

# List of Zoning Amendments

## Zoning Bylaw 1800, 2020

#	OCP	Type	Bylaw	Adoption	Description	EA	Folio
1	NA	Map	1902	April 23, 2020	Rezoning from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03611.270
2	1907	Map	1908	June 18, 2020	Rezoning from Country Residential (R5) to Civic Institutional (P1) Zone	A	754/03789.190
3	1913	Map	1914	Sept 17, 2020	Rezoning from Rural Resource (RR1) to Small Holdings (H1) Zone and Large Holdings (H2) Zone	E	755/10382.000
4	NA	Text	1918	March 25, 2021	Amend Section 16.0.1.1 of the Agriculture (Ag1) Zone to add "Community Care Facility" as a permitted use on the subject property	F	756/00567.000
5	NA	Map	1937	April 22, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.260
6	NA	Map	1938	March 25, 2021	Rezoning from Large Holdings (H2) to Small Holdings (H1) Zone	A	754/03753.100
7	NA	Text	1939	March 25, 2021	Amend Section 14.0.1 of the Small Holdings (H1) Zone to add "Recreational Vehicle Storage" as a permitted use on the subject property	F	756/00099.051
8	NA	Map	1942	April 22, 2021	Previously unzoned lands zoned Rural Resource (RR1)	E	Multiple
9	1945	Map	1946	June 24, 2021	Rezoning from Large Holdings (H2) Zone to Waterfront Residential II (R4) Zone	B	755/12110.000
10	1947	Map	1948	June 24, 2021	Rezoning from Rural Resource (RR1) Zone to the Large Holdings (H2) and Small Holdings (H1) Zone	C	756/01000.000
11	NA	Map	1949	June 24, 2021	Rezoning from Small Holdings (H1) Zone to the Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.330
12	1956	Map	1957	October 21, 2021	Rezoning from Large Holdings (H1) to Small Holdings (H2)	D	756/04653.0037 756/04653.004
13	NA	Map	1958	October 21, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03613.010
14	NA	Map	1959	October 21, 2021	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03824.030
15	NA	Map	1965	December 16, 2021	Rezone from Small Holdings (H1) and Agriculture (AG1) to Light Industrial (M1)	A	754/03752.400
16	NA	Map	1970	March 31, 2022	Rezone from Rural Resource (RR1) to Large Holdings (H2)	D	756/00156.952
17	NA	Map	1969	April 28, 2022	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/03562.320
18	1972	Map	1973	April 28, 2022	Rezone a ±2.02 ha portion of subject property from Large Holdings (H2) to Small Holdings (H1)	G	755/12798.000
19	N/A	Map	1915	Aug 11, 2022	Rezone a portion of subject property from the "Small Holdings (H1)" Zone to the "Waterfront Residential (R4)" Zone.	C	756/01004.000
20	N/A	Map	1980	Feb 23, 2023	Rezoning lands totaling +5.75 ha from the Hudson Bay Mountain Multiple Family Residential Zone (R10) and the Tourist Commercial Zone (C3) to the Hudson Bay Mountain Single Family Residential Zone (R9)  Rezoning the unsurveyed Crown Land totaling +0.15 ha as shown on Schedule "A", which is incorporated in and forms part of this bylaw is rezoned from the Tourist Commercial Zone (C3) to the Large Holding Zone (H2).	A	754/07122.610
21	N/A	Text	1980	Feb 23, 2023	amended such that Section 12.1 - Hudson Bay Mountain Single Family Dwelling (R9) is deleted and replaced with the new wording attached as Schedule "B":	A	754/07122.610

