

# Regional District of Bulkley-Nechako

## Public Hearing Information Package



- Bylaw No. 2043 is proposed to amend Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014.
- Bylaw No. 2044 is proposed to amend Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017.
- Bylaw No. 2045 is proposed to amend Fort St. James Rural Official Community Plan Bylaw No. 1578, 2010
- Bylaw No. 2046 is proposed to amend Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019
- Bylaw No. 2047 is proposed to amend Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021
- Bylaw No. 2048 is proposed to amend Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011
- Bylaw No. 2040 is proposed to amend Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw).





## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2043**

#### **A Bylaw to Amend "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014"**

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

That "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" be amended such that Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:

"Rezoning applications to allow a 2<sup>nd</sup> single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.

- (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
- (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."

This bylaw may be cited as "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2044**

A Bylaw to Amend "Burns Lake Rural and  
Francois Lake (North Shore)  
OCP Bylaw No. 1785, 2017"

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

That "Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2045**

A Bylaw to Amend "Fort St. James Rural  
OCP Bylaw No. 1578, 2010"

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

That "Fort St. James Rural OCP Bylaw No. 1578, 2010" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (6) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2046**

A Bylaw to Amend "Endako, Fraser Lake  
and Fort Fraser Rural OCP Bylaw No. 1865, 2019"

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

That "Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.6.2 (8) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."



This bylaw may be cited as "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2047**

A Bylaw to Amend "Vanderhoof Rural  
OCP Bylaw No. 1963, 2021"

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

That "Vanderhoof Rural OCP Bylaw No. 1963, 2021" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2048**

A Bylaw to Amend "Houston, Topley,  
Granisle Rural OCP Bylaw No. 1622, 2011"

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

That "Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011" be amended as follows:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2040**

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

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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) Interpretation and Definitions

The definition of "Secondary Suite" in Section 1.0.2 Definitions is deleted and replaced with the following:

**"SECONDARY SUITE** means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone."

2) Hudson Bay Mountain Recreational Residential Zone (R8)

a) Sections 12.0.2.2 and 12.0.2.3 are deleted.

b) Section 12.0.3 Limitations on Use is amended by adding the following:

"3. The maximum Total Floor Area permitted for a Cabin is 167.23 square metres (1,800 square feet).

4. The maximum Total Floor Area permitted for an Accessory Building is 14 square metres (150 square feet)."

3) Hudson Bay Mountain Single Family Residential Zone (R9)

a) Section 12.1.2.2 is deleted.

b) Section 12.1.3 Limitations on Use is amended by adding the following:

"4. The maximum combined Total Floor Area permitted for all Dwellings on a Parcel is 465 square metres (5,005 square feet)."

4) Hudson Bay Mountain Multiple Family Residential Zone (R10)

a) Sections 12.2.2.4, 12.2.2.5, and 12.2.2.6 are deleted.

b) Section 12.2.3 Limitations on Use is amended by adding the following:

"4. The maximum Floor Space Ratio permitted is 0.40.

5. The minimum Gross Floor Area permitted for a Dwelling Unit is 50 square metres (538.21 square feet).
6. The maximum Gross Floor Area permitted for an Accessory Building for indoor recreational use is 235 square metres (2,529.60 square feet)."

5) Bare Land Strata Residential (R11)

- a) Sections 13.0.2.4 is deleted.
- b) Section 13.0.3 Limitations on Use is amended by adding the following:
  - "2. The maximum Gross Floor Area permitted for all structures located on Common Property shall not exceed a total Gross Floor Area of 300 square metres (3,229 square feet)."

6) Small Holdings Zone (H1)

- a) Section 14.0.2 Density is deleted and replaced with the following:

"Density

  1. Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
  2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
  3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
- b) The following new Section is added to the Small Holdings Zone (H1) following Section 14.0.2 Density, and the Sections renumbered as necessary.

"14.0.3     Limitations on Use

  1. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."

7) Small Holdings – Additional Dwelling Zone (H1A)

- a) Sections 14.1.2.2, 14.1.2.3, and 14.1.2.4 are deleted.
- b) The following new Section is added to the Small Holdings - Additional Dwelling Zone (H1A) following Section 14.1.2 Density, and the Sections renumbered as necessary.

"14.1.3     Limitations on Use

1. Only one Single Family Dwelling per Parcel is permitted a Gross Floor Area which exceeds 120 square metres (1,290 square feet).
2. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 21, Section 22, Township 1A, Range 5, Coast District, Plan 9692 may exceed a Gross Floor Area of 185 square metres (1,991 square feet).
3. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 4, Section 2, Township 1A, Range 5, Coast District, Plan 7267 may exceed a Gross Floor Area of 140 square metres (1,500 square feet)."

8) Small Holdings – Industrial Shop Zone (H1B)

- a) Section 14.2.2 Density is deleted and replaced with the following:
  - "1 Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
  2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
  3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
- b) Section 14.2.3 Limitations on Use is amended by adding the following:
  - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."

9) Large Holdings Zone (H2)

- a) Section 15.0.3. Density is deleted and replaced with the following:
  - "1. Not more than three Dwelling Units shall be located on a Parcel.
  2. Not more than two Single Family Dwellings shall be located on a Parcel."
- b) Section 15.0.2 Limitations on Use is amended by adding the following:
  - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 800 square metres (8,611 square feet)."
- c) Section 15.0.2 and Section 15.0.3 are switched in order and renumbered.

10) Agricultural Zone (Ag1)

- a) Section 16.0.2.1. is deleted and replaced with the following:

"Not more than two Single Family Dwellings shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*."

