

Regional District of Bulkley-Nechako Public Hearing Information Package



Proposed Official Community Plan
Amendment Bylaw No. 2083, 2025
and
Proposed Zoning Amendment Bylaw No.
2084, 2025

Proposed Bylaws



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2083

A Bylaw to Amend "Houston, Topley, Granisle
Rural Official Community Plan Bylaw No. 1622, 2011"

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

That "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011" be amended such that these lands be designated as "Parks and Recreation (P)":

The West ½ of District Lot 2121, Range 5 Coast District as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2083, 2025".

READ A FIRST TIME this 14th day of August, 2025

READ A SECOND TIME this 14th day of August, 2025

PUBLIC HEARING HELD this ____ day of ____

READ A THIRD TIME this ____ day of ____

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2083, 2025".

DATED AT BURNS LAKE this ____ day of ____

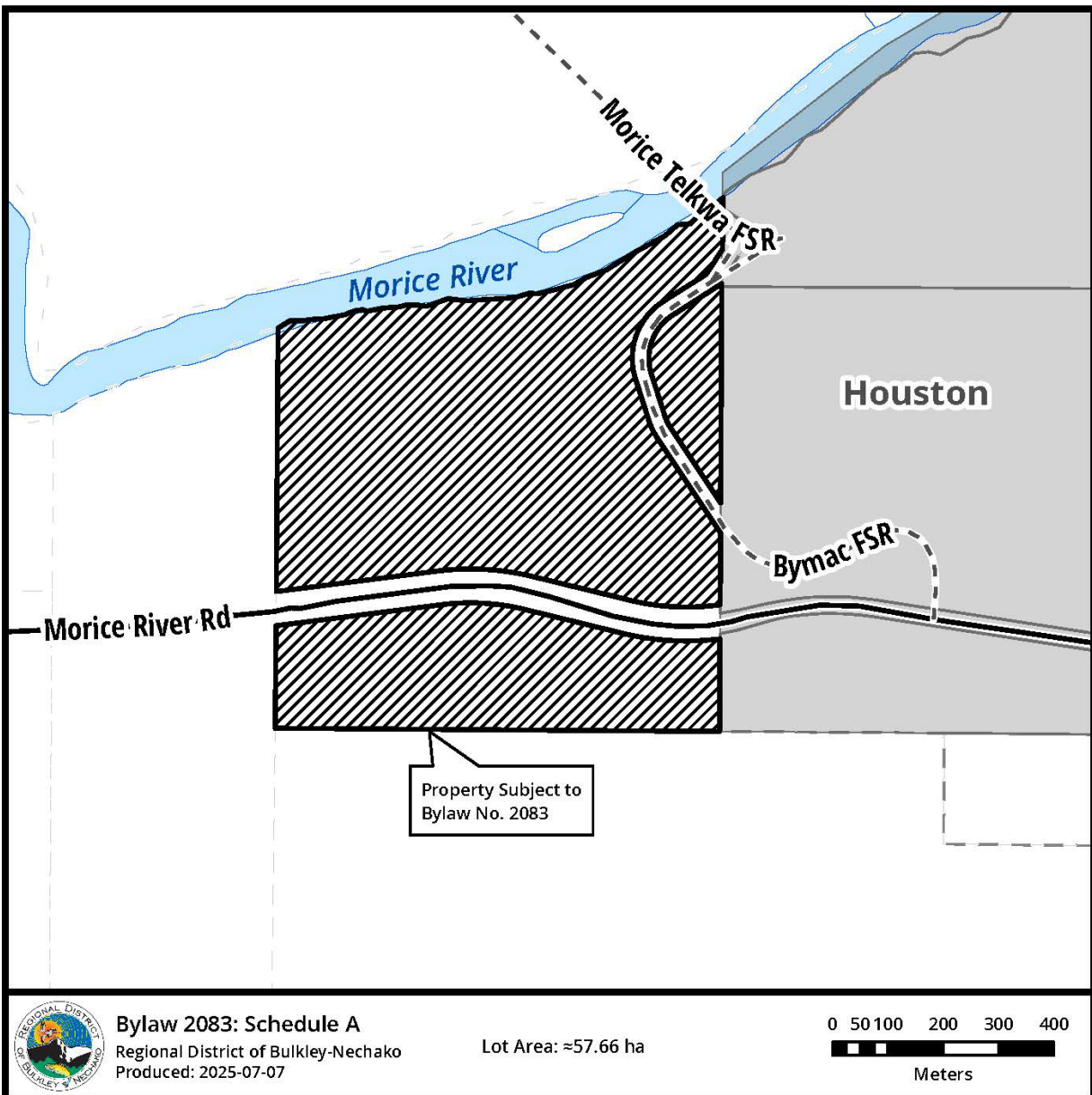
Corporate Administrator

ADOPTED this ____ day of ____

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2083



The lands legally described as The West ½ of District Lot 2121, Range 5 Coast District, be designated as "Park and Recreation (P)".

I hereby certify that this is Schedule "A" of Bylaw No. 2083, 2025.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2084

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 such that these lands are zoned the "Recreation (P2)" Zone:

The West ½ of District Lot 2121, Range 5 Coast District as shown on Schedule "A", which is incorporated in and forms part of this bylaw; and

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the following be added to the list of Permitted Uses for the Recreation (P2) Zone in Section 26.0.1 (1) Principal Uses:

"Campground only on the parcel legally described as the West ½ of District Lot 2121, Range 5 Coast District."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025".

READ A FIRST TIME this 14th day of August, 2025

READ A SECOND TIME this 14th day of August, 2025

PUBLIC HEARING HELD 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. 2084, 2025".