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22	N/A	Map	1984	Jan 26, 2023	Rezone from the Large Holdings Zone (H2) to the Recreation Zone (P2)	A	754/07122.610
23	N/A	Text	1984	Jan 26, 2023	<p>That the text of the Hudson Bay Mountain Residential Zone (R8) be amended by adding the following to Section 12.0.1 – Permitted Uses:</p> <p>“Skiing Facility on lands designated Ski Smithers Development Area in the Smithers Telkwa Rural Official Community Plan.”</p> <p>That the text of the Hudson Bay Mountain Residential Zone (R8) be amended by adding the following to Section 12.0.3 – Limitations on Use:</p> <p>“The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted.”</p> <p>That the text of the Large Holding Zone (H2) be amended by adding the following to Section 15.0.1 – Permitted Uses:</p> <p>“Skiing Facility on lands designated Ski Smithers Development Area in the Smithers Telkwa Rural Official Community Plan.”</p> <p>That the text of the Large Holdings Zone (H2) be amended by added the following new Section after Section 15.0.2, and renumber the Sections:</p> <p>“Limitations on Use</p> <p>The incidental and subordinate uses listed in the definition of Skiing Facility are not permitted.”</p>	A	754/07122.610
24	N/A	Map	1993	Mar 23, 2023	Rezone from Small Holdings (H1) to Small Holdings Additional Dwelling (H1A) Zone	A	754/02327.200
25	N/A	Map	1996	July 13, 2023	Amended such that portions of the following lands totalling +14.1 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2) and the Special Recreation Zone (P2A)	A	Crown Land
26	N/A	Map	1997	July 13, 2023	amended such that portions of the following lands totalling + 14.5 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2) and the Special Recreation Zone (P2A) and that a + 2.8 ha portion of the following lands are rezoned from the Recreation Zone (P2) to the Large Holdings Zone (H2)	B	755/12049.000
27	N/A	Map	1998	July 13, 2023	<p>Amended such that a +6.7 ha portion of the following lands is rezoned from the Rural Resource Zone (RR1) to the Recreation Zone (P2) and</p> <p>Amended such that portions of the following lands totalling +6.5 ha are rezoned from the Large Holdings Zone (H2) to the Recreation Zone (P2):</p>	B	Crown Land
28	N/A	Map	1999	July 13, 2023	amended such that an +8.9 ha portion of the following lands is rezoned from the Rural Resource Zone (RR1) to the Recreation Zone (P2)	G	754/06244.400
29	N/A	Map	2004	July 13, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/01516.230

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30	2006	Map	2007	Sept 28, 2023	amended such that a ± 3.0 ha portion of these lands are rezoned from the "Rural Resource Zone (RR1)" to the "Small Holdings Zone (H1)	D	756/00156.175
31	N/A	Map	2019	Nov 23, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	B	755/12233.000
32	N/A	Map	2020	Nov 23, 2023	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/03611.210
33	2021	Map	2022	Jan 25, 2024	amended such that these lands are rezoned from the Large Holdings Zone (H2) to the Small Holdings Zone (H1) and amended such that these lands are rezoned from the Waterfront Residential I Zone (R3) to the Small Holdings Zone (H1):	E	755/10220.000
34	N/A	Map	2023	Feb 22,2024	amended such that the following lands are rezoned from the Small Holdings Zone (H1) to the Small Holdings – Additional Dwelling Zone (H1A)	A	754/03511.068
35	N/A	Text	2033	May 23,2024	That the text in Section 22.1.1.1 be amended to include "f) Motor Vehicle Rentals only on the Parcel legally described as Lot 3, Section 2, Township 1A, Range 5, Coast District, Plan 4733."	A	754/03509.130
36	N/A	Text	2034	April 25,2024	amended by repealing Section 25.0.1.1.g) of the Civic/Institutional Zone (P1)	N/A	N/A
37	N/A	Text	2035	April 25, 2024	That the text in Section 14.0.1.1 be amended to include "f) Veterinary Clinic only on the Parcel legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885, Except Any Portion of the Right of Way of the Dominion Telegraph Line Having a Width of 100 Feet Which May Lie Within the Boundaries of This Land and Except Plan 8676."	B	755/12538.000
38	N/A	Text	2039	May 23, 2024	Amended as follows: 1.Hudson Bay Mountain Multiple Family Residential Zone (R10) Section 12.2.3.3. Limitations on Use is deleted and replaced with the following: "A Home Occupation is not permitted." 2.Bare Land Strata Residential Zone (R11) Section 13.0.3.2. Limitations on Use is deleted. 3.Local Commercial Zone (C1A) Section 18.1.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel." 4.Highway Commercial Zone (C2) Section 19.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel." 5.Tourist Commercial Zone (C3) Section 20.0.2.2. Density is deleted and replaced with the following: "Not more than one Single Family Dwelling shall be located on a Parcel."	N/A	N/A

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				<p>6.Strata Resort Commercial Zone (C4) Section 21.0.2.4. Density is deleted and replaced with the following: "Not more than two Dwelling Units (that are not Cabins) shall be located in a strata development."</p> <p>7.Light Industrial Zone (M1) Section 22.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>8.Light Industrial – Contracting Zone (M1A) Section 22.1.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>9.Heavy Industrial Zone (M2) Section 23.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>10.Agricultural Industry Zone (M3) Section 24.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>11.Civic/Institutional Zone (P1) Section 25.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>12.Special Civic/Institutional Zone (P1A) Section 25.1.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p> <p>13.Recreation Zone (P2) Section 26.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel."</p> <p>14.Special Recreation Zone (P2A) Section 26.1.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel."</p> <p>15.Airport Zone (A1) Section 27.0.2.1. Density is deleted and replaced with the following: "Not more than two Dwelling Units shall be located on a Parcel."</p>	
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