



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SUPPLEMENTARY AGENDA**

**Thursday, November 19, 2015**

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
2	Kristi Rensby, Finance/Administration Coordinator - Federal Gas Tax Funds – Electoral Area “F” (Vanderhoof Rural) – Nechako Valley Sporting Association	Recommendation (Page 2)
	<u>DEVELOPMENT SERVICES</u> ( <i>All Directors</i> )	
	<u>Correspondence</u>	
3	John Stevenson, Regional Agrologist RE: ALR Application No. 1185 (See November 19, 2015 Agenda, pages 275-289)	Receive
	<u>ELECTORAL AREA PLANNING</u> ( <i>All Directors</i> ) <u>Memo</u>	
4-19	<u>Memo</u> – Maria Sandberg – Planner RE: Zoning Bylaw Review (Document Provided under Separate Cover)	Recommendation (Page 11)
	<u>OTHER</u> ( <i>All Directors</i> )	
	<u>APC Minutes</u>	
20	Minutes: Advisory Planning Commission Area “A” RE: November 9, 2015	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	



**Regional District of Bulkley-Nechako  
Board of Directors –  
SUPPLEMENTARY Memorandum  
November 19, 2015**

To: Chair Miller and the Board of Directors  
 From: Kristi Rensby, Finance/Administration Coordinator  
 Date: November 13, 2015  
 Regarding: Federal Gas Tax Funds – Electoral Area 'F' (Vanderhoof Rural)  
 Nechako Valley Sporting Association

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In May of 2015, the RDBN Board of Directors passed a resolution to support the Nechako Valley Sporting Association (NVSA) with Federal Gas Tax Funds to complete a lighting upgrade to their ski trails.

In the course of completing this project, it was deemed that a few additional lights were needed to properly address the lighting needs of the NVSA's facility. These lights were not included in the original scope of the project as presented to the RDBN.

We did have a sizeable contingency fund included in the budget for this project, as the price of wire was fluctuating heavily at the time the project was brought before the Board.

Because the actual number of lights that was in the original information provided to the Board has changed, the NVSA has requested that the RDBN Board consider allowing the NVSA to access the contingency fund to cover the additional costs associated with the addition to the scope of the project.

Amount of Original Resolution	\$63,663.00
Payments Processed to Date	<u>\$48,283.17</u>
Amount Remaining in Contract	\$15,379.83
Cost of Addition to Scope of Project	<u>\$3,355.80</u>
Surplus to Return to Gas Tax Fund	\$12,024.03

Director Petersen is comfortable with this change in scope and of allowing the NVSA to access the contingency fund to cover the cost of this addition to the project, in the amount of \$3,355.80. A Board resolution is required to recognize this change in the project.

**RECOMMENDATION:**

1. That the RDBN Board of Directors authorize the change in scope of the Nechako Valley Sporting Association's Ski Trail Lighting Project and allow the Nechako Valley Sporting Association to access \$3,355.80 of the project contingency.

**(All/Directors/Majority)**

**Maria Sandberg**

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**From:** Stevenson, John J AGRI:EX <John.J.Stevenson@gov.bc.ca>  
**Sent:** November 18, 2015 1:14 PM  
**To:** Maria Sandberg  
**Subject:** ALR 1185 - 7461466 Canada Inc.

Hello Maria,

Thank you for the opportunity to comment on this proposed ALR subdivision.

I toured the subject properties with the ALC North Panel members in August of this year. At the time of our visit, it was observed that significant investment has been made by means of clearing, cultivating and rock-picking of new land, as well as seeding existing fields in both grasses and grain crops. Since that time I have spoken with the proponent and understand that a primary objective of his is to raise a large herd of black angus cattle in association with another large agriculture holdings he owns also in the Bulkley Valley.

I have spoken with Smithers FLNRO Range staff and was advised that there are no Range tenures in the immediate area that would be impacted by the limited access resulting from the common-lot proposal. As well, I was advised by Smithers MoTI staff that legal access for private agriculture parcels beyond (directly East – Bekar) has been accommodated.

