



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. RZ B-01-26

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

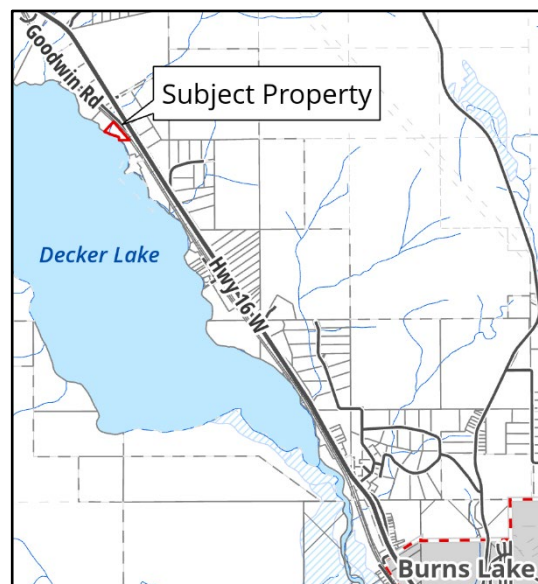
Name of Agent / Owner:	Simeon and Hailey Weller
Electoral Area:	Electoral Area B (Burns Lake Rural)
Subject Property:	5485 Goodwin Road, legally described as Part of the Southeast Portion of District Lot 2545, Range 5, Coast District, Plan 1634, Except Plan 1653 (PID 010-311-009)
Property Size:	1.55 ha (3.82 ac)
OCP Designation:	Lakeshore (L) Designation in Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017 (the OCP)
Zoning:	Waterfront Residential II Zone (R4) in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)
Building Inspection	Within the Building Inspection area
Fire Protection	Within the Burns Lake Rural Fire Protection Area
Existing Land Uses:	Residential
Location:	Approximately 4.5 km northwest of the Village of Burns Lake

PROPOSAL

The applicants live in an existing 2-bedroom dwelling on the property and recently constructed a second detached 3-bedroom dwelling on the property to move into. The building permit for the second dwelling was issued on the condition that occupancy would not be granted until the original dwelling was decommissioned. The applicants are now requesting to rezone the property so they may retain the existing dwelling for residential use after occupying the new dwelling.

The Waterfront Residential II Zone (R4) only allows one Single Family Dwelling with an attached Secondary Suite, or one Two Family Dwelling on the property. Two detached dwellings are not

Location Map



Applicant Site Plan



The subject property is designated Lakeshore (L) pursuant to the OCP. The intent of the L Designation is to accommodate the demand for residential development in close proximity to lakes within the Plan area. The lands available are limited to allow in-fill development at a scale that will not impact the character of existing lakeshore development or other neighbourhoods. The density and scale of development is also limited to ensure that the environmental integrity of the lakes is not negatively impacted.

(7) Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.

- (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) *And, the parcel is not located within a floodplain or on other hazard lands.*

The applicants provided a report from a Registered Onsite Wastewater Practitioner (ROWP) stating the subject property can accommodate a Type 1 pressurized sand mound septic system to service both dwellings. A copy of the report is available from staff upon request. The attached letter of completion from the ROWP states this new system was successfully installed and on June 19, 2026 and final inspections have been completed. Although the attached sewerage record and site plan identify a 1-bedroom and 4-bedroom dwelling, the ROWP has clarified the system supports the proposed 2-bedroom and 4-bedroom dwellings.

Conformity with Northern Health regulations and the RDBN Floodplain Management Bylaw is ensured during the Building Permit process. There are no known notable wildlife or ecological values identified in the OCP on the subject property.

Zoning

The R4 Zone allows up to two Dwelling Units on the subject property in the form of a Single Family Dwelling with a Secondary Suite or one Two Family Dwelling. The R4 Zone does not allow for two detached Single Family Dwellings.

The proposed R4 Zone amendment would allow up to two Dwelling Units in the form of two detached Single Family Dwellings without the ability to add Secondary Suites.