DATED AT BURNS LAKE this ____ day of ____

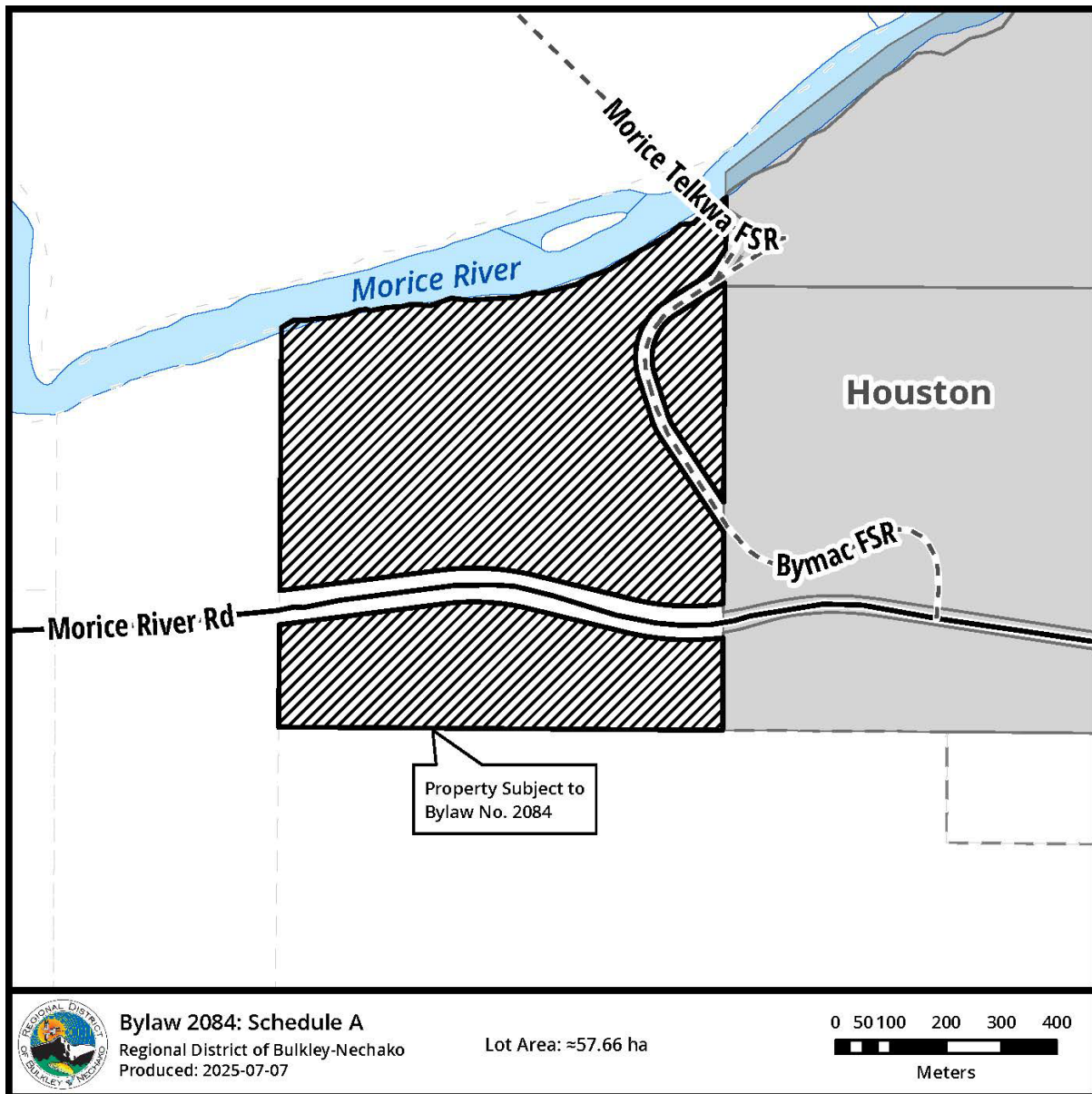
Corporate Administrator

ADOPTED this ____ day of ____

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2084



The lands legally described as The West ½ of District Lot 2121, Range 5 Coast District, be zoned the "Recreation Zone (P2)".

I hereby certify that this is Schedule "A" of Bylaw No. 2084, 2025.

Corporate Administrator

Board Resolution

Amy Wainwright, Deputy Director of Planning and Development OCP Amendment and Rezoning Application RZ RDBN-01-25 First and Second Reading for OCP Amendment Bylaw No. 2083, 2025 and Rezoning Bylaw No. 2084, 2025

Moved by Director Wiebe

Seconded by Director Stoltenberg

1. That the Board consider and approve the consultation identified in the consultation checklist.
2. That Regional District of Bulkley-Nechako OCP Amendment Bylaw No. 2083, 2025 and Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025 be given first and second reading this 14th day of August, 2025.
3. That the Public Hearing for Regional District of Bulkley-Nechako OCP Amendment Bylaw No. 2083, 2025 and Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025 be delegated to the Director or Alternate Director for Electoral Area G (Houston/Granisle Rural).

