

Regional District of Bulkley-Nechako

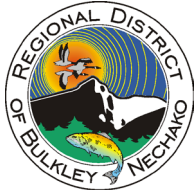
Public Documents



Development Variance Permit A-01-26

**6465 Hetherington Road, legally described as
Block B (Plan 1589), Section 14, Township 1A,
Range 5, Coast District, Plan 1463 Except Parcel A
(See 81862I); PID 012-709-042)**

Draft Permit



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

ISSUED TO: Calvin Johnson and Nicole Johnson
6465 Hetherington Road
Smithers BC, V0J 2N2

WITH RESPECT TO THE FOLLOWING LANDS:

6465 Hetherington Road, legally described as Block B (Plan 1589), Section 14, Township 1A, Range 5, Coast District, Plan 1463 Except Parcel A (See 81862I); PID 012-709-042) (the "Lands")

1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 3.0.10.1.a) by increasing the Intrusion into Setback Areas from 0.6 metres to 1.83 metres for the existing Single Family Dwelling roof overhang,
 - Section 14.0.5.1.b) by reducing the Setback for a Structure from a Side Parcel Line which does not abut a Highway from 5 metres to 3.78 metres for the existing porch, and
 - Section 14.0.5.1.b) by reducing the Setback for a Structure from a Side Parcel Line which does not abut a Highway from 5 metres to 1.2 metres for the construction of a storage building and a carport.
2. These variances apply only to the construction of the buildings shown on the site plan attached hereto as Schedule A, and Schedule B, which form part of this permit.
3. The setback intrusion exemptions 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 are not applicable to the buildings described in this permit except as described above.
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 and Schedule B, which form 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.

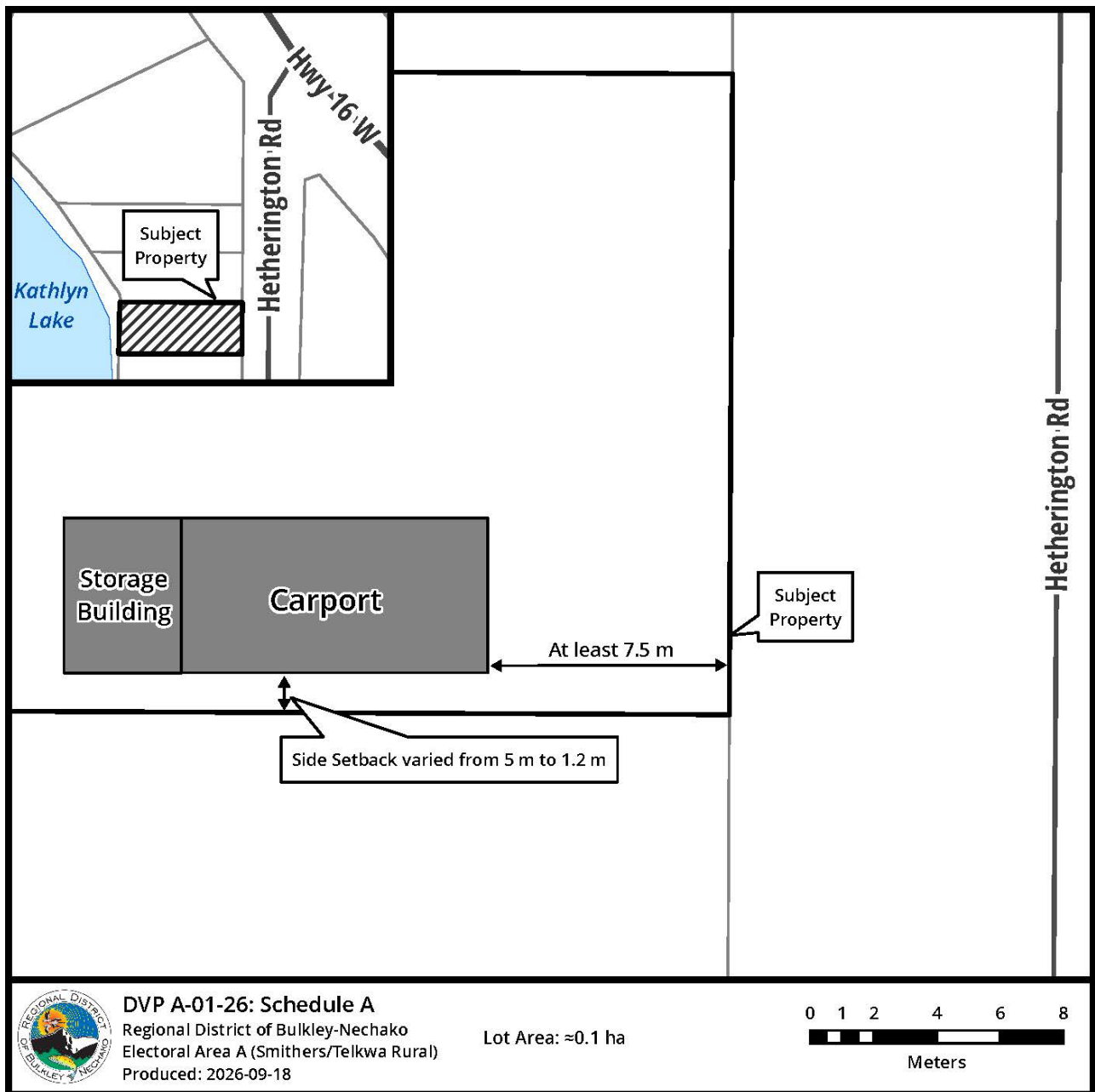
AUTHORIZING RESOLUTION passed by the Regional District Board

