Regional District of Bulkley-Nechako

Public Documents

Development Variance Permit A-02-26

Draft Permit

REGIONAL DISTRICT OF BULKLEY-NECHAKO

DEVELOPMENT VARIANCE PERMIT NO. A-02-26

ISSUED TO: Caitlin Rosger and Tristan Rosger
3390 Simcoe Avenue
Smithers BC, V0J 2N2

WITH RESPECT TO THE FOLLOWING LANDS:

3390 Simcoe Avenue, legally described as Parcel E (Being a Consolidation of Lots 37, 38, 39, 40, 41 and Parcel D (DF12769, Formerly Lots 27 to 36)), Block 5, Section 2, Township 1A, Range 5, Coast District, Plan 1076 (the "Lands")

1. This Development Variance Permit varies Section 9.0.5(1)(c) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by reducing the minimum setback of a structure from any Parcel Line which abuts a Highway from 4.5 metres to 3.5 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 setback intrusion exemptions under Section 3.0.10(1) of Regional District of Bulkley-Nechako Zoning Bylaw 1800, 2020 do not apply to this 3.5 metre setback area.
4. 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.
5. 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 years after the date of this permit's issuance, the permit shall lapse.
6. 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

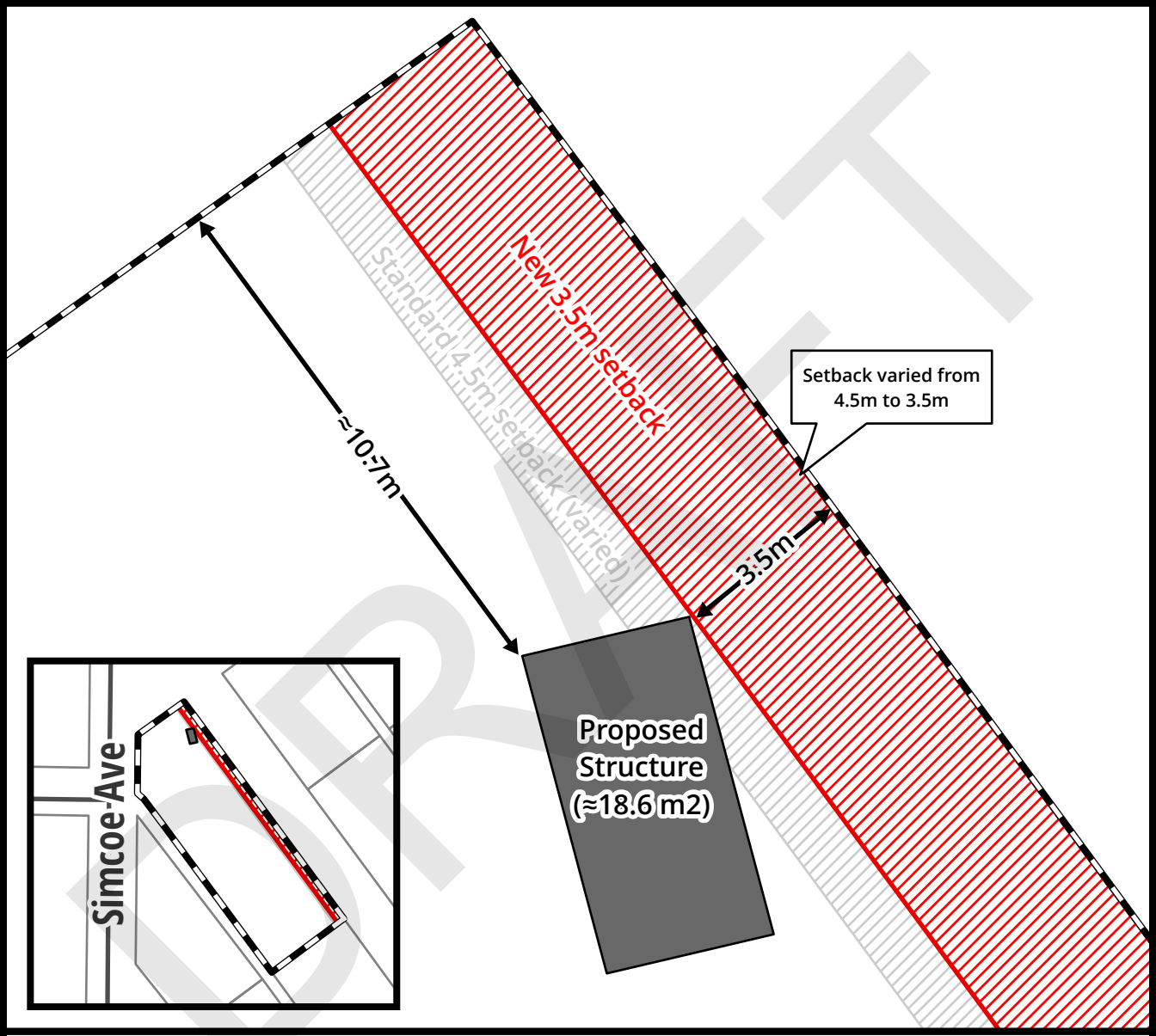
this ___ day of _____, 2026.

PERMIT ISSUED on this ____ day of _____, 2026.