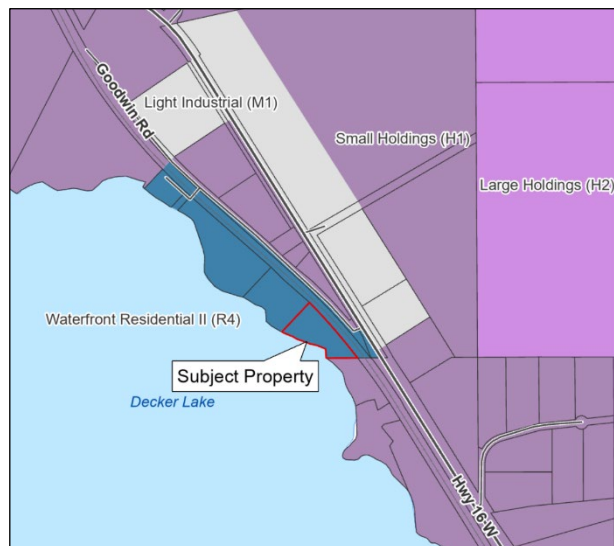
REFERRALS

This application is being referred to the, Electoral Area B (Burns Lake Rural) Advisory Planning Commission, the Village of Burns Lake, the Ministry of Transportation and Transit and RDBN Building Inspection.

ATTACHMENTS

- Letter of Completion, Sewerage Record and Site Plan
- Waterfront Residential II Zone (R4), RDBN Zoning Bylaw No. 1800, 2020
- Site Visit Photos

Zoning Map



Date: June 22, 2026
BC Assessment Folio #: 26-755-12631.000
PID #: 010-311-009
NOS Designs Ltd. Project #: 2024-164

Attention: Jason Berlin
Building Department
Bulkley Nechako Regional District
Prince George, BC

Reference: Letter of Completion of Septic for the Purposes of an Occupancy Permit
5485 Goodwin Rd, Burns Lake, BC
Plan PRP1634, District Lot 2545, Coast Range 5 Land District, Except Plan PRP1653, Part of the SE Portion

This letter of completion is to inform you that, Simeon & Hailey Weller, the owners of the above-referenced property has successfully completed the onsite septic system which was designed, and inspected by NOS Designs Ltd.

NOS Designs Ltd. has completed the required final construction inspection and has performed all testing necessary of the onsite septic system which will service this property on June 19th, 2026. The final documentation required will be completed and submitted to the Northern Health Authority in the near future, as soon as my schedule allows.

I am requesting that you please allow the Occupancy Permit to be granted for this property, as soon as possible.

Please do not hesitate to contact me should you need any further information.

Sincerely,

Lisa Bailey, ASCT, ROWP Planner
Civil Engineering Technologist
NOS Designs Ltd.

www.nosdesigns.ca



June 22/2026

Office use only → Filing #:

1. Property information	☒ New construction		☐ Alteration		☐ Repair		☐ Amendment - Original filing #	
	Tax assessment roll number (If roll number not applicable, please include Land Use Permit number/License number)						PID #	
	26-755-12631.000						010-311-009	
	Legal land description (plan, lot, district lot, block, range, section, township) Plan PRP1634, District Lot 2545, Range 5, Coast Range 5, Except Plan PRP1653, Part of the SE Portion							
Street (civic) address or general location 5485 Goodwin Rd						City/postal code Burns Lake/V0J-1E1		
2. Owner information	Name of legal owner Simeon Isaac Weller/Hailey Weller						Mailing address [Redacted]	
	Phone [Redacted]		City Burns Lake		Province BC		Postal code V0J1E1	
3. Authorized person information	Name of authorized person Lisa Bailey		Registration # 0W0350		Mailing address [Redacted]			
	Phone [Redacted]		Email [Redacted]		City Prince George		Province BC	
					Postal code V2L-2L6			
4. Structure information	Sewerage system will serve ☒ Single family dwelling ☐ Other structure (specify) ☐ Other dwelling (specify)				Number of bedrooms 4 bdrm + 1 bdrm		Total living area (m²) including finished basement ≤ 330 ≤ 140	
					Lot size (ha) 1.21			
The design daily domestic sewage flow is (check one): ☒ Less than or equal to 9100 litres ☐ More than 9100 litres but less than 22700 litres								
5. Site information	Depth of native soil to seasonal high water table or restrictive layer (cm): > 25				Information respecting the type, depth and porosity of the soil is attached: ☒ Yes ☐ No			
	GPS location of system (decimal degrees) Latitude: 54.273 Longitude: -125.81 Horizontal accuracy (m): 3							
	☒ Recreational GPS ☐ Differential GPS							
6. Drinking water protection	Will the sewerage system be located less than 30 m from a well? ☐ Yes ☒ No							
	If yes, attach a professional's report and specify the intended distance (m):							
	Distance of proposed sewerage system to closest surface water (m): > 30m							
7. System information	Sewerage treatment method: ☒ Type 1 ☐ Type 2 ☐ Type 3							
8. Legal or regulatory considerations	Are there any restrictive covenants/easements which will affect the design or location of the sewerage system? ☐ Yes ☒ No						Is this filing submitted as a result of an order from the Health Authority? ☐ Yes (attach a copy of the order) ☒ No	
	If yes, please explain and attach supporting documents.							
9. Plot plan and specifications	☐ Plot plan (to scale) and specifications are attached							
	☒ The plans and specifications are consistent with current standard practice Source of standard practice: ☒ Ministry of Health Standard Practice Manual ☐ Other							
10. Authorized person's signature	Signature L. Bailey				Seal [Redacted]		Office use only Receipt number: _____	
	Date Sept 12/2024				[Redacted]		Sept 12/2024	

