



For more information contact:

**Regional Development & Planning**

5319 50<sup>th</sup> Ave. South  
Bag Services 399  
Fort Nelson, BC  
VOC 1R0

[building@northernrockies.ca](mailto:building@northernrockies.ca)

**Additional Resources:**

Northern Rockies Regional Municipality:  
[NorthernRockies.ca](http://NorthernRockies.ca)

Agricultural Land Commission:  
[alc.gov.bc.ca](http://alc.gov.bc.ca)

Land Title & Survey Authority  
[ltsa.ca](http://ltsa.ca)

Technical Safety BC:  
[technicalafetybc.ca](http://technicalafetybc.ca)

Northern Health:  
[Northern Health](http://Northern Health)

Onsite Wastewater Registered Practitioners:  
[owrp.asttbc.org](http://owrp.asttbc.org) > ROWP Finder

Ministries of Environment/Transportation  
[www2.gov.bc.ca](http://www2.gov.bc.ca) > Menu > British Columbians & Our Governments > Organizational Structure

Homeowner Protection Office:  
[bchousing.org](http://bchousing.org) > Licensing & Consumer Services > Owner Builder

BC Building Code:  
[bccodes.ca](http://bccodes.ca)

## ~ Building ~ Outside the Northern Rockies Building Service Area

Within the Northern Rockies Regional Municipality (NRRM) building services (permitting and inspections) are available within the area described within Schedule A, NRRM Building Bylaw No 111, 2015. If you are planning to build in any other area of the NRRM, building inspection is currently not required. However, it is your responsibility, as the homeowner, to do the following:

- Check to see what your property is designated within NRRM Official Community Plan Bylaw No. 64,2011 and NRRM Rural Official Community Plan Bylaw No. 136,2017**
  - You may require a Development Permit; contact NRRM Regional Development and Planning Department for more information. (250) 774-2541 ext: 2040.
- Check to see what your property is designated within the NRRM's Zoning Bylaws. A Zoning Bylaw regulates:**
  - Use and density.
  - The type and number of buildings and structures permitted in your zone.
  - Property line setbacks, floodplain setbacks, height regulation and parcel coverage.
- Check to see if your property is within the Agricultural Land Reserve (ALR)**
  - If your land is within the ALR, additional regulations and requirements may apply; contact NRRM Regional Development and Planning Department for more information.
- Obtain a copy of your Certificate of Title through Land Title and Survey Authority (1-877-577-5872)**
  - The legal description will help agencies identify your property and determine what types of regulations apply in your area and on your property in particular.
  - Certificate of Title will identify covenants, easements, right-of-way issues, as well as legal notations and permits.
- Contact Technical Safety BC (formerly BC Safety Authority 1-866-566-7233)**
  - To determine whether you require a natural gas and/or an electrical permit.
- Contact Northern Health**
  - As the authority for closed septic systems, if you plan to have septic services, you must contact Northern Health before you begin any construction.
  - Find a Registered Onsite Wastewater Practitioner to assist in the design and installation of your system
- Contact the Ministry of Transportation & Infrastructure (MOTI)**
  - Regarding property access to numbered roads such as Hwy. 97 and Hwy. 77.
- Contact the Ministry of Environment (MOE)**
  - If your development or land alteration is within 30 m of a watercourse and is not subject to NRRM Development Permits, contact Ministry of Environment to discuss the Riparian Area Regulation (RAR), which pertains to any development or land alteration within 30 m of a watercourse.
- Contact Homeowner Protection Office (HPO) (1-800-407-7757)**
  - If you are building your own home, you must apply to the HPO for an Owner Builder Authorization Permit before you begin to build.
  - Ensure that your contractor is registered with HPO.
- Ensure that all structures are built according to the BC Building Code**
  - The BC Building Code always applies; you may buy a copy online or visit the Public Library.