From an agriculture perspective, I have no concerns with this subdivision proposal.

If you have any questions or require further information reading this proposal, please do not hesitate to call or email me.

Regards,

John Stevenson, Regional Agrologist  
BC Ministry of Agriculture | 250-847-6379  
1-888-221-7141 | [www.gov.bc.ca/agriservicebc](http://www.gov.bc.ca/agriservicebc)



## MEMORANDUM

To: Chairperson Miller and Board of Directors  
 From: Maria Sandberg  
 Date: November 17, 2015  
 Re: Zoning Bylaw Review

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### INTRODUCTION:

The Planning Department is in the process of reviewing Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993. This review was undertaken to achieve the following:

- Update the bylaw in accordance with changes in Provincial legislation and court decisions.
- Address new land uses that 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.

At this time the draft of the Zoning Bylaw is being presented to the Board, under separate cover, for review. The Planning Department would like to receive comments from the Board members over the next few weeks, prior to finalizing the draft and starting the formal approval process. It is noted that the draft has been previously provided to the Board on two occasions and no comments were received by staff.

It is important that the formal approval process occur as quickly as possible in order to avoid procedural difficulties. When the formal approval process is underway no new rezoning applications should be processed under the existing bylaw as it is likely that that bylaw may no longer exist when the rezoning process is complete. Applicants will have to wait until a new bylaw is adopted prior to completing their application.

In preparation the Planning Department is working to expedite current rezoning applications and close old applications. To clear the books the Board will be asked to formally deny some dormant outstanding rezoning applications.

The draft Zoning Bylaw is provided to the Board under separate cover. The Zoning Maps for the draft bylaw can be viewed at the Planning Department. The most notable text and mapping changes in the draft bylaw are discussed below in this report. All notable text and mapping changes are outlined in Appendix A and B which are attached to this report for the Board's information.

Staff propose holding three public information meetings (Vanderhoof, Burns Lake and Smithers) prior to entering the formal approval process. Considering the need for a timely approval process, staff are proposing that a single public hearing for the bylaw be held in Burns Lake, once the bylaw has received first and second reading.

Where staff consider that land use on a particular property is specifically impacted the property owners have been, or will be, contacted to inform them of the proposed change and to determine if there are any objections.

## **MAJOR PROPOSED TEXT CHANGES IN THE DRAFT BYLAW**

### **Changes to the Definition Section (Section 2.0.2)**

The most significant change in the proposed Zoning Bylaw is the expansion of the definitions section. A number of existing definitions were amended for clarification, and a large number of new definitions have been added. Another change is 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 a zone as much as possible.

These changes will make it easier for Board, staff, and the public to interpret the bylaw. These changes will also ensure that the bylaw is more consistently interpreted and administered over time.

### **Portable Sawmill**

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.

### **Property Size Required for a Kennel (Section 15.0.1(2)(a))**

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. Staff believe that the original intent of the zoning bylaw was that

6

Kennels were permitted based on the assumption that H1 properties were a minimum of 2 hectares in size, which is large enough to allow Kennels to operate without significant impact on neighbouring properties. 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 26.1) is added to accommodate community uses with the potential of notable negative impact on adjacent properties (fire halls, ambulance stations, etc), 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 27.1) 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 this zoning 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 from 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.

### **Changes to the Home Occupation Regulation (Section 4.0.2)**

The home occupation regulations are proposed to be divided into two categories based on parcel size. Under the existing bylaw the same regulations applied 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 3 hectares (7.41 acres) in size; and one set for properties greater than 3 hectares (7.41 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.

### **Minimum Parcel Size for Un-zoned Land (Section 4.0.7)**

The draft bylaw establishes 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. In Electoral Area lands within the ALR, and lands owned by ALCAN, were not zoned. The proposed change will not apply zoning or land use regulations; but will establish a minimum parcel size that will apply to future subdivision.