11) Rural Resource Zone (RR1)

- a) Section 17.0.2.1. is deleted and replaced by the following:

"The combined maximum number of Dwelling Units and Cabins containing a Sleeping Unit on a Parcel in any combination, that are not part of a Rural Retreat, is 4."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 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. 2040, 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





**AGENDA &  
SUPPLEMENTARY AGENDA**

Moved by Director Stoltenberg  
Seconded by Director Elphee

2024-13-1

"That the Board Meeting Agenda of September 12, 2024 be approved; and further, that the Supplementary Agenda be dealt with at this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**MINUTES**

Board Meeting Minutes  
-August 15, 2024

Moved by Director Moon  
Seconded by Director Elphee

2024-13-2

"That the Board Meeting Minutes of August 15, 2024 be adopted."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**ELECTORAL AREA PLANNING**

**Bylaws for 1<sup>st</sup> and 2<sup>nd</sup> Reading**

RDBN 01-24 Bill 44 Zoning  
Bylaw Text Amendments  
Small Scale Multi-Unit Housing  
Zoning Bylaw Amendments (Part 2)

Moved by Director Stoltenberg  
Seconded by Director Riis-Christianson

2024-13-3

1. "That the Board approve the consultation identified in the consultation checklist.

2. That the following bylaws be given first and second reading and taken to Public Hearing:

a. That Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2043, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and be taken to Public Hearing.

b. That Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Amendment Bylaw No. 2044, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and be taken to Public Hearing.

c. That Fort St. James Rural Official Community Plan Amendment Bylaw No. 2045, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and be taken to Public Hearing.

**ELECTORAL AREA PLANNING (CONT'D)**

**Bylaws for 1<sup>st</sup> and 2<sup>nd</sup> Reading (Cont'd)**

d. That Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2046, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and be taken to Public Hearing.

e. That Vanderhoof Rural Official Community Plan Amendment Bylaw No. 2047, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and be taken to Public Hearing.

f. That Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2048, 2024 be given first and second reading this 12<sup>th</sup> day of September 2024 and be taken to Public Hearing; and

g. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 2024 be given first and second reading this 12<sup>th</sup> day of September 2024 and be taken to Public Hearing.

3. That the Public Hearing for Bylaw No. 2043, 2024; Bylaw No. 2044, 2024; Bylaw No. 2045, 2024; Bylaw No. 2046, 2024; Bylaw No. 2047, 2024; Bylaw No. 2048, 2024; and Bylaw No. 2040, 2024 be delegated to the Director for Electoral Area D (Fraser Lake Rural) or the Director for Electoral Area B (Burns Lake Rural)."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

**Rezoning Application**  
**RZ A-02-24, First and Second**  
**Reading for Rezoning Bylaw**  
**No. 2061, 2024**

Moved by Director Stoltenberg  
Seconded by Director Dekens

**2024-13-4**

1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024 be given first and second reading this 12<sup>th</sup> day of September, 2024 and subsequently be taken to Public Hearing.

2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024 be delegated to the Director or Alternate Director for Electoral Area A."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**





# NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing regarding the following Bylaws will be held on Thursday, October 10, 2024 at 7:00 pm.

- Bylaw No. 2043 is proposed to amend Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014.
- Bylaw No. 2044 is proposed to amend Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017.
- Bylaw No. 2045 is proposed to amend Fort St. James Rural Official Community Plan Bylaw No. 1578, 2010.
- Bylaw No. 2046 is proposed to amend Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019.
- Bylaw No. 2047 is proposed to amend Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021.
- Bylaw No. 2048 is proposed to amend Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011.
- Bylaw No. 2040 is proposed to amend Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw).

The intent of Bylaw No. 2040 is to amend the Zoning Bylaw to increase residential flexibility and options regarding the form of housing in the rural area of the RDBN. The most notable changes proposed in Bylaw No. 2040, 2024 are summarized as follows:

- Amend the definition of Secondary Suite to reduce size limitations.
- Amend the R8, R9, R10, R11, and H1A Zones to move non-density regulations from the Density section of the Zones to a Limitations on Use section.
- Amend the H1 and H1B Zones to allow a maximum of two Dwelling Units on Parcels smaller than 4 ha (9.88 ac).
- Amend the H1 and H1B Zones, on Parcels 4 ha (9.88 ac) or larger, and the H2 Zone to allow up to three Dwelling Units on a Parcel.
- Amend the Ag1 Zone to allow two Single Family Dwellings.
- Amend the RRI Zone to allow four Dwelling Units or Cabins in any combination.
- Establish a maximum combined Total Floor Area Requirement of 600 m<sup>2</sup> (6,458 ft<sup>2</sup>) in the H1 and H1B Zones, and 800 m<sup>2</sup> (8,611 ft<sup>2</sup>) in the H2 Zone.

The RDBN's Official Community Plans (OCPs) have wording designed to limit or prohibit consideration of second Single Family Dwellings on parcels under 2 ha (4.94 ac) or on waterfront parcels. Bylaw Nos. 2043, 2044, 2045, 2046, 2047, and 2048 propose amending the wording in the OCPs to support the proposed amendments to the Zoning Bylaw and provide direction for consideration of rezoning application to allow a second Single Family Dwelling on a property in Residential Zones (R1 to R11).

Any person wanting to participate in the Public hearing must contact the RDBN Planning Department no later than Thursday, October 10, 2024 at 1:00 PM to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC V0J 1E0, or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) and must be received by the Regional District of Bulkley-Nechako no later than 1:00 pm on Thursday, October 10, 2024 to be ensured consideration at the Public Hearing.

The Public Hearing for Bylaw Nos. 2043, 2044, 2045, 2046, 2047, 2048, and 2040 will be Chaired by the Director or Alternate Director for Electoral Area D as a delegate of the Board. A copy of the proposed bylaws and other relevant information, including written submissions to the Public Hearing, may be inspected from Thursday, October 3, 2024 through Thursday, October 10, 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](http://www.rdbn.bc.ca/departments/planning/public-meetings).

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.





