

Regional District of Bulkley-Nechako Public Hearing Information Package



Proposed Zoning Amendment Bylaw No.
2091, 2025

Proposed Bylaw



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2091

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 rezoned from the "Large Holdings (H2)" Zone to the "Recreation (P2)" Zone:

An unsurveyed portion of District Lot 401, Range 5 Coast District comprising approximately 12.01 ha (29.68 acres) as shown on Schedule "A", which is incorporated in and forms part of this bylaw; and

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091, 2025".

READ A FIRST TIME this 23rd day of October, 2025

READ A SECOND TIME this 23rd day of October, 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. 2091, 2025".

DATED AT BURNS LAKE this ____ day of ____

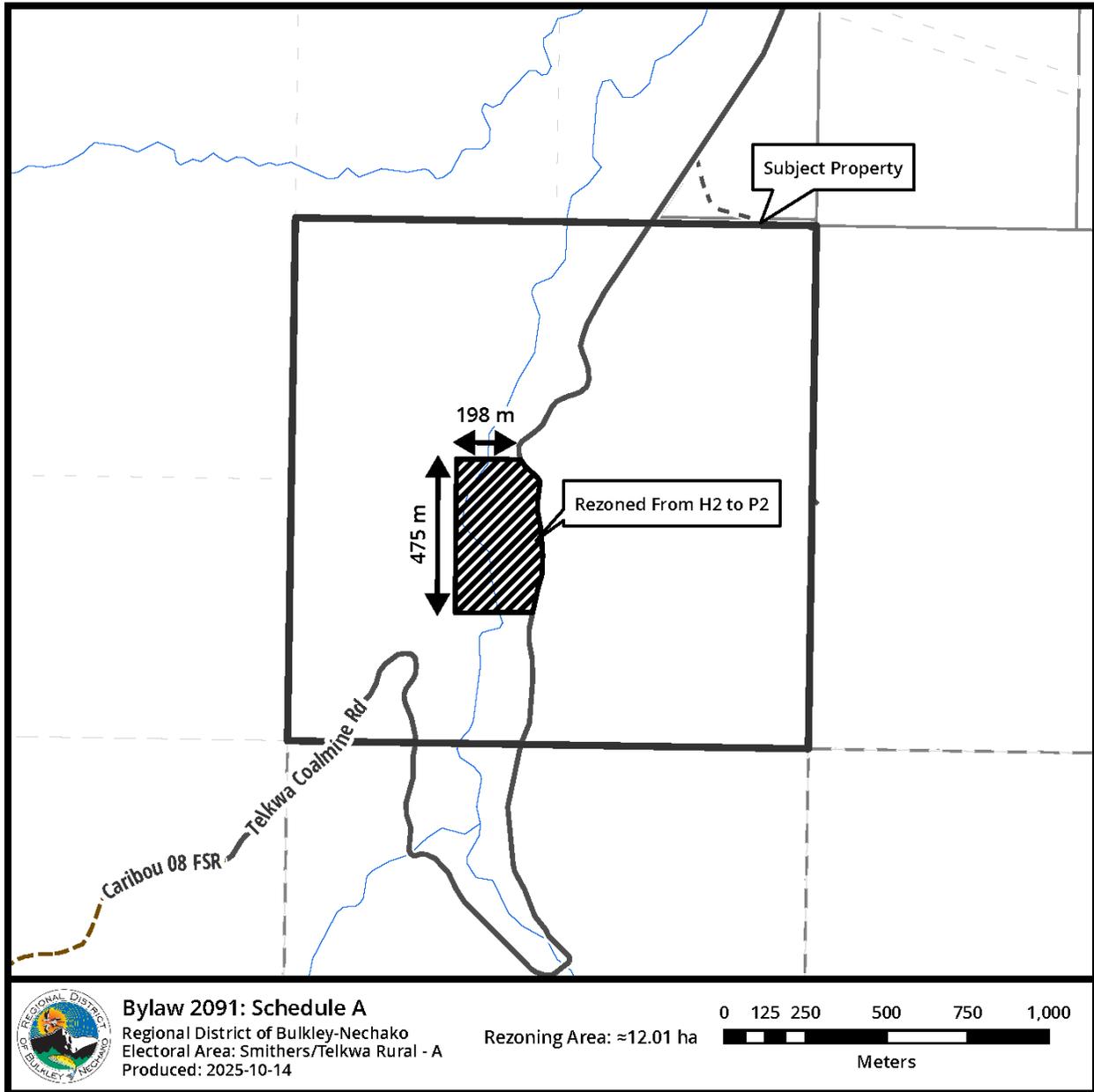
Corporate Administrator

ADOPTED this ____ day of ____

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2091



An unsurveyed portion of the lands legally described as District Lot 401, Range 5 Coast District comprising approximately 12.01 ha (29.68 acres), be rezoned from the "Large Holdings (H2)" Zone to the "Recreation (P2)" Zone.

I hereby certify that this is Schedule "A" of Bylaw No. 2091, 2025.

