

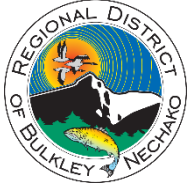
Regional District of Bulkley-Nechako

First Reading Information Package



Proposed Zoning Amendment Bylaw No.
2039, 2024

Bylaw 2039



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2039

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended as follows:

1. Hudson Bay Mountain Multiple Family Residential Zone (R10)
Section 12.2.3.3. Limitations on Use is deleted and replaced with the following:
"A Home Occupation is not permitted."
2. Bare Land Strata Residential Zone (R11)
Section 13.0.3.2. Limitations on Use is deleted.
3. Local Commercial Zone (C1A)
Section 18.1.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."
4. Highway Commercial Zone (C2)
Section 19.0.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."
5. Tourist Commercial Zone (C3)
Section 20.0.2.2. Density is deleted and replaced with the following:
"Not more than one Single Family Dwelling shall be located on a Parcel."
6. Strata Resort Commercial Zone (C4)
Section 21.0.2.4. Density is deleted and replaced with the following:
"Not more than two Dwelling Units (that are not Cabins) shall be located in a strata development."
7. Light Industrial Zone (M1)
Section 22.0.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."

8. Light Industrial – Contracting Zone (M1A)

Section 22.1.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

9. Heavy Industrial Zone (M2)

Section 23.0.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

10. Agricultural Industry Zone (M3)

Section 24.0.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

11. Civic/Institutional Zone (P1)

Section 25.0.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

12. Special Civic/Institutional Zone (P1A)

Section 25.1.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

13. Recreation Zone (P2)

Section 26.0.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.”

14. Special Recreation Zone (P2A)

Section 26.1.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.”

15. Airport Zone (A1)

Section 27.0.2.1. Density is deleted and replaced with the following:

“Not more than two Dwelling Units shall be located on a Parcel.”

This bylaw may be cited as “Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024”.

READ A FIRST TIME this ____ day of _____.

READ A SECOND TIME this ____ day of _____.

READ A THIRD TIME this ____ day of _____.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024".

DATED AT BURNS LAKE this ____ day of _____.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this ____ day of _____, 2024

for Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____.

Chairperson

Corporate Administrator

Newspaper Notice

Published in the following newspapers
for the week of April 1, 2024:

- Lakes District News
- Smithers Interior News
- Vanderhoof Omineca Express
- Caledonia Courier
- Houston Today



NOTICE OF FIRST READING

"A World of Opportunity Within our Region."

Notice is hereby given that First Reading of a bylaw amending "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will take place during the Regional District of Bulkley-Nechako Board Meeting on April 11, 2024 regarding Bylaw No. 2039, 2024.

Bylaw 2039 amends the Zoning Bylaw to allow a Secondary Suite in a Single Family Dwelling in the R10, R11, C3 Zones.

Bylaw 2039 amends the Zoning Bylaw to allow up to two Dwellings either as a Single Family Dwelling with a Secondary Suite or 2 Dwelling Units in another building in the C1A, C2, C4, M1, M2, M3, P1, P1A, P2, P2A, and A1 Zones.

Recent changes to the Local Government Act require local governments to allow in their zoning regulations:

- At least one additional housing unit (a Secondary Suite) within a detached dwelling that would otherwise be a single-family dwelling, or
 - At least one additional housing unit within another building on the same parcel
- on parcels of land on which a detached single-family dwelling is located in applicable zones. The amendments to the Zoning Bylaw contained in Bylaw No. 2039, 2024 are proposed to meet these provincial requirements.

Any persons who deem that their interest may be affected by the proposed bylaw may provide a written submission to the RDBN Office at 37 3rd Avenue, Burns Lake BC; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by e-mail to planning@rdbn.bc.ca. Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm on Tuesday, April 9th, 2024 to be considered by the Board.

A copy of the proposed bylaw and other relevant information may be inspected from Wednesday, April 3, 2024 through Thursday, April 11, 2024 at the Regional District of Bulkley-Nechako office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

Referral Report



Regional District of Bulkley-Nechako

Referral Report

File No. RZ RDBN-01-21

APPLICATION SUMMARY

The Planning Department undertook preliminary consultation in 2021 regarding a proposal to amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) to allow a second single-family dwelling on H1 Zoned parcels that are 4 ha (9.88 ac) or larger. This initiative was put on hold pending completion of the "Electoral Areas Housing Needs Reports" (Housing Needs Reports) which were completed in December 2021.