# Regional District of Bulkley-Nechako

## Board of Directors

**TO:** Chair and Board

**FROM:** Jason Llewellyn, Director of Planning

**DATE:** September 12, 2024

**SUBJECT:** RDBN 01-24 Bill 44 Zoning Bylaw Text Amendments  
Small Scale Multi-Unit Housing Zoning Bylaw Amendments (Part 2)

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### RECOMMENDATION

(all/directors/majority)

1. That the Board consider and approve the consultation identified in the attached consultation checklist.
  2. That the following bylaws be given first and second reading and taken to Public Hearing:
    - a. Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2043, 2024;
    - b. Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Amendment Bylaw No. 2044, 2024;
    - c. Fort St. James Rural Official Community Plan Amendment Bylaw No. 2045, 2024;
    - d. Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2046, 2024;
    - e. Vanderhoof Rural Official Community Plan Amendment Bylaw No. 2047, 2024;
    - f. Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2048, 2024; and
    - g. Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 2024.
  3. That the Public Hearing for Bylaw No. 2043, 2024; Bylaw No. 2044, 2024; Bylaw No. 2045, 2024; Bylaw No. 2046, 2024; Bylaw No. 2047, 2024; Bylaw No. 2048, 2024; and Bylaw No. 2040, 2024 be delegated to the Director for Electoral Area D (Fraser Lake Rural) or the Director for Electoral Area B (Burns Lake Rural).
- 

### BACKGROUND:

In the fall of 2023, the Province introduced changes to the *Local Government Act (LGA)* requiring local government zoning to allow by June 30, 2024 "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.” To comply with this requirement a number of minor amendments were made to the Zoning Bylaw by “Regional District of Bulkley Nechako Rezoning Bylaw No. 2039, 2024,” which was adopted by the Board at the May 2024 meeting.

Staff are now proposing further Zoning Bylaw amendments to increase residential flexibility and align regulations across all zones. The proposed amendments contained in “Regional District of Bulkley Nechako Rezoning Bylaw No. 2040, 2024” are designed to do three things:

1. Amend the definition of Secondary Suite to increase flexibility in design.
2. Amend the H1, H1A, H1B, H2, Ag1, and RR1 zones to regulate the total number of Dwelling Units permitted instead of specifically regulating the form of the housing.
3. And, remove non-density regulations from the “Density” sections of Zones to the “Limitations on Use” sections. This increases bylaw consistency and indicates that these regulations may be varied.

The RDBN’s Official Community Plans are also proposed to be amended to ensure that policies are aligned with the new approach to housing. All of the proposed OCP policy changes relate to the number of dwellings on a parcel. These OCP amendments must be adopted prior to adoption of Bylaw No. 2040.

## **CONSULTATION**

The *LGA* requires local governments to consider consultation with persons, organizations and authorities it considers will be affected by an OCP amendment. Specifically, the local government must:

- (1) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (2) specifically, the RDBN Board should consider if consultation is required with:
  - the board of any regional district that is adjacent to the area covered by the plan,
  - the council of any municipality that is adjacent to the area covered by the plan,
  - First Nations,
  - school district boards, greater boards and improvement district boards, and
  - the Provincial and federal governments and their agencies.

Additionally, the *LGA* requires that local governments consult with the local School Districts regarding any amendment to an OCP. Staff recommend that the Board consider and approve the consultation options outlined in the attached consultation checklist.



Staff initiated consultation with member municipalities, First Nations, Electoral Area Advisory Planning Commissions, Northern Health, Ministry of Agriculture and Food, and the Ministry of Transportation and Infrastructure regarding proposed amendments to the Zoning Bylaw. Referral letters will be sent to the School Districts. The input received to date is discussed below.

**Ministry of Transportation and Infrastructure** – No Concerns. [See referral response \(link\).](#)

**Ministry of Agriculture and Food** – Objections raised relating to land in the ALR being zoned something other than Agriculture, and zoning allowing Two-Family Dwellings. [See referral response \(link\).](#) RDBN staff recommend the bylaws be approved despite the Ministry concern.

**Northern Health** – No response citing lack of capacity.

**Town of Smithers** – No comment or concern.

**Village of Burns Lake** – No comment or concerns.

**Village of Granisle** – Support for proposed bylaw.

**Advisory Planning Commissions** – A joint meeting of all APCs was held on June 5<sup>th</sup>, 2024. The comments received from APC members are summarized as follows [\(see minutes \(link\)\)](#):

- Small parcels zoned R1 to R6 may be too small to accommodate two single family dwellings (SFDs) given environmental and community character impacts.
- Some lakes are overdeveloped and allowing two dwellings will have negative environmental and community character impacts.
- Increased regulation such as building height restrictions, increased setbacks, parcel coverage, reduced Total Floor Area restrictions may assist in addressing impacts.

**Electoral Area F APC** – Concerns raised. [See APC Minutes \(link\).](#)

Based on the input provided by APC members staff are not recommending changes to the residential zones. Bylaw No. 2040 applies only to the H1, H1A, H1B, H2, Ag1, and RR1 zones.

### **H1A Property Owners**

There are 25 Parcels zoned H1A in the RDBN. Twenty of these parcels are in Electoral Area A, three are in Electoral Area B, one is in Electoral Area F, and one is in Electoral Area C. Staff sent letters advising the owners of land zoned H1A asking for their input on the idea of allowing a 2<sup>nd</sup> Single Family Dwelling in the H1 Zone and changing their zoning from H1A to H1. Staff received input objecting to this as the zoning change would remove the ability to have two Single Family Dwellings with Secondary Suites.

Based on this input staff amended Bylaw No. 2040 to retain the H1A Zone.

## SECONDARY SUITES AND TWO FAMILY DWELLINGS

The *BC Building Code* previously defined a Secondary Suite as “a dwelling unit:

- having a total floor space of not more than 90 m<sup>2</sup> 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 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 hour 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 *BC Building Code* does not require the building owner to occupy either of the units, but the two units must not be sold separately, which increases the likelihood that at least one of the units is rented. The *BC Building Code* standard for secondary suites includes reduced requirement for fire separation and sound transmission compared to the standard for a Two Family Dwelling. Two Family Dwelling units may be sold separately. It is noted that in the rural area the opportunity to sell Dwelling Units in a Two Family Dwelling separately is limited.

