

Regional District of Bulkley-Nechako

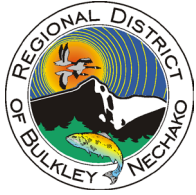
Public Documents



Development Variance Permit A-03-24

Unaddressed Old Babine Lake Road, legally described as the West ½ of District Lot 1195, Range 5, Coast District, Except Parcel A (see J10999), Plans 6801, BCP24965, BCP32740 and EPP1500; and 6440 Old Babine Lake Road, legally described as Lot B, Sections 4 and 5, Township 2A, Range 5, Coast District, Plan EPP3487

Draft Permit



REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. A-03-24

ISSUED TO: Russell Buri
 PO Box 2373
 Smithers BC, V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

The West ½ of District Lot 1195, Range 5, Coast District, Except Parcel A (See J10999), Plans 6801, BCP24965, BCP32740 and EPP1500 (PID 015-104-362) and Lot B, Sections 4 and 5, Township 2A, Range 5, Coast District, Plan EPP3487 (PID 027-979-610) (the "Lands")

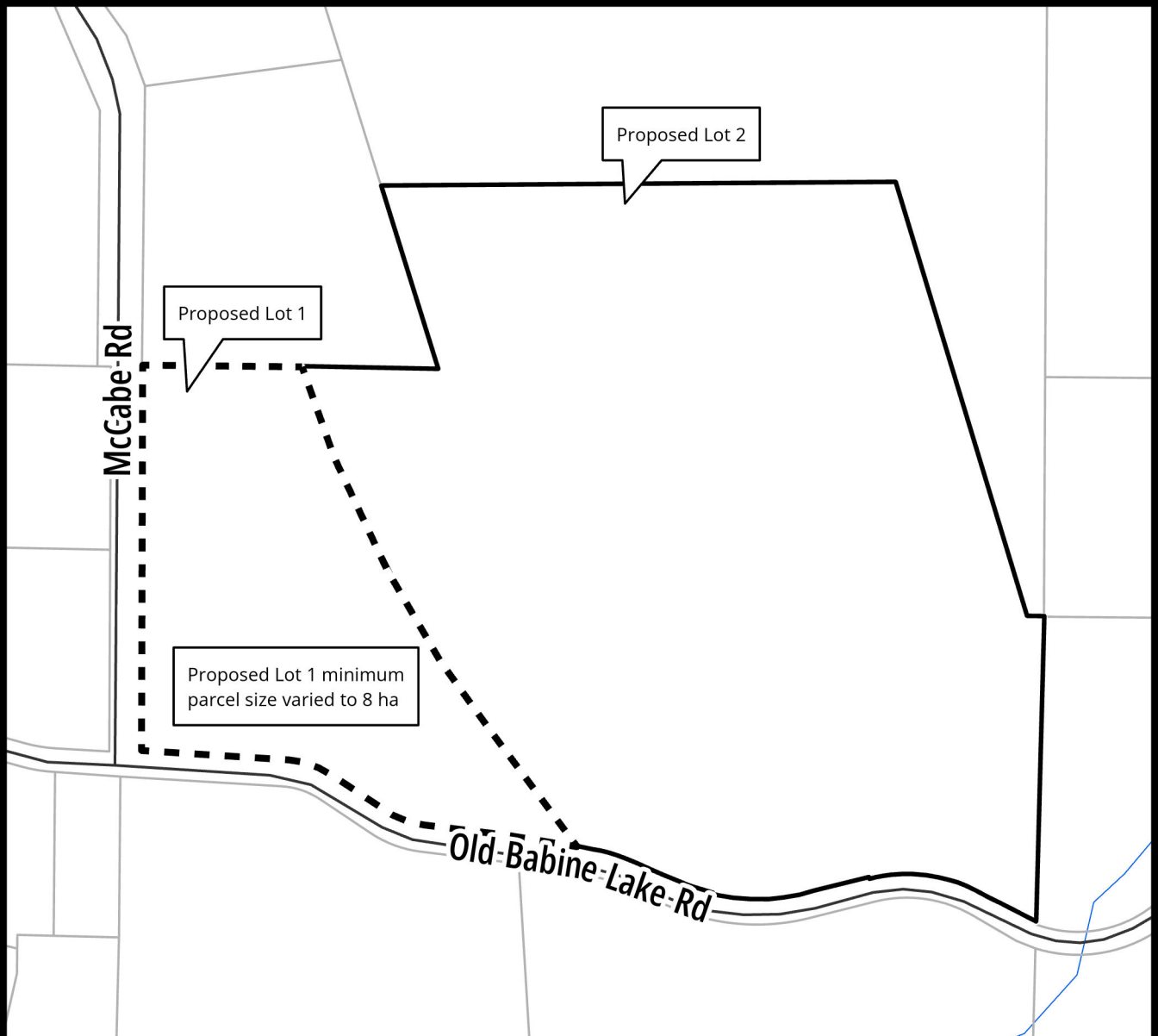
1. This Development Variance Permit varies Section 16.0.3.1 of the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by reducing the minimum Parcel area that may be created by subdivision from 16 hectares to 8 hectares for Proposed Lot 1.
2. This variance applies only to the subdivision of the subject properties in general accordance with the plan shown on Schedule A, which forms part of this permit.
3. In accordance with Section 503 of the *Local Government Act*, notice of this Development Variance Permit shall be filed in the Land Title Office. Once filed, the terms of this Development Variance Permit shall be binding upon all persons who acquire an interest in the lands affected by this permit.
4. If the subject properties have not been subdivided within 4 years from the date of this permit's authorizing resolution, this permit shall lapse.
5. This permit does not 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 _____, 2024.

