



Zoning

Bylaw 1800, 2020

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of Bylaw No. 1800, 2020 with the amendment bylaws listed below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. The Regional District of Bulkley-Nechako does not warrant that the information contained in this consolidation is current. Certified copies of the original bylaws should be consulted to ensure accurate, current bylaw provisions.

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
1	NA	Map	1902	April 23, 2020	Rezoning from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03611.270
2	1907	Map	1908	June 18, 2020	Rezoning from Country Residential (R5) to Civic Institutional (P1) Zone	A	754/03789.190
3	1913	Map	1914	Sept 17, 2020	Rezoning from Rural Resource (RR1) to Small Holdings (H1) Zone and Large Holdings (H2) Zone	E	755/10382.000
4	NA	Text	1918	March 25, 2021	Amend Section 16.0.1.1 of the Agriculture (Ag1) Zone to add "Community Care Facility" as a permitted use on the subject property	F	756/00567.000
5	NA	Map	1937	April 22, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.260
6	NA	Map	1938	March 25, 2021	Rezoning from Large Holdings (H2) to Small Holdings (H1) Zone	A	754/03753.100
7	NA	Text	1939	March 25, 2021	Amend Section 14.0.1 of the Small Holdings (H1) Zone to add "Recreational Vehicle Storage" as a permitted use on the subject property	F	756/00099.051
8	NA	Map	1942	April 22, 2021	Previously unzoned lands zoned Rural Resource (RR1)	E	Multiple
9	1945	Map	1946	June 24, 2021	Rezoning from Large Holdings (H2) Zone to Waterfront Residential II (R4) Zone	B	755/12110.000
10	1947	Map	1948	June 24, 2021	Rezoning from Rural Resource (RR1) Zone to the Large Holdings (H2) and Small Holdings (H1) Zone	C	756/01000.000
11	NA	Map	1949	June 24, 2021	Rezoning from Small Holdings (H1) Zone to the Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.330
12	1956	Map	1957	October 21, 2021	Rezoning from Large Holdings (H1) to Small Holdings (H2)	D	756/04653.0037 756/04653.004
13	NA	Map	1958	October 21, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03613.010
14	NA	Map	1959	October 21, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03824.030
15	NA	Map	1965	December 16, 2021	Rezone from Small Holdings (H1) and Agriculture (AG1) to Light Industrial (M1)	A	754/03752.400
16	NA	Map	1970	March 31, 2022	Rezone from Rural Resource (RR1) to Large Holdings (H2)	D	756/00156.952
17	NA	Map	1969	April 28, 2022	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.320
18	1972	Map	1973	April 28, 2022	Rezone a ±2.02 ha portion of subject property from Large Holdings (H2) to Small Holdings (H1)	G	755/12798.000
19	N/A	Map	1915	Aug 11, 2022	Rezone a portion of subject property from the "Small Holdings (H1)" Zone to the "Waterfront Residential (R4)" Zone.	C	756/01004.000

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
20	N/A	Map	1980	Feb 23, 2023	Rezoning lands totaling +5.75 ha from the Hudson Bay Mountain Multiple Family Residential Zone (R10) and the Tourist Commercial Zone (C3) to the Hudson Bay Mountain Single Family Residential Zone (R9) Rezoning the unsurveyed Crown Land totaling +0.15 ha as shown on Schedule "A", which is incorporated in and forms part of this bylaw is rezoned from the Tourist Commercial Zone (C3) to the Large Holding Zone (H2).	A	754/07122.610
21	N/A	Text	1980	Feb 23, 2023	amended such that Section 12.1 - Hudson Bay Mountain Single Family Dwelling (R9) is deleted and replaced with the new wording attached as Schedule "B":	A	754/07122.610
22	N/A	Map	1984	Jan 26, 2023	Rezone from the Large Holdings Zone (H2) to the Recreation Zone (P2)	A	754/07122.610
23	N/A	Text	1984	Jan 26, 2023	That the text of the Hudson Bay Mountain Residential Zone (R8) be amended by adding the following to Section 12.0.1 – Permitted Uses: "Skiing Facility on lands designated Ski Smithers Development Area in the Smithers Telkwa Rural Official Community Plan." That the text of the Hudson Bay Mountain Residential Zone (R8) be amended by adding the following to Section 12.0.3 – Limitations on Use: "The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted." That the text of the Large Holding Zone (H2) be amended by adding the following to Section 15.0.1 – Permitted Uses: "Skiing Facility on lands designated Ski Smithers Development Area in the Smithers Telkwa Rural Official Community Plan." That the text of the Large Holdings Zone (H2) be amended by added the following new Section after Section 15.0.2, and renumber the Sections: "Limitations on Use The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted."	A	754/07122.610
24	N/A	Map	1993	Mar 23, 2023	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/02327.200
25	N/A	Map	1996	July 13, 2023	Amended such that portions of the following lands totalling +14.1 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2) and the Special Recreation Zone (P2A)	A	Crown Land
26	N/A	Map	1997	July 13, 2023	amended such that portions of the following lands totalling + 14.5 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2) and the Special Recreation Zone (P2A) and that a + 2.8 ha portion of the following lands are rezoned from the Recreation Zone (P2) to the Large Holdings Zone (H2)	B	755/12049.000