CARRIED UNANIMOUSLY

Newspaper Advertisement

NOTICE OF PUBLIC HEARING

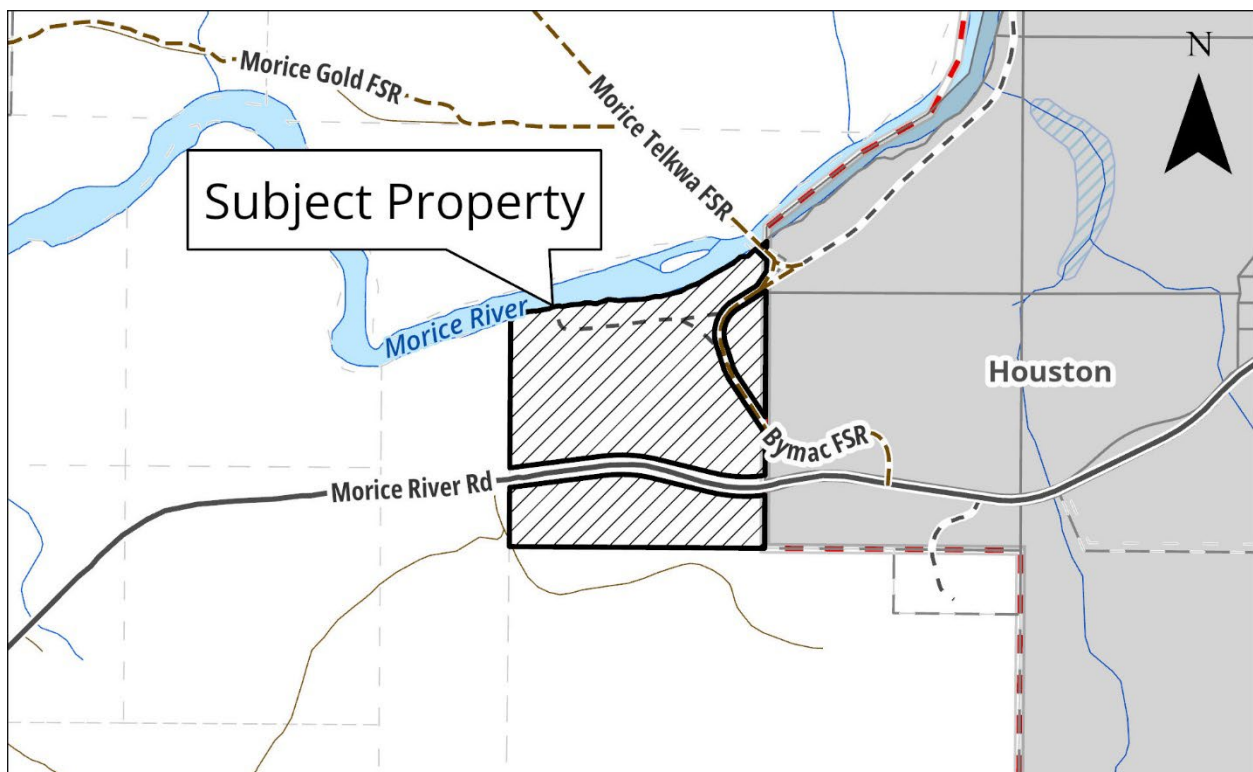
Notice is hereby given that an electronic/telephone Public Hearing affecting “Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011” (the OCP) and “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020” (the Zoning Bylaw) will be held on Monday, September 15, 2025 at 7:00 pm.

The OCP is proposed to be amended by Bylaw No. 2083, 2025 by designating the subject property to the Parks and Recreation (P) Designation. The Zoning Bylaw is proposed to be amended by Bylaw No. 2084, 2025 by rezoning the subject property to the Recreation Zone (P2) and adding Campground as a permitted use on the subject property.

The purpose of the application is to apply a designation and zone to this property. Provincial records incorrectly identified the property as being within the District of Houston (DoH). As a result of this error, the property was not assigned an official community plan designation or zoning by RDBN bylaws.

The subject property is located at **845 Bymac Forest Service Road**, adjacent to the western boundary of the District of Houston, bisected by the Morice River Road, and accessed by the Bymac and Morice-Telkwa Forest Service Road. It is legally described the West ½ of District Lot 2121, Range 5 Coast District. The subject property is shown outlined in black and labelled “**Subject Property**” on the location map below.

LOCATION MAP FOR BYLAW NO. 2083, 2025 AND BYLAW NO. 2084



Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Monday, September 15, 2025 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 email to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Monday, September 15, 2025 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2083, 2025 and Bylaw No. 2084, 2025 will be Chaired by the Director or Alternate Director for Electoral Area G as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaw, and other relevant information, including written submissions to the Public Hearing, may be inspected from Tuesday, September 2, 2025 through Monday, September 15, 2025, at the Regional District of Bulkley-Nechako office or the District of Houston municipal office during regular business hours, Monday to Friday (excluding statutory holidays) and online at <https://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.

First and Second Reading Staff Report



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Amy Wainwright, Deputy Director of Planning and Development

Date: August 14, 2025

Subject: **OCP Amendment and Rezoning Application RZ RDBN-01-25
First and Second Reading for OCP Amendment Bylaw No. 2083, 2025 and
Rezoning Bylaw No. 2084, 2025**

RECOMMENDATION: **(all/directors/majority)**

1. That the Board consider and approve the consultation identified in the attached consultation checklist.
2. That "Regional District of Bulkley-Nechako OCP Amendment Bylaw No. 2083, 2025" and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025" be given first and second reading.
3. That the Public Hearing for "Regional District of Bulkley-Nechako OCP Amendment Bylaw No. 2083, 2025" and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025" be delegated to the Director or Alternate Director for Electoral Area G (Houston/Granisle Rural).

EXECUTIVE SUMMARY

This application proposes to apply an OCP designation and zoning to 845 Bymac FSR, which is owned by the District of Houston. The District is currently developing this property as a municipal recreation site. As such, staff propose to apply the Parks and Recreation (P) OCP designation and the Recreation (P2) zone to the subject property. The P2 zone is also proposed to include a text amendment to allow a campground as a principal use on this property.

The proposal adequately aligns with applicable OCP policy and staff do not foresee any notable negative impacts resulting from further consideration of the proposed bylaws.

