

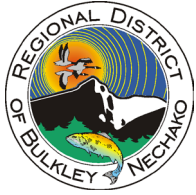


PUBLIC DOCUMENTS

Development Variance Permit A-03-26

(For consideration on September 10, 2026)

Draft Permit



REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. A-03-26

ISSUED TO: Taylor Bachrach and Michelle Larstone
PO Box 5172
Smithers BC, V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

239 Prairie Road, legally described as Block G, District Lot 1586, Range 5, Coast District (the "Lands")

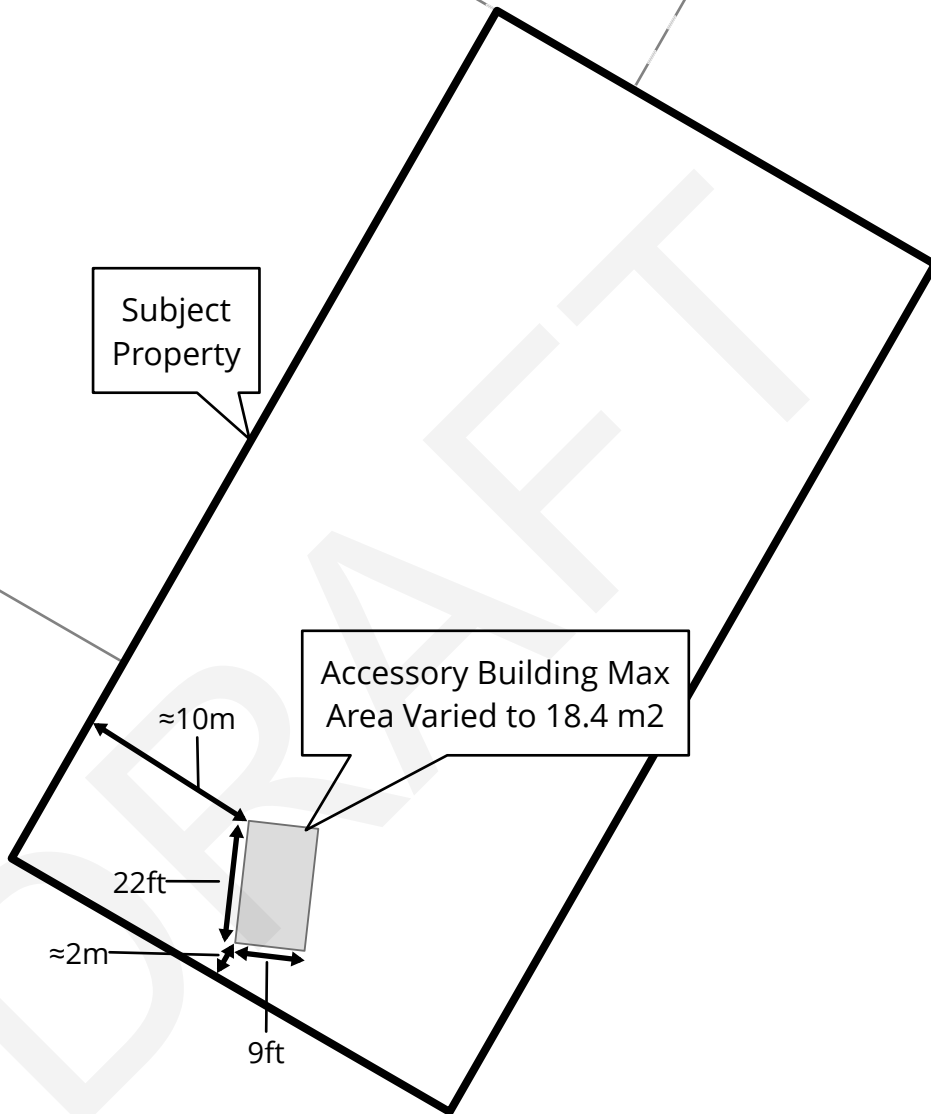
1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 12.0.3(4) is varied by increasing the maximum Total Floor Area for an Accessory Building from 14 square metres to 18.4 square metres.
2. This variance applies only to the construction of the building shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
4. If the construction of the development that is the subject of this permit has not been substantially started within two (2) years after the date of this permit's issuance, the permit shall lapse.
5. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional District Board

this ____ day of _____, 2026.

PERMIT ISSUED on this ____ day of _____, 2026.

Corporate Administrator



Board Report will be available
on the September 10, 2026
Agenda at the link below

(Anticipated to be available September 4, 2026)

[https://www.rdbn.bc.ca/departments/admini
stration/regional-board-committee-meetings](https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings)

Public Notification



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

August 27, 2026

Property Owner/Resident

**Re: Development Variance Permit Application A-03-26
239 Prairie Road, legally described as Block G, District Lot 1586, Range 5, Coast District
(PID 027-898-687)**

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 239 Prairie 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 September 10, 2026 Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

The applicant wishes to construct a combined outhouse/storage shed and is requesting to increase the maximum Total Floor Area to 18.4 m². Therefore, the applicant has applied for a Development Variance Permit to vary section 12.0.3(4) of "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by increasing the maximum Total Floor Area for an Accessory Building from 14 m² to 18.4 m².