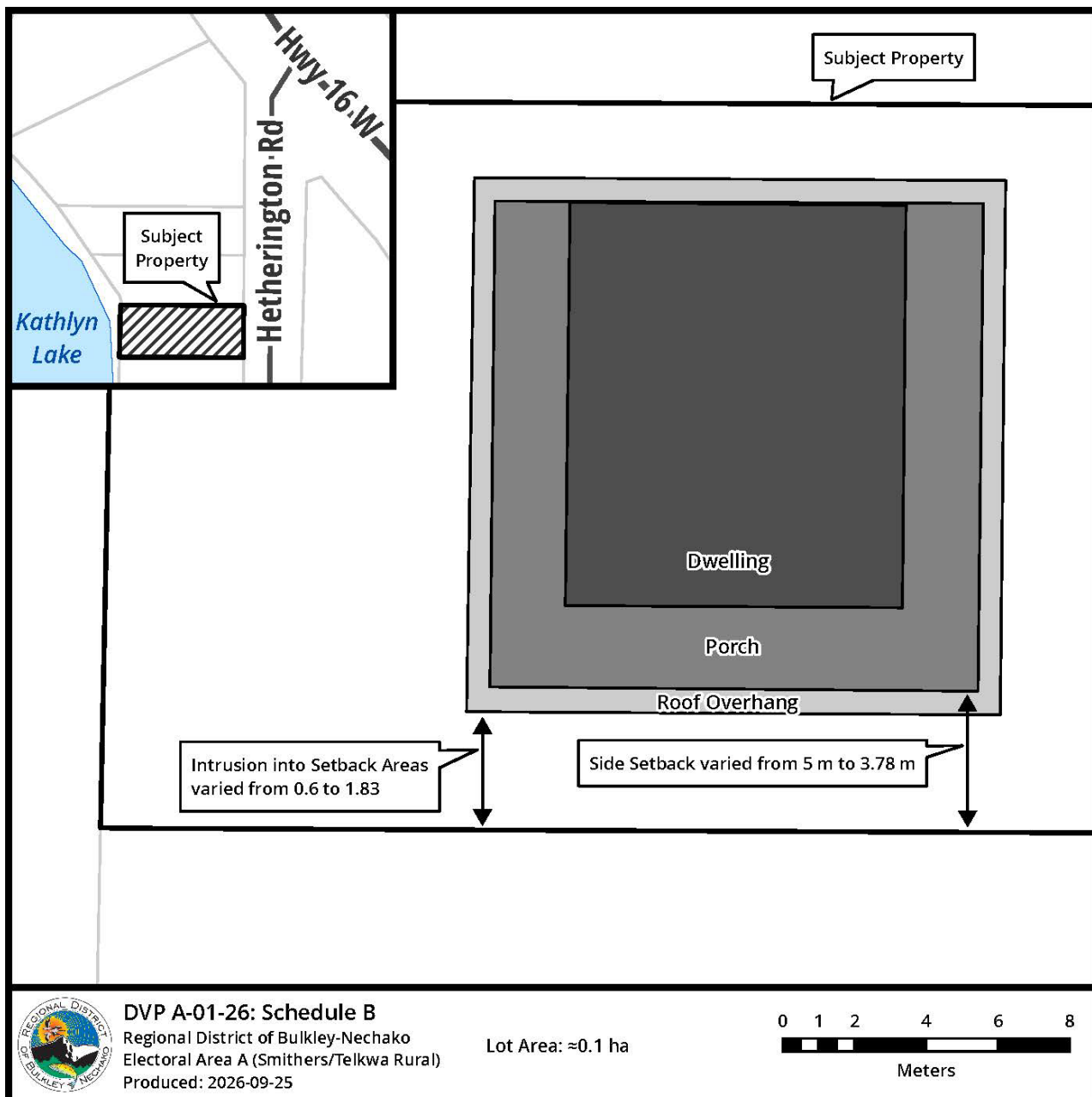
this _____ day of _____, 2026.