APPLICATION SUMMARY

Name of Applicant: Regional District of Bulkley-Nechako (RDBN)

Name of Owner: District of Houston

Electoral Area: Electoral Area G (Houston/Granisle Rural)

Subject Property: 845 Bymac FSR, legally described as The West ½ of District Lot 2121, Range 5 Coast District (PID: 015-344-444)

Property Size: Approximately 57.66 ha (~142.5 ac)

OCP Designation: Not Designated

Zoning: Not Zoned

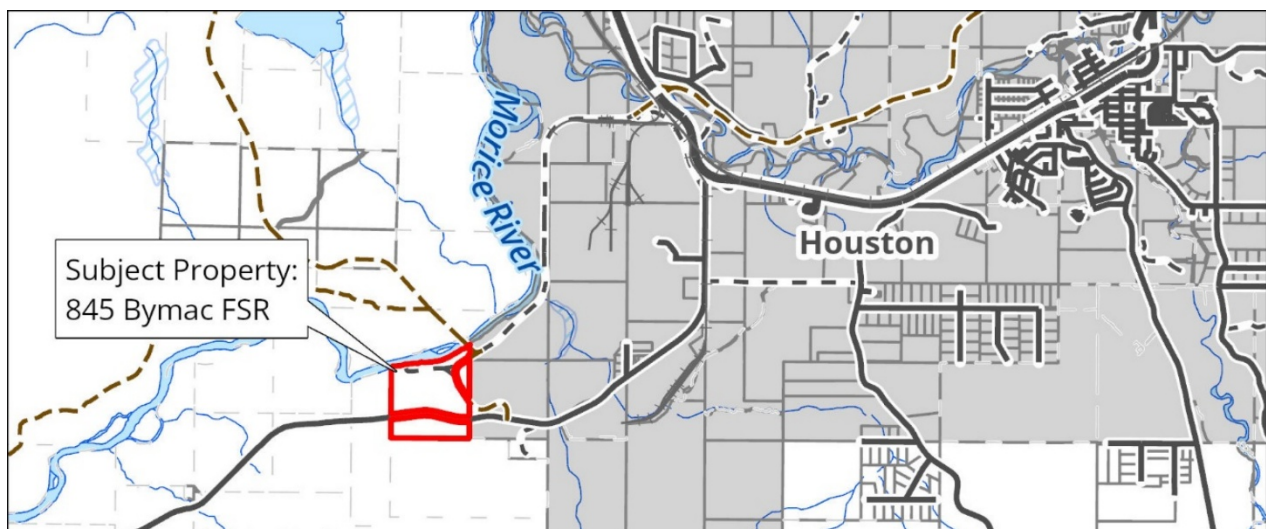
ALR Status: Not within the ALR

Building Inspection: Not within the building inspection area.

Fire Protection: Not within the rural fire protection area.

Existing Land Use: The subject property is used for recreation. The property currently contains 11 unserviced campsites, a shelter, boat launch into the Morice River, a day use picnic area and three outhouses.

Location: The subject property is located adjacent to the western boundary of the District of Houston, bisected by Morice River Road, and accessed by the Bymac and Morice-Telkwa Forest Service Roads.

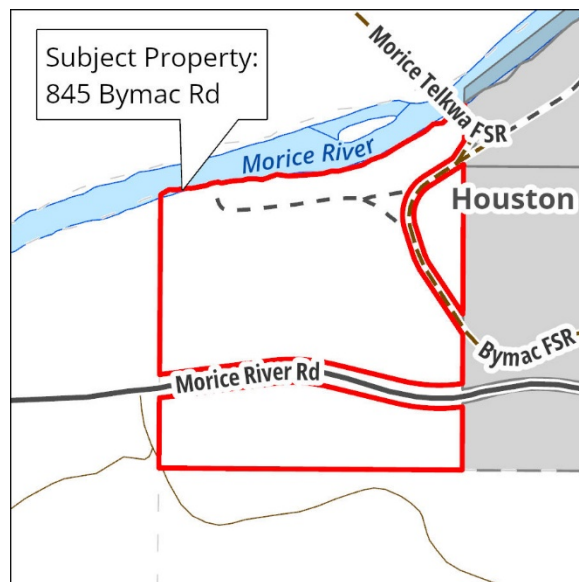


Proposed Rezoning:

The RDBN is proposing to apply the Parks and Recreation (P) designation and the Recreation (P2) zone to the subject property, which currently has no OCP designation or zoning. The P2 zone is also proposed to include a text amendment that would permit a campground as a principal use. The proposed OCP designation and zoning reflect the use of the property as a municipal campground and recreation site.

Provincial records incorrectly identified the property as being within the District of Houston (DoH). As a result of this error, the property was not assigned an official community plan designation or zoning by RDBN bylaws. The province has since confirmed that the property is within the jurisdiction of the RDBN. Therefore, planning staff have initiated this application to apply an appropriate official community plan designation and zoning.

The property is a popular recreation site containing a boat launch, eleven primitive campsites, a picnic shelter, and outhouses. The DoH has confirmed that they have an interest in expanding the campground use in the future. Planning Department staff consider this use of the property appropriate; therefore, staff support the proposed bylaw amendments.



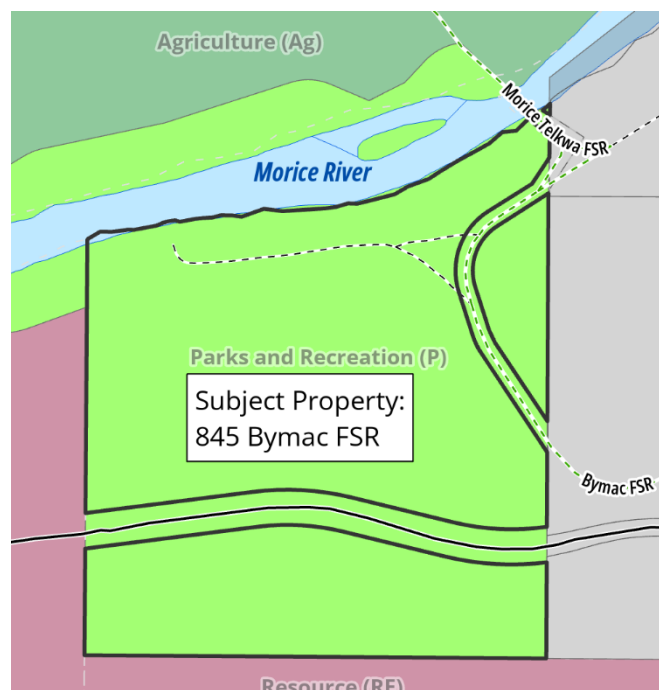
DISCUSSION

Proposed OCP Designation

Staff propose that the parcel be designated Parks and Recreation (P).