As a result of the recommendations contained in the Housing Needs Report, and feedback received during preliminary consultation, staff undertook a more comprehensive review of the Zoning Bylaw to evaluate the way dwellings are regulated. This report discusses options to simplifying the regulation of dwellings and increase housing type options in the rural area.

ELECTORAL AREAS HOUSING NEEDS REPORT

The Planning Department undertook preliminary consultation in 2021 regarding a proposal to amend the Zoning Bylaw to allow a second single-family dwelling on H1 Zoned parcels that are 4 ha. (9.88 ac.) or larger. This initiative was put on hold pending completion of the Housing Needs Reports which were completed in December 2021. The document titled ["Report Introduction and Regional Summary: Electoral Areas Housing Needs Reports"](#) provides a summary of the housing needs reports prepared for each Electoral Area. This document notes the following:

- Housing in electoral areas is still relatively affordable and is generally more affordable than comparable regions in British Columbia. However, housing needs exist in certain categories such as non-couple households and renters. Affordability conditions are expected to worsen as housing costs rise and competition for a limited supply of homes increases, demand for social and health services rise, and existing stock continues to age.
- Many rural landowners would like to have a small rental dwelling on their property and have identified challenges relating to construction costs, contractor and labour shortages, and navigating policy around second dwellings particularly where those lands are in the Agricultural Land Reserve (ALR).

The Housing Needs Report specifically recommends that “Where appropriate and subject to servicing, continue to review restrictions on second dwelling units, especially moderately-sized accessory dwellings that are encouraged to be used as permanent rentals.” In response to this recommendation staff have reviewed the Zoning Bylaw to identify opportunities to simplify regulation and increase housing flexibility.

PROPOSED ZONING BYLAW CHANGES

The RDBN's Zoning Bylaw's regulations regarding housing are summarised in the table below.

Zone	Single-Family Dwelling (quantify)	Secondary Suite (quantity)	Two-Family Dwelling (quantity)	Max Total Dwellings
R1	Yes (1)	Yes (1)	No	2
R2*	Yes (1)	Yes (1)	Yes (1)	2
R3	Yes (1)	Yes (1)	No	2
R4 to R6	Yes (1)	Yes (1)	Yes (1)	2
R9	Yes (2)	Yes (1)	No	2
R10*	Yes (1)	No	No	1
R11	Yes (1)	No	No	1
H1 and H1B (< 4 ha)	Yes (1)	Yes (1)	Yes (1)	2
H1 and H1B (>=4 ha)	Yes (2)	Yes (2)	Yes (1)	4
H1A**	Yes (2)	Yes (2)	Yes (1)	4
H2	Yes (2)	Yes (2)	Yes (1)	4
Ag1***	Yes (1)	Yes (1)	No	2
RR1****	Yes (2)	Yes (2)	Yes (1)	4 (excluding cabins)

* The R2 and R10 zones allow multiple-family dwellings where there is community sewer and water systems.

** Only one single-family dwelling may exceed a gross floor area of 120 square metres which limits the ability to put a secondary suite in both dwellings.

*** Additional dwellings are allowed subject to ALC regulations.

****The RR1 Zone allows one single-family dwelling and up to three cabins, a two-family dwelling and up to 2 cabins, or up to 4 cabins.

To simplify the Zoning Bylaw and increase opportunity for housing in the rural area, staff are considering the following:

- Removing the definition of “secondary suite” as a defined use in the Zoning Bylaw.

From a land use perspective, in the rural area, there may be little justification to treat a two-family dwelling differently than a single-family dwelling with a secondary suite. The only difference in the Zoning Bylaw is that a secondary suite is limited in size to 90 m² (969 ft²) and 40 per cent of the size of the single-family dwelling in which it is located. The limit on secondary suite size in zoning is based on a BC Building Code size requirement which no longer exists.

