

# Regional District of Bulkley-Nechako Public Hearing Information Package



**For the Following Bylaws Proposing to amend RDBN  
Zoning Bylaw No. 1800, 2020:**

- Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024
- Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024
- Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024

# Proposed Bylaws



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2033**

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to the Section 22.1.1.1. Permitted Uses of the Light Industrial – Contracting Zone (M1A):

"f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024".

READ A FIRST TIME this 21<sup>st</sup> day of March 2024.

READ A SECOND TIME this 21<sup>st</sup> day of March 2024.

PUBLIC HEARING HELD this \_\_\_ day of \_\_\_\_\_.

READ A THIRD TIME this \_\_\_ day of \_\_\_\_\_.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024".

DATED AT BURNS LAKE this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024  
  
\_\_\_\_\_  
for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2034**

A Bylaw to Amend "Regional District of  
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by repealing Section 25.0.1.1.g) of the Civic/Institutional Zone (P1).

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024".

READ A FIRST TIME this 21<sup>st</sup> day of March 2024.

READ A SECOND TIME this 21<sup>st</sup> day of March 2024.

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DATED AT BURNS LAKE this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2035**

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to Section 14.0.1.1. Permitted Uses of the Small Holdings Zone (H1):

"f) Veterinary Clinic only on the Parcel legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885, Except Any Portion of the Right of Way of the Dominion Telegraph Line Having a Width of 100 Feet Which May Lie Within the Boundaries of This Land and Except Plan 8676."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024".

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DATED AT BURNS LAKE this \_\_\_ day of \_\_\_\_\_.

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Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_ day of \_\_\_\_\_, 2024  
  
\_\_\_\_\_  
for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

# Board Resolution

March 21, 2024

Bylaws for 1<sup>st</sup> and 2<sup>nd</sup> Reading

Rezoning Bylaw No. 2033, 2024, Rezoning Bylaw No. 2034, 2024, & Rezoning Bylaw No. 2035, 2024

Electoral Areas "A", "B", and "E"

- "1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024" be given first and second reading and subsequently be taken to Public Hearing.
2. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024" be given first and second reading and subsequently be taken to Public Hearing.
3. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024" be given first and second reading and subsequently be taken to Public Hearing.
4. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024," also serve as the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024," and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024", and that the Public Hearing be delegated to the Director or Alternate Director for Electoral Area B (Rural Burns Lake)."

# Newspaper Advertisements





"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

# NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Monday, April 8th, 2024 at 7:00 pm for Bylaw No. 2033, 2024.

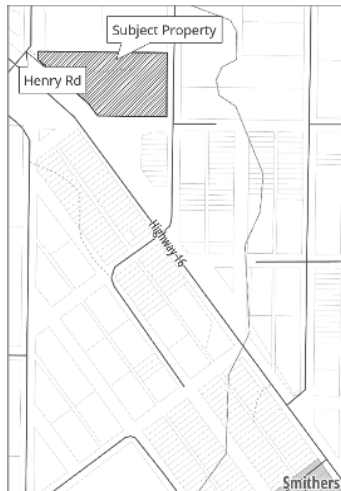
The Zoning Bylaw is proposed to be amended by Bylaw No. 2033, 2024 by adding the following text to the Principal Uses list in the Light Industrial – Contracting Zone (M1A):

"f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733."

With the adoption of the new Zoning Bylaw in 2020, the subject property was rezoned from the Light Industrial – Contracting Service Zone (M1B) to a new Light Industrial Contracting Zone (M1A). The subject property is used for Motor Vehicle Rentals, which is not a permitted use in the new M1A Zone. Proposed Bylaw No. 2033, 2024 would allow Motor Vehicle Rentals use on the subject property.

The subject property at 3844 Henry Road is approximately 580 m northwest of the Town of Smithers and legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733. The subject property is shown outlined in black and labelled "Subject Property" on the Location Map.

### LOCATION MAP FOR BYLAW NO. 2033, 2024



Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) and must be received by the Regional District of Bulkley-Nechako no later than Monday, April 8th, 2024 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing will be chaired by the Director or Alternate Director for Electoral Area B as a delegate of the Board. A copy of the Board resolution making the delegation, copies of proposed Bylaw and other relevant information, including written submissions to the Public Hearing, may be inspected from March 27, 2024 through to April 8th, 2024 at the Regional District of Bulkley-Nechako office and the Town of Smithers office during regular business hours, Monday to Friday (excluding statutory holidays) and online at [www.rdbn.bc.ca/departments/planning/public-meetings](http://www.rdbn.bc.ca/departments/planning/public-meetings). Please note, this Public Hearing will also serve as the Public Hearing for Bylaw No. 2034, 2024 and Bylaw No. 2035, 2024.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