Admin to copy completed form and distribute as follows:

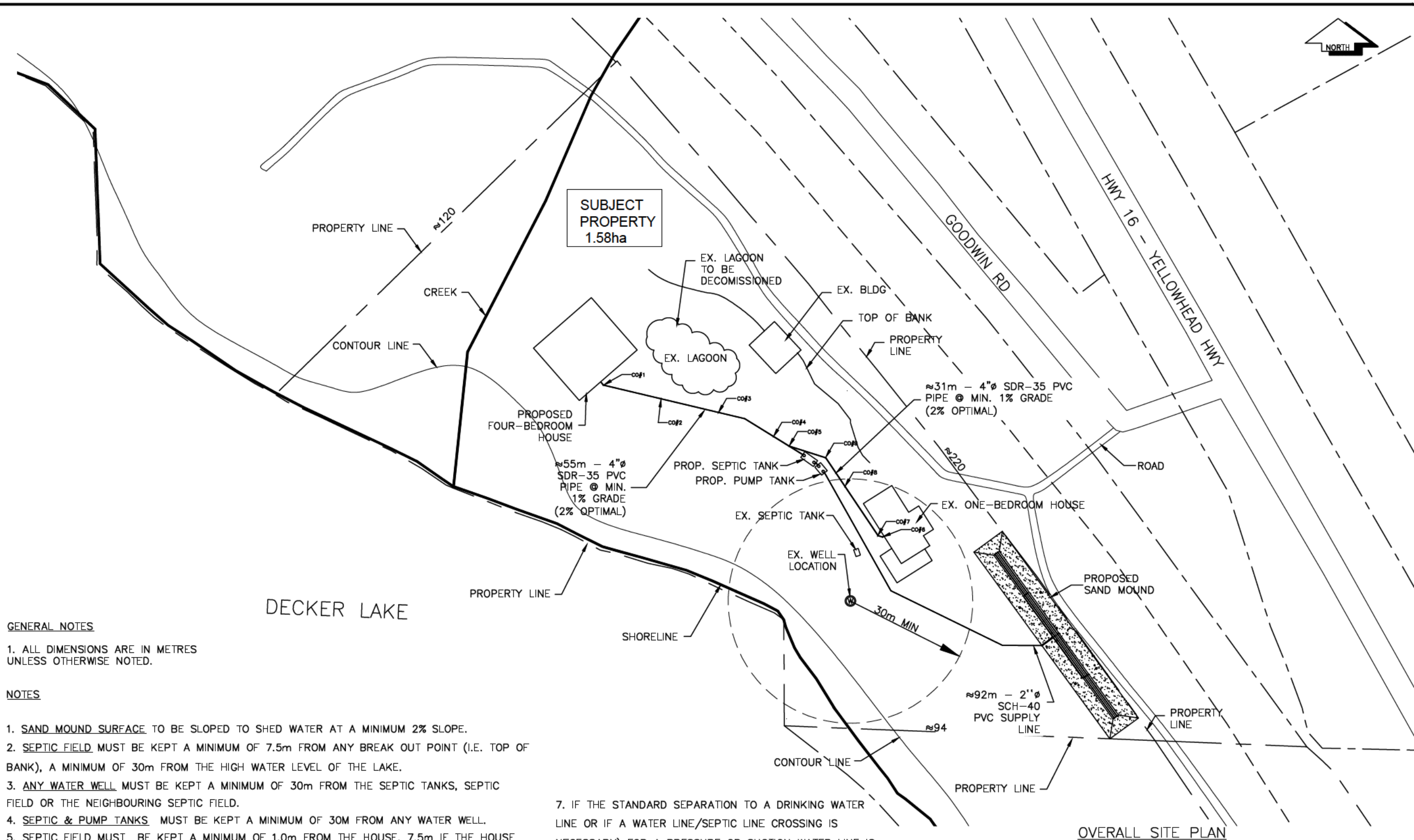
- Original: NH file
- Copies: Building authority, owner, and authorized person