Corporate Administrator

Board Resolution

ELECTORAL AREA PLANNING

Bylaw for First and Second Reading

**Amy Wainwright, Deputy Director of Planning and Development Services-
Rezoning Application RZ A-02-25 - First and Second Reading for Rezoning
Bylaw No. 2091, 2025 - Electoral Area A (Smithers/Telkwa Rural)**

2025-BM-147

Moved by Director Stoltenberg

Seconded by Director Dekens

1. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091 be given first and second reading this 23rd day of October, 2025.
2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091 be delegated to the Director or Alternate Director for Electoral Area A, (Smithers/Telkwa Rural).
3. And, that the Board direct staff to hold the public hearing once an acceptable plan for the building code deficient buildings on the property has been established.

CARRIED UNANIMOUSLY

2026-BM-302

Moved: Director Dekens

Seconded: Director Stoltenberg

That the Board receive the Deputy Director of Planning and Development Services - Rezoning Application RZ A-02-25 - Additional Information - Electoral Area A (Smithers/Telkwa Rural) memorandum.

CARRIED UNANIMOUSLY

Newspaper Advertisement



Notice of Public Hearing

Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Thursday, March 19, 2026 at 7:00 pm.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2091, 2025 by rezoning approximately 12.01 ha of the subject property from the Large Holdings (H2) Zone to the Recreation (P2) Zone. The purpose of this bylaw is to legalize the existing recreational use on the subject property. The subject property is located at 16369 Telkwa Coalmine Road, legally described as District Lot 401, Range 5, Coast District. The subject property is shown outlined in black and labelled "Subject Property" on the location map below.

Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Thursday, March 19, 2026 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

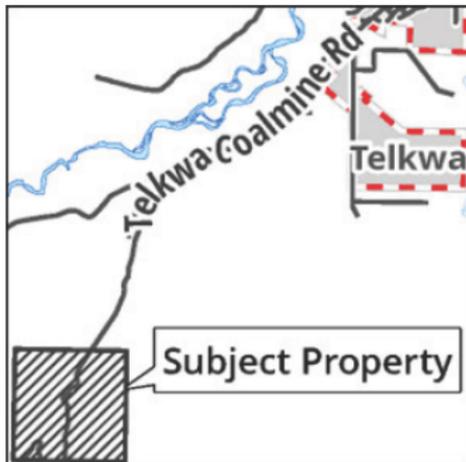
Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Thursday, March 19, 2026 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2091, 2025 will be Chaired by the Director or Alternate Director for Electoral Area A (Smithers/Telkwa Rural) 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 Thursday, March 12 through Thursday, March 19 at the Regional District of Bulkley-Nechako office or the Village of Telkwa 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.

Location Map for Bylaw No. 2091, 2025



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 Services

Date: October 23, 2025

Subject: **Rezoning Application RZ A-02-25 - First and Second Reading for Rezoning Bylaw No. 2091, 2025**

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

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091" be given first and second reading.
2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091" be delegated to the Director or Alternate Director for Electoral Area A, (Smithers/Telkwa Rural).
3. And, that the Board direct staff to hold the public hearing once an acceptable plan for the building code deficient buildings on the property has been established.

EXECUTIVE SUMMARY

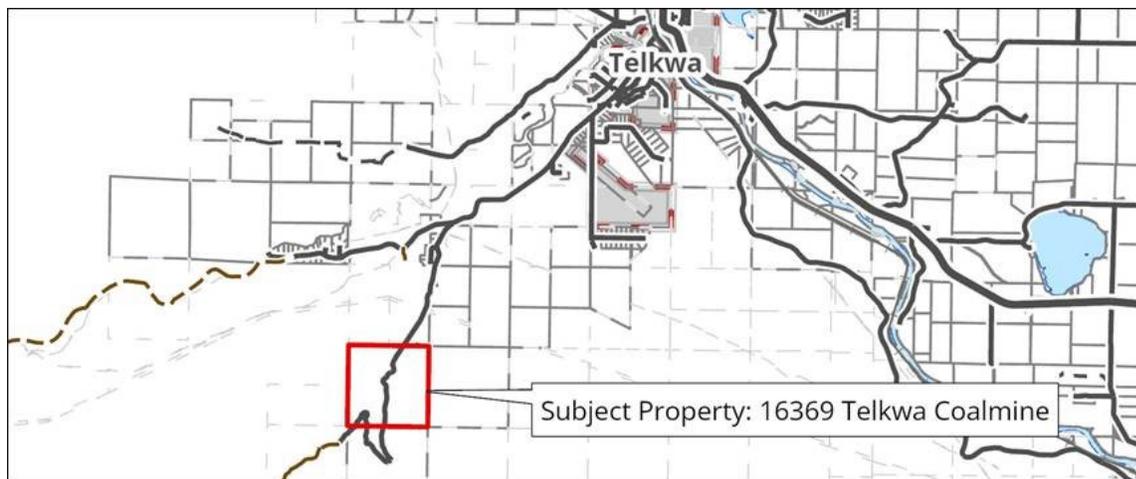
This application proposes to rezone a 12.01 ha (29.68 acres) portion of the 16369 Telkwa Coalmine Rd. property (District Lot 401, R5 CD) from the Large Holdings (H2) Zone to the Recreation (P2) Zone. The intent of the rezoning is to legalize the existing recreational use. Telkwa Mining Limited owns the property and leases a portion of it to the BC Back Country Horsemen, who have developed a campground and recreational facilities on-site.

The proposal adequately aligns with applicable OCP policy and staff do not foresee any notable negative impacts resulting from legalizing the proposed use.