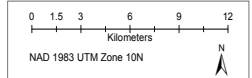


Northern Rockies Regional Municipality

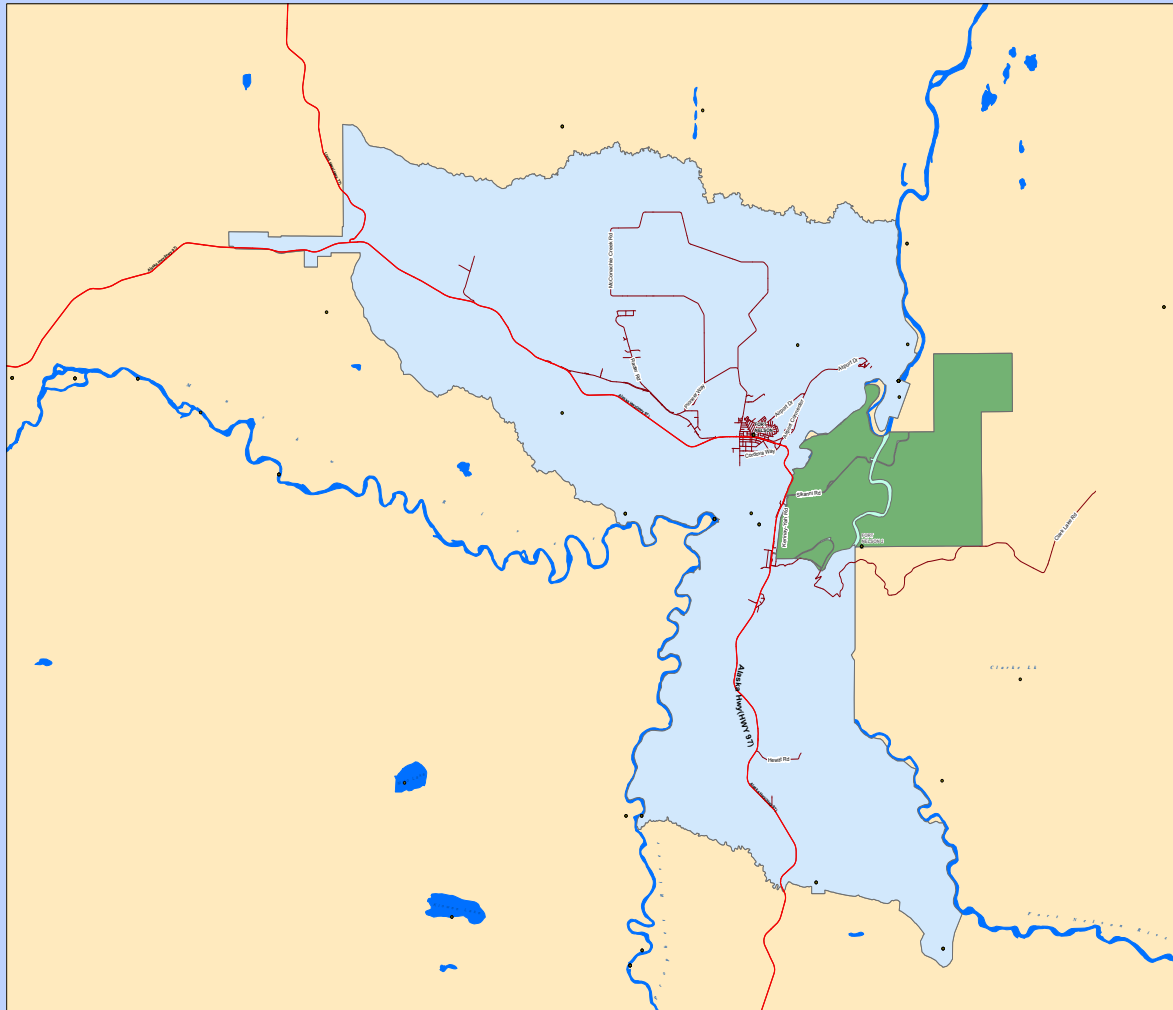
### Building Permit Bylaw No. 111, 2015 Schedule A: Inspection Zone 1

#### Legend

- Fort Nelson First Nation Indian Reserve - Excluded
- Zone 1
- Highways



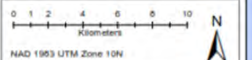
Data Source: NRRM GIS Files  
Scale: 1:108,117  
Date Created: 4 November 2014



Northern Rockies Regional Municipality  
Zoning Bylaw No 119, 2016

### Schedule B Zoning Area Context Map

- |  |       |                                       |
|--|-------|---------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> | A-1   | Agricultural - Large Holdings         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> | A-2   | Agricultural - Small Holdings         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> | AP    | Airport                               |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> | C-1   | Commercial Core                       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> | C-2   | Highway Commercial                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> | C-3   | Service Commercial                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> | C-4   | Campground Commercial                 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> | C-5   | Off Highway Recreational Commercial   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> | C-6   | Service Station Commercial            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> | C-7   | Condo Retail Commercial               |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> | CD-2  | Comprehensive Development II          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> | CD-3  | Comprehensive Development III         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | U     | Utilities                             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | LF    | Landfill                              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | M-1   | Light Industrial                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | M-2   | Heavy Industrial                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | PI    | Public Institutional                  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | PR    | Parks and Recreation                  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RM-1  | Residential Multiple Family I         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RMH   | Residential Manufactured Home Park    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RR-1  | Rural Residential - Large Lot         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RR-2  | Rural Residential - Small Lot         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RS-1  | Residential Single Family and Duplex  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RS-1A | Residential Single Family             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RS-2  | Residential Single Family - Mixed     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> | RS-3  | Residential Single Family - Small Lot |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> |       | Not Zoned                             |
| <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black; margin-right: 5px;"></span>                    |       | Modified Zoning Regulation            |
| <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black; margin-right: 5px;"></span>                    |       | DCP Planning Area                     |



Data Source: NRRM GIS Files  
Scale: 1:200,000  
Date Created: 17 February 2016