Bylaw No. 2040 proposes to remove the size restriction on a Secondary Suite from the Zoning Bylaw resulting in the primary difference between a Secondary Suite and a Two Family Dwelling being the standard to which the dwellings are built and a limitation on the units being under separate ownership. When an application for a building permit is submitted, the applicant will have to identify if they are proposing to build a Single Family Dwelling with a Secondary Suite or a Two Family Dwelling. It is noted that in the ALR

The proposed new definition of Secondary Suite is as follows:

*“SECONDARY SUITE means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone.”*

## ZONE CHANGES EXPLAINED

In staff's opinion there is little land use justification in a rural area to prohibit the building of two Single Family Dwellings on larger rural parcels where on the same parcel a Single Family Dwelling (with a Secondary Suite) or a Two Family Dwelling are permitted. Therefore, the following changes to zoning are proposed:

The H1 and H1B Zones (under 4 ha) be amended to allow a maximum of two Dwelling Units on a Parcel. It is up to the property owner to determine the form of those Dwelling Units. The property owner can therefore choose to build one of the following:

- one Single Family Dwelling (with or without a Secondary Suite),
- one Two Family Dwelling, or
- two Single Family Dwellings (without Secondary Suites).

The H1 and H1B Zones (4 ha and over) and the H2 Zone be amended to allow up to three Dwelling Units on a Parcel. For example, a property owner can choose to build the following:

- two Single Family Dwellings with or without a Secondary Suite in one of them or
- one Single Family Dwelling without a Secondary Suite and one Two Family Dwelling,

It is noted that currently the zoning bylaw allows two Single Family Dwellings with both having a Secondary Suite (subject to the existing limit on the size of a secondary suite).

The Ag1 Zone be amended to allow two Single Family Dwellings. This brings the zone into closer compliance with the ALC's regulations. The RR1 Zone be amended to allow a maximum of four Dwelling Units or Cabins in any combination.

In addition to the above noted density regulations a maximum combined Total Floor Area requirement has been established for the H1, H1B, and H2 Zones. It is noted that no size limit has been set for dwellings in the Ag1 and RR1 Zones.

Zone	H1, H1B	H2
Total Floor Area	600 m <sup>2</sup> (6458 ft <sup>2</sup> )	800 m <sup>2</sup> (8611 ft <sup>2</sup> )

These proposed Zoning changes are shown in [Appendix A: Proposed Zoning Amendments Comparison Table. \(link\)](#)

## THE OFFICIAL COMMUNITY PLAN AMENDMENTS (OCP) EXPLAINED

The RDBN's OCPs have wording designed to limit or outright prohibit consideration of 2<sup>nd</sup> Single Family Dwellings on parcels under 5 acres or on waterfront parcels. The wording in the OCPs is proposed to be amended to support the proposed amendments to the Zoning Bylaw and provide direction for consideration of rezoning applications to allow a Second Single Family Dwelling on a property in a Residential Zone (R1 to R11).

These proposed OCP changes are shown in [Appendix B: Proposed OCP Amendments Comparison Table. \(link\)](#)

## THE POTENTIAL IMPLICATIONS

**Rental Housing Supply** – The changes noted above are expected to result in increased rental accommodation 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 a dwelling attached to their home.

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 rental accommodation in the rural area may not be suitable for all renters, given the distance from an urban environment.

**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.

**Rural Population Growth** – According to RDBN Building Permit data over the last 10 years approximately half of the new housing starts in the region are in the rural area. A growth pattern where the rural population is growing as fast as its municipalities is not sustainable. Therefore, allowing a density in the rural area beyond that recommended in this report is not advised. It is anticipated that increased zoning flexibility for housing in municipalities, required pursuant to Bill 44 will mitigate this impact.

**Community Character** – Increased rural density can negatively impact the character of rural residential neighbourhoods, and lead to increased demand for regulation (sewage system monitoring, animal control, etc.). As discussed previously in this report it is

anticipated that the limits placed on Total Floor Area will help mitigate community character impacts.

**Environmental Impact** - Increased rural density near or adjacent to lakes and watercourses may increase the impact of development on riparian areas and water quality. The impact on water quality associated with increased demand for on-site sewage disposal may be of particular concern. However, this concern is limited given the large size of parcels zoned H1, H2, Ag1, and RR1. It is anticipated that the limits placed on Total Floor Area will mitigate potential environmental impacts.

## **SUMMARIZED BYLAW 2040 CHANGES**

The specific changes proposed to the definition of Secondary Suite and to each zone, are summarized below.

1. The following new definition of Secondary Suite replaces the existing definition:  
“SECONDARY SUITE means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone.”
2. Hudson Bay Mountain Recreational Residential Zone (R8)
  - moving the maximum combined Total Floor Area restriction for a Cabin from the Density section to a Limitations on Use Section. The Total Floor Area restrictions are not density or land use regulations and may be varied by the Board.
3. Small Holdings Zone (H1)
  - establish a maximum of two Dwelling Units on a Parcel less than 4 ha.
  - establish a maximum of 3 Dwelling Units on a Parcel 4 ha. or larger
  - establish a maximum of two SFD on a Parcel 4 ha. or larger.
  - establish a maximum combined Total Floor Area of 600 sq. m (6458 sq. ft).
4. Small Holdings – Additional Dwelling Zone (H1A)
  - moving the maximum Gross Floor Area related restrictions from the Density section to a Limitations on Use Section. The Gross Floor Area restrictions are not density regulations and may be varied by the Board.
5. Small Holdings – Industrial Shop Zone (H1B)
  - establish a maximum of two Dwelling Units on a Parcel less than 4 ha.
  - establish a maximum of 3 Dwelling Units on a Parcel 4 ha. or larger
  - establish a maximum of two Single Family Dwelling on a parcel 4 ha. or larger.
  - establish a maximum combined Total Floor Area of 600 sq. m (6458 sq. ft).
6. Large Holdings Zone (H2)
  - establish a maximum of 3 Dwelling Units on a Parcel.