APPLICATION SUMMARY

- Name of Agent / Owner:** Dan Farmer, Telkwa Mining Limited (owner)
- Electoral Area:** Electoral Area A (Smithers/Telkwa Rural)
- Subject Property:** 16369 Telkwa Coalmine Road, legally described as District Lot 401, Range 5, Coast District (PID 014-965-682)
- Property Size:** Approximately 259.49 ha (641.22 ac); area under application is approximately 12.01 ha (29.68 acres)
- OCP Designation:** Resource (RE) pursuant to "Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014" (the OCP)
- Zoning:** Large Holdings Zone (H2) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
- Existing Land Uses:** Clubhouse, campground, riding arena, recreation area and accessory storage used by the Northwest chapter of the Back Country Horsemen Society of BC
- Location:** Approximately 7.5 km southwest of the Village of Telkwa.

Location Map:



Proposal:

The applicant is requesting to rezone a portion of the subject property from the Large Holdings Zone (H2) to the Recreation Zone (P2) to allow the recreational use of this property by the BC Back Country Horsemen. The recreational use of the property has already been established, and this rezoning application is to legalize the existing use. The site will continue to be used for horseback riding, training of horses and riders, horse driving, camping, meetings, and social activities.

Discussion:

The Backcountry Horsemen of BC, Northwest Chapter, identified the subject property for a campground and staging area for horseback riding in 2017. Telkwa Mining owns the property and allowed the club to develop the site. With grant funding from the Wetzin'Kwa Community Forest and volunteer hours, the club developed a number of buildings and facilities on the property including:

- An arena with a horse shelter and equipment storage;
- A toolshed/coverall;
- A clubhouse with attached picnic shelter;
- Perimeter and cross fencing;
- Seven to ten campsites with corrals and running water;
- Three cabins,
- A skills training course; and
- Many kilometers of trails leading from the camp.

The Regional District supported the Back Country Horsemen in the past through grant-in-aid and provided a letter of support for another grant application. In 2024 the organization applied for funding under the Regional District Recreation Contribution Grant Program. This application process revealed that the camp property is not appropriately zoned for the current use and the required building permits were not obtained for the existing buildings. Once the zoning and building compliance issues are resolved the Recreation Contribution Grant funding may be released.

Official Community Plan (OCP)

The property is designated Resource (RE) pursuant to the OCP. The intent of the RE designation is 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 habitat.

Section 3.9.2 of the OCP contains the following RE designation policy that relates to this proposal:

"(9) Rezoning applications to allow outdoor and community recreation activities such as firing ranges, fairgrounds, race tracks, and golf courses, may be approved where it can be demonstrated that the uses will not have an unacceptable negative impact on a residential area or the natural environment."

Section 2.2 General Plan Goals contains the following related policy:

"(12) The plan strives to increase opportunities for outdoor recreation for all residents, including access to lakes, rivers, trails and parks."

Current & Proposed Zoning

Current Zone

The subject property is zoned H2 in the Zoning Bylaw. This Zone permits the following principal uses:

- agriculture
- intensive agriculture
- single family dwelling
- two family dwelling
- portable sawmill
- rural retreat
- utility
- skiing facility

Proposed Zone

The applicant is requesting to rezone an approximately 12.01 ha (29.68 acre) portion of the subject property containing the recreation site to P2. This Zone permits the following principal uses:

- clubhouse
- community recreation
- outdoor recreation

Secondary uses include:

- agriculture
- campground
- convenience retail store
- dwelling unit in a building containing a principal use
- farmers' market
- primitive campground
- restaurant
- single family dwelling

The proposed zone will permit all existing recreational uses and some additional secondary uses, which are not currently proposed but provide opportunities for the club in the future.

STAFF COMMENTS

The Backcountry Horsemen Coalmine Camp is well established and appears to be appropriately situated. The use has not created any land use conflicts since its establishment in 2017 and provides a valuable and unique recreation facility in the area.

Staff have identified significant deficiencies with some of the buildings on the property that were constructed without permits. Staff have requested that the applicant develop a plan to address these deficiencies to staff's satisfaction prior to holding of the public hearing and the Board's further consideration of the application.

The subject property was previously used for coal mining activities, and a site disclosure statement has been forwarded to the Ministry of Environment and Parks for evaluation. The proposed rezoning cannot be finalized until a Release Notice or Certification Document from the Ministry is obtained. The rezoning application cannot proceed past third reading until the required documentation is received.

REFERRAL COMMENTS

The proposed rezoning was referred to the Village of Telkwa, the Electoral Area A Advisory Planning Commission (APC), and the RDBN Building Inspection.

RDBN Building Inspection: No concerns if the building compliance issues are resolved as noted.

Electoral Area A APC: The APC unanimously supports the application.

At the time of the writing of this report no comments had been received from the Village of Telkwa.

ATTACHMENTS:

- Rezoning Amendment Bylaw 2091
- Applicant Submission Site Plans
- [Site Visit Photos 2024 link](#)
- [H2 Zone and P2 Zone \(link\)](#)

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. 2091

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 rezoned from the "Large Holdings (H2)" Zone to the "Recreation (P2)" Zone:

An unsurveyed portion of District Lot 401, Range 5 Coast District comprising approximately 12.01 ha (29.68 acres) as shown on Schedule "A", which is incorporated in and forms part of this bylaw; and

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091, 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. 2091, 2025".