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
27	N/A	Map	1998	July 13, 2023	Amended such that a +6.7 ha portion of the following lands is rezoned from the Rural Resource Zone (RR1) to the Recreation Zone (P2) and Amended such that portions of the following lands totalling +6.5 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2):	B	Crown Land
28	N/A	Map	1999	July 13, 2023	amended such that an +8.9 ha portion of the following lands is rezoned from the Rural Resource Zone (RR1) to the Recreation Zone (P2)	G	754/06244.400
29	N/A	Map	2004	July 13, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/01516.230
30	2006	Map	2007	Sept 28, 2023	amended such that a ± 3.0 ha portion of these lands are rezoned from the “Rural Resource Zone (RR1)” to the “Small Holdings Zone (H1)	D	756/00156.175
31	N/A	Map	2019	Nov 23, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	B	755/12233.000
32	N/A	Map	2020	Nov 23, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/03611.210
33	2021	Map	2022	Jan 25, 2024	amended such that these lands are rezoned from the Large Holdings Zone (H2) to the Small Holdings Zone (H1) and amended such that these lands are rezoned from the Waterfront Residential I Zone (R3) to the Small Holdings Zone (H1):	E	755/10220.000
34	N/A	Map	2023	Feb 22, 2024	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/03511.068
35	N/A	Text	2033	May 23, 2024	That the text in Section 22.1.1.1 be amended to include “f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733.”	A	754/03509.130
36	N/A	Text	2034	April 25, 2024	amended by repealing Section 25.0.1.1.g) of the Civic/Institutional Zone (P1)	N/A	N/A
37	N/A	Text	2035	April 25, 2024	That the text in Section 14.0.1.1 be amended to include “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.”	B	755/12538.000

