4 zoning in the new zoning bylaw.
39. The zoning of the five rural fire hall locations (Southside, Topley, Fort Fraser, Luck Bay and Cluculz Lake) have been changed from P1 to the new zone P1A (Special Civic / Institutional Zone) in the draft.

40. Change R5 zoning to H1 zoning on L 1 DL 4163 R5C PL PRP42602 (024-165-638), 10878 Tintagel R, Burns Lake.. Property currently triple-zoned R5, H1 and H2 and is 35 acres in size.
41. Remove C2 zoning and apply RR1 zoning to 2 ha portion of W 1/2 OF DL 3738 R5C EXC PLS 4459 & 7398 (014-672-316) 24890 Highway 16 W, in Savory, west of Endako. Rezoned in 1996 (Bylaw 889) to accommodate restaurant use that never happened. Property currently not occupied.
42. Change H1A zoning to H1 zoning on L 5 SEC 18 TP 4 R5C PL 1081 EXC PL PRP13939 (013-170-830) Freeland Rd. Was rezoned in 1998 to accommodate owner's parents. There is a covenant on title restricting use of second dwelling to parents, and restricting it to a mobile home, and was to be removed after the parents vacate the property. The property has since been sold and the second dwelling removed.
43. Apply Ag1 zoning to parcels in the ALR and designated AG in the Official Community Plan in select areas.
44. Apply P2 zoning to Provincial parks.
45. Apply P1 zoning to L 1 DL 1879 R5C PL 6683 (009-900-641) 810 HIGHWAY 35, on Gerow Island, Burns Lake, to cover the extent of the Island Gospel Church. Currently zoned R4.
46. Apply P2 zoning to Crown property BK 3 DL 5686 R5C PL 3334 EXC PL 8459 (012-264-148) used for parking and boat launch adjacent to Beaver Point resort on Tchesinkut Lake. Currently zoned H1.
47. Adjust R6 zoning for L A SEC 21 TP 4 R 5 COAST DISTRICT PL EPP24107 (028-933-451), 1915 Millar Rd, Smithers, to new property boundaries.
48. Apply P2 zoning to "THOSE PORTIONS OF SECTION 2, 11 AND 12, TOWNSHIP 17, SECTIONS 7, 8, 9, 10, 13, 14, 15, 16, 23 AND 24, TOWNSHIP 16, SECTIONS 18 AND 19, TOWNSHIP 18, THE NORTHEAST 1/4 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33, TOWNSHIP 13, ALL OF RANGE 5, COAST DISTRICT" along the Nechako River, north of Fort Fraser, for Section 16 Map Reserve 7405897. Ryan Hall, MoFLNRO confirmed that the map reserve was established on behalf of the Ministry of Environment in 1989 for Fish and Wildlife Management purposes. The area contains critical winter range for mule deer and moose. Currently zoned RR1.
49. Apply P2 zoning to all of Stuart River Provincial Park. Currently un-zoned/zoned RR1 or Ag1.

50. Apply M1 zoning to L 1 DL 314 R5C PL 3822 (011-726-059) located at the intersection of Garvie Rd and Highway 27, Fort St James, to replace LUC 1038 which allowed a warehouse, storage facility, rental and sales.
51. Apply P2 zoning to S 1/2 BK B DL 651 R5C, south of Heavenor Drive, Fort St James, to allow outdoor recreation facilities and club house by Fort St James Snowmobile Club. Property currently zoned RR1.
52. Apply RR1 zoning to DL 4084 R5C (015-391-230), north of Hwy 16 and west of Endako. Currently zoned H1, owned by Crown. No apparent road access, no development and surrounded by RR1 zoning.
53. Apply P2 zoning to NLY 119 ACRES DL 2036 R5C and REM DL 2036 R5C. Designated Dry William Ecological Reserve by the Province. Located between Fraser Lake and Fort Fraser. Currently zoned Ag1 and H1, not in the ALR.
54. Fine-tune H1 zoning to correspond with geographic extent – aerial photo for DL 3194 R5C, island in Fraser Lake.
55. Change zoning from H2 to RR1 on the northern part of DL 2474 and 2470 R5C, south of Tchesinkut Lake. Add RR1 zoning to the remainder of those parcels and DL 2471 R5C, SE 1/4 OF DL 2471 R5C and DL 2473 R5C. All parcels Crown land.
56. Change zoning of DL1775, Cariboo District from R4 and H1 to RR1 at the east end of Cluculz Lake. According to mapping the property is a big swamp with very limited development potential and is owned by the Crown