#### **Addition of Parcel Line Adjustment Regulations (Section 4.0.8)**

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 4.0.9)**

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 and the BC Ministry of Environment.

#### **Changes to the Setbacks for Certain Unobtrusive Structures (Section 4.0.11)**

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 4.0.13)**

This section was added to allow tents or camping vehicles to be used as a dwelling 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 4.0.14)**

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 4.0.15)**

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.

## **Waste Disposal Sites**

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.

## **Land Use Restrictions for Un-zoned Land**

Staff have not added wording to the zoning bylaw that allows for the regulation of work camps on land that is not subject to zoning.

A regulation could be developed which required the proponent to apply for a temporary use permit or a rezoning for a work camp. The Regional District Board would then have the ability to determine if the work camp should be allowed, based on the applicant's



ability to address the Board's concerns regarding any impacts associated with the work camp. If the Board wishes to regulate large work camps in un-zoned areas such direction should be given to staff.

### **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 the 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 never 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.

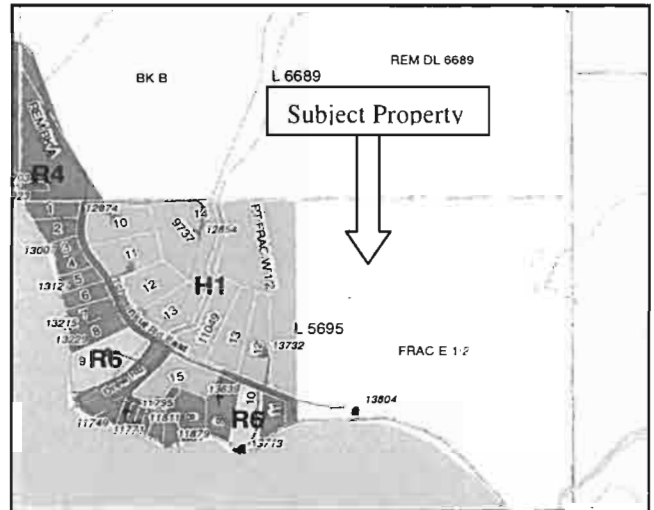
The majority of the LUCs can just be removed as they are no longer relevant, but some have uses that need to be specifically addressed in the draft zoning bylaw. Staff have worked with property owners to transition the LUCs into the new zoning bylaw.

### **MAJOR PROPOSED MAPPING CHANGES IN THE DRAFT BYLAW**

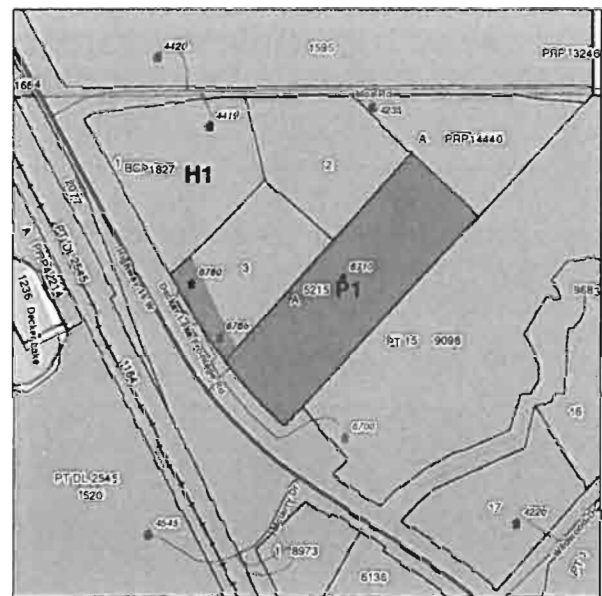
The majority of the proposed mapping changes are suggested to correct the alignment between parcel lines and zoning. The most notable zoning map changes are outlined below. Other changes are outlined in the attached Appendix A to this report. The current digital GIS mapping is much more accurate, so 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.