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
38	N/A	Text	2039	May 23, 2024	Regulations regarding Dwellings amended: (for details see Bylaw 2039) 1.Hudson Bay Mountain Multiple Family Residential Zone (R10) 2.Bare Land Strata Residential Zone (R11) 3.Local Commercial Zone (C1A) 4.Highway Commercial Zone (C2) 5.Tourist Commercial Zone (C3) 6.Strata Resort Commercial Zone (C4) 7.Light Industrial Zone (M1) 8.Light Industrial – Contracting Zone (M1A) 9.Heavy Industrial Zone (M2) 10.Agricultural Industry Zone (M3) 11.Civic/Institutional Zone (P1) 12.Special Civic/Institutional Zone (P1A) 13.Recreation Zone (P2) 14.Special Recreation Zone (P2A) 15.Airport Zone (A1)	N/A	N/A
39	N/A	Text	2037	Sept 12,2024	Sections amended: (for details see Bylaw 2037) 1. Interpretation and Definitions 2. General Provisions 3. Section 3.0.13.3. 4. Section 3.0.13.4	N/A	N/A
40	N/A	Text	2038	Sept 12,2024	Sections and Zones amended: (for details see Bylaw 2038) 1. Interpretation and Definitions 2. Administration and Enforcement 3. General Provisions 4. Zone Designations 5. Waterfront Residential I Zone (R3) 6. Waterfront Residential II Zone (R4) 7. Rural Residential Zone (R6) 8. Manufactured Home Park Zone (R7) 9. Hudson Bay Mountain Recreational Residential Zone (R8) 10. Hudson Bay Mountain Multiple Family Residential Zone (R10) 11. Civic/Institutional Zone (P1) 12. Special Civic/Institutional Zone (P1A) 13. Off-Street Parking and Loading Space Requirements	N/A	N/A
41	N/A	Text	2061	Nov 21,2024	That the following be added to the list of Permitted Uses for the Agricultural Zone (Ag1) in Section 16.0.1(1) Principal Uses: “Abattoir only on the parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572.”	A	754/01528.000
42	2043 2044 2046 2047 2048	Text	2040	Jan 23, 2025	Sections and Zones amended: (for details see Bylaw 2040) 1. Interpretation and Definitions 2. Hudson Bay Mountain Recreational Residential Zone (R8) 3. Hudson Bay Mountain Single Family Residential Zone (R9) 4. Hudson Bay Mountain Multiple Family Residential Zone (R10) 5. Bare Land Strata Residential Zone (R11) 6. Small Holdings Zone (H1) 7. Small Holdings – Additional Dwelling Zone (H1A) 8. Small Holdings – Industrial Shop Zone (H1B) 9. Large Holdings Zone (H2) 10. Agriculture Zone (AG1) 11. Rural Resource Zone (RR1)	N/A	N/A

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
43	N/A	Map	2079	August 14, 2025	amended such that the following lands are rezoned from the Rural Residential Zone (R6) to the Small Holdings Zone (H1)	A	754/02338.005
44	N/A	Map	2077	August 14, 2025	amended such that portions of the following lands totalling ±16.27 ha is rezoned from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and the Agricultural Industry Zone (M3)	F	756/00423.000
45	N/A	Map	2080	Sept 18, 2025	amended such that a ±0.68 ha portion of the following lands as shown on Schedule "A", which is incorporated in and forms part of this bylaw are rezoned from the Rural Resource Zone (RE) to the "Light Industrial Zone (M1).	F	Crown Land
46	N/A	Map	2081	October 23, 2025	amended such that the portion of the following lands totalling ±0.92 ha are rezoned from the Agricultural Zone (Ag1) to the Civic/Institutional Zone (P1); and the portion of the following lands totalling ±1.02 ha are rezoned from the Civic/Institutional Zone (P1) to the Agricultural Zone (Ag1), as shown on Schedule "A",	F	756/00452.000
47	N/A	Text	2082	October 23, 2025	amended such that the following text is added to Section 8.0.2 Density as: (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.	B	755/12639.000
48	2083	Map	2084	October 23, 2025	amended such that these lands are zoned the "Recreation (P2)" Zone and mended such that the following be added to the list of Permitted Uses for the Recreation (P2) Zone in Section 26.0.1 (1) Principal Uses: Campground only on the parcel legally described as the West ½ of District Lot 2121, Range 5 Coast District."	G	754/00702.000
49	N/A	Text	2101	February 26, 2026	Amended such that the following text is added to Section 8.0.2 Density as: 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.	C	756/01097.001
50	N/A	Map Text	2075	May 28, 2026	1. amended such that the portion of the following lands zoned "General Commercial Zone (C1)" be rezoned to the "Tourist Commercial Zone (C3)". 2. amended by adding the following to Section 20.0.1.1. Permitted Uses in the "Tourist Commercial Zone (C3)": "h) Emergency and Health Service only on the Parcel 3. amended by adding the following to Section 25.0.1.1. Permitted Uses in the "Civic/Institutional Zone (P1)": "g) Emergency and Health Service only on the parcel	G	755-12683.000
51	N/A	Text	2113	Sept 10, 2026	amended such that the following text is added to Section 8.0.2 Density as: 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 Part of the Southeast Portion of District Lot 2545, Range 5, Coast District, Plan 1634, Except Plan 1653.	B	755/12631.000