- establish a maximum of two Single Family Dwellings on a parcel.
  - establish a maximum combined Total Floor Area of 800 sq. m (8611 sq. ft).
  - change the order of the Density and Limitations on Use sections to match the rest of the bylaw.
7. Agricultural Zone (Ag1)
    - establish a maximum of two Single Family Dwellings on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*.
  8. Rural Resource Zone (RR1)
    - establish a limit of 4 Dwelling Units on a Parcel.

## **PUBLIC HEARING**

Staff propose holding a single electronic (Zoom) Public Hearing for the OCP amendment Bylaws and the Rezoning Bylaw chaired by the Director for Electoral Area D (Fraser Lake Rural) or the Director for Electoral Area G (Houston/Granisle Rural).

## **ATTACHMENT**

- [Appendix A and B \(link\)](#)
- Bylaw No. 2043, 2024; Bylaw No. 2044, 2024; Bylaw No. 2045, 2024; Bylaw No. 2046, 2024; Bylaw No. 2047, 2024; Bylaw No. 2048, 2024; and Bylaw No. 2040
- Consultation Checklist
- [Ministry of Transportation and Infrastructure referral response \(link\).](#)
- [Ministry of Agriculture referral response \(link\).](#)
- [Advisory Planning Commissions June 4th, 2024 Joint Meeting Minutes \(link\).](#)
- [Electoral Area F APC June 11th, 2024 Meeting Minutes \(link\).](#)



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2043**

#### **A Bylaw to Amend "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014"**

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

That "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" be amended such that Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:

"Rezoning applications to allow a 2<sup>nd</sup> single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.

- (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
- (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."

This bylaw may be cited as "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2044**

A Bylaw to Amend "Burns Lake Rural and  
Francois Lake (North Shore)  
OCP Bylaw No. 1785, 2017"

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

That "Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."



This bylaw may be cited as "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2045**

A Bylaw to Amend "Fort St. James Rural  
OCP Bylaw No. 1578, 2010"

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

That "Fort St. James Rural OCP Bylaw No. 1578, 2010" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (6) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2046**

A Bylaw to Amend "Endako, Fraser Lake  
and Fort Fraser Rural OCP Bylaw No. 1865, 2019"

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

That "Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.6.2 (8) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2047**

A Bylaw to Amend "Vanderhoof Rural  
OCP Bylaw No. 1963, 2021"

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

That "Vanderhoof Rural OCP Bylaw No. 1963, 2021" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2048**

A Bylaw to Amend "Houston, Topley,  
Granisle Rural OCP Bylaw No. 1622, 2011"

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

That "Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011" be amended as follows:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (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."

This bylaw may be cited as "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator





**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2040**

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) Interpretation and Definitions

The definition of "Secondary Suite" in Section 1.0.2 Definitions is deleted and replaced with the following:

**"SECONDARY SUITE** means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone."

2) Hudson Bay Mountain Recreational Residential Zone (R8)

a) Sections 12.0.2.2 and 12.0.2.3 are deleted.

b) Section 12.0.3 Limitations on Use is amended by adding the following:

"3. The maximum Total Floor Area permitted for a Cabin is 167.23 square metres (1,800 square feet).

4. The maximum Total Floor Area permitted for an Accessory Building is 14 square metres (150 square feet)."

3) Hudson Bay Mountain Single Family Residential Zone (R9)

a) Section 12.1.2.2 is deleted.

b) Section 12.1.3 Limitations on Use is amended by adding the following:

"4. The maximum combined Total Floor Area permitted for all Dwellings on a Parcel is 465 square metres (5,005 square feet)."

4) Hudson Bay Mountain Multiple Family Residential Zone (R10)

a) Sections 12.2.2.4, 12.2.2.5, and 12.2.2.6 are deleted.

b) Section 12.2.3 Limitations on Use is amended by adding the following:

"4. The maximum Floor Space Ratio permitted is 0.40.

5. The minimum Gross Floor Area permitted for a Dwelling Unit is 50 square metres (538.21 square feet).
6. The maximum Gross Floor Area permitted for an Accessory Building for indoor recreational use is 235 square metres (2,529.60 square feet)."

5) Bare Land Strata Residential (R11)

- a) Sections 13.0.2.4 is deleted.
- b) Section 13.0.3 Limitations on Use is amended by adding the following:
  - "2. The maximum Gross Floor Area permitted for all structures located on Common Property shall not exceed a total Gross Floor Area of 300 square metres (3,229 square feet)."

6) Small Holdings Zone (H1)

- a) Section 14.0.2 Density is deleted and replaced with the following:

"Density

  1. Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
  2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
  3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
- b) The following new Section is added to the Small Holdings Zone (H1) following Section 14.0.2 Density, and the Sections renumbered as necessary.

"14.0.3     Limitations on Use

  1. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."

7) Small Holdings – Additional Dwelling Zone (H1A)

- a) Sections 14.1.2.2, 14.1.2.3, and 14.1.2.4 are deleted.
- b) The following new Section is added to the Small Holdings - Additional Dwelling Zone (H1A) following Section 14.1.2 Density, and the Sections renumbered as necessary.

"14.1.3     Limitations on Use

1. Only one Single Family Dwelling per Parcel is permitted a Gross Floor Area which exceeds 120 square metres (1,290 square feet).
2. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 21, Section 22, Township 1A, Range 5, Coast District, Plan 9692 may exceed a Gross Floor Area of 185 square metres (1,991 square feet).
3. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 4, Section 2, Township 1A, Range 5, Coast District, Plan 7267 may exceed a Gross Floor Area of 140 square metres (1,500 square feet)."

8) Small Holdings – Industrial Shop Zone (H1B)

- a) Section 14.2.2 Density is deleted and replaced with the following:
  - "1 Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
  2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
  3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
- b) Section 14.2.3 Limitations on Use is amended by adding the following:
  - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."

9) Large Holdings Zone (H2)

- a) Section 15.0.3. Density is deleted and replaced with the following:
  - "1. Not more than three Dwelling Units shall be located on a Parcel.
  2. Not more than two Single Family Dwellings shall be located on a Parcel."
- b) Section 15.0.2 Limitations on Use is amended by adding the following:
  - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 800 square metres (8,611 square feet)."
- c) Section 15.0.2 and Section 15.0.3 are switched in order and renumbered.