The objectives of the P designation are as follows:

- (1) To protect lands having significant recreational, cultural, archaeological and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.



Proposed OCP Designation Map

- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.
- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.

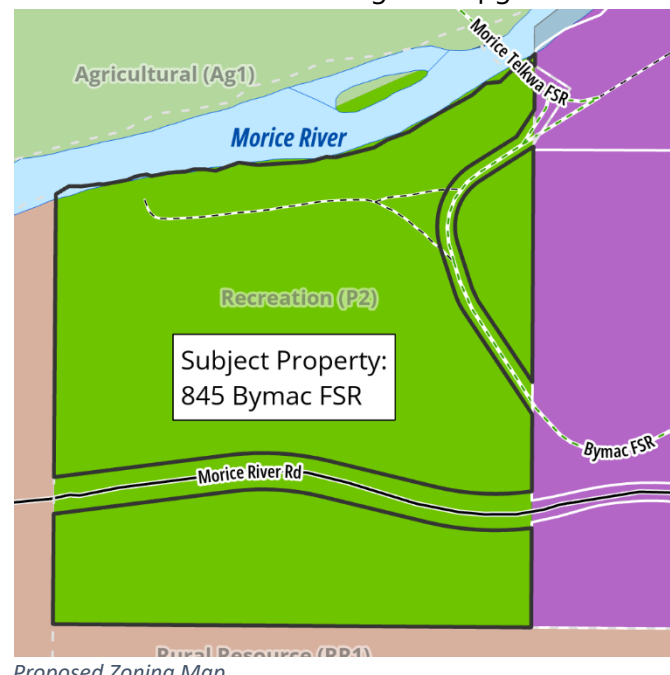
Proposed Zoning

Staff propose that the parcel be zoned Recreation (P2). This zone allows Outdoor Recreation and Community Recreation as Principal Uses. Primitive Campgrounds and Campgrounds are permitted as Secondary Uses.

The existing Principal Use of the property is a Primitive Campground, and the DoH anticipates using the property as a Campground in the future. Therefore, planning staff propose that the Zoning Bylaw be amended to include a site-specific text amendment allowing a Campground as a Principal Use on this property.

A Campground is defined as the use of land, Building or other Structure for the Temporary Accommodation of persons in Cabins, Camping Vehicles or tents, that does not operate for more than 200 days per year in any given year, and may include one or more of the following incidental and subordinate uses:

- common cooking facilities;
- restaurant;
- personal services;
- convenience retail store;
- the rental of small watercraft and other recreational equipment.



A Primitive Campground is defined as the use of land, Building or other Structure for the Temporary Accommodation of persons in [Camping Vehicles](#) or tents, that does not operate for more than 200 days per year in any given year and may include Structures for shelter, public gathering, cooking and other Accessory Use by overnight guests. A Primitive Campsite does not include any of the following:

- restaurant;

- personal services;
- the retail sale of miscellaneous goods;
- the rental of small watercraft and other recreational equipment;
- camping sites with sewage, water or electrical hook-up facilities.

Staff note that the P2 zone allows up to 25 camping (recreation vehicle or tent) or cabin sites per hectare. Given the property is over 50 hectares, the theoretical limit is over 1,250 sites. The DoH and planning staff do not anticipate anywhere near this level of development; however, this application has triggered staff's consideration of the need for an amendment to the P1 and P2 zones establishing a maximum number of sites in a campground. This may be the subject of a future Board report.

Floodplain

Pursuant to RDBN Floodplain Management Bylaw No. 1878, 2020 Schedule A (Bulkley River - Quick to Houston, Drawing No. 96-10-6), a small portion of the property north of the Morice Telkwa FSR has a Flood Construction level established at 585 metres. However, the developed area and most of the property is subject to a Flood Construction Level of three metres of elevation above the Natural Boundary of the river, and a 30 metre setback. Any cabins or other buildings containing a Habitable Area must meet these regulations.

OCP Consultation

The *Local Government Act* 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 *Local Government Act* requires that local governments consult with the local School District regarding any amendment to an OCP. Staff recommend that the Board consider and approve the consultation outlined in the attached consultation checklist.

Referral Comments

The proposed OCP amendment and rezoning was referred to the District of Houston, the Electoral Area G Advisory Planning Commission, the Office of the Wet'suwet'en Hereditary Chiefs, School District 54 – Bulkley Valley, Skin Tyee Nation, Wet'suwet'en First Nation, and Witset First Nation. Additionally, the application was referred to the Ministry of Forests and the Ministry of Transportation and Transit.

District of Houston: No concerns

Electoral Area G Advisory Planning Commission: Recommends approval

Wet'suwet'en First Nation: No impacts identified

Ministry of Transportation and Transit: No concerns

Please see the attached referral response package for detailed comments. At the time of the writing of this report no comments had been received from the Office of the Wet'suwet'en Hereditary Chiefs, School District 54 – Bulkley Valley, Skin Tyee Nation, Witset First Nation or the Ministry of Forests.

ATTACHMENTS:

- OCP Amendment Bylaw No. 2083
- Rezoning Bylaw No. 2084
- Parks and Recreation (P) OCP Designation
- Recreation (P2) Zone
- Referral Responses

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2083

A Bylaw to Amend "Houston, Topley, Granisle
 Rural Official Community Plan Bylaw No. 1622, 2011"

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

That "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011" be amended such that these lands be designated as "Parks and Recreation (P)":

The West ½ of District Lot 2121, Range 5 Coast District as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2083, 2025".

READ A FIRST TIME this ____ day of ____

READ A SECOND TIME this ____ day of ____

PUBLIC HEARING HELD this ____ day of ____

READ A THIRD TIME this ____ day of ____

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2083, 2025".

