

Regional District of Bulkley-Nechako

First Reading Information Package



Proposed Zoning Amendment Bylaw No.
2101, 2026



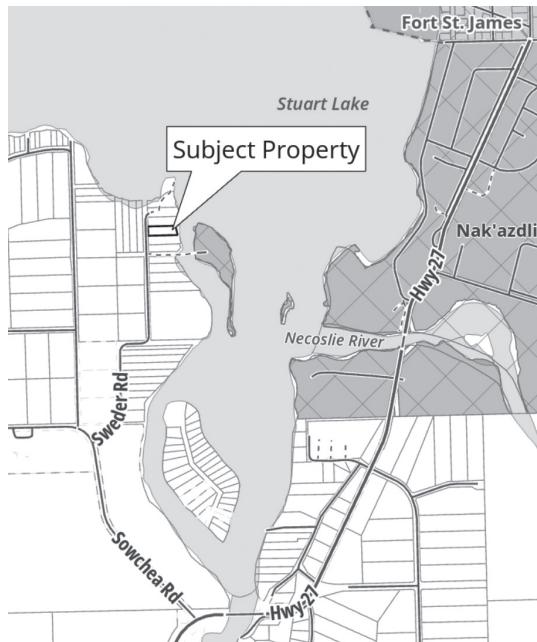
NOTICE OF FIRST READING

Pursuant to Section 467 of the *Local Government Act*, notice is hereby given that First Reading of a bylaw amending "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will take place during the Regional District of Bulkley-Nechako Board Meeting on Thursday, January 29, 2026.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2101, 2026 by adding a text amendment to the Waterfront Residential II Zone (R4) to allow two Single Family Dwellings without Secondary Suites on the subject property. The purpose of the bylaw is to allow two detached dwellings on the subject property without increasing the maximum permitted density. The R4 Zone only allows one Single Family Dwelling with a Secondary Suite or one Two Family Dwelling.

The subject property is located at 1238 Sweder Road, legally described as Lot A, District Lot 1268, Range 5, Coast District, Plan EPP146626. The subject property is shown outlined in black and labelled "Subject Property" on the location map below.

LOCATION MAP FOR BYLAW NO. 2101, 2026



Any persons who deem that their interest may be affected by the proposed bylaw may provide a written submission to the RDBN Office at 37 3rd Avenue, Burns Lake BC; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by e-mail to planning@rdbn.bc.ca. Written submissions must be received by the Regional District of Bulkley-Nechako no later than 4:30 pm on Tuesday, January 27, 2026 to be considered by the Board.

A copy of the proposed bylaw may be inspected from Thursday, January 15, 2026 through Thursday, January 29, 2026 at the Regional District of Bulkley-Nechako office or the District of Fort St. James Municipal office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

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



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2101, 2026

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 the following text is added to Section 8.0.2 Density as:

- (3) Notwithstanding Section 8.0.2 (1), two Single Family Dwellings where each Single Family Dwelling contains only one Dwelling Unit, are permitted on the Parcel legally described as Lot A, District Lot 1268, Range 5, Coast District, Plan EPP146626.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026".

READ A FIRST TIME this _____ day of _____, 2026.

READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME this _____ day of _____, 2026.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026".

DATED AT BURNS LAKE this _____ day of _____, 2026.

Corporate Administrator

ADOPTED this _____ day of _____, 2026.

Chairperson

Corporate Administrator

RDBN Staff Report

Available online on the January
29, 2026 Agenda
(Friday, January 23, 2026)

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