DATED AT BURNS LAKE this ____ day of ____

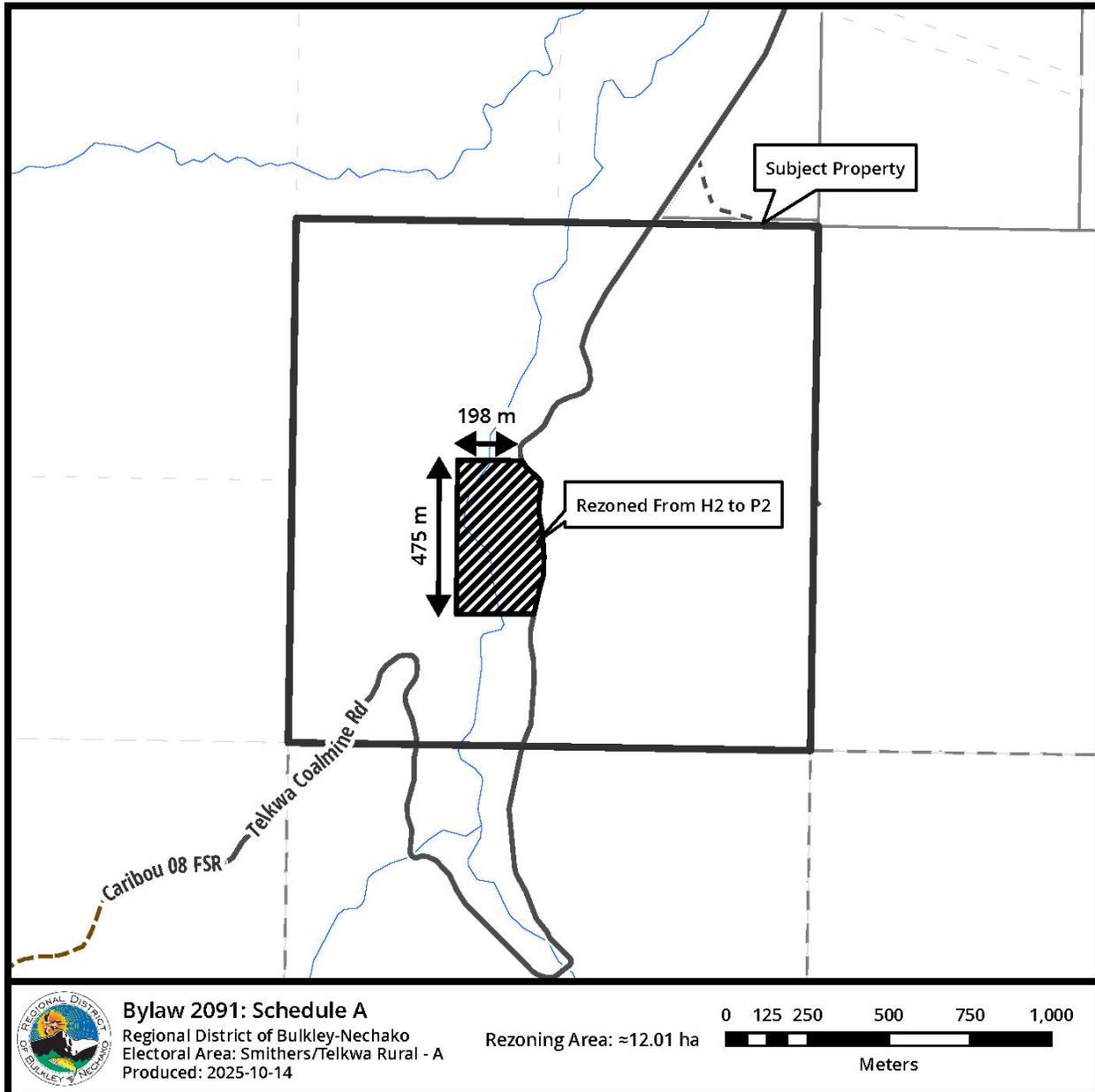
Corporate Administrator

ADOPTED this ____ day of ____

Chairperson

Corporate Administrator

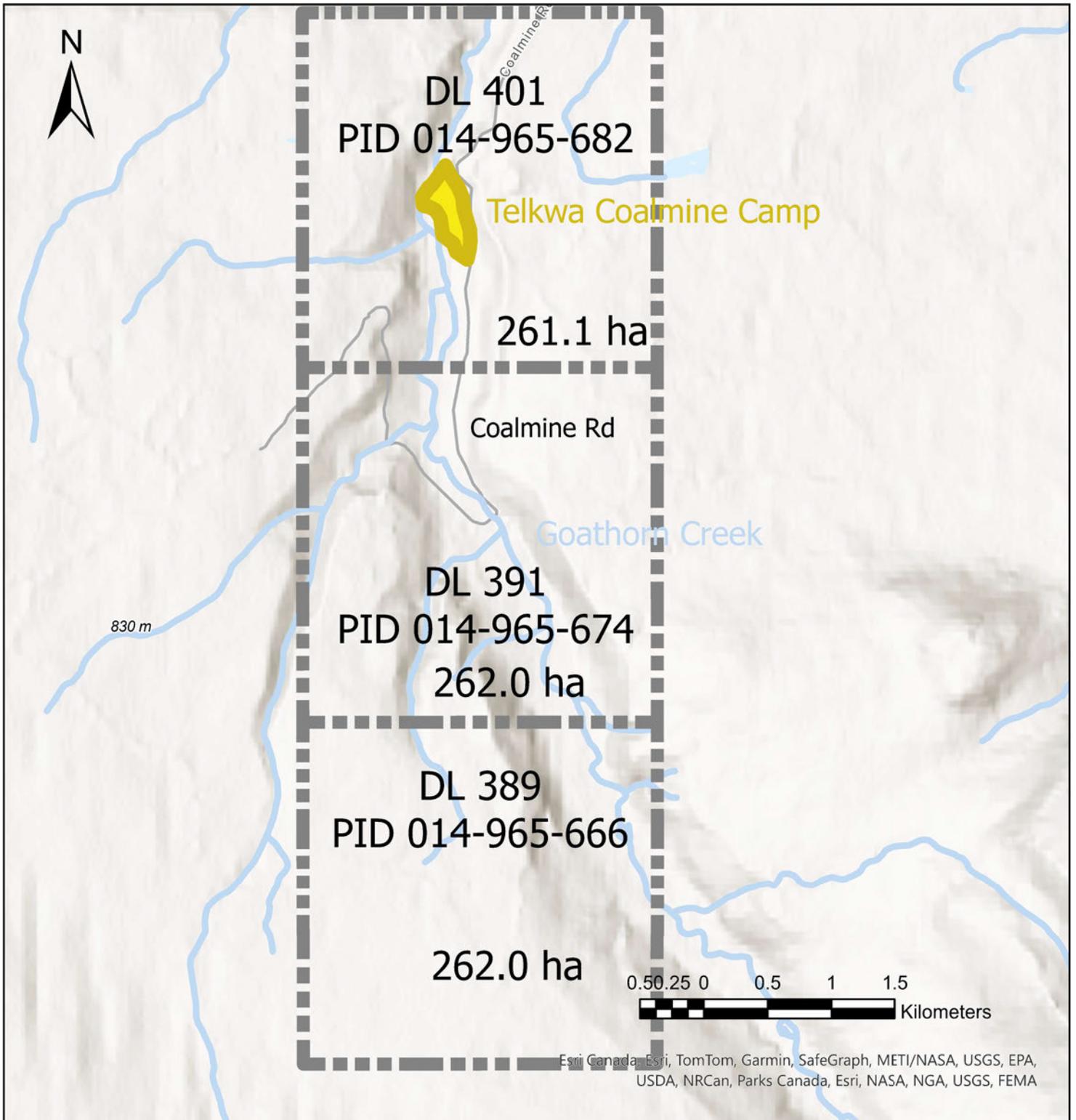
SCHEDULE "A" BYLAW NO. 2091



An unsurveyed portion of the lands legally described as District Lot 401, Range 5 Coast District comprising approximately 12.01 ha (29.68 acres), be rezoned from the "Large Holdings (H2)" Zone to the "Recreation (P2)" Zone.

I hereby certify that this is Schedule "A" of Bylaw No. 2091, 2025.

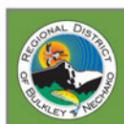
 Corporate Administrator



Legend

-  Surface Rights
-  Telkwa Coalmine Camp





Back Country Horsemen Coal Mine Camp

45



- Campsite
- Outhouse
- Driveway
- Road
- Arena
- Forest
- Structure
- Creek
- Yard

Scale: 1:900
Produced: 2024-08-19

0 0.01 0.01 0.03 0.04 0.06 KM



Back Country Horsemen Coal Mine Camp

Equipment Storage & Stable
16'x24'

Coverall
12'x20'

Toolshed
12'x20'

Picnic Shelter
24'x20'

Clubhouse
16'x20'

Riding Arena

Skills
Development Area

Cabin
12'x10'

Cabin
"Kessels Castle"
12'x10'

Cabin
"Casa Dos"
12'x16'

Ongoing Soil
Samples

Telkwa Coalmine Road

Goathorn
Creek

- Campsite
- Outhouse
- Driveway
- Road
- Arena
- Structure
- Creek
- Yard

Scale: 1:900
Produced: 2024-08-19

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Google

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**Staff Report
Additional Information
Regarding Building
Compliance Plan**



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Amy Wainwright, Deputy Director of Planning and Development Services

Date: February 26, 2026

Subject: **Rezoning Application RZ A-02-25 - Additional Information**

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

Receive

BACKGROUND

Rezoning application RZ A-02-25 was submitted by Telkwa Mining Limited to legalize the existing recreational use. Telkwa Mining Limited owns the property and leases a portion of it to the BC Back Country Horsemen, who have developed a campground and recreational facilities on-site.

The rezoning bylaw associated with this application received 1st and 2nd readings at the October 23, 2025 Board meeting. At this time the Board directed staff to hold the public hearing once an acceptable plan for the building code deficient buildings on the property has been established. The applicant has now developed an acceptable plan, which is presented here for the Board's information.

After a public hearing has been held, the Board is limited in their ability to receive new information. Therefore, the building compliance plan is being presented to the Board prior to the public hearing to allow for Board comment and questions.