Print Form

Reset Form



C:\Users\jweller\OneDrive\Documents\Projects\2024\2024-164-PR2\2024-164-PR2 SIMEON WELLER - 5485 GOODWIN RD DECKER LK - 164-1641.dwg



GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES
UNLESS OTHERWISE NOTED.

NOTES

- SAND MOUND SURFACE TO BE SLOPED TO SHED WATER AT A MINIMUM 2% SLOPE.
- SEPTIC FIELD MUST BE KEPT A MINIMUM OF 7.5m FROM ANY BREAK OUT POINT (I.E. TOP OF BANK), A MINIMUM OF 30m FROM THE HIGH WATER LEVEL OF THE LAKE.
- ANY WATER WELL MUST BE KEPT A MINIMUM OF 30m FROM THE SEPTIC TANKS, SEPTIC FIELD OR THE NEIGHBOURING SEPTIC FIELD.
- SEPTIC & PUMP TANKS MUST BE KEPT A MINIMUM OF 30M FROM ANY WATER WELL.
- SEPTIC FIELD MUST BE KEPT A MINIMUM OF 1.0m FROM THE HOUSE, 7.5m IF THE HOUSE HAS A PERIMETER DRAIN, AND 3m FROM PROPERTY LINES.
- SEPTIC TANKS, & SEPTIC FIELD MUST BE KEPT A MINIMUM OF 3m FROM ANY DRINKING WATER LINE, UNDER PRESSURE. IF WATER LINE, UNDER PRESSURE IS SLEEVED, THEN A MINIMUM OF 1m.
- ALL EFFLUENT LEFT IN HEADER PIPING AND TRANSPORT PIPING LINES TO FIELD SHALL DRAIN BACK INTO THE PUMP TANK AFTER PUMP DOSING CYCLE END TO PREVENT FREEZING OF THE PIPING.
- CLEAN-OUTS SHALL BE INSTALLED EVERY 15m AND WHERE THERE IS A SHARP CHANGE IN DIRECTION ALONG THE 4" SUPPLY PIPING.

7. IF THE STANDARD SEPARATION TO A DRINKING WATER LINE OR IF A WATER LINE/SEPTIC LINE CROSSING IS NECESSARY) FOR A PRESSURE OR SUCTION WATER LINE IS NOT ACHIEVABLE, IT IS ACCEPTABLE TO SLEEVE THE LINE WITH A SUITABLE CONTINUOUS PIPE, EXTENDING TO THE MINIMUM STANDARD SETBACK DISTANCE AND SEALED TO THE SUCTION LINE PIPE AT EACH END. NO JOINTS FOR THE SLEEVE PIPE (OTHER THAN FUSION WELDED JOINTS) ARE USED WITHIN THE SETBACK DISTANCE. THE SLEEVE PIPE IS TO BE OF THE SAME OR GREATER PRESSURE RATING AS THE WATER LINE. THIS WILL ALLOW REDUCTION OF THE SETBACK TO THE STANDARD FOR SLEEVED LINE.