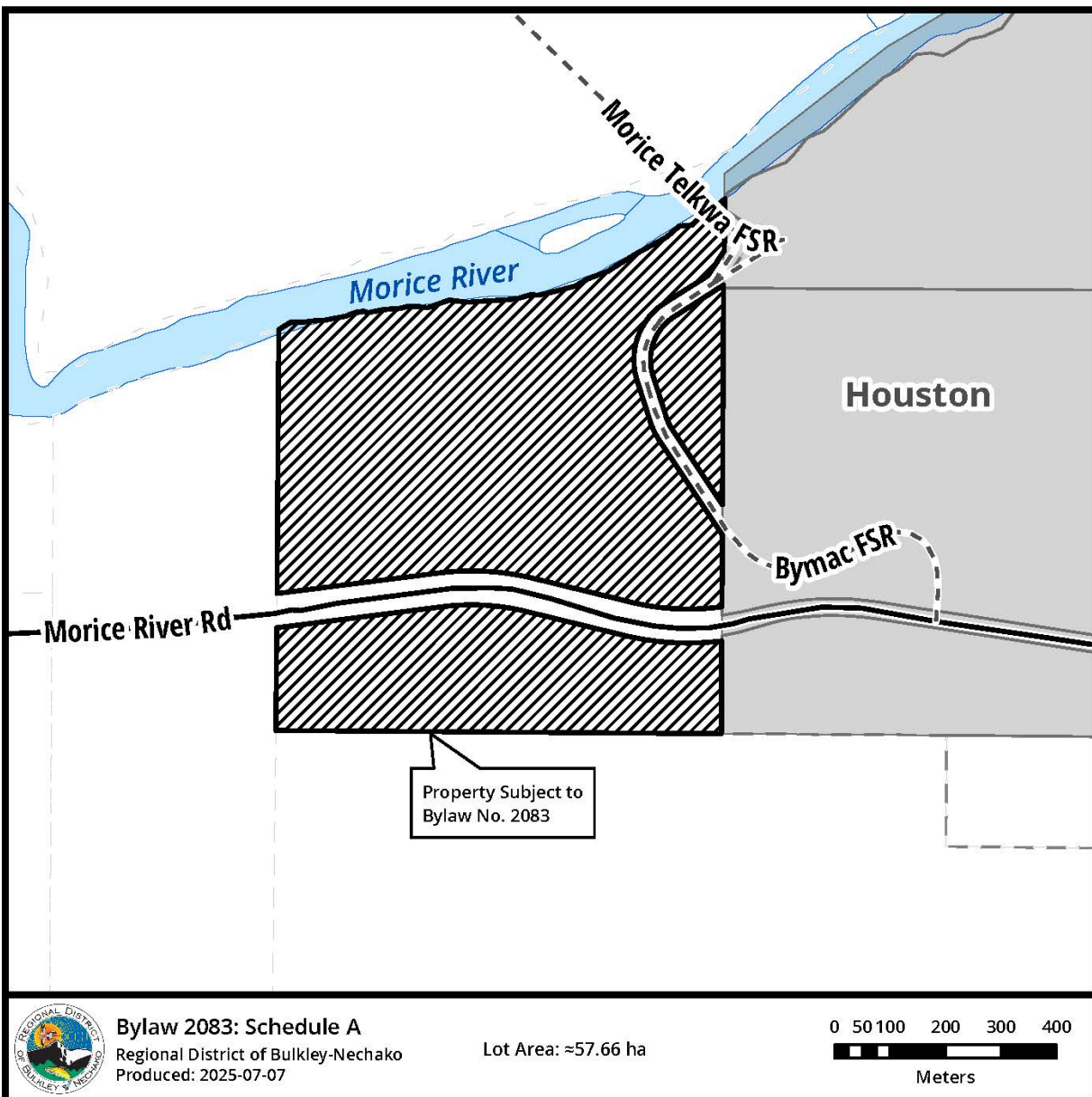
DATED AT BURNS LAKE this ____ day of ____

 Corporate Administrator

ADOPTED this ____ day of ____

 Chairperson

 Corporate Administrator

SCHEDULE "A" BYLAW NO. 2083

The lands legally described as The West ½ of District Lot 2121, Range 5 Coast District, be designated as "Park and Recreation (P)".

I hereby certify that this is Schedule "A" of Bylaw No. 2083, 2025.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2084

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 such that these lands are zoned the "Recreation (P2)" Zone:

The West ½ of District Lot 2121, Range 5 Coast District as shown on Schedule "A", which is incorporated in and forms part of this bylaw; and

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the following be added to the list of Permitted Uses for the Recreation (P2) Zone in Section 26.0.1 (1) Principal Uses:

"Campground only on the parcel legally described as the West ½ of District Lot 2121, Range 5 Coast District."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2084, 2025".

READ A FIRST TIME this _____ day of _____

READ A SECOND TIME this _____ day of _____

PUBLIC HEARING HELD 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. 2084, 2025".