There are three proposed zoning changes of note. All of the below property owners have been, or will be, contacted to inform them of the proposed impact on their property.

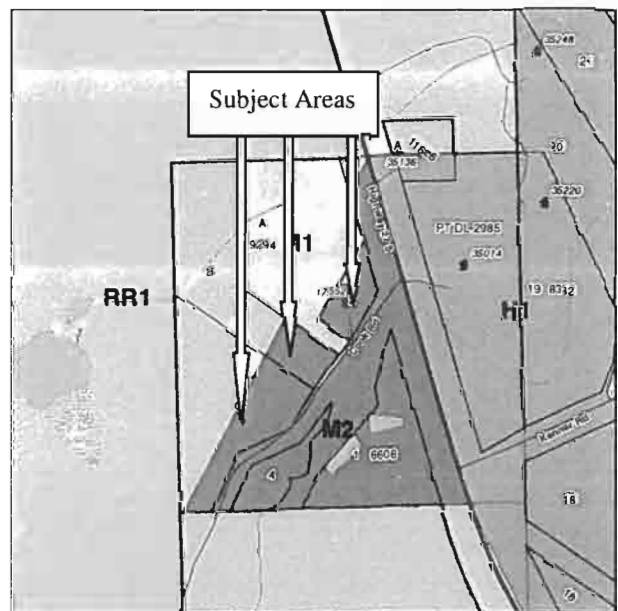
**Area E:** The FRAC E 1/2 OF DL 5695 R5C located at the end of Tchesinkut Lake East Road, which is currently not zoned is proposed to be zoned H1.



**Area B:** Within L 3 DL 2545 R5C PL BCP1827 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) 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 where the M2 zone was inappropriately applied to adjacent properties.



**CONCLUSION**

The Planning Department would like to hear the comments of the Regional District Board members prior to finalizing the draft bylaw to be presented to the Board for formal consideration, and the initiation of the formal referral 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.

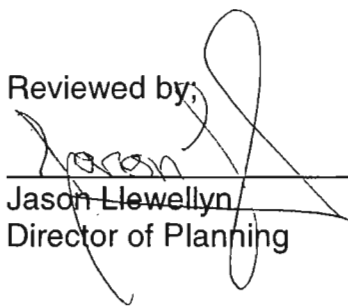
The draft zoning bylaw will also be forwarded to each Advisory Planning Commission for review.

**Recommendation**

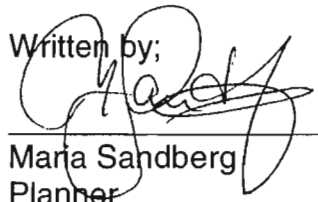
That the Board receive the memorandum dated November 17, 2015 and titled "Zoning Bylaw Review" and provide feedback to staff on the proposed draft bylaw over the next few weeks.

*Electoral Area Planning – Participants/Directors/Majority*

Reviewed by;

  
\_\_\_\_\_  
Jason Lewellyn  
Director of Planning

Written by;

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

## APPENDIX A

12

### Text changes contained in the draft "Regional District of Bulkley-Nechako Zoning Bylaw No. ??, 2015."

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 non profit society and the addition of sale of arts and crafts 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 can not discriminate on the basis of user. Therefore, the use can not be permitted for a government user only.
2. Section 2.0.2 is amended to add definitions for the following: Aggregate Processing, Agricultural Feed Store, Airport, Accessory Building, Principal Building, Building and Garden Supply, Camping Vehicle, Cemetary, Clubhouse, Common Property, 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 4.0.2 is changed to amend the Home Occupation regulations to create 2 standards for Home Occupations. Currently there are a single set of regulations that apply to all properties in the Regional District.
7. Section 4.0.5 is amended to improve wording clarity regarding the construction of accessory buildings.
8. 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.
9. 4.0.7 is amended to establish a minimum parcel size for subdivisions for un-zoned lands.
10. Section 4.0.8 is added to allow minor boundary adjustments involving an undersized parcel.
11. 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.
12. Section 4.0.11 is added to allow certain unobtrusive structures and parts of building to encroach into the required setbacks.
13. Section 4.0.13 is added to allow the use of Camping Vehicles and tents as dwellings in certain circumstances.
14. Section 4.0.14 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.
15. Section 4.0.15 and 5.0.1 (2) are added to accommodate wind farms, and wind turbines.
16. Section 4.0.16 was added to accommodate Secondary Suites.