- Allowing two dwelling units in any form on any parcel zoned R1 to R6, R9 to R11, H1, H1B, and Ag1.

Currently in the R1 to R6, R9 to R11, H1, and H1B zones two dwellings are allowed per parcel in the form of a single-family dwelling with a suite, or a two-family dwelling. This change would allow two single-family dwellings on a parcel in these zones. This Zoning Bylaw change may be accompanied by regulation that limits the total floor area per parcel based on the minimum parcel size of each zone, and the removal of the H1A zone from the Zoning Bylaw.

- Allowing two (2) two-family dwellings on any parcel zoned H2, Ag1, and RR1.

Currently in the H2 and RR1 zones four dwellings are allowed per parcel in the form of two single-family dwellings each with a suite. This change would allow two single-family dwellings or two (2) two-family dwellings on a parcel in these zones, subject to ALC approval where required.

The Zoning Bylaw regulations regarding housing with the above noted changes are summarised in the table below.

Zone	Single-Family Dwelling	Two-Family Dwelling	Max Total Dwellings
R1 to R6	Yes (2)	Yes (1)	2
R9 to R11	Yes (2)	Yes (1)	2
H1 and H1B (< 4 ha)	Yes (2)	Yes (1)	2
H1 and H1B (>=4 ha)	Yes (2)	Yes (2)	4
H2	Yes (2)	Yes (2)	4
Ag1	Yes (2)	Yes (2)	4
RR1	Yes (2)	Yes (2)	4

BC BUILDING CODE AND SECONDARY SUITES

The BC Building Code previously defined a secondary suite as “a dwelling unit:

- having a total floor space of not more than 90 m² in area,
- having a floor space less than 40 per cent of the habitable space of the building,
- located within a building of residential occupancy containing only one other dwelling unit, and
- located in and part of a building which is a single real estate entity.”

To remove barriers to the creation of more affordable rental housing the province amended the BC Building Code in 2019 to remove the size restrictions for secondary suites.

The BC Building Code does not require the building owner to occupy either of the units, but the two units must be a single real estate entity, which guarantees that one of the units must be a rental.

The existing definition of a secondary suite in the BC Building Code is:

“Secondary suite means a self-contained dwelling unit located within a building or portion of a building completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions, of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.”

The Building Code standard for secondary suite has reduced requirement regarding fire separation, sound transmission, fire protection, etc. compared to a Two-Family Dwelling where the units may be sold separately.

The definition of a secondary suite in the RDBN Zoning Bylaw, and most other zoning bylaws in BC are based on the size restrictions previously contained in the BC Building Code. As noted, given the changes to the BC Building Code staff are questioning the justification to differentiate, through zoning, a single-family dwelling with a secondary suite from a two-family dwelling.

THE POTENTIAL IMPLICATIONS

Rental Housing Supply – The changes noted above would allow increased opportunity for rental housing in the rural area. Currently, many property owners do not take advantage of the opportunity to develop a secondary suite or two-family dwelling because they do not want a tenant in such proximity. It is expected that more property owners would develop a second single-family dwelling as a rental if it was an option. This is expected to have a positive impact on the amount and diversity of rental housing supply in the region. However, it is noted that given the location of the rental accommodation in the rural area the rental housing may not be suitable for all renters.

Illegal Second Single-Family Dwellings and Enforcement – One of the most common contraventions of the Zoning Bylaw is the building of illegal second single-family dwellings. These dwellings are frequently located in accessory buildings such as a garage or shop. Enforcement in these situations can be challenging as compliance can be achieved by removing appliances and apparent removal of the tenant; however, the dwelling use can

be easily re-established in the future. Allowing second dwellings as proposed would allow for these dwellings to be legalized and would facilitate their development in accordance with applicable safety and health related regulations.

There is the potential that increasing the opportunity for two single-family dwellings on parcels will result in illegal suites being built in those dwellings. This may occur to a limited extent but is not expected to be a notable enforcement issue. Also, the potential impact of this may be managed by the introduction of a total maximum gross floor area of all dwellings on a parcel.