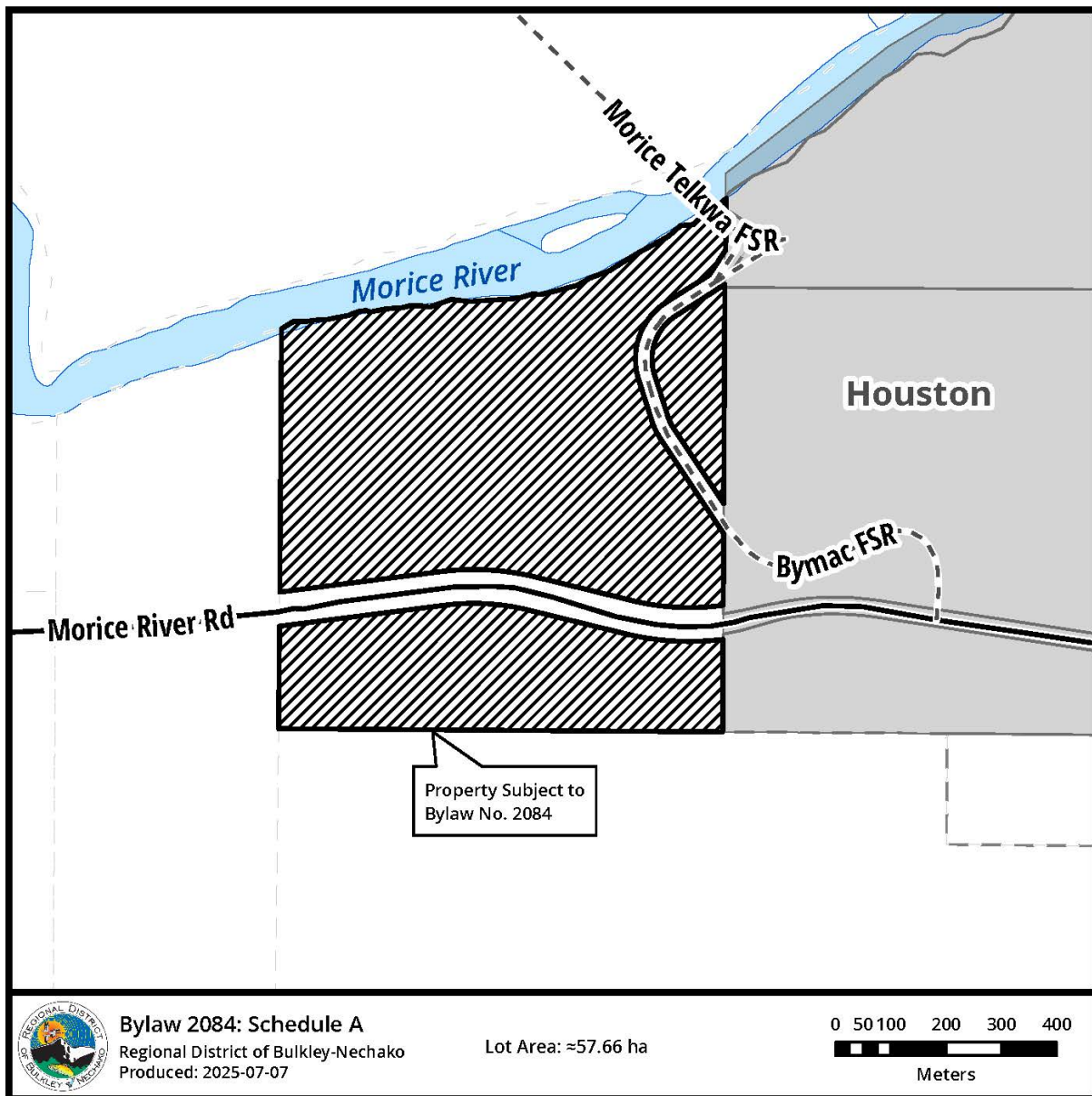
DATED AT BURNS LAKE this _____ day of _____

Corporate Administrator

ADOPTED this _____ day of _____

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2084

The lands legally described as The West ½ of District Lot 2121, Range 5 Coast District, be zoned the "Recreation Zone (P2)".

I hereby certify that this is Schedule "A" of Bylaw No. 2084, 2025.

Corporate Administrator

3.6 Civic Institutional (CI) Designation

The Civic Institutional designation is intended to provide a range of public, government, and community related uses within the Plan area. Such uses may include schools, fire halls, community halls and churches.

3.6.1 Objective

- (1) To provide for the establishment of public facilities when necessary.

3.6.2 Policies

- (1) Rural fire halls are acceptable in any designation, subject to zoning.
- (2) The Regional District will cooperate with the local school district in planning for educational facilities. This will include:
 - (a) assessing the demand for new facilities by considering residential development activities and proposals; and,
 - (b) selecting appropriate sites for schools.
- (2) The Regional Board will permit additional Civic Institutional uses by way of rezoning, without the requirement for an OCP amendment subject to the following criteria:
 - (a) there is a demonstrated need for the proposed service;
 - (b) the proposed civic institutional use will not create an amount of traffic that will have an unacceptable negative impact on the rural character of the area;
 - (c) the proposed civic institutional development will minimize negative impacts on the environment;
 - (d) the proposed civic institutional use will not have an unacceptable negative impact on the neighbouring land uses or property owners; and,
 - (e) the proposed civic institutional use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

3.7 Parks and Recreation (P) Designation

The economic and social benefits of outdoor recreation and public access to natural amenities are recognized. Lands throughout the Plan area have been designated in an effort to protect areas having significant recreational, cultural, archaeological or environmental attributes. While parks and recreation uses are permitted throughout the Plan area this designation may be used in the future to designate additional areas for parks and recreation purposes.

3.7.1 Objectives

- (1) To protect lands having significant recreational, cultural, archaeological and/or environmental value.
- (2) To improve outdoor recreational opportunities that enhance the liveability and tourism potential of the area.
- (3) To support and encourage the appropriate use of recreational amenities within the Regional District in order to enhance the economy of the area.
- (4) To protect or secure public access to natural amenities and important landscape features.
- (5) To support appropriate outdoor public recreation opportunities on provincial lands, in a manner that does not unnecessarily conflict with or restrict the resource capacity of those lands.

3.7.2 Policies

- (1) Provincial parks are recognized as important attributes of the Plan area and are designated as Parks and Recreation (P) on the Land Use Designation Map (Schedule “B”).
- (2) Crown Land parcels used for parks and recreation purposes will not be subject to a minimum parcel size and may be considered throughout the plan area in any designation.
- (3) The Regional Board supports the preservation of existing, and identification of new public recreation sites and access points along area lakes and rivers.
- (4) Parks for passive recreation, playgrounds, protection of wildlife habitat or environmentally sensitive areas may be considered throughout the plan area in any designation.
- (5) The Parks and Recreation designation is intended to apply to select high value wildlife habitat and/or recreational areas.