PERMIT ISSUED on this _____ day of _____, 2026.

Corporate Administrator

DRAFT





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 29, 2026

Property Owner/Resident

Re: Development Variance Permit Application A-01-26
6465 Hetherington Road, legally described as Block B (Plan 1589), Section 14, Township 1A, Range 5, Coast District, Plan 1463 Except Parcel A (See 81862I); PID 012-709-042)

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 6465 Hetherington Road, 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. A property Location Map and Site Plan are on the backside of this notice.

The applicants wish to reduce the permitted setback for their existing porch and roof overhang attached to their existing Single Family Dwelling. At the time of construction decades ago, these structures were permitted to be built at their existing location but since then, RDBN zoning regulations have changed. Additionally, the applicants want to build a new storage building and carport on their property, closer to the parcel line than permitted under the current Small Holdings Zone (H1) regulations. 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 3.0.10.1a) by increasing the Intrusion into Setback Areas from 0.6 metres to 1.83 metres for the existing Single Family Dwelling roof overhang,

Section 14.0.5.1.b) by reducing the Setback for a Structure from a Side Parcel Line which does not abut a Highway from 5 metres to 3.78 metres for the existing porch, and

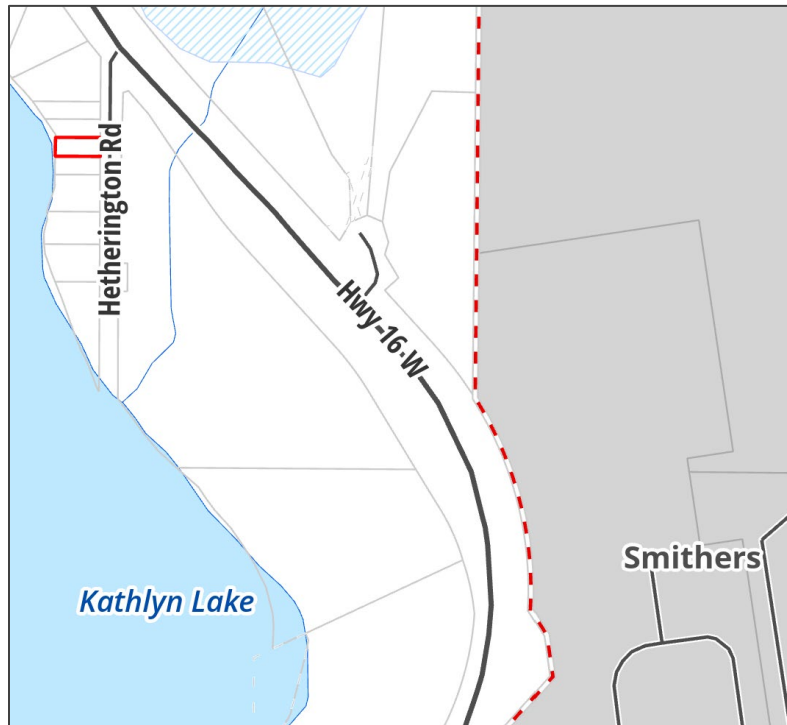
Section 14.0.5.1.b) by reducing the Setback for a Structure from a Side Parcel Line which does not abut a Highway from 5 metres to 1.2 metres for the construction of a storage building and a carport.

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.

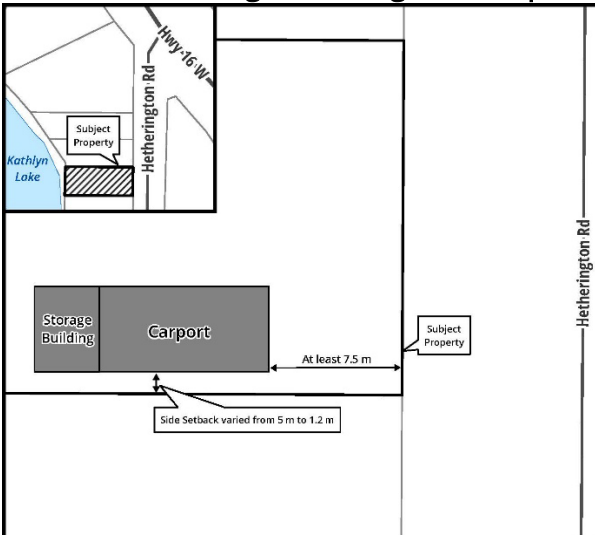
A copy of the proposed permit and additional information may be inspected online from Thursday, October 1, 2026 to October 15, 2026 at www.rdbn.bc.ca/departments/planning/public-meetings. The information can also be requested by contacting the Planning Department toll free at 1-800-320-3339 (open Monday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

Regional District Planning Department

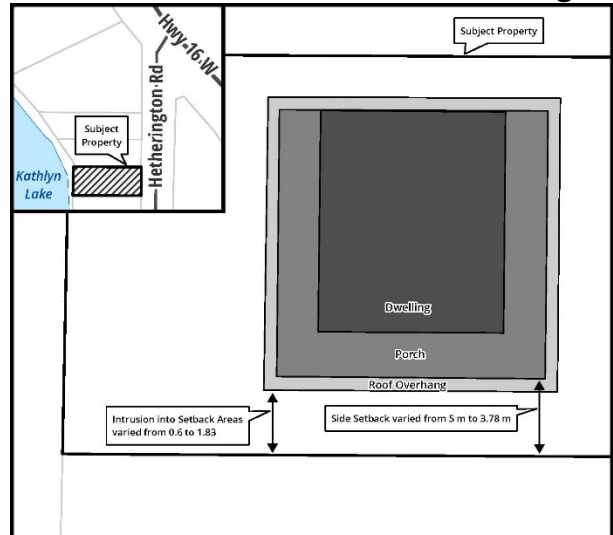
Location Map



Site Plan – Storage Building and Carport



Site Plan – Porch and Roof Overhang



Public Comments