PERMIT ISSUED on this ____ day of _____, 2024.

Corporate Administrator



Board Report

Available by end of day October 17, 2024
under Board agenda on the RDBN's [Board
and Committee Meeting webpage \(Link\)](#)

Public Notification



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

October 11, 2024

Owner/Occupier

Re: Development Variance Permit Application A-03-24
Unaddressed Old Babine Lake Road, legally described as the West ½ of District Lot 1195, Range 5, Coast District, Except Parcel A (see J10999), Plans 6801, BCP24965, BCP32740 and EPP1500 (PID 015-104-362) and 6440 Old Babine Lake Road, legally described as Lot B, Sections 4 and 5, Township 2A, Range 5, Coast District, Plan EPP3487 (PID 027-979-610)

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 the above noted properties which are 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 properties at its October 24, 2024 Board Meeting. A Location Map and Site Plan of the subject properties are included on the reverse side of this notice.

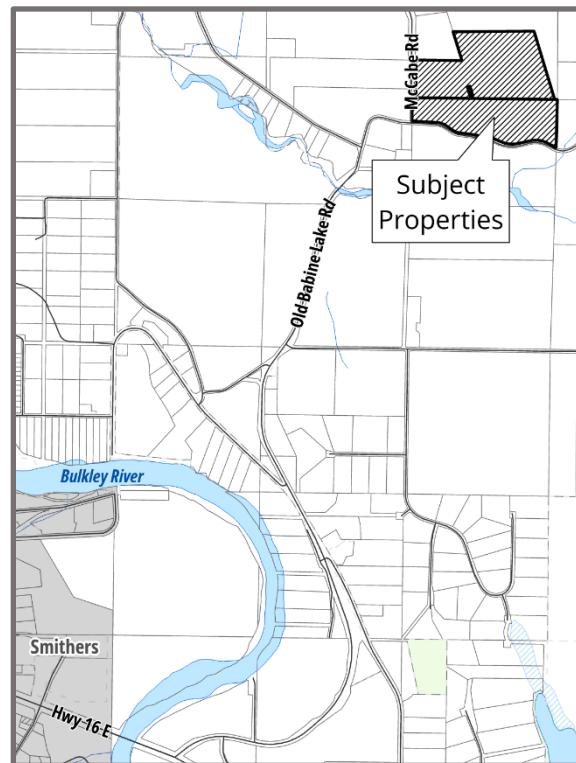
The applicant is applying to vary Section 16.0.3.1 of "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" by reducing the minimum parcel area allowed at subdivision in the Agricultural Zone (Ag1) from 16 ha (39.5 ac) to 8 ha (19.7 ac) for Proposed Lot 1. The purpose of the application is to facilitate a boundary adjustment between the two properties as shown on the attached Site Plan.

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 22, 2024, to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from October 11, 2024 to October 24, 2024 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