Thursday, April 4, 2024 Edition  
Interior News



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

# NOTICE OF PUBLIC HEARING

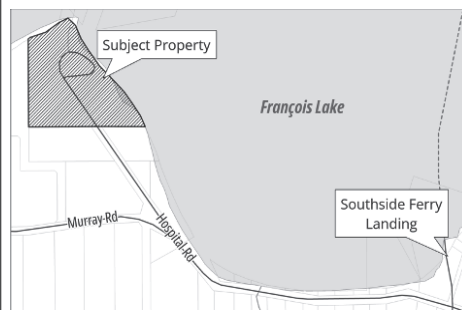
Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Monday, April 8th, 2024 at 7:00 pm for Bylaw No. 2034, 2024.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2034, 2024 by removing Section 25.0.1.1.g) of the Civic/Institutional Zone (P1), which lists "Multiple Family Dwelling, with a maximum combined total of 12 Dwelling Units" as a Permitted Principal Use for the Parcel legally described as Lot B, District Lot 716, Range 4, Coast District, Plan 1379 only.

This use was introduced by the former property owner in a 2014 Zoning Bylaw amendment and is no longer necessary as the property now operates as a regional park, which is owned by the Regional District.

The subject property at 2411 Hospital Road is approximately 800 m northwest of the southside Francois Lake ferry landing and legally described as Lot B, District Lot 716, Range 4, Coast District, Plan 1379. The subject property is shown outlined in black and labelled "Subject Property" on the Location Map.

### LOCATION MAP FOR BYLAW NO. 2034, 2024



Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) and must be received by the Regional District of Bulkley-Nechako no later than Monday, April 8th, 2024 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing will be chaired by the Director or Alternate Director for Electoral Area B as a delegate of the Board. A copy of the Board resolution making the delegation, copies of proposed Bylaw and other relevant information, including written submissions to the Public Hearing, may be inspected from March 27, 2024 through to April 8th, 2024 at the Regional District of Bulkley-Nechako office and the Town of Smithers office during regular business hours, Monday to Friday (excluding statutory holidays) and online at [www.rdbn.bc.ca/departments/planning/public-meetings](http://www.rdbn.bc.ca/departments/planning/public-meetings). Please note, this Public Hearing will also serve as the Public Hearing for Bylaw No. 2033, 2024 and Bylaw No. 2035, 2024.

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Wednesday April 3, 2024 Edition  
Lakes District News

WWW.RDBN.BC.CA 1-250-692-3195  
INFO@RDBN.BC.CA 1-800-320-3339  
37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0



# NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Monday, April 8th, 2024 at 7:00 pm Bylaw No. 2035, 2024.

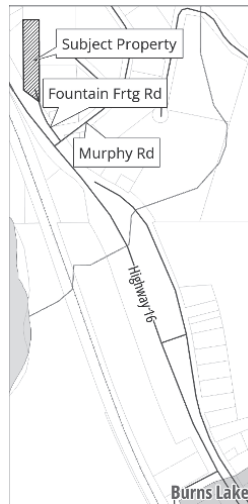
The Zoning Bylaw is proposed to be amended by Bylaw No. 2035, 2024 by adding the following text to the Principal Uses list in the Small Holdings Zone (H1)

"f) Veterinary Clinic only on the Parcel legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885, Except Any Portion of the Right of Way of the Dominion Telegraph Line Having a Width of 100 Feet Which May Lie Within the Boundaries of This Land and Except Plan 8676."

With the adoption of the new Zoning Bylaw in 2020, Veterinary Clinic use was removed from the H1 Zone, making the existing Veterinary Clinic at 2450 Fountain Frontage Road non-conforming to zoning. Proposed Bylaw No. 2035, 2024 would allow Veterinary Clinic use on the subject property.

The subject property at 2450 Fountain Frontage Road is approximately 800 north of the Village of Burns Lake and legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885. The subject property is shown outlined in black and labelled "Subject Property" on the Location.

### LOCATION MAP FOR BYLAW NO. 2035, 2024



Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) and must be received by the Regional District of Bulkley-Nechako no later than Monday, April 8th, 2024 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing will be chaired by the Director or Alternate Director for Electoral Area B as a delegate of the Board. A copy of the Board resolution making the delegation, copies of proposed Bylaw and other relevant information, including written submissions to the Public Hearing, may be inspected from March 27, 2024 through to April 8th, 2024 at the Regional District of Bulkley-Nechako office and the Town of Smithers office during regular business hours, Monday to Friday (excluding statutory holidays) and online at [www.rdbn.bc.ca/departments/planning/public-meetings](http://www.rdbn.bc.ca/departments/planning/public-meetings). Please note, this Public Hearing will also serve as the Public Hearing for Bylaw No. 2033, 2024 and Bylaw No. 2034, 2024.