Rural Population Growth – Most of the new housing starts in the region are in the rural area. According to RDBN Building Permit data over the last 10 years, approximately 55 per cent of housing starts occurred in the rural area. A growth pattern where the rural population is growing faster than its municipalities is not sustainable and allowing increased housing flexibility in the rural area may facilitate this trend.

Community Character – There may be concern that the increase in rural density and rental accommodation resulting from the proposed changes may negatively impact the character of rural residential neighbourhoods. Related to this concern is the potential for increased density to lead to increased demand for regulation (sewage system monitoring, animal control, etc.).

Public Understanding – The concept of a secondary suite is entrenched in the public's understanding of how housing regulations work. There is some concern that removing the distinction between a single-family dwelling with a secondary suite from a two-family dwelling may cause confusion.

PROVINCIAL REGULATIONS RELYING ON A SECONDARY SUITE DEFINITION

BC Housing regulations allow an owner / builder to build a dwelling with a secondary suite. However, only a licensed builder can build a building which contains two dwellings where one of the dwellings is not a secondary suite. Agricultural Land Commission (ALC) regulations allow a secondary suite to be in the "principal residence" on a parcel in the ALR. However, a building which contains two dwellings where one of the dwellings is not a secondary suite may not be permitted.

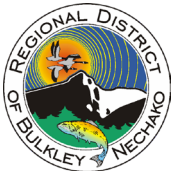
BC Housing and the ALC do not have a definition for a secondary suite, and typically rely on the local government zoning bylaw definition to determine whether a dwelling is a secondary suite. It appears that there is no reason that the determination of what is or is not a secondary suite can be made based on the BC Building Code definition.

REFERRALS

To better understand these and other potential implications staff are recommending a preliminary consultation process with member municipalities, Electoral Area Advisory Planning Commissions, Northern Health, and the Ministry of Transportation and Infrastructure. Following this consultation staff will report back to the Board with recommendations regarding amendments to the Zoning Bylaw.

First, Second and Third Reading Report

Board Report



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: April 11, 2024
Subject: **Rezoning Application RZ RDBN 01-24**
Small Scale Multi-Unit Housing Zoning Bylaw Amendments

RECOMMENDATION: (all/directors/majority)

1. That the Board consider the Provincial Policy Manual and Site Standards document and the site standards discussed in this report.
2. That "Regional District of Bulkley Nechako Rezoning Bylaw No. 2039, 2024" be given first, second, and third reading.

COMPLIANCE WITH BILL 44

In the fall of 2023, the Province introduced changes to the *Local Government Act* (LGA) requiring "at least one additional housing unit (Secondary Suite) within a detached dwelling that would otherwise be a single-family dwelling" or "at least one additional housing unit within another building on the same parcel or parcels of land on which a detached single-family dwelling is located." The Province commonly refers to this as small scale multi-unit housing (SSMUH). The LGA requires all zoning bylaws in BC to comply with the LGA SSMUH requirements by June 30, 2024. This project was completed with the assistance of Amy Wainwright of Plan North Consulting.

Proposed RDBN Zoning Bylaw Changes

Most residential zones in the RDBN's Zoning Bylaw already comply with the above requirements as Secondary Suites are generally permitted in Single-Family Dwellings. However, the R10 and R11 Zones do not permit Secondary Suites. Also, several commercial, industrial, institutional, and recreation zones limit residential use to one Dwelling Unit. These zones are listed below along with a brief description of the amendments proposed in "Regional District of Bulkley Nechako Rezoning Bylaw No. Bylaw 2039, 2024" required to bring the RDBN's Zoning Bylaw into compliance with the LGA.

1. Hudson Bay Mountain Multiple Family Residential (R10) - remove Secondary Suite restriction
2. Bare Land Strata Residential (R11) - remove Secondary Suite restriction
3. Local Commercial Zone (C1A) – increase density to two Dwelling Units
4. Highway Commercial Zone (C2) - increase density to two Dwelling Units
5. Tourist Commercial Zone (C3) – change density to one Single-Family Dwelling
6. Strata Resort Commercial Zone (C4) - increase density to two Dwelling Units
7. Light Industrial Zone (M1) - increase density to two Dwelling Units
8. Light Industrial – Contracting Zone (M1A) - increase density to two Dwelling Units
9. Heavy Industrial (M2) - increase density to two Dwelling Units
10. Agricultural Industry Zone (M3) - increase density to two Dwelling Units
11. Civic / Institutional zone (P1) - increase density to two Dwelling Units
12. Special Civic / Institutional Zone (P1A) - increase density to two Dwelling Units
13. Recreation Zone (P2) - increase density to two Dwelling Units
14. Special Recreation Zone (P2A) - increase density to two Dwelling Units
15. Airport Zone (A1) - increase density to two Dwelling Units