10) Agricultural Zone (Ag1)

- a) Section 16.0.2.1. is deleted and replaced with the following:

"Not more than two Single Family Dwellings shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*."

11) Rural Resource Zone (RR1)

- a) Section 17.0.2.1. is deleted and replaced by the following:

"The combined maximum number of Dwelling Units and Cabins containing a Sleeping Unit on a Parcel in any combination, that are not part of a Rural Retreat, is 4."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 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. 2040, 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

## **Appendix A**

### Official Community Plan (OCP) Amendment - Consultation Checklist

OCP amendment application: RDBN- 01-24      OCP Amendment Bylaw No.: 2043-2048

#### **Consideration of affected persons, organizations, and authorities**

Prior to the Public Hearing for the OCP bylaw amendment, consideration has been given to consultation with the following:

##### Local Governments

- ☐Cariboo Regional District
- ☐Central Coast Regional District
- ☐Peace River Regional District
- ☐Regional District of Fraser-Fort George
- ☐Regional District of Kitimat-Stikine
- ☒Town of Smithers
- ☒District of Fort St. James
- ☒District of Houston
- ☒District of Vanderhoof
- ☒Village of Burns Lake
- ☒Village of Fraser Lake
- ☒Village of Granisle
- ☒Village of Telkwa

##### Advisory Planning Commissions

- ☒Electoral Area A (Smithers/Telkwa Rural)
- ☒Electoral Area B (Burns Lake Rural)
- ☒Electoral Area C (Fort St. James Rural)
- ☒Electoral Area D (Fraser Lake Rural)
- ☒Electoral Area E (Francois/Ootsa Lake Rural)
- ☒Electoral Area F (Vanderhoof Rural)
- ☒Electoral Area G (Houston/Granisle Rural)

##### Government Agencies

- ☒Ministry of Transportation and Infrastructure
- ☒Ministry of Agriculture and Food
- ☐Ministry of Environment and Climate Change Strategy
- ☐Ministry of Tourism, Arts, Culture, and Sport
- ☐Ministry of Forests
- ☐Ministry of Energy, Mines and Low Carbon Innovation
- ☐Ministry of Water, Land and Resource Stewardship
- ☒Agricultural Land Commission
- ☒Northern Health
- ☐Fisheries and Oceans Canada (DFO)
- ☐Ministry of Municipal Affairs - Governance and Structure Branch (Stikine Region)

### First Nations

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Binche Whut'en             | <input checked="" type="checkbox"/> Saik'uz First Nation        |
| <input checked="" type="checkbox"/> Cheslatta Carrier Nation   | <input checked="" type="checkbox"/> Skin Tyee Nation            |
| <input checked="" type="checkbox"/> Doig River First Nation    | <input checked="" type="checkbox"/> Stellat'en First Nation     |
| <input checked="" type="checkbox"/> Halfway River First Nation | <input checked="" type="checkbox"/> Takla Lake First Nation     |
| <input checked="" type="checkbox"/> Kitselas First Nation      | <input checked="" type="checkbox"/> Tl'azt'en Nation            |
| <input checked="" type="checkbox"/> Lake Babine Nation         | <input checked="" type="checkbox"/> Ts'il Kaz Koh               |
| <input checked="" type="checkbox"/> Lhoosk'uz Dené Nation      | <input checked="" type="checkbox"/> Tsay Keh Dene               |
| <input checked="" type="checkbox"/> McLeod Lake Indian Band    | <input checked="" type="checkbox"/> Ulkatcho First Nation       |
| <input checked="" type="checkbox"/> Nadleh Whut'en             | <input checked="" type="checkbox"/> Wet'suwet'en First Nation   |
| <input checked="" type="checkbox"/> Nak'azdli Whut'en          | <input checked="" type="checkbox"/> Wet'suwet'en, Office of the |
| <input checked="" type="checkbox"/> Nazko First Nation         | <input checked="" type="checkbox"/> Witset First Nation         |
| <input checked="" type="checkbox"/> Nee Tahi Buhn Indian Band  | <input checked="" type="checkbox"/> Yekooche First Nation       |

### School Districts

- ☒ Bulkley Valley School District (School District No. 54)
- ☒ Nechako Lakes School District (School District No. 91)

### Other

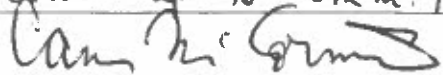
- ☐ Improvement Districts
- ☐ Fort Fraser Local Commission

### Public

- ☐ Surrounding neighbourhood (specify): \_\_\_\_\_
- ☐ Region wide (specify): \_\_\_\_\_
- ☒ Public Hearing
- ☒ Other: H1A Zoned property owners



# Advisory Planning Commission Meeting Minutes

<b>Electoral Area C</b>	<b>Meeting Date: March 8, 2023 7:00pm</b>	<b>Meeting Location: Zoom</b>
<b>Attendance</b>		
<b>APC Members</b> <input checked="" type="checkbox"/> Cam McCormick <input checked="" type="checkbox"/> Carrie Constantine <input checked="" type="checkbox"/> Morgan Davis <input checked="" type="checkbox"/> Jonathan Ouellette <input checked="" type="checkbox"/> Dalphena Snively <input checked="" type="checkbox"/> Bob Grill		<b>Electoral Area Director</b> <input checked="" type="checkbox"/> Director Judy Greenaway <input checked="" type="checkbox"/> Alternate Director Lionel Conant  <b>Other Attendees</b> <input checked="" type="checkbox"/> Jason Lewellen <input checked="" type="checkbox"/> Danielle Paterson
<b>Chairperson:</b>	Dalphena Snively (acting)	
<b>Secretary:</b>	Cam McCormick (acting)	
<b>Call to Order:</b>	19:00	
<b>Agenda:</b>	7:00 – 7:30 APC Workshop 7:30 RDBN 01-22 (Housing Text) Update on the Area F Official Community Plan	
<b>Applications (Include application number, comments, and resolution)</b>		
<u>RDBN 01-22 (Housing Text)</u> Round of Introductions Danielle - Presentation - Role of APC Application Re: File No. RZ RDBN-01-21 ammended to allow increase / simplify - merge secondary suite - second separate building. - J.B. spoke in favour of the ammendment. - K.B. will help address illegal suites. - D.S. makes sense going into alignment with building code - Discussion clarification... split ownership - move Cam 2nd Bob support ammendment of ammendment. Jason Re: OCP - from Working Committee and community input, report will come to APC review & comments as DRAFT documents C. re: where & when meetings going up to committee		
<b>Meeting Adjourned:</b>	20:10	<b>Secretary Signature</b> 