DAILY DESIGN FLOW
4-BEDROOM HOUSE (UP TO 330m²) PLUS
A 1-BEDROOM HOUSE (UP TO 140m²)=1,600 L/DAY
+ 700 L/DAY =2,300 L/DAY (TOTAL DDF)

0 50
SCALE 1:1,000

LEGAL DESCRIPTION
PLAN PRP1643, DISTRICT LOT 2545, RANGE 5, COAST RANGE 5 LAND DISTRICT, EXCEPT PLAN PRP1653, PT OF THE SE PORTION
PID: 010-311-009
FOLIO NUMBER: 26-755-12631.000
LATITUDE: 54° 16' 24.4"N
LONGITUDE: 125° 48' 45.2"W

LEGEND



NO.	DATE	REVISION	DR.
	2024-09-13		



ENGINEER:	
CHECKED:	LB
DRAWN:	LB
SURVEY FILE:	
DRAWING FILE:	2024-164-BASE1.dwg
CORRESPONDENCE:	AS NOTED
GRID:	
DATE:	
SCALES:	

SIMEON WELLER
5485 GOODWIN RD DECKER LK
ONSITE SEWERAGE SYSTEM
OVERALL SITE PLAN

CONSULTANTS PROJECT No.
2024-164
DRAWING No.
001

SHEET No. 1 OF 6	REV. No. 0
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SECTION 8.0 - WATERFRONT RESIDENTIAL II ZONE (R4)**8.0.1 Permitted Uses**

1. [Principal Uses](#)
 - a) [Single Family Dwelling](#)
 - b) [Two Family Dwelling](#)
 - c) A building containing three [Dwelling Units](#) where each of the [Dwelling Units](#) is occupied by only one resident, only on the Parcel legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District.

8.0.2 Density

1. Not more than one [Single Family Dwelling](#) or one [Two Family Dwelling](#) shall be located on a [Parcel](#).
2. Notwithstanding Section 8.0.2 (1), two Single Family Dwellings where each Single Family Dwelling contains only one Dwelling Unit, are permitted on the Parcel legally described as Lot 2, District Lot 2545, Range 5, Coast District, Plan 3722.
3. Notwithstanding Section 8.0.2 (1), two Single Family Dwellings where each Single Family Dwelling contains only one Dwelling Unit, are permitted on the Parcel legally described as Lot A, District Lot 1268, Range 5, Coast District, Plan EPP146626.

8.0.3 Limitations on Use

1. A [Two Family Dwelling](#) is not a permitted use on the [Parcel](#) legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District.

8.0.4 Parcel Area

1. The minimum [Parcel](#) area that may be created by subdivision is 8,000 square metres (1.98 acres).

8.0.5 Minimum Water Frontage

1. The minimum [Water Frontage](#) that may be created by subdivision is 60 metres (197 feet).

8.0.6 Parcel Coverage

1. [Structure](#)s shall not cover more than thirty-three percent of a [Parcel](#) area.

8.0.7 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 Parcel Line](#);
 - b) 2 metres (6.56 feet) from the [Rear Parcel Line](#), which does not abut a [Highway](#);
 - c) 2 metres (6.56 feet) from each [Side Parcel Line](#), which does not abut a [Highway](#);
 - d) 4.5metres (14.76 feet) from any [Parcel Line](#) which abuts a [Highway](#)."

8.0.8 Height

1. The maximum [Height](#) for a fence shall be 1.2 metres (4 feet) in a [Front Yard](#) and 1.8 metres (6 feet) in any other [Yard](#).

RZ B-01-26 Site Visit Photos, dated June 9, 2026

Northwest-facing view along driveway:



Northeast-facing view of CN Rail crossing, Goodwin Road and Highway 16:



Southwest-facing view of old residence:



West-facing view of old residence:



Southwest-facing view of storage building:



Southwest-facing view of new residence:



Southwest-facing view of all buildings (old residence, storage building, new residence):



Northeast-facing view of all buildings (new residence, storage building, old residence):