ATTACHMENTS:

- Letter from Applicant RE Building Compliance Plan
- [1st and 2nd Reading Staff Report \(link\)](#)
- [Rezoning Bylaw No. 2091, 2025 \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

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



January 15, 2026

Amy Wainwright, B.Sc.
Deputy Director of Planning and Development
Regional District of Bulkley-Nechako | www.rdbn.bc.ca
amy.wainwright@rdbn.bc.ca | Cell: 250-251-5738 | Direct Line: 250-692-1567
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

SUBJECT: Draft Plan for the Building Types on Site

Dear Ms. Wainwright;

In response to your email request on October 27, 205, the following is the proposed draft plan for the building types that were constructed on site:

- Cabins
- Club House
- Storage / Horse Shelter

Background:

The camp facility was developed by the Backcountry Horsemen Society of BC to facilitate access to the surrounding trail network, and to provide an area for limited camping, and social gathering.

Decisions on the development type and methods of construction were based in part on our agreement with Telkwa Mining Ltd. to keep any facilities “portable ” in case movement was required in the future due to the company’s operational needs.

Telkwa Mining and the Backcountry Horseman were under the assumption that portable buildings had different code requirements than permanent buildings.

In an email from Jason Berlin of RDBN, dated 2024-10-09, it was made clear that this assumption was not accurate, and that remedial action was required prior to using the structures for their intended use.

The Backcountry Horsemen Society of BC does not have the resources to make the alterations, as required to meet the code, in the short term, however they feel confident that they can accomplish everything over a reasonable time frame. Fundraising will be required to cover the cost of the engineering review and materials while most of the labour will be done by members.

Cabins

Intended use: Overnight accommodation as needed only between May to September with no winter.

Current use: General storage

To achieve the future use, the following will need to be addressed:

1. foundation,
2. structural, and
3. siding.

All heating appliances and sleeping amenities have been removed, and no winter use will be required, so insulation and heating are no longer an issue.

Plan: continue to upgrade the cabins as funds and manpower become available. Use only as storage until code compliance is achieved.

- Foundation- engage a structural engineer to validate the “surface type” foundation (Plan is to complete in 2026)
- Structural- open paneling so construction methods can be confirmed. Comply with cantilever roof support requirements.(Plan is to complete in 2026)
- Siding- install weather-Proof siding (Plan is to complete in 2027)

Clubhouse

Intended use: Social gathering

Current use: General storage

To achieve the future use, the following will need to be addressed:

- foundation, structural/framing, trusses, and
- siding.

All heating appliances and sleeping amenities have been removed, and no winter use will be required, so insulation and heating are no longer an issue. Water services have also been disconnected from clubhouse.

Plan: continue to upgrade the clubhouse as funds and manpower become available. Use only as storage until code compliance is achieved.

- Engineering review of foundation and truss compliance. (Plan is to complete in 2026)
- Repair/Upgrade as per engineering recommendations. (Plan is to complete in 2027)

- Siding installation. (Plan is to complete in 2028)

Storage / Horse Shelter

Intended use: General storage

Current use: General storage

To achieve the future use, the following will need to be addressed:

- Framing.

Plan: continue to upgrade the Storage / Horse Shelter as funds and manpower become available. Use only as storage until code compliance is achieved.

- Review of wood framed construction to ensure it meets BC Building Code. (Plan is to complete in 2026)

Contingency Measures

If at the end of 2028 these buildings are not compliant with RDBN requirements for their intended uses, as provided in this letter, they will be permanently converted to general storage only units. If required, non-compliant units can be dismantled or removed from the property.

Telkwa Mining hopes the above plan meets the requirements provided by the RDBN to Telkwa Mining and would welcome any suggestions on improvements to the draft plan presented.

If you have any questions or concerns, please feel free to contact me at 604-220-5703 or dan.farmer@telkwa-mining.ca.

Sincerely yours,



Daniel J. Farmer
Project and Development Manager
Telkwa Mining Limited

Cc: Jessy Chaplin, File, Eric Becker

Official Community Plan Designation

- (3) Parcels to be created for parks and recreation purposes will not be subject to a minimum parcel size.
- (4) The preservation of existing, and identification of new, recreation sites and access points along the Bulkley River and area lakes and rivers, where appropriate is supported.
- (5) The rezoning of lands to allow a park for passive recreation, a playground, the protection of wildlife habitat or environmentally sensitive areas, or the protection of cultural or archeological values, may be considered throughout the plan area in any designation.



3.9. 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 habitat.

3.9.1. Objectives

- (1) To preserve lands within the Plan area for research and education purposes, forestry, agriculture, 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) To minimize land use incompatibility and conflicts between industry and surrounding land uses.
- (4) To protect and preserve the rural character and quality of life associated with existing and new Rural Residential development.
- (5) To protect and preserve the natural environment and outdoor recreation values in the rural area.