- (6) The China Nose Trail, Houston Palisades Trail, Morice Mountain Nordic Ski Club trail network and the Houston Snowmobile Club trails are recognized as having high recreation values.

3.8 Resource (RE) Designation

The Resource Designation is characterized by a lack of settlement and by extensive resource management potential. It is the intent of this designation to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife with other uses by discouraging settlement on Resource designated lands. These lands are also valued for their environmental attributes and as wildlife habitats.

3.8.1 Objectives

- (1) To preserve lands within the Plan area for forestry, agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, wilderness oriented recreation and necessary institutional, public, utility or transportation services.
- (2) To support the Province in their role to ensure sound sustainable resource management within the Resource (RE) designation.

3.8.2 Policies

- (1) Only residential uses, and uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services use will be supported in the Resource (RE) designation, subject to Section 3.3.2(6).
- (2) A very limited amount of low density residential use may be permitted within this designation, where appropriate.
- (3) The minimum parcel size within the Resource (RE) designation shall be 8 hectares (19.77 acres). Rezoning applications to allow increased residential density shall not be supported if the proposed development can be expected to:
 - (a) lead to a conflict with, or otherwise negatively impact forestry, agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, or wilderness oriented recreation;
 - (b) unnecessarily increase community greenhouse gas emissions;
 - (c) or, provide increased demand for provision of Regional District service into a new or remote area.

SECTION 26.0 - RECREATION ZONE (P2)**26.0.1** Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Recreation
 - c) Outdoor Recreation
2. Secondary Uses
 - a) Agriculture
 - b) Campground
 - c) Convenience Retail Store
 - d) Dwelling Unit in a building containing a Principal Use
 - e) Farmers' Market
 - f) Primitive Campground
 - g) Restaurant
 - h) Single Family Dwelling

26.0.2 Density

1. Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.
2. The combined maximum number of sites for Cabins, Camping Vehicles or tents in a Campground or Primitive Campground is 25 per hectare.

26.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows:
 - a) 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
 - b) 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

26.0.4 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

From: [Deneve Vanderwolf](#)
To: [Rowan Nagel](#)
Subject: FW: Referral Documents - RDBN-01-25
Date: March 17, 2025 7:39:37 AM

From: District CAO <cao@houston.ca>
Sent: March 14, 2025 4:41 PM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>; District CAO <cao@houston.ca>
Cc: Amy Wainwright <amy.wainwright@houston.ca>
Subject: RE: Referral Documents - RDBN-01-25

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Deneve,

No concerns.

Thank you.

Ryan Nitchie
 Chief Administrative Officer



District of Houston
 Phone: 250-845-2238 | Fax: 250-845-3429 | Ext.232
 3367-12th Street | PO Box 370 | Houston, BC
 V0J 1Z0
cao@houston.ca | www.houston.ca



I respectfully acknowledge that I live and work on the traditional and unceded territory of the Wet'suwet'en people and the traditional keepers of their land.



Do you really need to print this email? Think green!

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

Sent: March 12, 2025 7:24 AM
To: District CAO <cao@houston.ca>
Cc: Amy Wainwright <amy.wainwright@houston.ca>
Subject: Referral Documents - RDBN-01-25

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Ryan

You are requested to comment on the attached referral 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.

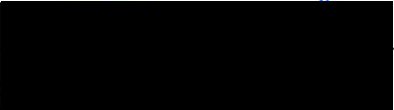
Please let the planning department know if you have any questions.

Kind regards,
Deneve Vanderwolf
Planning Technician/Regional Transit Coordinator

Regional District of Bulkley-Nechako
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Advisory Planning Commission Meeting Minutes

Electoral Area G	Meeting Date: April 8, 7:00 pm	Meeting Location: Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Mary Robinson		<input checked="" type="checkbox"/> Director Chris Newell (arrived at 7:12 pm due to technical difficulties).
<input checked="" type="checkbox"/> Tom Euverman		<u>Other Attendees</u>
<input checked="" type="checkbox"/> Dennis Tait		<input checked="" type="checkbox"/> Danielle Patterson, Senior Planner (notetaker)
		<input checked="" type="checkbox"/> Rowan Nagel, GIS/Planning Technician
Chairperson: Mary Robinson		Secretary: Dennis Tait
Call to Order: 7:02 pm		
Additions to the Agenda		
<u>Appointment of Secretary</u>		
<ul style="list-style-type: none"> - Tom Euverman motioned to appoint Dennis Tait as Secretary. Seconded by Mary Robinson. - Discussion: Danielle Patterson stated staff can assist with notetaking at meetings and the Secretary is responsible for the Secretary duties. - M. Robinson: All in favour? Yes. Carried. 		
<u>Official Community Plan Update</u>		
<ul style="list-style-type: none"> - D. Patterson provided a brief update: <ul style="list-style-type: none"> o The Board approved work on the Area G OCP and a work plan. o Estimated to take 12-18 months. o Parks and Planning Coordinator to arrange in-person meetings with APC. 		
Application RZ G-01-25		
<ul style="list-style-type: none"> - T. Euverman motioned that a recommendation be made to the Board to approve the application. Seconded by M. Robinson. All were in favour? Yes. Carried. 		
Application RDBN 01-25		
<ul style="list-style-type: none"> - General discussion held. APC members asked setbacks and elevation questions. Rowan Nagel provided information/screen shared map imagery. - R. Nagel stated without zoning in place, the current uses are allowed. - D. Patterson answered questions about referral processes. - D. Tait asked how the property was mistaken for DoH land. R. Nagel clarified there was a jurisdiction roll coding error, likely caused by the DoH owning the property. It is now corrected. 		
M. Robinson motioned to recommend the Board approve the proposal. Seconded by D. Tait. M. Robinson: All in favour? Yes. Carried.		
Meeting Adjourned at 7:23 pm	Secretary Signature 	

Public Comments

No Comments received as of August 28, 2025