Ministry of  
Transportation  
and Infrastructure

**Our File: 2024-02490**

**Date: May 10, 2024**

Response To: Jason Llewellyn  
Item Referred: **Zoning Bylaw Text Amendment - SSMUH**  
Application Reviewed By: Solangel Chavez

### **RESPONSE SUMMARY**

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Bulkley-Nechako regarding the proposed rezoning. The application has been reviewed and approved. Please note the following:

- Thank you for the opportunity to comment. MOTI has no concerns. Please send us the final Zoning Bylaw document for our signature once it is ready. Please quote file 2024-02490 when providing the bylaw for Ministry approval.

Please contact me at 778-693-3201 or email [Solangel.Chavez@gov.bc.ca](mailto:Solangel.Chavez@gov.bc.ca) if you have any questions.

Sincerely,

Solangel Chavez  
Senior Development Officer  
Fort George District

**From:** [Deneve Vanderwolf](#)  
**To:** [Jason Llewellyn](#)  
**Subject:** FW: Bylaw Text Amendment - 2024-02345  
**Date:** May 15, 2024 2:42:34 PM

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**From:** RDBN Planning <[planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)>  
**Sent:** Wednesday, May 15, 2024 2:25 PM  
**To:** Deneve Vanderwolf <[deneve.vanderwolf@rdbn.bc.ca](mailto:deneve.vanderwolf@rdbn.bc.ca)>  
**Subject:** FW: Bylaw Text Amendment - 2024-02345

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**From:** Hardy, Connie MOTI:EX <[Connie.Hardy@gov.bc.ca](mailto:Connie.Hardy@gov.bc.ca)>  
**Sent:** Wednesday, May 15, 2024 2:05 PM  
**To:** RDBN Planning <[planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)>  
**Subject:** Bylaw Text Amendment - 2024-02345

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Good afternoon,

I have reviewed our application 2024-02345 for Bylaw Text Amendments.

We have no concern.

Please return after 3<sup>rd</sup> reading.

Regards,

**Connie Hardy**  
Development Officer  
Ministry of Transportation and Infrastructure  
Bulkley Stikine District  
250-876-6812



Current Road Conditions: [DriveBC.ca](http://DriveBC.ca) Find Us Online: [TranBC.ca](http://TranBC.ca)



June 7, 2024

Local government file: **Zoning Bylaw Amendments Nos. 2039, 2024 and 2040, 2024**

Jason Llewellyn  
Director of Planning  
Regional District of Bulkley-Nechako  
VIA EMAIL: [Jason.llewellyn@rdbn.bc.ca](mailto:Jason.llewellyn@rdbn.bc.ca)

**Re: RDBN 01-24 Bill 44 Zoning Bylaw Text Amendments & Small-Scale Multi-Unit Housing Zoning Bylaw Amendments**

Dear Jason Llewellyn,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the two proposed RDBN Zoning Bylaw amendments related to Small-Scale Multi-Unit Housing (SSMUH).

Ministry staff strongly encourage the Regional District to reach out to the Agricultural Land Commission (ALC) to review and confirm any potential inconsistencies of these proposed zoning bylaw amendments with the *Agricultural Land Commission Act* and its associated Agricultural Land Reserve Use Regulation and residential policies, if not done so already.

Ministry staff offer the following comments:

- It appears the Regional District's Zoning Bylaw 1800, 2020 has multiple zoning designations covering the Agricultural Land Reserve (ALR) in addition to its Agriculture 1 (Ag1) zone, (including, but not limited to H1, H2, and RR1), indicating a significant number of ALR parcels may be impacted by this proposed zoning bylaw amendment.
- As stated in the ALR Use Regulation, [Part 4 Residential Uses](#) allows for, at a maximum, and within certain conditions, a principle residence with a secondary suite and an additional residence per parcel. If parcel owners wish to make changes beyond this, ALC approval by application is likely required.

- Ministry staff raise this perspective that the proposed amendments may not allow as described, for a two-family dwelling (which Ministry staff understand to mean a duplex) in the ALR in which (separately from a secondary suite) one of the units could potentially be sold to a separate owner, likely through a strata subdivision.
- As the ALC Act is not subject to the *Local Government Act*, (other than where it may be provided within the Act itself; see section 2), consistency between the ALC Act and its regulations concerning residential use and the Regional District's proposed zoning bylaw provisions is of important value, both for residents of the Regional District, to ensure confidence that these zoning bylaw provisions have force and effect, and for clarity to the reader.
- Specifically, as stated in Section 46(5) of the ALC Act, *"Without limiting subsection (4), a local government bylaw or a first nation government law is deemed to be inconsistent with this Act if it (a) allows a use of land in the agricultural land reserve that is not permitted under this Act, or (b) contemplates a use of land that would impair or impede the intent of this Act, the regulations or an order of the commission, whether or not that use requires the adoption of any further bylaw or law, the giving of any consent or approval or the making of any order."*
- The ALC's [Information Bulletin 05 Housing in the ALR](#) (Feb 25, 2019) and [Information Bulletin 09 Subdivision and Plans that Cause Subdivision in the ALR](#) (Oct 18, 2022) provide more information on residential use and subdivision application requirements in the ALR.
- Related to this, as per the Minister's Bylaw Standards located in the Ministry's [Guide to Bylaw Development in Farming Areas](#) (see section 2.4.1), a single zoning designation for land in the ALR, where agriculture is the primary use, is encouraged by Ministry staff. Changes to the zoning of these lands should ensure that agriculture is identified as the principal use, rather than residential or something other.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)