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Wednesday April 3, 2024 Edition  
Lakes District News

# First and Second Reading Staff Report



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Danielle Patterson  
**Date:** March 21, 2024  
**Subject:** **Rezoning Application RDBN 02-21  
First and Second Reading for Bylaw No. 2033, Bylaw No. 2034, & Bylaw  
No. 2035**

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### RECOMMENDATIONS:

(all/directors/majority)

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024" be given first and second reading and subsequently be taken to Public Hearing.
  2. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024" be given first and second reading and subsequently be taken to Public Hearing.
  3. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024" be given first and second reading and subsequently be taken to Public Hearing.
  4. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024," also serve as the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024," and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024", and that the Public Hearing be delegated to the Director or Alternate Director for Electoral Area B (Rural Burns Lake).
- 

### EXECUTIVE SUMMARY

In 2020, the Regional District adopted "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw). Planning staff have discovered that the new Zoning Bylaw has had unintended consequences for two properties.

The Motor Vehicles Rental use was removed from the Light Industrial – Contracting Zone (M1A), which impacted the vehicle rentals business at 3844 Henry Road, Electoral Area A and the Veterinary Clinic use was removed from the Small Holdings Zone (H1), which impacted the existing veterinary clinic at 2450 Fountain Frontage Road, Electoral Area B. Bylaw No. 2033 adds Motor Vehicle Rental as a use at 3844 Henry Road, and Bylaw 2035 adds Veterinary Clinic as a use at 2450 Fountain Frontage Road.

Bylaw 2034 proposes to amend the P1 Zone to remove Multi-Family Dwelling as a permitted use at the Hospital Point Park at 2411 Hospital Point Road, Electoral Area E. This use, and the housing agreement on title, are no longer needed now that the land is a Regional District Park.

## OVERVIEW OF THE PROPOSED AMENDMENTS

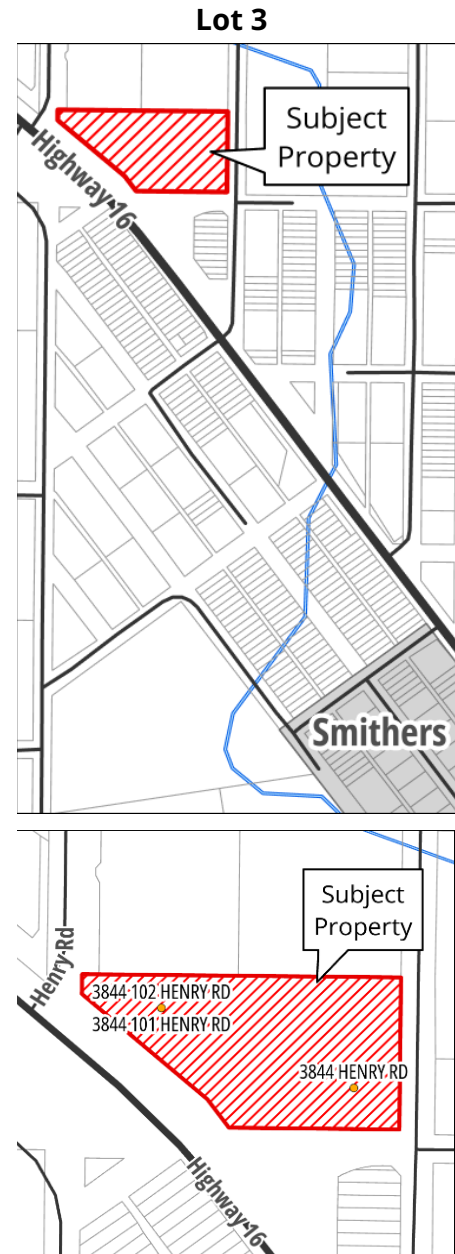
### Bylaw 2033 – Electoral Area A (Smithers/Telkwa Rural)

<b>Subject Property:</b>	3844 Henry Road located approximately 580 m northwest of the Town of Smithers  Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733 (PID 006-776-973)
<b>Property Area:</b>	1.35 ha (3.33 ac)
<b>OCP Designation:</b>	Commercial (C) in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014
<b>Zoning:</b>	M1A in the Zoning Bylaw
<b>ALR Status:</b>	Not in the ALR
<b>Existing Land Use:</b>	Motor Vehicle Rentals
<b>Proposed Amendment:</b>	<b>Motor Vehicle Rentals in the M1A Zone at 3844 Henry Road</b>

The Special Light Industrial – Agricultural Zone (M1A) and the Light Industrial – Contracting Service Zone (M1B) from repealed Zoning Bylaw No. 700, 1993 were combined into a single zone named the Light Industrial – Contracting Zone (M1A Zone) in the new Zoning Bylaw. The Motor Vehicle Rentals use was removed from M1A Zone in error, making the use at 3844 Henry Road non-conforming to zoning.

There are two parcels in the RDBN zoned M1A. Only 3844 Henry Road has a Motor Vehicle Rentals use. Staff propose that Bylaw 2033 add Motor Vehicle Rentals to the Permitted Uses in the M1A zone only for this particular property. Motor Vehicle Rentals use is defined as follows.