Bylaw 2039 amends the Zoning Bylaw to allow a Secondary Suites in a Single Family Dwelling in the R10, R11, C3 Zones

Bylaw 2039 amends the Zoning Bylaw to allow up to two Dwellings either as a Single Family Dwelling with a Secondary Suites or 2 Dwelling Units in another building in the C1A, C2, C4, M1, M2, M3, P1, P1A, P2, P2A, and A1 Zones. These zones, as they currently exist, can be seen in the attached link to the [Zoning Bylaw](#).

Provincial Policy Manual & Site Standards

The document titled “Provincial Policy Manual and Site Standards” (attached) establishes provincial expectations for local government implementation of the SSMUH requirements and sets site development standards which it considers appropriate. The RDBN is required to consider the applicable site standards while preparing and adopting Bylaw 2039.

Staff have considered the Provincial Policy Manual and Site Standards document including the applicable site development standards. The table below outlines the applicable

provincial standards and shows the existing RDBN Zoning Bylaw requirement for the zones being amended. The RDBN setback requirements are in some instances, greater than the provincial standards, and RDBN parking requirements are higher. Staff recommend that the RDBN Zoning Bylaw requirements remain unchanged as they are appropriate given that the primary purpose of each zone being amended (with the exception of the R10 and R11 Zones) is not residential and the existing requirements do not unreasonably impact the establishment of the permitted residential development given the parcel sizes in the rural area.

Zoning Bylaw Regulation	Provincial Standard	RDBN Zoning Bylaw Requirements			
Front Lot Line Setback	5-6 m	R10 – 7.5m C1A – 0m M1 – 15m P1 – 7.5m A1 – 7.5m	R11 – 7.5m C2 – 7.5m M1A – 15m P1A – 7.5m	C3 – n/a M2 – 15m P2 – 7.5m	C4 – 4.5m M3 – 30m P2A – 7.5m
Rear Lot Line Setback	6 m for principal building, 1.5 m for ADUs	R10 – 3m C1A – 6m M1 – 15m P1 – 2m A1 7.5m	R11 – 7.5m C2 – 6m M1A – 15m P1A – 2m	C3 – 7.5m M2 – 15m P2 – 2m	C4 – 4.5m M3 – 30m P2A – 2m
Side Lot Line Setback	1.2 meters	R10 – 6m C1A – 6m M1 – 15m P1 – 4.5m A1 – 7.5m	R11 – 5m C2 – 6m M1A – 15m P1A – 4.5m	C3 – 7.5m M2 – 15m P2 – 4.5m	C4 – 4.5m M3 – 30m P2A – 4.5m
Maximum Height	11 m for principal dwelling, 8 m for accessory dwelling	R10 – 11m C1A – n/a M1 – 5m P1 – n/a A1 – n/a	R11 – 11m C2 – n/a M1A – n/a P1A – n/a	C3 – n/a M2 – n/a P2 – n/a	C4 – n/a, M3 – n/a P2A – n/a
Maximum Number of Stories	3 storeys for principal dwellings, 2 storeys for accessory dwellings	R10 – n/a C1A – n/a M1 – n/a P1 – n/a A1 – n/a	R11 – n/a C2 – n/a M1A – n/a P1A – n/a	C3 – n/a M2 – n/a P2 – n/a	C4 – n/a, M3 – n/a P2A – n/a
Maximum Lot Coverage	25-40%	R10 – 35% C1A – 40% M1 – 40% P1 – 40% A1 – n/a	R11 – 40% C2 – 40% M1A – 40% P1A – n/a	C3 – n/a M2 – 40% P2 – n/a	C4 – n/a M3 – 40% P2A – n/a
Off Street Parking	One space per Dwelling	Two spaces per Single Family Dwelling, 1 per secondary suite			