3.9.2. Policies

- (1) Residential uses, and uses directly associated with forestry, agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services may be supported in the Resource (RE) designation.
- (2) A very limited amount of low density residential use may be permitted within this designation, where appropriate.
- (3) Rezoning applications to allow tourist commercial land uses may only be considered where the policies contained within Section 3.2.2 (3) are met.
- (4) Rezoning applications to permit parcels smaller than 8 hectares (19.77 acres) shall not be supported.
- (5) Rezoning applications to allow subdivision, subject to the 8 hectare (19.77 acres) minimum parcel size, may only considered under the following circumstances.
 - (a) The proposed subdivision will not 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) The proposed subdivision will not unnecessarily increase community greenhouse gas emissions.
 - (c) The proposed subdivision will not increase demand for provision of Regional District services into a new or remote area.
 - (d) The proposed subdivision will not result in an unacceptable loss of public access to an area of Crown Land.
 - (e) The proposed subdivision will not have an unacceptable negative impact on the environment.
 - (f) The proposed subdivision will not have an unacceptable negative impact on neighbouring land uses.
- (6) Wildlife corridors; recreation lands; and valuable or unique fish and wildlife habitats will be protected from incompatible land uses.
 - (7) Access to timber and recreation lands will be preserved wherever possible.
 - (8) Rezoning applications to allow large wind turbines intended to generate power for sale may be considered where it can be demonstrated that the turbines will not have an unacceptable negative impact on a residential area or the natural environment.
 - (9) Rezoning applications to allow outdoor and community recreation activities such as firing ranges, fairgrounds, race tracks, and golf courses, may be approved where it can be demonstrated that the uses will not have an unacceptable negative impact on a residential area or the natural environment.

Zoning

SECTION 15.0 - LARGE HOLDINGS ZONE (H2)15.0.1 Permitted Uses1. Principal Uses

- a) Agriculture
- b) Intensive Agriculture only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres).
- c) Single Family Dwelling
- d) Two Family Dwelling
- e) Portable Sawmill
- f) Rural Retreat
- g) Utility only on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural Official Community Plan".
- h) Skiing Facility on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural Official Community Plan".

2. Secondary Uses

- a) Kennel only on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- b) Large Kennel only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- c) Guest Ranch only on a Parcel where Agriculture is a Principal Use.

15.0.2 Density

- 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.

15.0.3 Limitations on Use

- 1. The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted.
- 2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 800 square metres (8,611 square feet).

15.0.4 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 8 hectares (19.77 acres).

15.0.5 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.

2. No [Building](#) or portion thereof used for [Intensive Agriculture](#) shall be located within:
 - a) 60 metres (196.85 feet) of a [Parcel line](#);
 - b) 30 metres (98.42 feet) of a domestic well, spring or the [Natural Boundary](#) of a lake or [Watercourse](#).

Application



Application Form

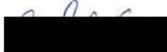
Official Community Plan (OCP) / Zoning Bylaw Amendment

Applicants are advised to consult with Planning Staff before submitting an application.

- 1. APPLICANT** If you are an agent applying on behalf of the property owner, fill out the applicant and property owner sections. If you are the property owner and the applicant only fill out the applicant section.

Applicant:

Name Telkwa Mining Limited

Signature 

Mailing Address: 



Phone: (Home) _____
(Cell) 

E-mail: 

Property Owner(s):

Name(s) Telkwa Mining Limited

Signature(s) _____

Mailing Address: same as above

Phone: (Home) _____
(Cell) _____

E-mail: _____

4. REQUESTED AMENDMENT

Proposed

Amendment to

Zoning Bylaw: To add recreation component to added to the retreat part of H 2 large holdings for the property in question

Proposed

Amendment to

OCP:

Reason for Application:

(Describe the reason for the application. If the application is to allow a proposed new land use or development, describe that use and / or development. Also discuss why you consider the proposed use and / or development to be appropriate for the land under application. Attach separate pages to the application, or a letter as necessary.)

5. APPLICATION FEES

An application fee as set out in Schedule A to the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020 must accompany this application. An application is not considered complete and cannot be processed until the required application fee and information has been received by the Regional District.

Fees can be paid by cheque, interact debit card, or cash.

- Cheques should be made to the Regional District of Bulkley-Nechako and delivered to the attention of the Planning Department by mail to Box 820, Burns Lake, BC, V0J 1E0; or at the RDBN office, 37-3rd Ave, Burns Lake, BC.
- Interact debit card or cash payments can be made at the RDBN office, 37 3rd Avenue, Burns Lake, BC.

The following fees are required: Check the box that applies to your application

- | | |
|--|---------|
| <input type="checkbox"/> Official Community Plan (OCP) Amendment | \$1,000 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment | \$1,000 |
| <input type="checkbox"/> Combined OCP and Zoning Bylaw Amendment | \$1,500 |

*Please note that the fee for an application to legalize an existing bylaw contravention is increased by an additional 50%.

6. SIGN NOTIFICATION REQUIREMENTS

Certain applications require that a sign be posted on the property to advise the community of the application. The sign can be provided by the property owner, or it can be rented from the Regional District of Bulkley-Nechako office (37-3rd Ave, Burns Lake) for a fee of \$25 plus a security deposit of \$75. The \$100 fee and deposit can be included with your application fee.

Do you wish to pay the signage fee now?

Yes

No

7. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information requested on this form is collected under the *Freedom of Information and Protection of Privacy Act* section 26(c) and will be used for the purpose of processing your application. Any information relating to the use and development of the land provided to the RDBN for consideration and in support of the application may be made available for review by any member of the public. If you have any questions about the collection and use of this information, please contact the RDBN Information and Privacy Coordinator at 1-800-320-3339.

8. SITE DISCLOSURE STATEMENT

A Site Disclosure Statement is required when applying to rezone a property. Please fill out Schedule 1 attached to this application.