Karen Tabe, Regional Agrologist  
Ministry of Agriculture and Food  
Ph: 236-409-2004  
Email: [Karen.Tabe@gov.bc.ca](mailto:Karen.Tabe@gov.bc.ca)

Email copy: Agricultural Land Commission, [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)



June 12, 2024

File: 6410-01/RZ 2040-2024

**EMAIL:** [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)

Jason Llewellyn, RPP, MCIP  
Director of Planning  
Regional District of Bulkley-Nechako,  
37 3<sup>rd</sup> Avenue / PO Box 820,  
Burns Lake, BC, V0J 1E0

Dear Jason Llewellyn,

**Re: Referral Response for Zoning Amendment Bylaw No. 2040, 2024**

Thank you for the opportunity to provide comment on the Zoning Amendment Bylaw No. 2040, initiated with an intent to enhance residential flexibility across all zones. Staff reviewed referral documents received on May 9, 2024, and have no concerns or comments regarding the proposed zoning amendments.

Should you have any questions on this letter, please contact the undersigned at 250-847-1600 or [dchandran@smithers.ca](mailto:dchandran@smithers.ca).

Sincerely,

Deepa Chandran  
Planner, Town of Smithers

CC: [Jason.llewellyn@rdbn.bc.ca](mailto:Jason.llewellyn@rdbn.bc.ca)  
Danielle Patterson, Senior Planner, [Danielle.patterson@rdbn.bc.ca](mailto:Danielle.patterson@rdbn.bc.ca)  
Mark Allan, Director of Development Services, [mallen@smithers.ca](mailto:mallen@smithers.ca)

**From:** [Sheryl Worthing](#)  
**To:** [Deneve Vanderwolf](#); [RDBN Planning](#)  
**Cc:** [Jason Llewellyn](#)  
**Subject:** RE: Referral Documents from the Regional District of Bulkley-Nechako  
**Date:** May 13, 2024 1:42:15 PM

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Secured by Check Point

Good afternoon,

This email is to confirm that the Village of Burns Lake has no concerns with the proposed amendments to the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 for small scale multi-unit housing.

Thank you for the opportunity to comment.

**Sheryl Worthing**

Chief Administrative Officer

**P** 250-692-7587 **C** 250-692-6416

[sworthing@burnslake.ca](mailto:sworthing@burnslake.ca) | burnslake.ca

15-3<sup>rd</sup> Avenue, PO Box 570

Burns Lake, BC V0J 1E0

[BURNS LAKE](#) | Carve [your path.](#)

---

**From:** Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>  
**Sent:** Thursday, May 9, 2024 10:56 AM  
**To:** Sheryl Worthing <sworthing@burnslake.ca>  
**Subject:** Referral Documents from the Regional District of Bulkley-Nechako

Good morning,

The attached referral documents are about the amendments that the Regional District of Bulkley-Nechako need to make to the Zoning Bylaw to increase housing options on rural parcels of land. Please review the attached report and let us know if you have any questions or comments.

**From:** [Deneve Vanderwolf](#)  
**To:** [Jason Llewellyn](#)  
**Subject:** Fwd: Referral Documents from the Regional District of Bulkley-Nechako  
**Date:** Thursday, May 23, 2024 11:30:49 AM  
**Attachments:** [image001.png](#)

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Deneve

Begin forwarded message:

**From:** Lorna Eftodie <[leftodie@villageofgranisle.ca](mailto:leftodie@villageofgranisle.ca)>  
**Date:** May 23, 2024 at 11:18:48 AM PDT  
**To:** Deneve Vanderwolf <[deneve.vanderwolf@rdbn.bc.ca](mailto:deneve.vanderwolf@rdbn.bc.ca)>  
**Subject:** RE: Referral Documents from the Regional District of Bulkley-Nechako

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

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Secured by Check Point

Hi Deneve,

Council held meeting last night and was in full support of RDBN referral documents presented.

No concerns.

Thanks,

*Lorna Eftodie*  
Chief Administrative Officer  
Finance Officer



Phone: (250) 697-2248  
Fax: (888) 335-4682  
[www.granisle.ca](http://www.granisle.ca)

## Sent from the traditional territory of Lake Babine Nation

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

**Sent:** Thursday, May 9, 2024 10:57 AM

**To:** Lorna Eftodie <leftodie@villageofgranisle.ca>

**Subject:** Referral Documents from the Regional District of Bulkley-Nechako

Good morning,

The attached referral documents are about the amendments that the Regional District of Bulkley-Nechako need to make to the Zoning Bylaw to increase housing options on rural parcels of land. Please review the attached report and let us know if you have any questions or comments.

Kind regards,  
**Deneve Vanderwolf**  
Planning Technician/Regional Transit Coordinator

Regional District of Bulkley-Nechako  
37 3<sup>rd</sup> 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.





**WET'SUWET'EN**  
FIRST NATION

May 28, 2024

Regional District of Bulkley-Nechako  
37 3<sup>rd</sup> Ave,  
Burns Lake, BC V0J 1E0

Via electronic mail to: [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)

**Attn: Jason Llewellyn, Director of Planning**

Dear Jason Llewellyn:

**Re: Referral for RDBN 01-24 Bill 44 Zoning Bylaw Text Amendments  
Small Scale Multi-Unit Housing Zoning Bylaw Amendments**

With respect to the above project, although our review has been constrained by time and insufficient technical resources, the Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title.

Please contact us if you have any questions.

Respectfully,  
**WET'SUWET'EN FIRST NATION**

**MAUREEN LUGGI**  
Chief



**Wet'suwet'en First Nation**

Box 760, Burns Lake,  
British Columbia V0J 1E0

Phone: (250) 698-7307 | Fax: (250) 698-7480  
Email: [chief@wetsutweten.net](mailto:chief@wetsutweten.net)