

Regional District of Bulkley-Nechako

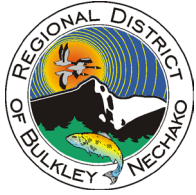
Public Documents



Development Variance Permit F-01-25

6900 and 7000 Teichroeb Road, legally described
as Lot A, Section 13, Township 2, Range 4, Coast
District, Plan PRP44514

Draft Permit



REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. F-01-25

ISSUED TO: Brian Dwain Funk
6900 and 7000 Teichroeb Road
Vanderhoof BC, V0J 3A1

WITH RESPECT TO THE FOLLOWING LANDS:

6900 and 7000 Teichroeb Road, legally described as Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514 (the "Lands")

1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 24.0.5.2(a) by reducing the setback of a building used for Intensive Agriculture from a Parcel Line from 60 metres to 21.0 metres.
2. This variance applies only to the existing abattoir as shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. Projections such as eaves, cornices, leaders, gutters, and/or antennae may not intrude into this 21.0 metre setback area.
4. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
5. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional District Board

this ____ day of _____, 2025.

PERMIT ISSUED on this ____ day of _____, 2025.

Corporate Administrator

Hwy 16 E

Teichroeb Rd

Proposed Lot 1

Subject
Property

Abattoir

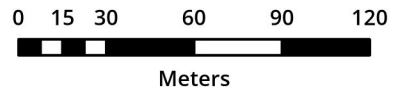
Setback varied to 21.0 metres

Remainder Lot A



DVP F-01-25: Schedule A
Regional District of Bulkley-Nechako
Produced: 6/4/2025

Existing Lot Area: ≈ 16.27 ha
Proposed Lot Area: ≈ 5.97 ha



Board Report

(Anticipated to be available by end of day June 13, 2025 under the June 19, 2025 Board Agenda on the RDBN's [Board and Committee Meeting webpage \(Link\)](#))

Public Notification



June 6, 2025

Property Owner/Resident

**Re: Development Variance Permit Application F-01-25
6900 and 7000 Teichroeb Road, legally described as Lot A, Section 13, Township 2,
Range 4, Coast District, Plan PRP44514**

You are receiving this notice pursuant to Section 499 of the *Local Government Act* because you own or occupy a property within 100 metres of 6900 and 7000 Tiechroeb Road, which is the subject of a Development Variance Permit application.

This is to advise you that the Regional District Board will be considering the issuance of a Development Variance Permit for the above noted property at its June 19, 2025 Board Meeting. A property Location Map and Site Plan are on the backside of this notice.

The applicant wishes to subdivide the subject property into two parcels and is requesting to reduce the setback of an existing abattoir to 21.0 metres from the new parcel line. Therefore, the applicant has applied for a Development Variance Permit to vary the following sections of "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020":

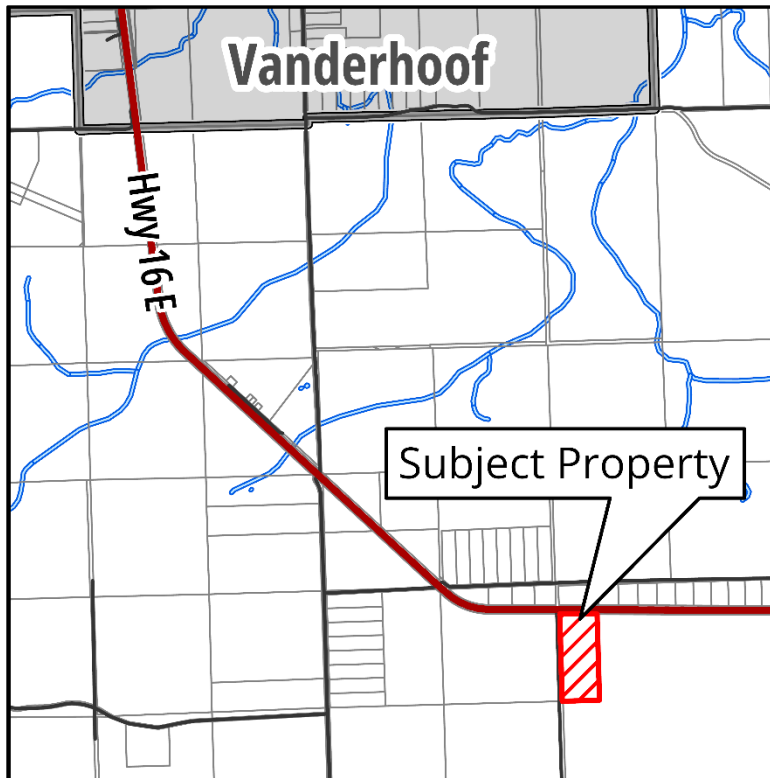
- Section 24.0.5.2(a) by reducing the minimum setback of a building used for Intensive Agriculture from a Parcel Line from 60 metres to 21.0 metres for the existing Abattoir.

All persons who deem their interests to be affected by this application can deliver written comments to the RDBN Office at 37 3rd Ave, Burns Lake BC.; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by email to planning@rdbn.bc.ca. Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm Tuesday, June 17, 2025 to be ensured of consideration by the Board.

A copy of the proposed permit and additional information may be inspected online from June 6, 2025 to June 19, 2025 at www.rdbn.bc.ca/departments/planning/public-meetings. The information can also be requested by contacting the Planning Department toll free at 1-800-320-3339 (Open Monday to Friday 8:30 am to 4:30 pm, excluding statutory holidays).

Regional District Planning Department

Location Map



Site Plan