*MOTOR VEHICLE RENTALS means the use of land, Building or other Structure for the rental or lease of new or used motor vehicles, trailers, Camping Vehicles, boats, all terrain vehicles, snowmobiles, and motorcycles, and may include as an incidental and subordinate use, the service and repair of only those items being rented or leased provided that the service and repair of vehicles occurs inside of a Building. This use does not include Service Station.*



**Bylaw 2035 – Electoral Area B (Burns Lake Rural)**

**Subject Property:** 2450 Fountain Frontage Road, approximately 800 m north of the Village of Burns Lake.

Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885 (PID 005-731-241)

**Property Area:** 0.43 ha (1.07 ac)

**OCP Designation:** Rural Residential (RR) Designation in the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1704

**Zoning:** H1 in the Zoning Bylaw

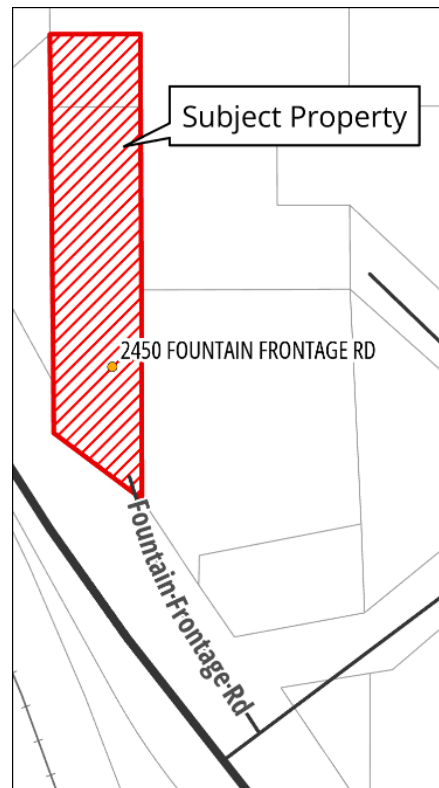
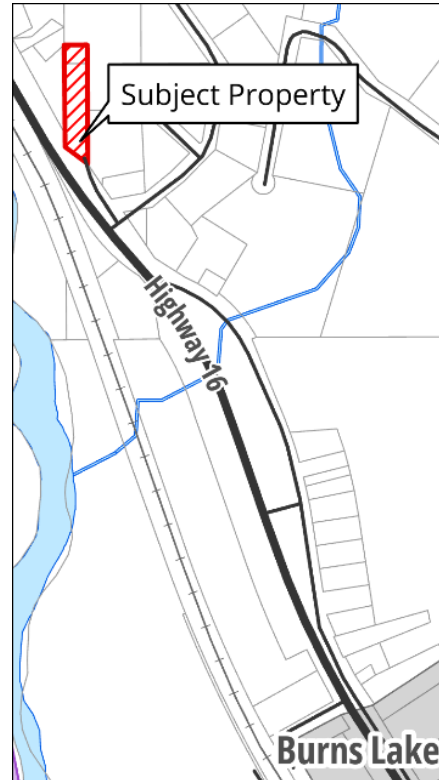
**ALR Status:** Not in the ALR

**Existing Land Use:** Burns Lake Veterinary Clinic

**Proposed Amendment:** **Veterinary Clinic in H1 Zone at 2450 Fountain Road**

The Zoning Bylaw removed Veterinary Clinic from the Permitted Uses of the H1 Zone, making the use at 3844 Henry Road non-conforming to zoning. Planning staff propose that Bylaw 2035 add Veterinary Clinic to the Permitted Uses in the H1 Zone only for this particular property. Veterinary Clinic use is defined as follows.

*VETERINARY CLINIC means the use of land, Building or other Structure for the medical, surgical, dental, diagnostic, and therapeutic treatment of non-human animals, and the overnight stay of animals receiving treatment.*





## Bylaw 2034 – Electoral Area E (Francois/Ootsa Rural)

**Subject Property:** 2411 Hospital Road, approximately 800 m northwest of the southside Francois Lake ferry landing.

Lot B, District Lot 716,  
Range 4, Coast District, Plan  
1379 (PID 004-868-471)

**Property Area:** 4.44 ha (10.97 ac)

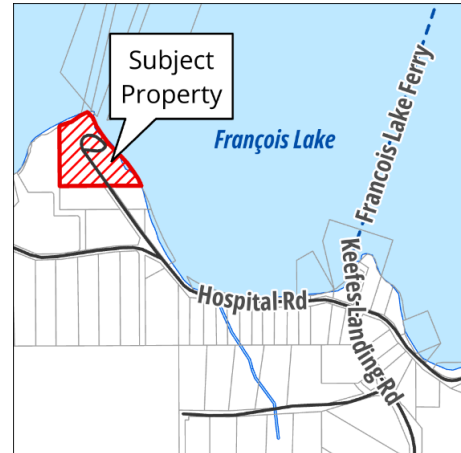
**OCP Designation:** Not applicable

**Zoning:** P1 in the Zoning Bylaw

**ALR Status:** Not in the ALR

**Existing Land Use:** Park

**Proposed Amendment:** **Remove Multiple Family Dwelling at 2411 Hospital Road in P1 Zone**



The Zoning Bylaw permits a 12-unit Multi-Family Dwelling in the P1 Zone only at 2411 Hospital Road. This use, and the housing agreement registered on title, was introduced by the former property owner in a 2014 Zoning Bylaw amendment for a seniors housing development. This use, and the housing agreement, are no longer necessary given the use of the property as a regional park, which is owned by the Regional District. As such, Bylaw No. 2034 proposes to remove the 12-unit Multi-Family Dwelling use from the P1 Zone.