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, including emails must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm Tuesday, September 8, 2026 to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from August 27, 2026 to September 10, 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).

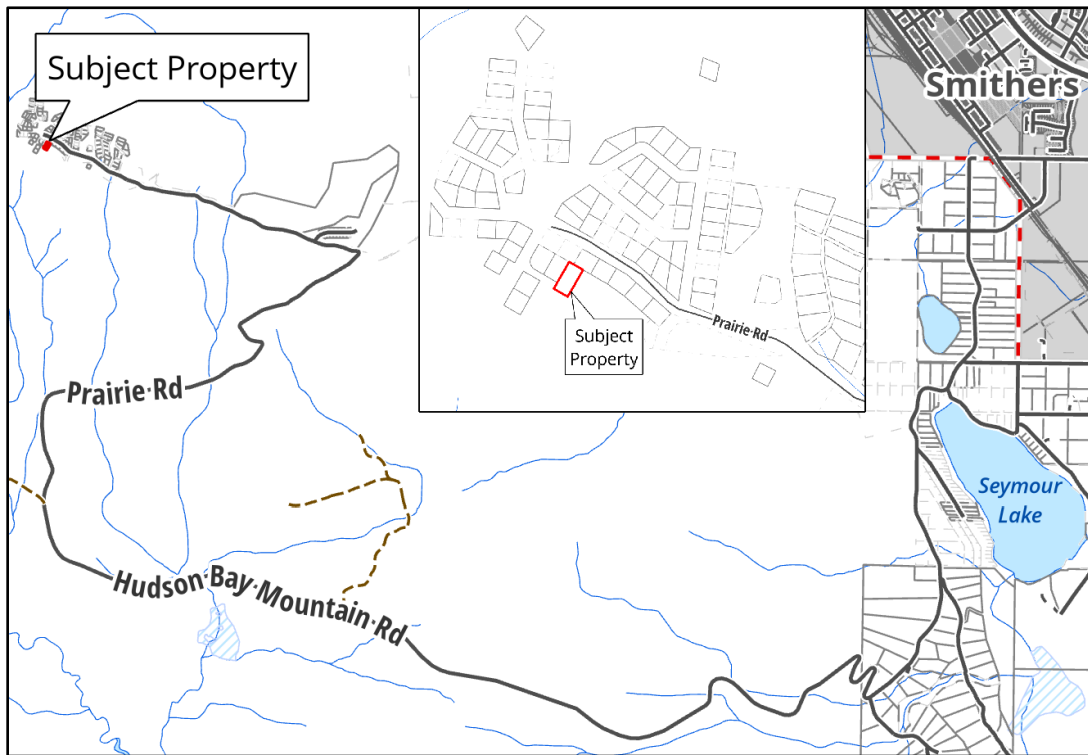
Regional District Planning Department

WWW.RDBN.BC.CA
INFO@RDBN.BC.CA

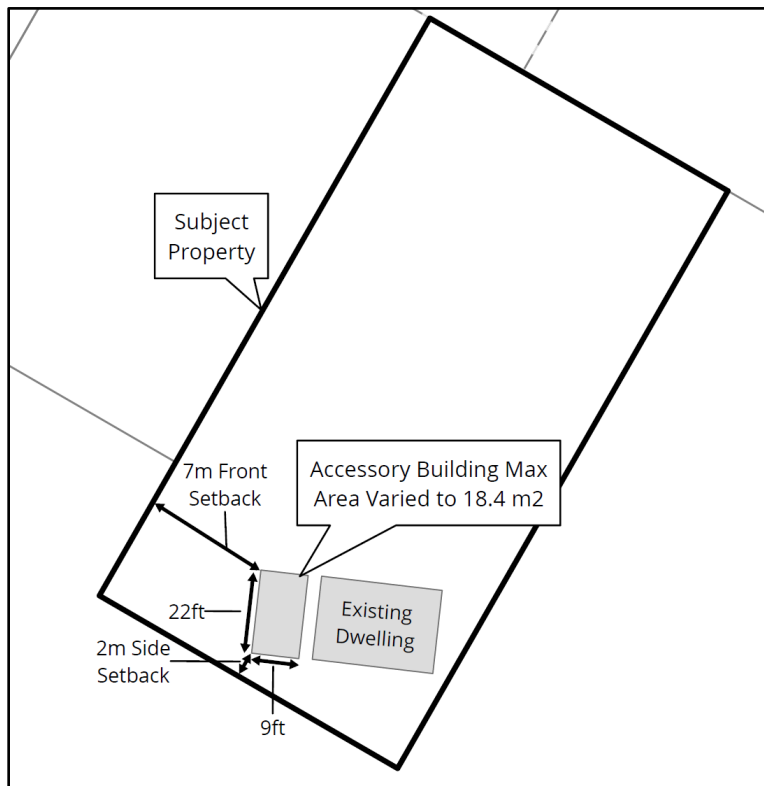
1-250-692-3195
1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0

Location Map



Site Plan



Public Submissions

(last updated August 27, 2026)