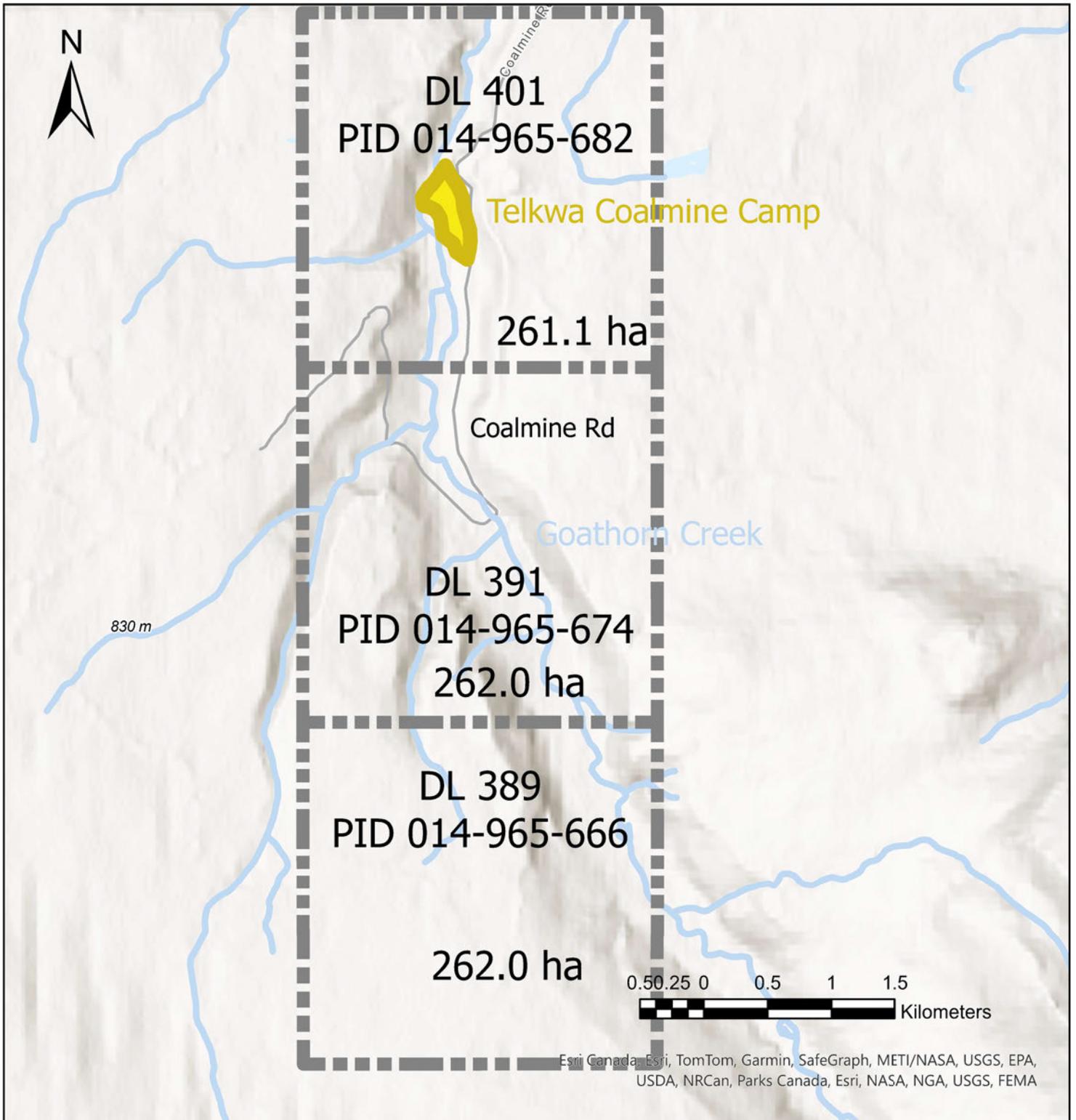
9. DECLARATION

I, the undersigned, hereby declare that the attached information, provided with respect to this application is a true statement of facts, and authorize RDBN staff to conduct site inspections of the subject property for the purpose of confirming information submitted as part of this application, and for the purpose of processing this application.

_____ Owner/Agent
Signature

_____ Date Updated August 12, 2026

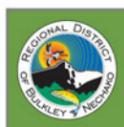
***To ensure your application is complete and that all items have been included with your application, see page 3 of the Official Community Plan & Zoning Amendment brochure for the application checklist.**



Legend

-  Surface Rights
-  Telkwa Coalmine Camp





Back Country Horsemen Coal Mine Camp



- Campsite
- Outhouse
- Driveway
- Road
- Arena
- Forest
- Structure
- Creek
- Yard

Scale: 1:900
Produced: 2024-08-19

0 0.01 0.01 0.03 0.04 0.06 KM



Back Country Horsemen Coal Mine Camp



Equipment Storage & Stable
16'x24'

Coverall
12'x20'

Toolshed
12'x20'

Picnic Shelter
24'x20'

Clubhouse
16'x20'

Riding Arena

Skills
Development Area

Cabin
12'x10'

Cabin
"Kessels Castle"
12'x10'

Cabin
"Casa Dos"
12'x16'

Telkwa Coalmine Road

Goathorn
Creek

Ongoing Soil
Samples

- Campsite
- Outhouse
- Driveway
- Road
- Arena
- Structure
- Creek
- Yard

Scale: 1:900
Produced: 2024-08-19

0 0.01 0.01 0.03 0.04 0.06 KM

Google

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Public Submissions