17. The existing Sections 4.10 and 4.11 were removed as unnecessary.
18. In all zones where a Home Occupation is permitted it has been changed from a Principal Use to a Secondary Use.
19. The new definitions are added to the applicable zones as permitted uses.
20. Silviculture and forestry are removed from zones where it was referenced because these uses can't be regulated by zoning.
21. 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.
22. Section 6.0.3 (2) is amended to set the size of a parcel not serviced by a sewer and water system.
23. Section 9.0.1 (1)(c) added - 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., to accommodate Land Use Contract 94.
24. Section 10.0.1 (2) is amended to add Agriculture as a secondary use in the R5 zone. Field crops and horticulture were removed as a use.
25. Sections 15.0.1 (2) (a), 15.1.1 (2) (a), and 15.2.1 (2) (c) are added to restrict the operation of a kennel to parcels that are more than 2 hectares, and a dwelling unit is a principal use.
26. 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 provided that a Dwelling Unit is a Principal Use to accommodate LUC 122.
27. Section 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) is removed.).
28. Section 15.1.4 is amended to increase the maximum size of a second dwelling from 100 to 120 square meters.
29. Sections 17.0.4 (3) and (4), and 18.0.4 (3) and (4) are added to require a portable sawmill to be located 300 metres from a residential dwelling and 30 metres from a property line.
30. Waste Disposal Site is removed as a use from the H2 and Ag1 zone. The use is permitted only in the M2 zones and all RDBN sites used for Waste disposal are proposed to be zoned M2.
31. Section 18.0.1(1) is amended by adding a Farmers Market as a permitted use to the RR1 zone.

32. Section 19.0.1 (1) is amended by adding Community Recreation, Farmers Market, and Light Equipment Repair and Sales as permitted uses in the C1 zone.
33. Section 19.1 - A Local Commercial (C1A) Zone is added to accommodate small scale local commercial and service uses.
34. Section 20.0.1 (1) is amended by removing motel as a permitted use from the C2 zone.
35. The Service Commercial Zone has been deleted.
36. Section 21.0.1 (1) is amended by adding a Primitive Campground, Hotel, and Outdoor Recreation as a permitted use in the C3 zone.
37. Section 23.0.1 (1) is amended by adding Transportation Terminal, Aggregate Processing, Contracting, Heavy Equipment Repair and sales, and Veterinary Clinic as permitted uses in the M1 zone.
38. Section 22.0 - C5 and C5A zones become C4 Strata Resort Commercial.
39. Section 24.0.1 (1) is amended by adding Crematorium, Light Manufacturing, Warehousing, Transportation Terminal, Motor Vehicle Repair, and Contracting as permitted uses in the M2 zone.
40. Section 25.0.1 (1) is amended by adding Farmer's Market, Agricultural Feed Store, Crematorium, and Agriculture and associated setbacks as permitted uses in the M3 zone.
41. Section 26.0.3 is added to set the size of a parcel not serviced by sewer and water system.
42. Section 26.1 Special Civic / Institutional Zone (P1A) is added to accommodate community uses with the potential for creating notable negative impact on adjacent properties.
43. Section 27.0.1 (1) is amended by adding Campground, Primitive Campground and Restaurant as permitted secondary uses in the P2 zone.
44. Section 27.0.3 is added to set the size of a parcel serviced by a community sewer system in the P2 zone.
45. 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.
46. Section 30.0.1 and 30.0.2 are amended by adding parking and loading requirements that reflect the new use definitions.