### REFERRAL RESPONSES

Bylaws No. 2033 and 2035 were referred to the **Ministry of Transportation and Infrastructure (MoTI)**. MoTI provided a Preliminary Approval letter (see Attachments).

Bylaw No. 2034 (2450 Fountain Frontage Road – H1) was referred to the **Regional District Agriculture Coordinator** who provided the following referral response:

*“I am not very familiar with the process for establishing or changing property zoning, but veterinary services are critical for both agriculture producers and other community members, so the proposed action in bylaw amendment 2035 makes sense to me.”*

Given the housekeeping nature of these Bylaws they were not referred to the Advisory Planning Commissions (APCs).

### ATTACHMENTS:

- Bylaw No. 2033, 2024; Bylaw No. 2034, 2024; & Bylaw No. 2035, 2024
- [M1A, P1, and H1 Zones from RDBN Zoning Bylaw No. 1800, 2020 \(link\)](#)
- Ministry of Transportation and Infrastructure referral response letter





**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2033**

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"f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024".

READ A FIRST TIME this \_\_\_ day of \_\_\_\_\_.

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\_\_\_\_\_  
Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
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\_\_\_\_\_  
for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2034**

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\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2035**

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024".

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Corporate Administrator

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for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



Your File #: RDBN 02-21  
eDAS File #: 2024-00822  
Date: Feb/20/2024

c/o Regional District of Bulkley-Nechako  
Deneve Vanderwolf  
37 3rd Avenue  
Burns Lake, British Columbia V0J 1E0  
Canada

Attention: Deneve Vanderwolf Planner 1 /Regional Transit Coordinator

**Re: Proposed Bylaw 2033 and 2035 for:  
3844 Henry Road, Smithers  
2450 Frontage Road, Burns Lake**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*. Please provide a copy of the bylaw after 3<sup>rd</sup> reading for approval.

If you have any questions please feel free to call Connie Hardy at (250) 876-6812.

Yours truly,

Connie Hardy  
Development Officer

Local District Address
Bulkley-Stikine District Bag 5000 3726 Alfred Avenue Smithers, BC V0J 2N0 Canada Phone: (250) 847-7403 Fax: (250) 847-7219

Zoning - Current &  
Proposed for:  
M1A (Bylaw No. 2033),  
P1 (Bylaw No. 2034, &  
H1 (Bylaw No. 2035)

## SECTION 22.1 - LIGHT INDUSTRIAL – CONSTRUCTION ZONE (M1A)

### 22.1.1 Permitted Uses

1. Principal Uses
  - a) Agriculture
  - b) Contracting
  - c) Recreational Vehicle Storage
  - d) Warehousing
  - e) A sawmill that includes a woodchipper and wood grinder on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.
2. Secondary Uses
  - a) Dwelling Unit in a building containing a Principal Use
  - b) Single Family Dwelling

### 22.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.
2. Notwithstanding Section 22.1.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.

### 22.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).
2. Notwithstanding Section 22.1.3 (1) the minimum Parcel area that may be created by subdivision for the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966, is 16 hectares (39.5 acres).

### 22.1.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel.

### 22.1.5 Setback

1. No Structure or part thereof, shall be located within:
  - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
  - or
  - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.

### 22.1.6 Screening

1. All industrial activity and associated materials shall be enclosed by a Landscape Screen not less than 2 metres (6.56 feet) high.

## SECTION 22.1 - LIGHT INDUSTRIAL – CONTRACTING ZONE (M1A)

### 22.1.1 Permitted Uses

1. Principal Uses
  - a) Agriculture
  - b) Contracting
  - c) Recreational Vehicle Storage
  - d) Warehousing
  - e) A sawmill that includes a woodchipper and wood grinder on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.
  - f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733.
2. Secondary Uses
  - a) Dwelling Unit in a building containing a Principal Use
  - b) Single Family Dwelling

### 22.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.
2. Notwithstanding Section 22.1.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.

### 22.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).
2. Notwithstanding Section 22.1.3 (1) the minimum Parcel area that may be created by subdivision for the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966, is 16 hectares (39.5 acres).

### 22.1.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel.

### 22.1.5 Setback

1. No Structure or part thereof, shall be located within:
  - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;  
or
  - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.

### 22.1.6 Screening

1. All industrial activity and associated materials shall be enclosed by a Landscape Screen not less than 2 metres (6.56 feet) high.

**SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)**

25.0.1 Permitted Uses

1. Principal Uses
  - a) Clubhouse
  - b) Community Care Facility
  - c) Community Recreation
  - d) Farmers' Market
  - e) Institutional
  - f) Utility
  - g) Multiple Family Dwelling, with a maximum combined total of 12 Dwelling Units, for the Parcel legally described as Lot B, District Lot 716, Range 4, Coast District, Plan 1379 only.
2. Secondary Uses
  - a) Dwelling Unit in a building containing a Principal Use
  - b) Single Family Dwelling

25.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

25.0.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

25.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

25.0.5 Setback

1. No Structure or part thereof, shall be located within:
  - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
  - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
  - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.



## SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)

### 25.0.1 Permitted Uses

1. Principal Uses
  - a) Clubhouse
  - b) Community Care Facility
  - c) Community Recreation
  - d) Farmers' Market
  - e) Institutional
  - f) Utility
2. Secondary Uses
  - a) Dwelling Unit in a building containing a Principal Use
  - b) Single Family Dwelling

### 25.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

### 25.0.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

### 25.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

### 25.0.5 Setback

1. No Structure or part thereof, shall be located within:
  - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
  - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
  - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

## SECTION 14.0 - SMALL HOLDINGS ZONE (H1)

### 14.0.1 Permitted Uses

1. Principal Uses
  - a) Agriculture
  - b) Single Family Dwelling
  - c) Two Family Dwelling
  - d) Recreational Vehicle Storage in a building with a maximum Gross Floor Area of 149 square metres only on the Parcel legally described as District Lot 2022A, Range 5, Coast District, Except Plans 1152, 6141 and 9568.
  - e) Recreational Vehicle Storage in buildings with a total maximum Gross Floor Area of 1,400 square metres only on the Parcel legally described as Lot 2, District Lot 1141, Cariboo District, Plan 25405.
2. Secondary Uses
  - a) Kennel on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family or Two Family Dwelling is the Principal Use.
  - b) Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 provided that a Single Family or Two Family Dwelling is the Principal Use.

### 14.0.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
2. Notwithstanding Section 14.0.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 3, Plan 5124, District Lot 4163, Range 5, Coast District provided that one of the Dwelling Units does not exceed Gross Floor Area of 100 square metres (1,076 square feet).
3. Not more than two Single Family Dwellings, or one Two Family Dwelling shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.

### 14.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

### 14.0.4 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
  - a) 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
  - b) 5 metres (16.40 feet) from each Side Parcel Line which does not abut a Highway;
  - c) 7.5 metres (24.60 feet) from any Parcel Line which abuts a Highway.

## SECTION 14.0 - SMALL HOLDINGS ZONE (H1)

### 14.0.1 Permitted Uses

1. Principal Uses
  - a) Agriculture
  - b) Single Family Dwelling
  - c) Two Family Dwelling
  - d) Recreational Vehicle Storage in a building with a maximum Gross Floor Area of 149 square metres only on the Parcel legally described as District Lot 2022A, Range 5, Coast District, Except Plans 1152, 6141 and 9568.
  - e) Recreational Vehicle Storage in buildings with a total maximum Gross Floor Area of 1,400 square metres only on the Parcel legally described as Lot 2, District Lot 1141, Cariboo District, Plan 25405.
  - f) Veterinary Clinic only on the Parcel legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885, Except Any Portion of the Right of Way of the Dominion Telegraph Line Having a Width of 100 Feet Which May Lie Within the Boundaries of This Land and Except Plan 8676
2. Secondary Uses
  - a) Kennel on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family or Two Family Dwelling is the Principal Use.
  - b) Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 provided that a Single Family or Two Family Dwelling is the Principal Use.

### 14.0.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
2. Notwithstanding Section 14.0.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 3, Plan 5124, District Lot 4163, Range 5, Coast District provided that one of the Dwelling Units does not exceed Gross Floor Area of 100 square metres (1,076 square feet).
3. Not more than two Single Family Dwellings, or one Two Family Dwelling shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.

### 14.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

### 14.0.4 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:

- a) 7.5 metres (24.60 feet) from the Front and [Rear Parcel Lines](#);
- b) 5 metres (16.40 feet) from each [Side Parcel Line](#) which does not abut a [Highway](#);
- c) 7.5 metres (24.60 feet) from any [Parcel Line](#) which abuts a [Highway](#).

**Official Community  
Plan (OCP)  
Designation**

## 3.2. Commercial (C) Designation

Only a limited amount of commercial development has been designated within the Plan area in an attempt to focus commercial activity within the Town of Smithers and the Village of Telkwa. Opportunities for neighbourhood based services, tourist commercial services and bed and breakfasts shall be accommodated where appropriate within the Plan area subject to the following Commercial objectives and policies.