ZONING BYLAW HOUSING REGULATION SIMPLIFICATION

The R1 – R9, R11, H1, H1B, H2, Ag1, RR1, C1, C2A zones already comply with the LGA SSMUH requirements. However, staff are proposing to amend these zones to increase residential flexibility and align regulations across all zones. These changes will be outlined in “Regional District of Bulkley Nechako Rezoning Bylaw No. Bylaw 2040, 2024” which is scheduled to be presented to the Board for consideration at the April 25th Board meeting.

The mandated zoning bylaw amendments in Bylaws 2039 were separated from the discretionary changes to be proposed in Bylaw 2040 to facilitate adoption of bylaw 2039 prior to the June 30th deadline. This provides the Board with greater flexibility in dealing with the discretionary changes in Bylaw 2040.

The changes to be proposed in Bylaw 2040 include the following:

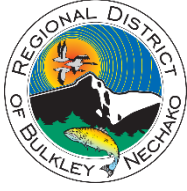
- removing the size limit (90 m² and 40% of the SFD) for Secondary Suites;
- allowing either a detached 2nd dwelling or two family dwelling in most zones;
- setting Dwelling Unit maximums.
- establishing combined total floor area limits for all Dwellings for each zone.

PUBLIC NOTICE

Under Section 464(4) of the LGA the RDBN is prohibited from holding a public hearing for Bylaw 2039, 2024 as its sole purpose is compliance with the LGS. Notice of this application was published in the April 4th issues of RDBN newspapers, the RDBN Facebook page, and the RDBN’s web site informing the public of the date and location of the Board’s consideration of first reading of the bylaw and their ability to provide input in writing. Comments received in response to the public notices will be provided to the Board at the April 11th, 2024 Board Meeting.

ATTACHMENTS:

- Bylaw 2039, 2024
- [RDBN Zoning Bylaw 1800, 2020 \(link\)](#)
- [Provincial Policy Manual & Site Standards, Dec. 2023 \(link\)](#)



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2039

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This bylaw may be cited as “Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024”.

READ A FIRST TIME this ____ day of _____.

READ A SECOND TIME this ____ day of _____.

READ A THIRD TIME this ____ day of _____.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024".

DATED AT BURNS LAKE this ____ day of _____.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this ____ day of _____, 2024

for Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____.

Chairperson

Corporate Administrator

Referral Responses

From: [Chavez, Solangel TRAN:EX](#)
To: [Deneve Vanderwolf](#)
Subject: [EXTERNAL]: MOTI File 2023-00758 - RZ RDBN 01-22 Referral Report
Date: March 9, 2023 1:21:20 PM
Attachments: [image001.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[RZ RDBN 01-22 referral Report.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

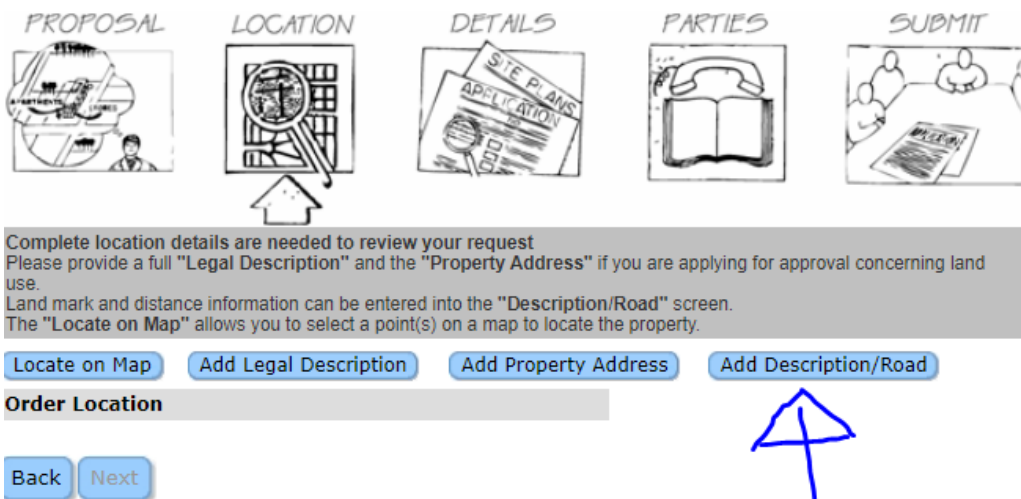
Hello,

Thank you for the opportunity to comment. The Ministry has no concerns with the proposed zoning bylaw expansion. Please note the following:

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required. Please quote file 2023-00758 when providing the bylaw for Ministry approval.