_____

Corporate Administrator

DRAFT



DVP A-02-26: Schedule A
Regional District of Bulkley-Nechako
Electoral Area A (Smithers/Telkwa Rural)
Produced: 2026-10-28

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Meters

Board Report

Anticipated to be available on November 20, 2026 via the following link:

https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings

or

by contacting the RDBN Planning Department at 250-692-3185 or planning@rdbn.bc.ca

Public Notification

November 12, 2026

Property Owner/Resident

Re: Development Variance Permit Application A-02-26
3390 Simcoe Avenue, legally described as Parcel E (Being a Consolidation of Lots 37, 38, 39, 40, 41 and Parcel D (DF12769, Formerly Lots 27 to 36)), Block 5, Section 2, Township 1A, Range 5, Coast District, Plan 1076; PID 028-785-240

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 3390 Simcoe 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 November 26, 2026 Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

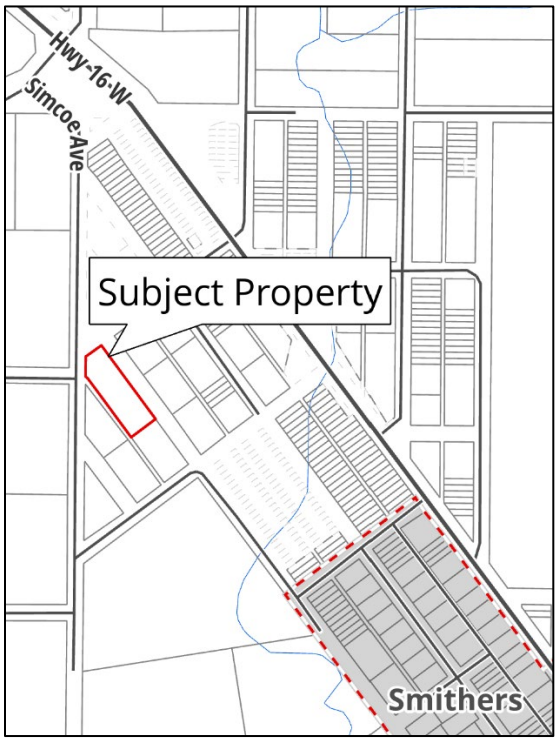
The applicant wishes to construct a sauna building 3.5 metres from their east parcel line, near their existing massage therapy clinic. Therefore, the applicant has applied for a Development Variance Permit to vary Section 9.0.5(1)(c) of "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" to reduce the required setback of a structure from any parcel line which abuts a highway from 4.5 metres to 3.5 metres, 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, November 24, 2026 to be ensured of consideration by the Board.

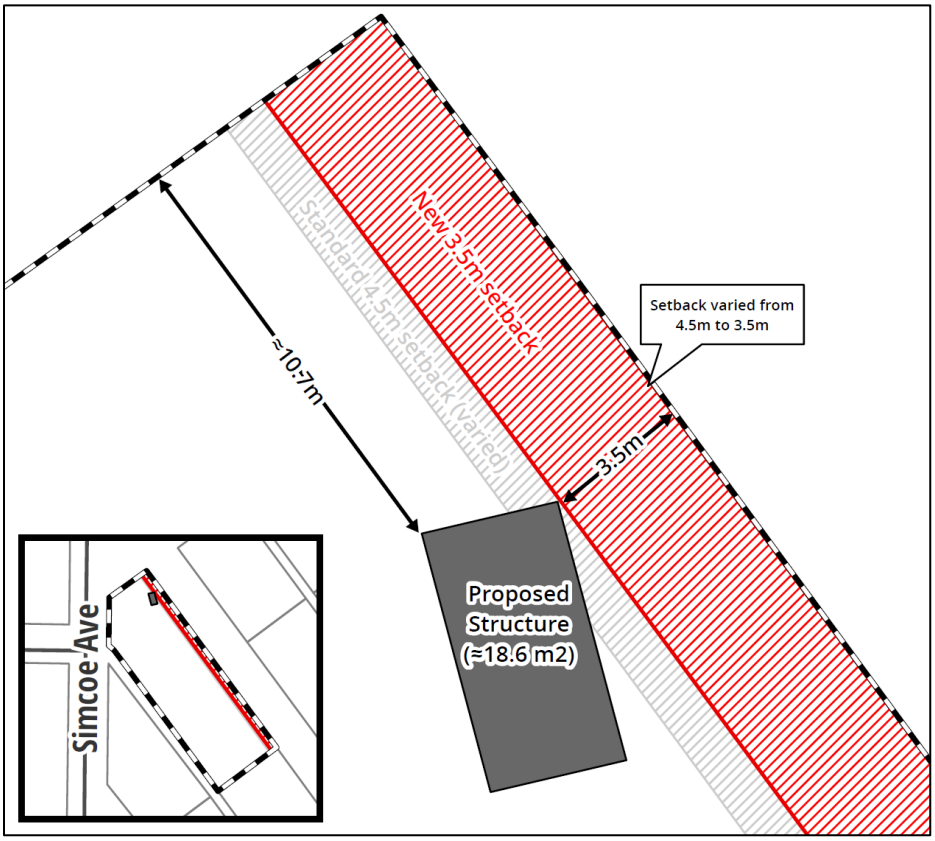
A copy of the proposed permit and additional information may be inspected online from November 12, 2026 to November 26, 2026 at www.rdbn.bc.ca/departments/planning/public-meetings. The information can also be requested by contacting the Planning Department toll free at 1-800-320-3339 (open Monday to Friday 8:30 am to 4:30 pm, excluding statutory holidays).

Regional District Planning Department

Location Map



Site Plan



Public Submissions

(updated November 12, 2026)