### 3.2.1. Objectives

- (1) To provide for limited and appropriate tourist, outdoor recreation, and neighbourhood commercial opportunities throughout the Plan area, where those services are necessary and do not conflict with existing uses.
- (2) To support and provide opportunities for home based business.
- (3) To recognize the Village of Telkwa and the Town of Smithers as the commercial centers of the Plan area.

### 3.2.2. Policies

- (1) Commercial uses in the rural area should be limited to a scale and size necessary to serve the retail and service needs of the local community, be designed specifically to provide a service to tourists, or be necessary for the provision of an outdoor recreation opportunity. All other commercial activity, other than home occupations, shall be encouraged to establish within the Town of Smithers or the Village of Telkwa.
- (2) A Commercial Designation and rezoning application to allow neighbourhood services may only be considered under the following circumstances.
  - (a) The primary target market for the service(s) to be provided or sold is the local rural area.
  - (b) The proposed commercial use will not create an amount of traffic, noise or other impact that will adversely affect the rural character of the area.
  - (c) Traffic management issues are considered and addressed appropriately.
  - (d) The proposed commercial use will not have an unacceptable negative impact on the natural environment.
  - (e) The proposed commercial use will not have an unacceptable negative impact on neighbouring land uses or property owners.

- (3) A Commercial Designation and rezoning application to allow a tourism or outdoor recreation use may only be considered under the following circumstances.
- (a) The proposed commercial use is directly associated with a distinctive or special characteristic or feature of the Plan area such as an outdoor recreation area, lake, river, or distinctive viewscape.
  - (b) The proposed commercial use must provide a service to tourists, or be necessary for the provision of an outdoor recreation opportunity.
  - (c) The proposed commercial use will not create an amount of traffic, noise or other impact that will adversely affect the rural character of the area.
  - (d) The proposed commercial use will not have an unacceptable negative impact on the natural environment.
  - (e) The proposed commercial use will not have an unacceptable negative impact on neighbouring land uses.
  - (f) And, the proposed commercial development has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).



# OCP Designation for 2411 Hospital Rd (Bylaw No. 2034)

**2411 Hospital Road is in an area without an Official Community Plan**



## 3.4 Rural Residential (RR) Designation

The Rural Residential (RR) designation is intended to provide opportunities for people to live in a rural setting in a sustainable and responsible manner, while protecting and preserving the rural character of the area. Development requiring a higher level of community services, such as water and sewer, will be directed into the Village of Burns Lake.

### 3.4.1 Objectives

- (1) To provide opportunities for residential lots that fit the existing rural character of the Plan area.
- (2) To support opportunities for affordable housing, rental housing and special needs housing.
- (3) To ensure future development is sustainable and does not have a notably negative impact on the natural environment.
- (4) To protect and enhance the quality of life associated with existing and new rural residential development.

### 3.4.2 Policies

- (1) Low to moderate density residential (fee simple and bare land strata) subdivisions, recreational and other unobtrusive uses will be permitted in the Rural Residential designation. Limited forms of agriculture may be permitted within the implementing zoning bylaw.
- (2) Home based business and cottage industries are supported with restrictions which will ensure that they will not have an adverse impact on neighbouring uses and the rural character of the area.
- (3) The Regional District will not take responsibility for the operation, maintenance or funding of any new water or sewer system associated with Rural Residential development.
- (4) Rezoning applications to allow a strata subdivision that relies on privately operated community sewer or water systems that are located within the strata development and are owned and operated by the strata corporation may be considered.
- (5) Applications to allow a freehold subdivision that relies on privately operated community sewer or water systems shall not be supported.
- (6) Applications to allow a strata subdivision with parcels smaller than 2 hectares (4.94 acres) may be considered where appropriate, provided that:

- (a) the subdivision includes less than 15 strata parcels;
  - (b) the size of the parent parcel is a minimum of 1.2 hectares (3 acres) of Rural Residential designated land for each strata parcel proposed (for example a proposal for 5 strata parcels would require a parent parcel of 6 hectares (15 acres));
  - (c) a covenant restricting further subdivision must be registered on the remainder of the parent parcel; and
  - (d) the applicant submits an acceptable fire prevention plan for the development and secures the major aspects of the plan by covenant, unless the land is in a Rural Fire Protection Service Area.
- (7) Applications to allow a 2<sup>nd</sup> single family dwelling on a parcel may only be considered under the following circumstances.
- (a) the subject property is a minimum of 2 hectares (4.94 acres) in size or larger, or a 2<sup>nd</sup> single family dwelling exists and is legal but non-conforming to zoning;
  - (b) it has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings;
  - (c) the development is compatible with adjacent land uses and maintains the rural character of the area;
  - (d) the parcel is not located within a floodplain or on other hazard lands;
  - (e) the development addresses wildlife and ecological values; and,
  - (f) the future subdivision of the land into a parcel smaller than 2 hectares (5 acres) is prohibited.
- (8) Applications to permit parcels as small as 2 hectares (4.94 acres) may be considered where:
- (a) it has been demonstrated that the proposed lots can accommodate an on-site water supply and sewage disposal system;
  - (b) the development is compatible with adjacent land uses and maintains the rural character of the area;
  - (c) parcels are not located within a floodplain or on other hazard lands; and,
  - (d) the development adequately addresses wildlife and ecological values.