On another note, please select the "Add Description/Road" option and add Regional District of Bulkley Nechako under the Text section (images below) if the referral is not for a specific location. In the future, if you encounter any other issues with eDAS, please contact us at DA.FortGeorge@gov.bc.ca or by phone at 250-645-9606 and we can help you with your application.

Let me know if you have any other questions. Thank you.



Top

Description/Road

located: km from

between and
(Highway Name) (Landmark) (Landmark)

Text:



☐ Location Confirmed Flag

☐ Display on Final Documents Flag

From: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>

Sent: Tuesday, February 14, 2023 9:05 AM

To: Bilodeau Cooper, Daena R TRAN:EX <Daena.BilodeauCooper@gov.bc.ca>; Chavez, Solangel TRAN:EX <Solangel.Chavez@gov.bc.ca>

Subject: RZ RDBN 01-22 Referral Report

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Daena and Solangel

You are requested to comment on the attached application for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. I was unable to submit through eDAS as there isn't a specific property involved and the system wouldn't let me past the location page. Please let me know if there is a work around and I will submit over eDAS.

Kind regards,
Deneve Vanderwolf
Planning Technician/Regional Transit Coordinator
Regional District of Bulkley-Nechako | www.rdbn.bc.ca
deneve.vanderwolf@rdbn.bc.ca

37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

Deneve Vanderwolf
Planning Technician/Regional Transit Coordinator
Regional District of Bulkley-Nechako | www.rdbn.bc.ca
deneve.vanderwolf@rdbn.bc.ca
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

Item Referred: RZ RDBN 01-22 Referral Report

Thank you for the opportunity to provide comment on this RDBN application for subdivision. Northern Health has reviewed the proposed application. Please consider the following comments.

Northern Health's subdivision process is for the purpose of avoiding the creation of lots that cannot support the installation of established and proven sewage disposal systems. All new lots should be suitable for their intended use without having to be serviced by costly, high risk, high maintenance or experimental sewage systems. As a result, the construction and maintenance of an onsite sewage disposal system must be conducted in accordance with the *Sewerage System Regulation* under the *Public Health Act*. An assessment by an authorized person, as defined in the *Sewerage System Regulation*, is required to ensure the suitability of the land parcels to support an onsite sewage disposal system. In addition, horizontal setback distances, as prescribed in the *Sewerage System Standard Practice Manual Version 3*, must be met. This would include setback distances from any existing sewage dispersal field located on the property. Please note that any existing onsite sewage disposal system must be maintained to the standards of the *Sewerage System Regulation*. In addition, a Record of Sewerage and a Letter of Certification for new and existing onsite sewage disposal systems must be filed with Northern Health.

Northern Health is also concerned with the protection of drinking water sources with regards to subdivisions. Each subdivision lot should have an adequate supply of potable water. This may be achieved by having an individual domestic water supply for each lot or by extension of an existing water supply system. If a domestic water supply system serves only one single-family residence, it is subject to the *Sanitary Regulation* which requires wells to be located at least 100 ft. from any probable source of contamination, including a sewage disposal system. A water supply system that serves more than one single-family residence must meet the requirements of the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation*. Prior to extending, constructing or installing a water supply system, a construction permit from Northern Health must be obtained.

If you have any further questions or require additional information, please contact the Health Protection and Disease Prevention office to speak with an Environmental Health Officer at (250) 565-7322.

Sincerely,

Kelsey Kovacevich
Environmental Health Officer, CPHI(C)
Northern Health Authority

Public Comments

Last updated January 17, 2024