## APPENDIX B

16

### Mapping changes contained in the draft Schedule A of "Regional District of Bulkley-Nechako Zoning Bylaw No. ??, 2015."

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. The N 10 CH OF DL 549A R5C EXC PLS 4138 & 5879 is located at the Stuart River bridge near Fort St. James and is used as a recreation site that is maintained by the Fort St. James Rotary Club. This property is proposed to be rezoned from H1 to P1.
4. L A DL 750 R5C PL 8435, which is owned by the Regional District and contains a Historic Telegraph cabin located at Quick, is proposed to be rezoned from Ag1 to P1.
5. The NE ¼ of DL 4185 R5C, the site of the Burns Lake Rod and Gun Clubhouse, is proposed to be rezoned from H2 to a new zone P3 (Special Recreation Zone).
6. The FRAC E 1/2 OF DL 5695 R5C located at the end of Tchesinkut Lake East Road, which is currently not zoned is proposed to be zoned H1.
7. 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.
8. Along the Bulkley River from Bulkley Lake to the FRAC W 1/2 OF DL 4222 R5C EXC PL 11833 the zoning boundary is proposed to be rectified with the ALR boundary and the Bulkley River boundary.
9. Along Stuart Lake from L 2 DL 1268 R5C PL 1333 to L C (SEE BB67183) DL 1625 R5C PL 8089 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.
10. Along Francois Lake within DL 4523 R5C 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.

11. Along Cluculz Lake from BK E OF DL 1140 CARIBOO to L 18 DL 1142 CARIBOO PL 23140 the R4 zoning boundary is proposed to be rectified with the right-of-way and property boundary.
12. The M3 Zoning on the Northwest Premium Meat Co-op property 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.
13. Within the SW 1/4 OF DL 874 R5C EXC PLS 1496 & 9153 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.
14. Within L 1 DL 2621 R5C PL 10294 EXC FIRSTLY PL PRP46705 & SECONDLY PT IN PL BCP26226 the R6 zoning boundary is proposed to be rectified with the property boundary.
15. Within L 6 SEC 11 TP 1A R5C PL 3958 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.
16. Within L A DL 850 R5C PL 2067 & BK B DL 850 R5C PL 2067 the P1 zoning boundary is proposed to be rectified with the property boundary.
17. For BK C SEC 16 TP 4 R5C PL 6397 EXC PLS 8749 & PRP47360 and L 1 SEC 16 TP 4 R5C PL PRP47360 the P1 zoning boundary is proposed to be rectified with the L 1 SEC 16 TP 4 R5C PL PRP47360 boundary.
18. For the N1/2 DL 1881 R5C the P2 zoning boundary is proposed to be rectified with the property boundary.
19. Within the E 1/2 DL 4161 R5C the H2 zoning boundary is proposed to be rectified with the property boundary.
20. Within the REM SEC 31 TP 2A R5C the AG1 and RR1 zoning boundaries are proposed to be rectified with the property boundary.
21. For L 1 SEC 32 TP 4 R5C PL 7087 EXC PL 8945 the AG1 and H1 zoning boundaries are proposed to be rectified with the property boundary.
22. For L 2 SEC 5 TP 4 R5C PL PRP45993 the H1 zoning boundary is proposed to be rectified with the property boundary.
23. 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 the M2 zoning boundary is proposed to be rectified with the property boundary.