- (9) Applications to permit parcels smaller than 2 hectares (4.94 acres) to a minimum parcel size of 0.4 hectares (1 acre) may be considered where:
  - (a) an existing parcel is truncated by an existing developed public road or natural water feature; and,
  - (b) the criteria outlined in Section 3.4.2 (8) are addressed.
- (10) Applications to permit parcels smaller than 2 hectares (4.94 acres) to a minimum parcel size of 0.8 hectares (2 acres) may be considered where:
  - (a) the reduced parcel size for certain parcels will result in a parcel layout that provides improved protection of an environmentally unique or sensitive area;
  - (b) the average size of all parcels created is not smaller than 2 hectares (4.94 acres).
- (11) Applications to allow Rural Residential development may be considered where the development will not conflict with or have a notable negative impact on adjacent agricultural uses.
- (12) The development of new Manufactured Home Parks is discouraged throughout the Plan area.
- (13) Applications to permit up to three parcels as small as 1 hectare (2.47 acres) may be considered on parcels legally described as Lot A, District Lots 5333 and 5332, Range 5, Coast District, Plan 6090 and Lot 1, District Lot 5332, Range 5, Coast District Plan 3998, Except Plan 5079 provided that the average size of all parcels created is not smaller than 2 hectares (4.94 acres), with a maximum of one Single Family Dwelling per parcel.

Zoning  
Amendment  
Application  
**NOT APPLICABLE**  
- RDBN Initiated  
changes

# Referral Responses

**From:** [Deneve Vanderwolf](#)  
**To:** [Danielle Patterson](#)  
**Subject:** FW: Preliminary Letter - 2024-00822  
**Date:** February 20, 2024 10:16:36 AM  
**Attachments:** [Prelim Letter 2024-0082.pdf](#)

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**From:** Hardy, Connie MOTI:EX <Connie.Hardy@gov.bc.ca>  
**Sent:** Tuesday, February 20, 2024 10:10 AM  
**To:** Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>  
**Subject:** Preliminary Letter - 2024-00822

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

Please see attached preliminary letter for file 2024-00822

**Connie Hardy**  
Ministry of Transportation and Infrastructure  
Development Officer, Bulkley Stikine District  
250-876-6812



Your File #: RDBN 02-21  
eDAS File #: 2024-00822  
Date: Feb/20/2024

c/o Regional District of Bulkley-Nechako  
Deneve Vanderwolf  
37 3rd Avenue  
Burns Lake, British Columbia V0J 1E0  
Canada

Attention: Deneve Vanderwolf Planner 1 /Regional Transit Coordinator

**Re: Proposed Bylaw 2033 and 2035 for:  
3844 Henry Road, Smithers  
2450 Frontage Road, Burns Lake**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*. Please provide a copy of the bylaw after 3<sup>rd</sup> reading for approval.

If you have any questions please feel free to call Connie Hardy at (250) 876-6812.

Yours truly,

Connie Hardy  
Development Officer

Local District Address
Bulkley-Stikine District Bag 5000 3726 Alfred Avenue Smithers, BC V0J 2N0 Canada Phone: (250) 847-7403 Fax: (250) 847-7219

**From:** [Megan D'Arcy](#)  
**To:** [Deneve Vanderwolf](#); [Danielle Patterson](#)  
**Subject:** Re: Rezoning RDBN 02-21 Referral Report  
**Date:** March 5, 2024 10:05:47 AM

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Hi Danielle and Deneve,

I am not very familiar with the process for establishing or changing property zoning, but veterinary services are critical for both agriculture producers and other community members, so the proposed action in bylaw amendment 2035 makes sense to me.

Respectfully submitted, Megan

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**From:** Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>  
**Sent:** Wednesday, February 14, 2024 2:24 PM  
**To:** Megan D'Arcy <megan.darcy@rdbn.bc.ca>  
**Subject:** Rezoning RDBN 02-21 Referral Report

Hi Megan

Attached is a referral report for your review. We are only asking you to provide comment on Bylaw No. 2035. The response deadline is March 4, 2024. Please let me know if you have any questions.

Kind regards,  
**Deneve Vanderwolf**  
Planning Technician/Regional Transit Coordinator  
Regional District of Bulkley-Nechako | [www.rdbn.bc.ca](http://www.rdbn.bc.ca)  
[deneve.vanderwolf@rdbn.bc.ca](mailto:deneve.vanderwolf@rdbn.bc.ca)  
37 3<sup>rd</sup> Avenue | PO Box 820, Burns Lake BC V0J 1E0  
Office Phone: 250-692-3195 | 1-800-320-3339

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.



# **Public Comments**

March 27, 2024 – no public  
comments to date