

Regional District of Bulkley-Nechako

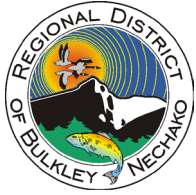
Public Documents



Development Variance Permit B-01-26

7752 Brewer Avenue, legally described as Lot E,
District Lot 2501, Range 5, Coast District, Plan
PRP5495; PID 010-426-990

Draft Permit



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

ISSUED TO: Trevor Evans and Sharon Downey
775 Brewer Avenue
Decker Lake BC, V0J 1E1

WITH RESPECT TO THE FOLLOWING LANDS:

7752 Brewer Avenue, legally described as Lot E, District Lot 2501, Range 5, Coast District, Plan PRP5495; PID 010-426-990 (the "Lands")

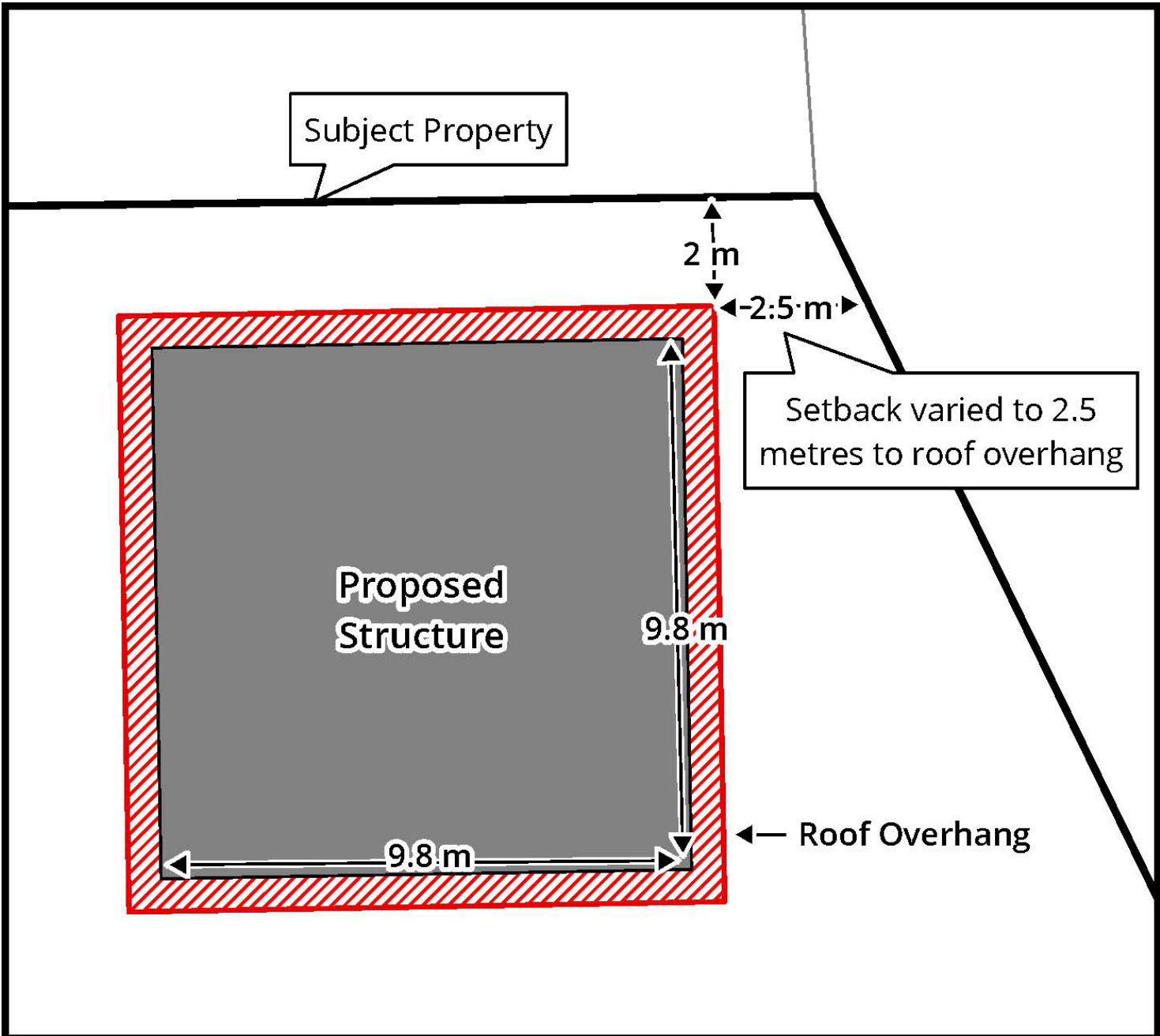
1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 9.0.5.1.a) by reducing the Rear Parcel Line Setback for a Structure from 7.5 metres to 2.5 metres.
2. This variance applies only to the proposed combined shop and garage for personal use as 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 Building Permit for the development that is the subject of this permit has not been issued (if required), and the construction 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



DVP B-01-26: Schedule A
Regional District of Bulkley-Nechako
Electoral Area B (Burns Lake Rural)
Produced: 2026-05-08

Lot Area: ≈1.06 ha

Board Report

Report anticipated to be published on May 22, 2026
on the RDBN's

[Board and Committee Meeting webpage \(Link\)](#)

(as part of the May 28, 2026, Board Agenda)

Public Notification

(mailed to properties within 100 metres of application property)



May 15, 2026

Property Owner/Resident

Re: Development Variance Permit Application B-01-26
7752 Brewer Avenue, legally described as Lot E, District Lot 2501, Range 5, Coast
District, Plan PRP5495; PID 010-426-990

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 **7752 Brewer Avenue**, 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 May 28, 2026 Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

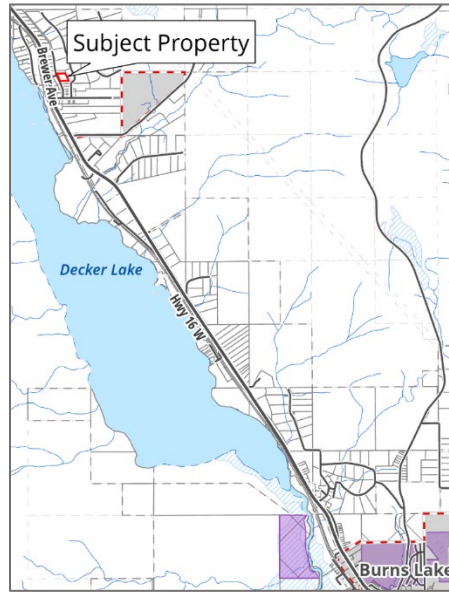
The applicant would like to build a combined shop and garage 2.5 metres from the rear parcel line. The property is zoned Country Residential Zone (R5) and the R5 Zone requires buildings and structures to be 7.5 metres from the rear parcel line. Therefore, the applicant has applied for a Development Variance Permit to vary Section 9.0.5.1.a) of the R5 Zone to reduce the rear parcel line setback for the proposed building from 7.5 metres to 2.5 metres.

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, May 26, 2026 to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from May 15, 2026 to May 28, 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 of Bulkley-Nechako Planning Department

Location Map



Subject Property



Proposed Building