24. Within THAT PTN OF DL 2623 R5C LYING N OF PL 5170 EXC PLS 3250 4933 5547 6505 & PRP13560 the C1 zoning boundary is proposed to be rectified with the property boundary.
25. Within the FRAC N 1/2 OF THE SE 1/4 OF DL 3553 R5C EXC PLS 2069 & 4136 the AG1 and R5 zoning boundaries are proposed to be rectified with the property boundary.
26. For L A DL 2544 R5C PL BCP4567 H1 and H2 zoning boundaries are proposed to be rectified with the property boundary. The property was rezoned before the final form of the subdivision was determined.
27. For L A DL 1656 R5C PL 9419 the H1 zoning boundary is proposed to be rectified with the property boundary.
28. For L A SEC 24 TP 13 R5C PL PRP45791 the H1 zoning boundary is proposed to be rectified with the property boundary.
29. Within L 3 DL 2545 R5C PL BCP1827 the P1 zoning boundary is proposed to be rectified 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.
30. DL 3534A R5C EXC PL PRP43785 is only partially zoned M2. The M2 Zone is proposed to be extended to cover the entire property.
31. DL 5712 R5C ON PL 1236 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.
32. For the REM DL 1185 & NW 1/4 DL 1184 the RR1 zoning boundary is proposed to be rectified with the property boundary.
33. For L 1 SEC 35 TP 7 R4C PL 7774 the H1 zoning boundary is proposed to be rectified with the property boundary.
34. For L A (BX151601) DL 1624 R5C PL 12787 the R4, H1 and RR1 zoning boundaries are proposed to be rectified with the property boundary.
35. 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 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.
36. SW ¼ OF DL 2510 R5C EXC PT ON PLS PRP13246 PRP14734 PRP41785 & BCP14200 and L A DL 2510 R5C PL BCP14200 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.

37. DL 4175, R5 CD, Except Plans 3332, 5153, 8142 8303 10041 and 4623. Extent of the C2 zone corrected to cover the auto sales use.
38. PCL A (PL 7897) DL 1624 R5C EXC PLS 10375 & 12787. Zoning changed from H1 AND R4 to C3 to legalize Camp Morice.
39. Clean up A1 zoning for the Fort St James Airport. Does not need to extend across Highway 27 and the River. Zone to RR zoning for the eastern part and Ag1 for the western end.
40. DL 2625 R5C EXC THE S 160 AC & EXC PLS 4672 4870 5169 8353 11579 PRP13561 PRP14464 & 4042 (013-269-429) 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 zone the whole parcel to H1.
41. DL 2631 R5C (007-173-059) is not currently zoned, apply RR1 zoning.
42. Apply P1 zoning to the SEDA centre: L 17 DL 716 R4C PL 1503 EXC PL 3835 (012-648-523, currently zoned P4.
43. 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.

**Advisory Planning Commission Meeting Minutes for Area A  
9 November 2015 ~ Location: Smithers Municipal Office**

**20**

<p><b>Attendance</b></p> <p align="center"><i>A</i></p>	<p>APC</p> <p>Brian Atherton                      Mark Fisher          Janik Heer                              Sandra Hinchliffe          Alan Koopmans                      <del>Bob Posthuma</del>          Natalie Trueit                          Andrew Watson          Stoney Stoltenburg                  Shelly Worthington</p> <p>RDBN</p> <p>APPLICANTS / AGENTS          Gina Hidber – HBH Land Surveying Inc</p>
<p><b>Meeting called to order @:</b></p>	<p>7pm</p>
<p><b>Chairperson:</b></p>	<p><del>Sandra Hinchliffe</del> Natalie Trueit chaired meeting</p>
<p><b>Secretary:</b></p>	<p>Natalie Trueit</p>

**Old Business / Updates:**      None

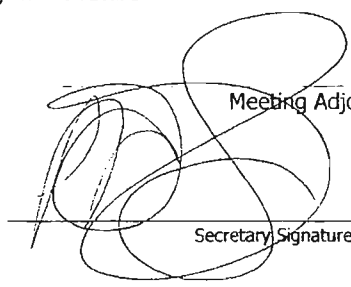
**New Business:**              One application

**Applications:**              Application for subdivision within the ALR

**Application Number:**      1185  
**Resolution**                  All in favour of granting the application for subdivision

**Comments**                  The only concern expressed by the APC was ensuring that all surrounding property owners be made aware of the application and that consideration is taken for possible "land locked" property in the future.

Meeting Adjourned @ 8 pm



\_\_\_\_\_  
Secretary Signature